

A-2026-03



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 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): PRObuild Commercial Contracting c/o Steve Brunette

Home Phone: [REDACTED] Alternate Phone: [REDACTED]

Fax Number: _____ Email: [REDACTED]

Mailing Address: [REDACTED] City/Town/Village/Hamlet: [REDACTED]

Postal Code: P0H 1K0

Municipal Address of Lands Affected (911 Number): 162 Highway 94

Authorized Agent/Applicant Solicitor (if any): TULLOCH Engineering c/o Steve McArthur

Phone Number: 705-474-1210 x.561 Alternate Phone: 705-492-8587

Address: 621 Main Street West, Unit 2 City/Village: North Bay, ON

Fax: _____ Email: steve.mcarthur@tulloch.ca

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

Owner Agent Solicitor Both

2. LOCATION OF SUBJECT LAND:

Lot(s) PTLT 15 Concession No(s). 12 Registered Plan (Subdivision) No. _____

Lot(s) (No(s)) _____ Reference Plan (Survey) No. 36R-6456 Part(s) 3

Parcel(s) 16299 SEC Hamlet (Astorville, Corbeil, Derland) 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: ± 147.170m Depth: ± 271.414m Area: ± 7.75ha

4. DATE OF ACQUISITION OF SUBJECT LAND: 2015/03/31 (BS133854)

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): Industrial (Contractor's Yard)

Number of Buildings and Structures (existing) on land subject to the application: None

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

No permanent structures - seacans used for equipment storage, contractor's equipment

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

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	Side Lot Line	Front Lot Line	Rear Lot Line

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): Industrial (Contractor's Yard)
with addition of a 223.3m² garage

Number of Buildings and Structures (proposed) on land subject to this application 2

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

Shop and equipment storage for PROBuild Commercial Contracting

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
Detached Garage / Shop	223.3m ²	223.3m ²	1	12.2m	18.3m	+10m

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
Detached Garage / Shop	21.3m	136.7m	161.5m	+/-200m

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:

Would like to construct in the Spring of 2026

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

Property has always been vacant and undeveloped.

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

Rural

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

Light Industrial (M1)

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

Zoning By-law 2021-60

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).

Please see attached Planning Justification Briefing

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

Please see attached Planning Justification Briefing

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: _____

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:

1) 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.)

A large, empty rectangular box with a thin black border, intended for a hand-drawn sketch. The box is oriented vertically and occupies most of the page's width and a significant portion of its height.

27. AFFIDAVIT OR SWORN DECLARATION

I/We STEVEN NEIL McARTHUR of the CITY
of NORTH BAY in the DISTRICT of NIPISSING

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 CITY of NORTH BAY
in the DISTRICT of NIPISSING this 3rd
day of FEBRUARY 20 20.

Ceryl Lebel

A Commissioner etc.

*Ceryl Anne Lebel
a Commissioner etc.,
Province of Ontario
for Tutloch Geomatics Inc.
Expires January 29, 2027*

A Commissioner etc.

[Signature]

Signature of Applicant, Solicitor,
Authorized Agent

[Signature]

Signature of Applicant, Solicitor,
Authorized Agent

28. AUTHORIZATION

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

I/We STEVE BRUNETTE 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.

FEB-03-20

Date

[Signature]

Signature of Owner

Date

Signature of Owner

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 STEVE BRUNETTE am/are the owner(s) of the land that is the subject of this application for a minor variance and I/We authorize TULLOCH 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.

FEB-03-26
Date

[Signature]
Signature of Owner

Date

Signature of Owner

30. CONSENT OF OWNER – SITE INSPECTION

I/We STEVE BRUNETTE 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.

FEB-03-26
Date

[Signature]
Signature of Owner

Date

Signature of Owner

For Office Use Only:

Date Complete application was received: _____

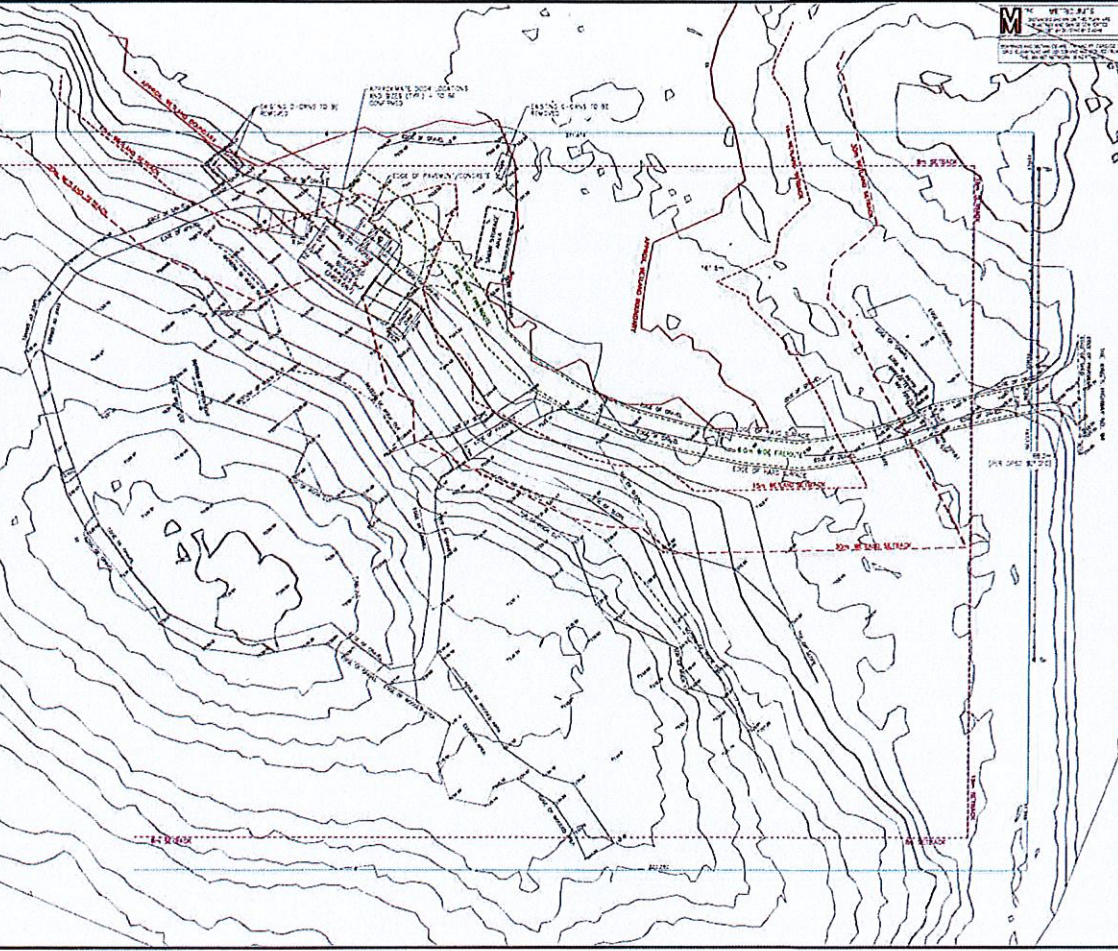
File No. _____

Date Stamp:

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
BY LAW NO. 2023-11
SCHEDULE " F " PLANNING SERVICES**

	2023	2024	2025	2026
Review and execution of Site Plan Control Agreement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Review and execution of Site Plan Control Agree.(amended)	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
*Review and processing an application for Minor Variance	\$ 800.00	\$ 800.00	\$ 850.00	\$ 850.00
Review and processing an application for an Official Plan Amendment	\$ 2,300.00	\$ 2,300.00	\$ 2,400.00	\$ 2,400.00
*Review and processing an application for a Zoning-By-law Amendment	\$ 1,500.00	\$ 1,500.00	\$ 1,600.00	\$ 1,600.00
Review and processing a concurrent application for an Official Plan and Zoning By-Law Amendment	\$ 3,200.00	\$ 3,200.00	\$ 3,300.00	\$ 3,300.00
Review and processing an application for a Plan of Subdivision/Condominium	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Review and processing a Subdivision/Condominium Agreement	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
In lieu of Parkland Dedication for Subdivision/Condominium	5%	5%	5%	5%
Review and processing of an application for a concurrent Official Plan Amendment, Zoning By-Law Amendment and Plan of Subdivision/Condominium	\$ 3,500.00	\$ 3,500.00	\$ 3,600.00	\$ 3,600.00
Review and processing an application for Consent	\$ 1,400.00	\$ 1,450.00	\$ 1,500.00	\$ 1,500.00
Each additional Consent from the same lot	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Consent Finalization	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
In lieu of Parkland Dedication for consent	\$ 1,250.00	\$ 1,250.00	\$ 1,500.00	\$ 1,500.00
Deposit Required for review and execution of a Consent-Development Agreement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Request to amend conditions of approval	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Revised application requiring re-circulation of any Planning Act application	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Review and processing an application to Close a Lakeshore Road Allowance	\$ 700.00	\$ 700.00	\$ 750.00	\$ 750.00
Review and processing of a Road Closure and Disposition of Municipal Land	\$ 700.00	\$ 700.00	\$ 750.00	\$ 750.00
Deposit required with Lakeshore Road Allowance and Road Closure and Disposition of Municipal Land	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Review and processing of Deeming By-Law	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Zoning Compliance certificate	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
Certificate of Compliance of Pump Out By-Law	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
Subdivision Agreement Compliance Certificate	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Site Plan Control Agreement Compliance certificate	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Purchase price of Shoreline and/or Road Allowances (per square foot) ⁽¹⁾	\$0.75	\$0.75	\$0.75	\$0.75
(1) In the case of a road allowance with a length of over 200 feet (approx. 60 metres), the applicant may request that the municipality obtain an independent appraisal to determine the land value; however, the minimum value shall be the equivalent to 200 feet of road allowance at the standard by-law rate of \$0.75/square foot.				
Copy of Official Plan	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Copy of Zoning By-Law	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Short-Term Rentals License Fees - By-Law 2022-36	As per by-law	As per by-law	As per by-law	As per by-law

PRELIMINARY



PROJECT AREA			
INDEXED PLAN			
DATE	PLANNED BY		
DATE	BY		
STEVE BRUNETTE ENGINEER			
162 HWY 94 DEVELOPMENT			
PRELIMINARY SITE PLAN			
NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE
250912	0	SK1	



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #36

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

49182-0346 (LT)

PAGE 1 OF 1
PREPARED FOR d01snop01
ON 2025/05/16 AT 13:44:32

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CPDNN GRANT *

PROPERTY DESCRIPTION: PCL 16299 SEC N7; PT LT 15 CON 12 EAST FERRIS PT 3, 3696456; EAST FERRIS; DISTRICT OF NIPISSING

PROPERTY REMARKS: CROWN GRANT SEE NP7890; PLANNING ACT CONSENT LT242587.

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE
REGENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 2025/01/24

OWNER'S NAME: BRUNETTE, STEPHEN MARC

CAPACITY SHARE: SOLN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
3696456	1983/09/16	PLAN REFERENCE				C
6313384	2015/03/31	TRANSFER	\$47,500	DUPOUIS, LAUREN JOSEPH	BRUNETTE, STEPHEN MARC	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.