



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

July 22, 2026

PRESENT:	Frank Corbeil Terry Kelly	Nick Brazeau Michael Philbin
ABSENT:	Bill Boake Steve Austin	Kenneth Leppert
STAFF PRESENT:	Greg Kirton, Director of Community Services	Kari Hanselman, Clerk

1. Call to Order

2. Adoption of Agenda

2026-22

Moved by Nick Brazeau

Seconded by Michael Philbin

THAT the draft agenda presented to the Committee dated July 22nd, 2026 be adopted as circulated.

Carried Chair Kelly

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

a. Minutes of May 20th, 2026

2026-23

Moved by Frank Corbeil

Seconded by Nick Brazeau

THAT the Minutes of the Committee of Adjustment Meeting of May 20th, 2026 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 and outlined the process of the meeting to the public.

7. Ratepayer's Delegations

None for this session.

8. Public Hearing(s)

- a. A-2026-07: M & M Holding Co. Ltd. c/o Glenn Martin - Sunrise Lane (Vacant)

A public meeting was held for a Minor Variance Application submitted by M & M Holdings Co. Ltd. c/o Glenn Martin. The owner is applying to permit a variance to Zoning By-law 2021-60. The applicant is seeking a minor variance to permit an increase in floor area from 1,200 sq. ft. to 2,067.6 sq. ft.

Mr. Martin presented the application to the Committee.

Director of Community Services advised that the Conservation Authority stated they had no objections to the application.

No public input was provided at the public hearing and the application was approved as presented.

DECISION OF COMMITTEE ON A MINOR VARIANCE APPLICATION

APPLICANT: M & M Holdings Co. Ltd c/o Glenn Martin

CIVIC ADDRESS: Vacant Sunrise Lane (CON 3 PT LOT 9 RP NR124 PART A PCL 17492 WF RP 36R5589 PART 1 PCL 16895 WF)

FILE NO.: A-2026-07

PURPOSE: The owner is seeking a minor variance to permit the construction of an accessory garage with a floor area of 2,067.6 sq. ft; whereas by-law 2021-60 permits a maximum accessory structure floor area of 1,200 sq. ft. on this lot.

We, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for

the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and Official Plan will be maintained.

CONCUR in the following decision and reasons for decision on the 22nd day of July, 2026.

DECISION: That the requested variance to permit an increase in accessory structure floor area for the subject lands be approved.

REASONS FOR DECISION:

- The general purpose and intent of the Official Plan is being maintained;
- The general purpose and intent of the Zoning By-law is being maintained;
- The development is desirable and appropriate for the land and consistent with the neighbourhood; and
- The variance is minor in nature.

PUBLIC INFORMATION:

- That no public input was received at the public meeting and COA is of the opinion that the proposal is consistent with Provincial Policy, the general intent and purpose of the Official Plan and Zoning By-law, the development is desirable and appropriate for the land and the variance in minor in nature.

2026-24

Moved by Michael Philbin

Seconded by Nick Brazeau

THAT Minor Variance Application A-2026-07 submitted by M & M Holdings Co. Ltd. c/o Glenn Martin requesting a minor variance to permit the construction of an accessory garage with a floor area of 2,067.6 sq. ft; whereas by-law 2021-60 permits a maximum accessory structure floor area off 1,200 sq. ft. on this lot BE APPROVED.

Carried Chair Kelly

- b. B-2026-09: Tulloch Engineering on behalf of 2723394 Ontario Limited c/o Donald Champagne - 1063 Highway 94

A public meeting was held for a Consent to Sever Application submitted by Tulloch Engineering on behalf of 2723394 Ontario Limited c/o Donald Champagne. The owner is applying to permit a consent to allow for a lot addition to the adjacent residential property.

Steve McArthur presented the application to the Committee.

Director of Community Services advised that the Conservation Authority stated they had no objections to the application.

No public input was provided at the public hearing and the application was approved as presented.

