



**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
COMMITTEE OF ADJUSTMENT MEETING MINUTES**

December 3, 2025

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

1. Call to Order

Chair Kelly called the meeting to order at 5:16 p.m.

2. Adoption of Agenda

2025-40

Moved by Lauren Rooyakkers

Seconded by Stephanie Holmes

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

Carried Chair Kelly

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

a. Minutes of October 15th, 2025

2025-41

Moved by Steve Austin

Seconded by Stephanie Holmes

That the minutes of the Committee of Adjustment Meeting of October 15th, 2025 be 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.

a. None for this session

8. Public Hearing(s)

a. B-2025-12 - Paul Goodridge - Goodridge Goulet Planning and Surveying Ltd. on behalf of Alysha Way, 362 Derland Road, Corbeil

A public meeting was held for Consent application B-2025-12 submitted by Paul Goodridge Goulet Planning and Surveying Ltd on behalf of Alysha Way. The applicant is seeking a consent to allow for the creation of one new lot, 362 Derland Road, Corbeil, ON .

Director of Community Services advised that no correspondence was received by agencies or public. No public input was provided at the public hearing and the application was approved as presented.

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: Paul Goodridge – Goodridge Goulet Planning and Surveying Ltd. On behalf of Alysha Way

CIVIC ADDRESS: 362 Derland Road, Corbeil, ON

FILE NO.: B-2025-12

PURPOSE: The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of creating one new lot from the property at 362 Derland Road, Corbeil, ON.

We, the undersigned, in making the decision upon this application have considered whether or not the requested consent is in conformity with the policies laid out in the East Ferris Official Plan and consistent with the requirements of section 51(24) of the *Planning Act*.

CONCUR in the following decision and reasons for decision on the 3rd day of December, 2025.

DECISION: That the requested consent to create one new additional lot be approved, conditional upon the following:

- That confirmation is provided that all taxes are paid up to date;
- That a plan of survey is prepared and filed with the Municipality;
- That a plan of survey be sent electronically to the Municipality of East Ferris' Director of Community Services;
- That the applicant is required to pay \$250.00 per consent application to the Municipality of East Ferris for the Finalization Fee prior to the transfer of the severed land;
- That the applicant is required to pay \$1,500.00 per consent application to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land;
- That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the Issuance of the Certificate of Consent under subsection 53 (42) of the Planning Act, R.S.O. 1990, c.P.13, as amended;
- That prior to the endorsement of the transfer(s) the owner grants simply unto the Municipality of East Ferris free of any charges, all lands measured 10.0 metres (33 feet) from the centerline of any existing publicly maintained road along the full length of the owner's total holdings being the subject of this consent; and
- That all conditions must be filled within two years from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53 (41) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

REASONS FOR DECISION:

The Committee has considered the application and based it's decision upon:

- Conformity with the *Planning Act*
- Public comments submitted
- Conformity with Provincial Policy
- Conformity with East Ferris Official Plan

2025-42

Moved by Lauren Rooyakkers

Seconded by Steve Austin

THAT Consent Application B-2025-12 submitted by Paul Goodridge - Goodridge Goulet Planning and Surveying Ltd. on behalf of Alysha Way requesting permission to allow for the creation of one new lot for residential purposes, BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

Carried Chair Kelly

9. Correspondence and Information Items

None for this session.

a. None for this session

10. In-Camera (if required)

None for this session.

a. None for this session

11. Adjournment

2025-43

Moved by Steve Austin

Seconded by Stephanie Holmes

THAT the Committee of Adjustment adjourn at 5:25 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton