

# MUNICIPALITÉ • EAST FERRIS • MUNICIPALITY



390 HIGHWAY 94, CORBEIL, ONTARIO P0H 1K0  
TEL.: (705) 752-2740 FAX.: (705) 752-2452

MUNICIPALITY OF EAST FERRIS

JAN 24 2024

RECEIVED

## 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. 2019-22. 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): Francoise and John Weinhardt

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

Fax Number: [REDACTED] Email: [REDACTED]

Mailing Address: 240 Waukegan Road City/Town/Village/Hamlet: Corbeil

Postal Code: P0H 1K0

Municipal Address of Lands Affected (911 Number): 240 Waukegan Road

Authorized Agent/Applicant Solicitor (if any): N/A

Phone Number: [REDACTED] Alternate Phone: [REDACTED]

Address: [REDACTED] City/Village: [REDACTED]



Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

☒ Owner ☐ Agent ☐ Solicitor ☐ Both

**2. LOCATION OF SUBJECT LAND:**

Lot(s) Part of Concession No(s). 5 Registered Plan (Subdivision) No. 36-M551  
lot 2

Lot(s) (No(s)) \_\_\_\_\_ Reference Plan (Survey) No. 36R-8132 Part(s) 1

Parcel(s) 17648 WF Hamlet (Asterville, 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: 192.48 ft. Depth: West 360.9 ft.  
East 516.29 ft. Area: 1.33 acres (57,777 sq.ft.)

**4. DATE OF ACQUISITION OF SUBJECT LAND:** 1998

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

N/A

**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: 3

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

Dwelling, garage and carport



**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                            | 1,400sq.ft.       | 1,400sq.ft.      | 2                 | 46 ft. | 32 ft. | 20 ft. |
| Garage                              | 896sq.ft.         | 896sq.ft.        | 1                 | 28 ft. | 32 ft. | 15 ft. |
| Carport                             | 484sq.ft.         | 484sq.ft.        | 1                 | 11 ft. | 11 ft. | 13 ft. |
|                                     |                   |                  |                   |        |        |        |

☐ 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 |
|--|---------------|---------------|----------------|---------------|
| Dwelling                                     | 40 ft.        | 55 ft.        | 85 ft.         | 296 ft.       |
| Garage                                       | 50 ft.        | 49 ft.        | 164 ft.        | 236 ft.       |
| Carport                                      | 10 ft.        | 107 ft.       | 75 ft.         | 278 ft.       |
|  |               |               |                |               |

☐ 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 1

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

Addition to existing garage

**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 incl. addition                        | 1,556sq.ft.       | 1,566sq.ft.      | 1                 | 56 ft. | 32 ft. | 16 ft. |
|  |                   |                  |                   |        |        |        |

☐ 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 |
|--|---------------|---------------|----------------|---------------|
| Garage                                       | 50 ft.        | 49 ft.        | 164 ft.        | 208 ft.       |
|  |               |               |                |               |

☐ 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: 1999                      Garage: 2009

Carport: 2024

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

Since 1985

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

Waterfront

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

Lakefront  
Residential (RL)

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

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).**

The proposed addition to the existing garage will result in an accessory building exceeding the maximum floor area of 960 sq.ft. for a property size up to 1.49 ac. as specified under 3.2.7 of the zoning by-law.

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

We are seeking approval to allow an accessory building with a maximum permissible area of 1,600 sq.ft. for property size up to 1.49 ac.



**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: Waukegan Road

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) ☒  
\_\_\_\_\_ Ecoflow System

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 \_\_\_\_\_ Approved

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 APPPLICATION 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?**

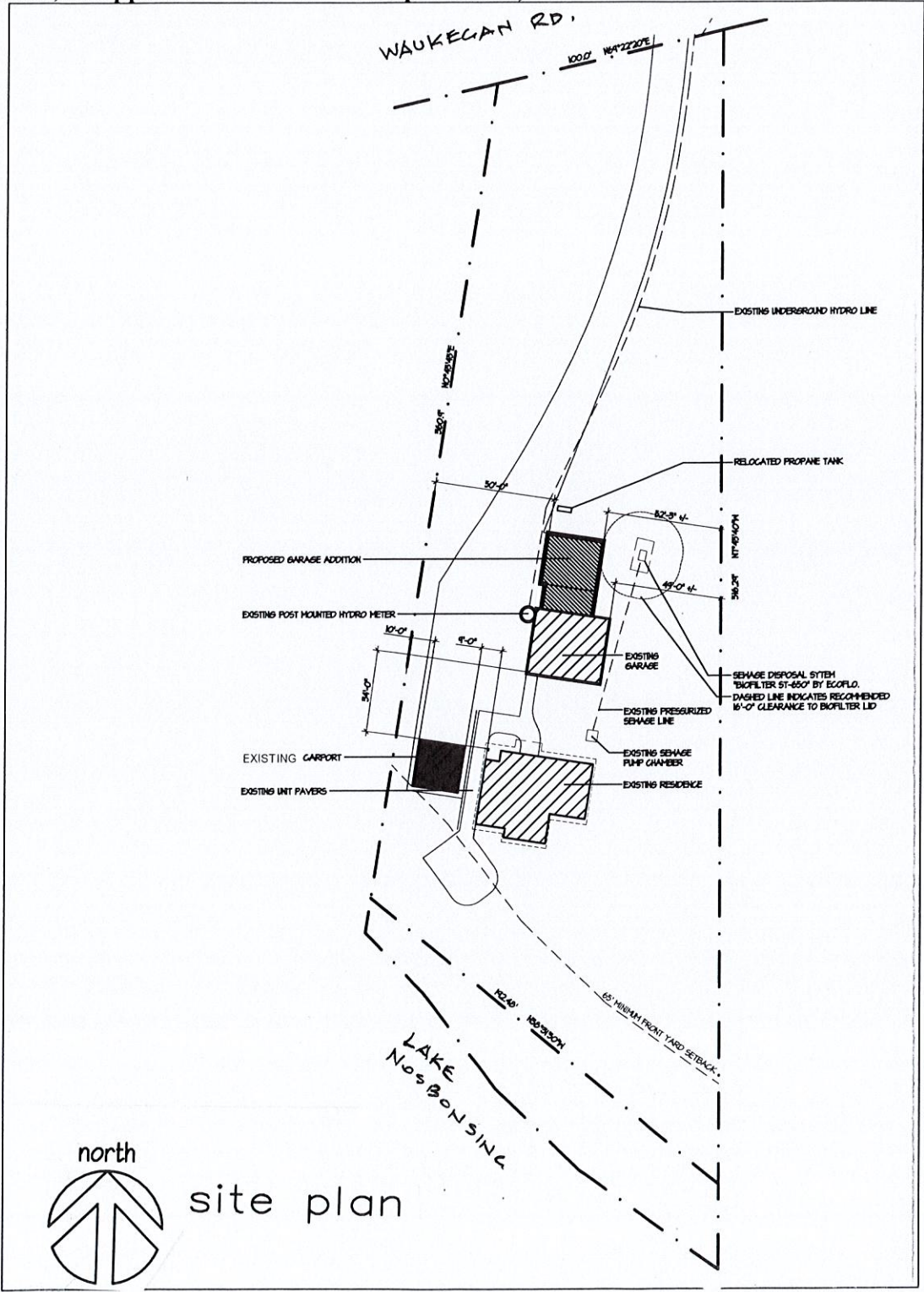
☐Yes

☒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

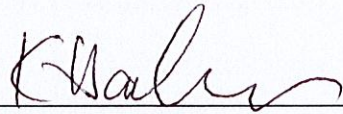
I/We Francoise & John Weinhardt of the Village  
of Corbeil in the Municipality of East Ferris

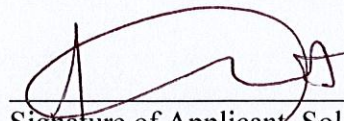
Solemnly declare that:

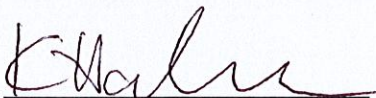
All the above statements and the statements contained in all of the exhibits transmitted herewithin are true, and I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

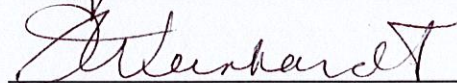
DECLARED before me at the Municipality of EAST FERRIS

in the District of Nipissing this 24th  
day of JANUARY 20 25.

  
A Commissioner etc.

  
Signature of Applicant, Solicitor,  
Authorized Agent

  
A Commissioner etc.

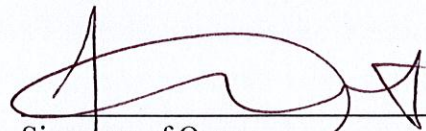
  
Signature of Applicant, Solicitor,  
Authorized Agent

## 28. AUTHORIZATION

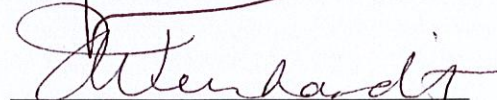
Consent of the owner(s) to the use and disclosure of personal information.

I/We Francoise & John Weinhardt 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.

Jan 24/25  
Date

  
Signature of Owner

Jan 24/25  
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 \_\_\_\_\_ am/are the owner(s)  
of the land that is the subject of this application for a minor variance and I/We authorize  
\_\_\_\_\_ N/A \_\_\_\_\_ 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

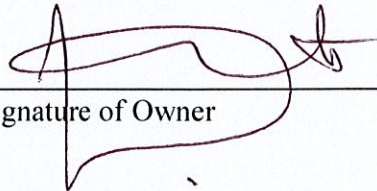
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

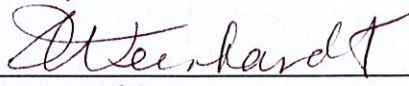
**30. CONSENT OF OWNER – SITE INSPECTION**

I/We Francoise & John Weinhardt 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.

JAN 24/25  
Date

  
Signature of Owner

Jan. 24/25  
Date

  
Signature of Owner



For Office Use Only:

Date Complete application was received: \_\_\_\_\_

File No. \_\_\_\_\_

Date Stamp: