



**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS  
PLANNING ADVISORY COMMITTEE MEETING MINUTES**

**December 3, 2025**

PRESENT:	Frank Corbeil Terry Kelly Lauren Rooyakkers	Steve Austin Stephanie Holmes Kenneth Leppert
ABSENT:	Bill Boake	
STAFF PRESENT:	Greg Kirton, Director of Community Services	Monica Hawkins, Deputy Clerk

**1. Call to Order**

Chair Kelly called the meeting to order at 5:00 p.m.

**2. Adoption of Agenda**

**2025-09**

**Moved by** Stephanie Holmes

**Seconded by** Lauren Rooyakkers

THAT the draft agenda presented to the Committee and dated the 3rd day of December, 2025 be adopted as circulated.

**Carried Chair Kelly**

**3. Accepting the Minutes of the Previous Meeting(s)**

a. Minutes from meeting of May 21st, 2025

**2025-10**

**Moved by** Steve Austin

**Seconded by** Lauren Rooyakkers

THAT the minutes of the Planning Advisory Committee Meeting of May 21st, 2025 be hereby adopted as circulated.

**4. Business Arising from the Minutes**

None for this session.

**5. Disclosure of Pecuniary Interest and General Nature Thereof**

None for this session.

**6. Chair's Comments**

Chair Kelly welcomed everyone in attendance. Chair Kelly outlined the process of the meeting to the public and followed with the Committee introduction.

**7. Ratepayer's Delegations**

None for this session.

**8. Public Hearing(s)**

- a. TEMP-2025-01 - Tulloch Engineering, Steve McArthur - on behalf of 1000328150 Ontario Inc. (Degagne Group) - 0 Centennial Crescent (Corner of Centennial Crescent and Hwy 17)

A public meeting was held for Temporary Use By-law application TEMP-25-01 submitted by Tulloch Engineering, Steve McArthur on behalf of 1000328150 Ontario Inc. (Degagne Group) – 0 Centennial Crescent (Corner of Centennial Crescent and Hwy 17) Corbeil, ON.

The applicant is requesting authorization to permit a Temporary Use By-law on the subject property to allow for the establishment of a model home with an accessory office. A well and septic system will also service the temporary use to allow for running water throughout the model home as well as to service the office area. The office would only be occupied on a part time basis by appointment only.

The Director of Community Services did a review of the application to the members of the Planning Advisory Committee and the public in attendance. The Municipality has no concerns with the application based on municipal policy. It is also important to note that the Ministry of Transportation of Ontario has reviewed the file and has not raised any concerns but has indicated that a building and land use permit is required. This permit is standard practice for all work within the MTO permit control area. It is important to note the MTO support for the file because the underlying commercial zoning and holding zone stipulations are directly related to MTO requirements.

**2025-11**

**Moved by** Steve Austin

**Seconded by** Frank Corbeil

WHEREAS the land owner(s) of the lands described as Part Lot 14, Concession 13, Reference Plan No. NR-83, Part 1, Parcel (PIN) 491830701 have requested approval for a Temporary Use By-law under section 34 and 39 of the *Planning Act*, in order to temporarily permit one (1) model home on the corner of Centennial Crescent and Hwy 17 on the property for a period of up to three (3) years;

AND WHEREAS the application is consistent with the Provincial Planning Statement, 2024;

AND WHEREAS the application is in conformity with the policies contained within the Official Plan for the Municipality;

THEREFORE BE IT RESOLVED that the application for a Temporary Use By-law be recommended for approval.

**Carried Chair Kelly**

**9. Correspondence and Information Items**

None for this session.

**10. In-Camera (if required)**

None for this session

**11. Adjournment**

**2025-12**

**Moved by** Frank Corbeil

**Seconded by** Lauren Rooyakkers

THAT the Planning Advisory Committee adjourn at 5:16 p.m.

**Carried Chair Kelly**

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Chair

Terry Kelly

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Director of Community Services

Greg Kirton