



MUNICIPALITY OF EAST FERRIS

APR 13 2026

RECEIVED

25 TAILLEFER ROAD, CORBEIL, ONTARIO POH 1K0
TEL.: (705) 752-2740 FAX.: (705) 752-2452

APPLICATION FOR MINOR VARIANCE OR PERMISSION

APPLICATION FEE: Please see attached Schedule "F" as per The Municipality of East Ferris Fees and Charges amended By-law No. 2023-11. Payment can be made by cheque (made payable to the Municipality of East Ferris), cash or debit. All fees are non-refundable.

It is required that three (3) copies of the application be filed together with sketches with the Secretary-Treasurer of the Municipality of East Ferris and be accompanied by the fee. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

The undersigned hereby applies to the Committee of Adjustment for the Municipality of East Ferris under section 45 of the Planning Act for relief, as described in this application, from By-law No. 1284 (as amended). Failure to submit all of the required information may prevent or delay the consideration of the application.

1. APPLICANT INFORMATION:

Owner(s): TYLER KECAPPELAIN, CARLY MCGURRIN

Home Phone: [REDACTED] Alternate Phone: _____

Fax Number: _____ Email: [REDACTED]

Mailing Address: 398 QUELLETTE RD City/Town/Village/Hamlet: CORBEIL

Postal Code: POH 1K0

Municipal Address of Lands Affected (911 Number): 398

Authorized Agent/Applicant Solicitor (if any): _____

Phone Number: _____ Alternate Phone: _____

Address: _____ City/Village: _____

Fax: _____ Email: _____

Specify to whom all communications should be sent (check appropriate space):

Owner Agent Solicitor Both

2. LOCATION OF SUBJECT LAND:

Lot(s) 9 Concession No(s). 6 Registered Plan (Subdivision) No. _____

Lot(s) (No(s)) _____ Reference Plan (Survey) No. _____ Part(s) _____

Parcel(s) 1838 Hamlet (Asterville, Corbeil, Derland) EAST FERRIS / CORBEIL

Are there any easements or restrictive covenants affecting the subject land?

Yes

No

Please Describe: _____

3. DESCRIPTION OF SUBJECT LAND:

Description of Land:

Frontage: 63.39m/208' Depth: 63.84m/209' Area: 4,046.81 m²

4. DATE OF ACQUISITION OF SUBJECT LAND: 2019

5. NAMES AND ADDRESSES OF ANY MORTGAGES, HOLDERS OF ANY CHARGES OR OTHER ENCUMBRANCERS:

6. EXISTING USES OF SUBJECT LAND:

Existing Use(s) (e.g. residential, commercial): RESIDENTIAL

Number of Buildings and Structures (existing) on land subject to the application: 4

Use(s) of Buildings and Structures (existing) on land subject to the application (e.g. dwelling, garage, etc.):

DWELLING, TEMPORARY CAR TENT, WOOD SHEDS, STORAGE SHED

7. PARTICULARS OF ALL BUILDINGS AND STRUCTURES (EXISTING) ON THE SUBJECT LAND. SPECIFY GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.

Type of Building(s) or structure(s)	Ground Floor Area	Gross Floor Area	Number of Storeys	Width	Length	Height
DWELLING	96m ²		1	7.01m	13.76m	14' / 4.26m
CAR TENT	14.79m ²		1	2.43m	6.09m	2.13m
STORAGE SHED	10.35m ²		1	2.43m	4.26m	2.59m
WOOD SHED	14.80m ²		1	4.87m	3.04m	2.13m

Not Applicable (please check if there are no existing building(s) or structure(s))

8. LOCATION OF ALL BUILDINGS AND STRUCTURES (EXISTING) ON THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.

Type of Existing Building(s) or Structure(s)	Side Lot Line WEST	Side Lot Line EAST	Front Lot Line NORTH	Rear Lot Line SOUTH
DWELLING	24.38 m	24.38	33.52 m	18.28
CAR TENT	18.28m	39.62	51.81 m	1.82
STORAGE SHEDS	1.21m	57.15	36.57 m	20.57
WOOD SHEDS	10.66	44.19	51.81 m	1.82

Not Applicable (please check if there are no existing building(s) or structure(s))

9. PROPOSED USES OF SUBJECT LAND:

Proposed Use(s) (e.g. Residential, Commercial): RESIDENTIAL

Number of Buildings and Structures (proposed) on land subject to this application 3

Use(s) Buildings and Structures (proposed) on land subject to the application (e.g. dwelling, garage, etc.):

DWELLING, GARAGE, STORAGE SHEDS

10. PARTICULARS OF ALL BUILDINGS AND STRUCTURES (PROPOSED) ON THE SUBJECT LAND. SPECIFY GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.

Type of Proposed Building(s) or structure(s)	Ground Floor Area	Gross Floor Area	Number of Storeys	Width	Length	Height
GARAGE	96.54		1	12.19	7.92	4.87

Not Applicable (please check if there are no proposed building(s) or structure(s))

11. LOCATION OF ALL BUILDINGS AND STRUCTURES (PROPOSED) ON THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.

Type of Proposed Building(s) or Structure(s)	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line
	WEST	EAST	SOUTH NORTH	SOUTH
GARAGE	9.44	39.62	51.81	1.21

Not Applicable (please check if there are no proposed building(s) or structure(s))

12. DATE OF CONSTRUCTION OF ALL BUILDING(S) AND STRUCTURE(S) ON SUBJECT LAND:

DWELLING 1973, WOOD SHED 2006 APPROXIMATELY
STORAGE SHED 2015, APPROXIMATELY, CAR TENT 2023

13. LENGTH OF TIME WHICH THE EXISTING USE(S) OF THE SUBJECT PROPERTY HAS CONTINUED:

TO MY KNOWLEDGE IT HAS ALWAYS BEEN RESIDENTIAL

14. PRESENT OFFICIAL PLAN DESIGNATION (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

15. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

16. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

17. WHY IS THE MINOR VARIANCE BEING REQUESTED? PLEASE PROVIDE A DETAILED EXPLANATION (why the proposed structure/use can not comply with the provisions of the Zoning By-law).

THE MAXIMUM PERMITTED FLOOR AREA ^{OF 765^{sq}ft²} WILL NOT SUIT OUR NEEDS FOR SHELTERED PARKING + STORAGE

18. PROPOSED MINOR VARIANCE (nature and extent of the relief from the Zoning By-law):

ADDITIONAL 240 SQUARE FEET IS BEING REQUESTED FOR A TOTAL AREA OF 1,008^{sq}ft²

19. ACCESS (Please check all that apply):

A. Access:

- Unopened Road Allowance
- Open Municipal Road
- Private Right of Way
- Provincial Highway
- Other (specify)

Name of Road/Street: OUELLETTE RD

Is Access only by water? Yes No

If the answer to the above question was "yes" describe the boat docking facilities to be Used and the approximate distance of these facilities from the subject land and the nearest opened public road: _____

20. SERVICES (PLEASE CHECK ALL THAT APPLY):

A. Water Supply:

- Municipally owned and Operated
- Privately Owned and Operated
- Individual
- Communal
- Lake
- Dug Well
- Drilled Well
- Other(Specify)

B. Sewage Disposal:

- Municipally owned and Operated
- Privately Owned and Operated
- Individual
- Communal
- Septic Tank/Field Bed
- Holding Tank
- Other (Specify)

C. Storm Drainage:

- Sewers
- Ditches
- Swales
- Other (Specify)

21. IF KNOWN, HAVE THE LANDS:

A) Ever been, or is now, part of an application for:

I) Official Plan Amendment?

Yes No Unknown

If 'yes', file # _____ Status of Application _____

II) Plan of Subdivision?

Yes No Unknown

If 'yes', file # _____ Status of Application _____

III) Consent?

Yes No Unknown

If 'yes', file # _____ Status of Application _____

IV) Rezoning?

Yes No Unknown

If 'yes', file # _____ Status of Application _____

V) Minor Variance?

Yes No Unknown

If 'yes', file # _____ Status of Application _____

B. Ever been the subject of a Minister's Zoning Order?

Yes No Unknown

If 'yes', what is the Ontario Regulation Number _____

22. IS THE SUBJECT LAND WITHIN AN AREA OF LAND DESIGNATED UNDER ANY PROVINCIAL PLAN OR PLANS?

Yes No

Name of Plan(s): _____

23. IF THE ANSWER TO THE ABOVE IS "YES", DOES THE APPLICATION CONFORM TO OR DOES NOT CONFLICT WITH THE APPLICABLE PROVINCIAL PLAN OR PLANS?

Yes No

Name of Plan(s): _____

24. IS THE APPLICATION FOR MINOR VARIANCE CONSISTENT WITH THE PROVINCIAL POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

Yes

No

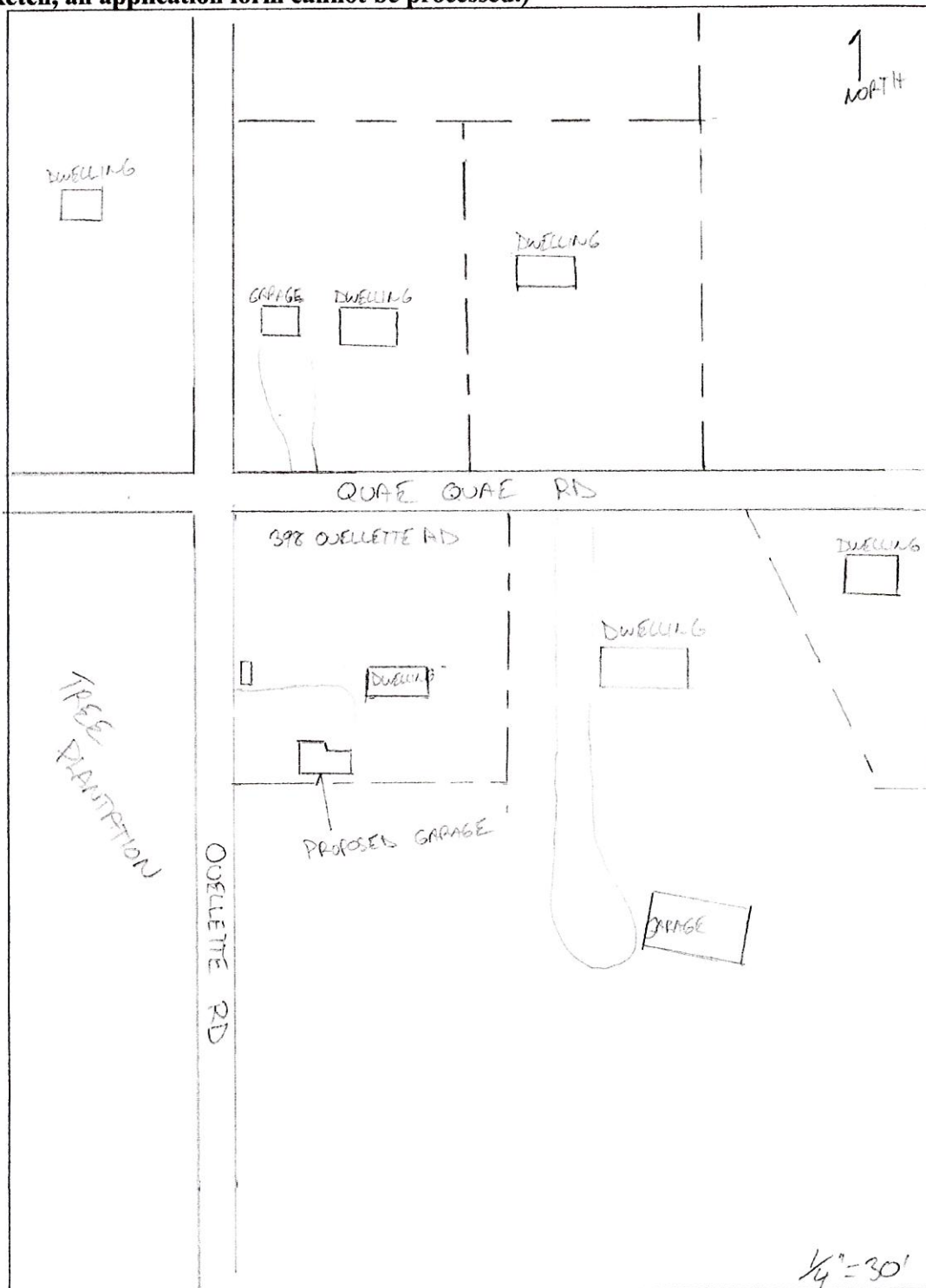
25. DO YOU HAVE ANY KNOWLEDGE OF ENDANGERED SPECIES OR SPECIES AT RISK OR KNOWLEDGE OF POTENTIAL HABITAT FOR SUCH SPECIES ON THE SUBJECT LAND OR ADJACENT LANDS?

Yes

No

If "yes", please explain: _____

26. REQUIRED SKETCH (Return this sketch with the application form. Without a sketch, an application form cannot be processed.)



27. AFFIDAVIT OR SWORN DECLARATION

I/We TYLER LECAPPELLAN of the 398 RD
of COUELLETTE RD in the CORBELL of ONTARIO

Solemnly declare that:


All the above statements and the statements contained in all of the exhibits transmitted herewithin are true, and I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the _____ of _____

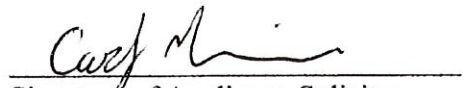
in the _____ of _____ this 6TH

day of APRIL 20 26.

TYLER LECAPPELLAN
A Commissioner etc.


Signature of Applicant, Solicitor,
Authorized Agent

Carly McGurrian
A Commissioner etc.


Signature of Applicant, Solicitor,
Authorized Agent

28. AUTHORIZATION

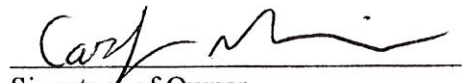
Consent of the owner(s) to the use and disclosure of personal information.

I/We TYLER LECAPPELLAN, CARLY MCGURRIAN am/are the owner(s) of the land that is the subject of this minor variance application for the purposes of the Freedom of Information and Privacy Act I/We authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the sole purposes of processing this application.

April 6TH 2026
Date


Signature of Owner

April 7, 2026
Date


Signature of Owner

For Office Use Only:

Date Complete application was received: _____

File No. _____

Date Stamp:

29. AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION AND TO PROVIDE PERSONAL INFORMATION:

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I/We _____ am/are the owner(s) of the land that is the subject of this application for a minor variance and I/We authorize _____ to make this application on my/our behalf, and for the purposes of the Freedom of Information and Protection of Privacy Act to provide any of my personal information that will be included in this application or collected during the processing of this application.

Date

Signature of Owner


Date

Signature of Owner

30. CONSENT OF OWNER – SITE INSPECTION

I/We TYLER LEAPPELLAIN, CARLY MCGURRIN am/are the owner(s) of the land that is the subject of this application for a minor variance and I/We authorize Municipal Staff and Committee Members to enter onto the property to gather information necessary (e.g. site inspection, photos, video etc.) for assessing this application.

APRIL 6TH 2026
Date


Signature of Owner

April 7, 2026
Date


Signature of Owner

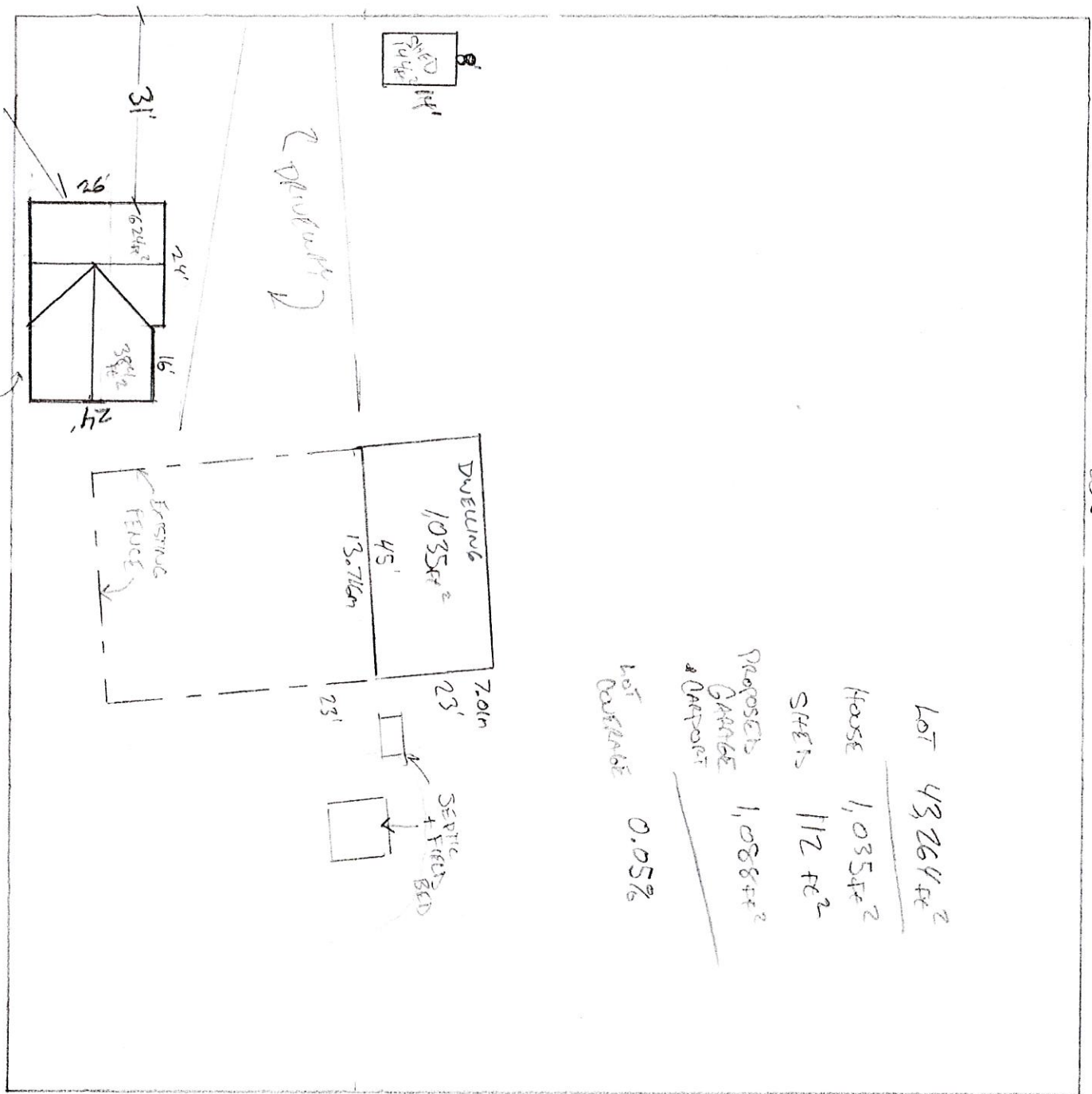
DUANE DUANE RD
208'

↑
NORTH

208'

LOT	43,264 ft ²
HOUSE	1,035 ft ²
SHEDS	112 ft ²
PROPOSED GARAGE & DRIVEWAY	1,088 ft ²
LOT COVERAGE	0.05%

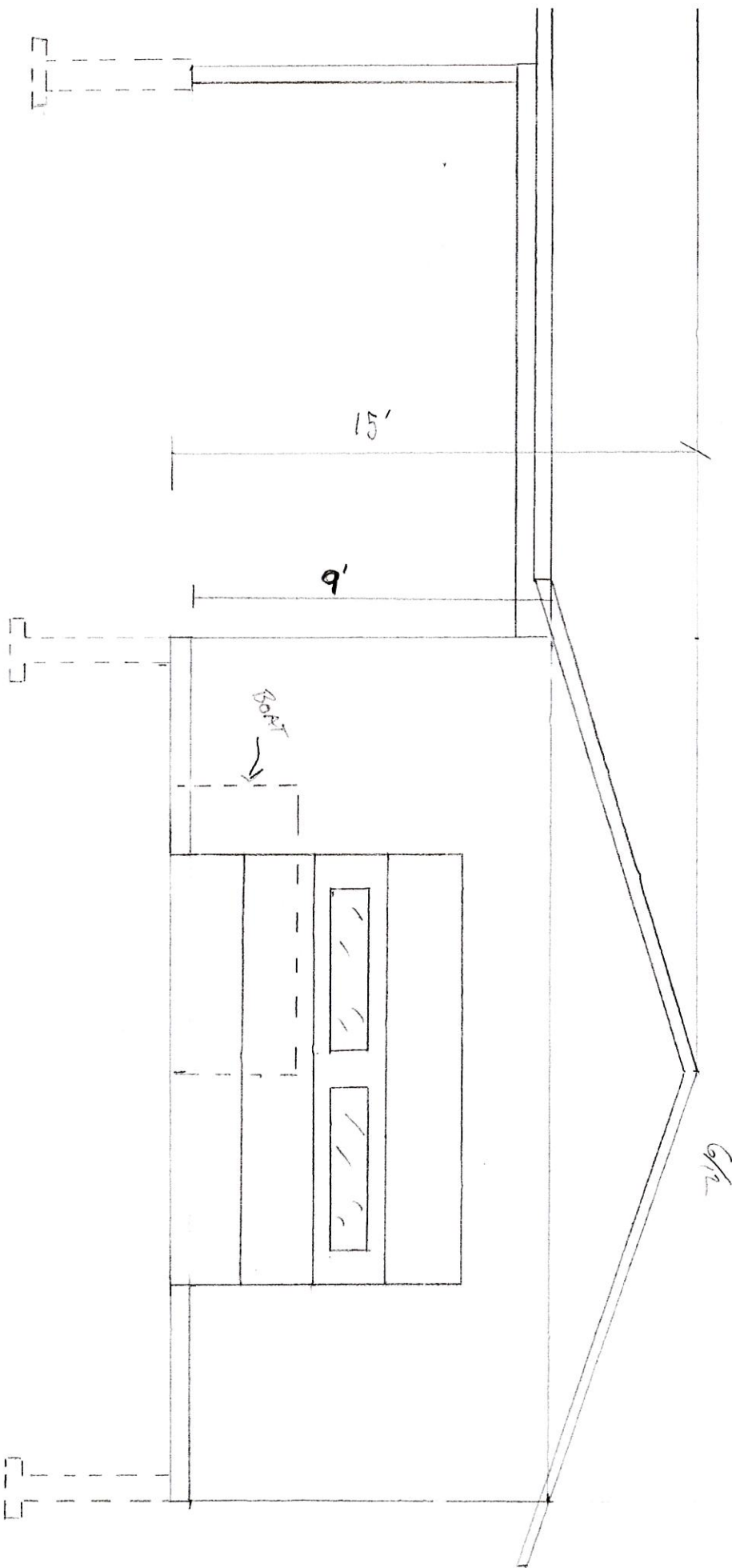
QUELLETTE RD

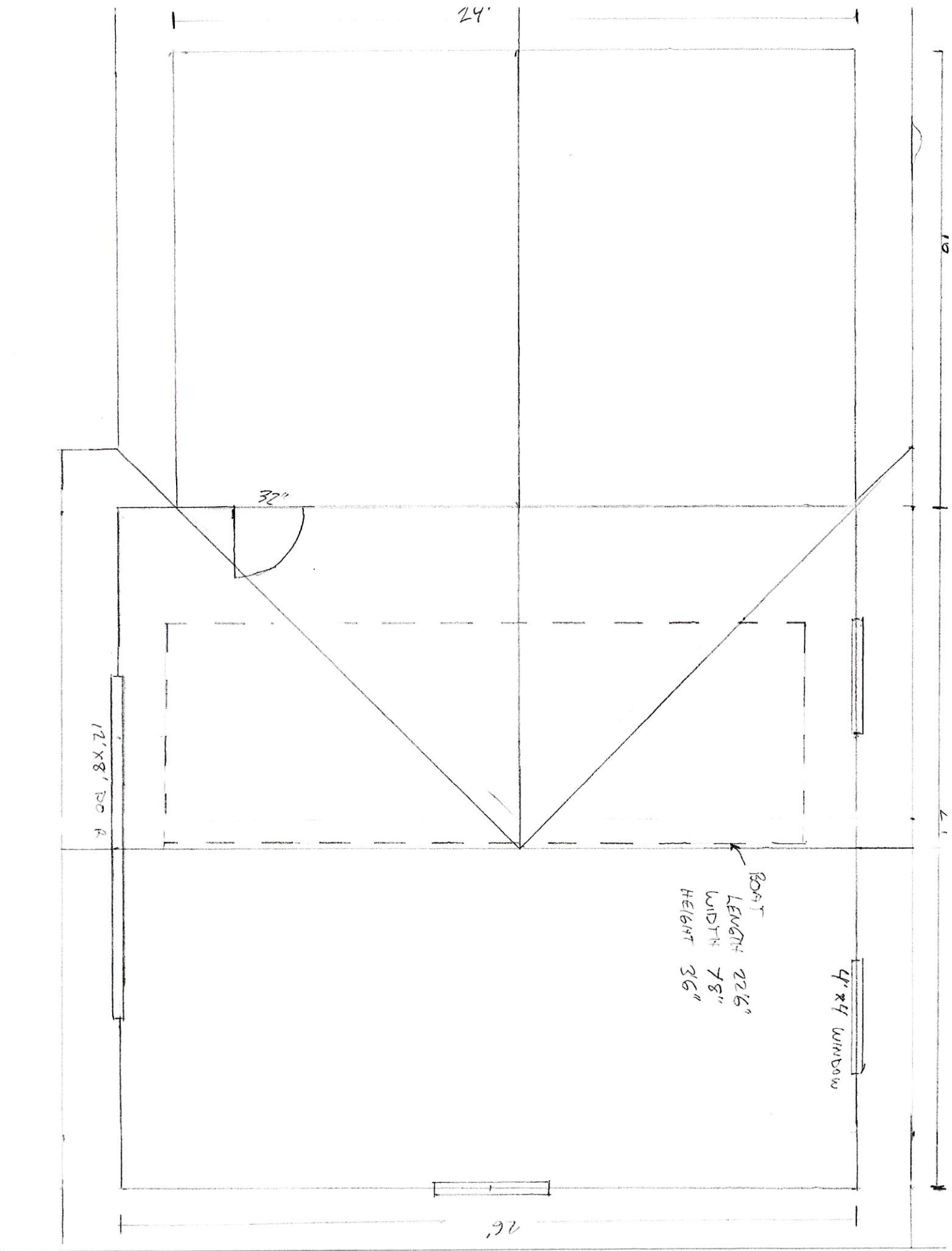


PROPOSED GARAGE & DRIVEWAY

4' SET BACK

20' = 20'





24'

19'

32°

12' X 8' DOOR

BOAT
LENGTH 22 1/2"
WIDTH 78"
HEIGHT 36"

4' X 4' WINDOW

26'