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: Tulloch Engineering on behalf of 2723394 Ontario Limited c/o Donald Champagne

CIVIC ADDRESS: 1063 Highway 94

FILE NO.: B-2026-09

PURPOSE: The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of a lot addition to the adjacent residential property.

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 22nd day of July, 2026.

DECISION: That the requested consent for a lot addition 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's Director of Community Services;
- That the applicant pays \$250.00 in finalization fee per consent application prior to the transfer of the parcel of 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;
- 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;

- That the severed and retained lands comply with the provisions of Zoning By-law 2021-60, as amended.

REASONS FOR DECISION:

The Committee has considered the application and based its decision upon:

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

2026-25

Moved by Nick Brazeau

Seconded by Frank Corbeil

THAT Consent Application B-2026-09 submitted by Tulloch Engineering on behalf of 2723394 Ontario Limited c/o Donald Champagne requesting permission for a lot addition to the adjacent residential property BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

Carried Chair Kelly

- c. B-2026-10 to B-2026-15: Ashley Meghan Consulting Corp. on behalf of Katherine & William Boyce, Braden Ream & Anna Walker - 1061 South Shore Road

A public meeting was held for a Consent to Sever Application submitted by Ashley Meghan Consulting Corp. on behalf of Katherine and William Boyce, Braden Ream and Anna Walker. The owners are applying to create four new lots for a total of six lots from the existing two lots. There are concurrent Official Plan Amendment and Zoning By-law Amendment Applications, which fall under the authority of the Planning Advisory Committee. The Committee discussed all applications together as they are interconnected.

Ashley Bilodeau presented the applications to the Committee.

Director of Community Services advised that the Conservation Authority stated they had no objections to the application.

Mr. Kirton also advised that an email was received from the neighbour directly to the east of the lots in question. She advised that Hydro One completed a load study at her residence and determined there are low-voltage issues. Hydro One is included on the circulation list, but no comments were received.

The applications were approved as presented.

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: Ashley Meghan Consulting Corp. on behalf of Katherine & William Boyce, Braden Ream & Anna Walker

CIVIC ADDRESS: 1061 South Shore Road

FILE NO.: B-2026-10 to B-2026-15

PURPOSE: The applicant is requesting a consent to sever from the Committee of Adjustment for the purpose of creating four new lots total for a total of six lots from the existing two lots. Two lot additions would also serve to swap lands between the two lots as well as to incorporate a road allowance separating the property, which is subject to a purchase application.

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 22nd day of July, 2026.

DECISION: That the requested consent to create four new lots and two lot additions be approved, conditional upon the following for each application:

- 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's Director of Community Services;
- That the applicant pays \$250.00 in finalization fee per consent application prior to the transfer of the parcel of 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 (for B-2026-10 to B-2026-13 only, 4 total lots);
- 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;

- 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;
- That the severed and retained lands comply with the provisions of Zoning By-law 2021-60, as amended;
- That written confirmation be provided by the Director of Public Works for the Municipality of East Ferris that suitable driveway locations exist for each proposed lot.

REASONS FOR DECISION:

The Committee has considered the application and based its decision upon:

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

2026-26

Moved by Nick Brazeau

Seconded by Frank Corbeil

THAT Consent Applications B-2026-10 to B-2026-15 submitted by Ashley Meghan Consulting Corp. on behalf of Katherine & William Boyce, Braden Ream & Anna Walker requesting permission to create four new lots and two lot additions, total for a total of six lots from the existing two lots, BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

Michael Philbin abstained from voting on this motion.

Carried Chair Kelly

9. Correspondence and Information Items

- a. Council Resolution - Maximum permitted size of accessory structures
Director of Community Services reviewed Council's resolution with the Committee.

10. In-Camera (if required)

None for this session.

11. Adjournment

2026-27

Moved by Nick Brazeau

Seconded by Michael Philbin

THAT we do now adjourn at 5:58 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton