

MUNICIPALITY OF EAST FERRIS

JUL 31 2024

~~POSTED~~
Received



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

APPLICATION FOR CONSENT UNDER SECTION 53 OF THE PLANNING ACT

APPLICATION FEE: Please see attached Schedule "F" as per The Municipality of East Ferris Fees and Charges amended By-law No. 2023-11. If approved there is a \$250.00 Finalization Fee and a \$1,250.00 Parkland Dedication Fee.

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 two (2) 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 consent application framework is formally established in the Ontario Planning Act R.S.O. 1990, c.P.13. Failure to submit all of the required information may prevent or delay the consideration of the application.

1. APPLICANT INFORMATION

Owner(s): Emilien & Rejeanne Groulx

Home Phone: _____ Alternate Phone: _____

Fax Number: _____ Email: [REDACTED]

Home Address: 525 Groulx Rd. City/Town/Village/Hamlet: Astorville

Postal Code: POH 1B0

Municipal Address of Lands affected (911 number): _____

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

1B. NAME(S) AND ADDRESS(ES) OF ANY MORTGAGE COMPANIES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES RELATED TO THE SUBJECT LANDS:

2. PURPOSE OF THE APPLICATION:

Type and purpose of Transaction (Check appropriate space)

Conveyance:

☒ New Lot ☐ Right of Way ☐ Lot Addition ☐ Easement

Other:

☐ Charge ☐ Lease ☐ Validation of Title ☐ Partial Discharge of Mortgage

Name of Person(s) (purchaser, lease, mortgage, etc.) to whom land or interest in land is to

be conveyed, leased or mortgaged (if known): RENÉ GROULX & JÉRÉMI GROULX

Relationship (if any) of person(s) named above (specify nature of relationship):

SON OF EMILIEN & REJEANNE GROULX

3. LOCATION OF SUBJECT LAND:

Lot(s) 24 Concession No(s). 2 Registered Plan (Subdivision) No. 36R-9932

Lot(s) (No.) 24 Reference Plan (Survey) No. 2 Part(s) 1

Parcel(s) 7413 W&F Hamlet (Astorville, Corbeil, Derland) ASTORVILLE

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

☐ Yes

☒ No

Please Describe: _____

4. HISTORY OF SUBJECT LAND:

Has the land been severed from the parcel originally acquired by the owner?

☒ Yes ☐ No

If "yes", number of parcels created 1

Date parcel(s) created FEB 14th 1995

User(s) of Parcel(s) EMILIE & REJEANNE GROULX

Name(s) of Transferee(s) ALCIDE & PAULINE GROULX

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Frontage: 470 ft Depth: 195 ft Area: 1.57 acres

Existing Use(s): N/A

Number of Buildings and Structures (existing) on land to be severed: 0

Use(s) of Buildings and Structures (existing) on land to be severed: N/A

Particulars of all building(s) and structure(s) (Existing) on the land to be Severed. Specify the setback distances from the side, rear and front lot lines.

TYPE OF EXISTING BUILDINGS OR STRUCTURES	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))

Proposed Use(s): RESIDENTIAL

Number of Buildings and Structures (proposed) on land to be severed: 1

Use(s) of Buildings and Structures (proposed) on land to be severed: HOUSE (1)

Particulars of all building(s) and structure(s) (Proposed) on the land to be Severed. Specify the setback distances from the side, rear and front lot lines.

TYPE OF PROPOSED BUILDINGS OR STRUCTURES	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line
<u>HOUSE</u>	<u>75 FT</u>	<u>320 FT</u>	<u>70 FT</u>	<u>135 FT</u>

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

User(s) of Parcel(s) _____

Name(s) of Transferee(s) _____

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Frontage: 200 ft Depth: 594 ft Area: 1.68 acres

Existing Use(s): N/A

Number of Buildings and Structures (existing) on land to be severed: 0

Use(s) of Buildings and Structures (existing) on land to be severed: N/A

Particulars of all building(s) and structure(s) (Existing) on the land to be **Severed**. Specify the setback distances from the side, rear and front lot lines.

TYPE OF EXISTING BUILDINGS OR STRUCTURES	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))

Proposed Use(s): RESIDENTIAL

Number of Buildings and Structures (proposed) on land to be severed: 1

Use(s) of Buildings and Structures (proposed) on land to be severed: HOUSE (1)

Particulars of all building(s) and structure(s) (Proposed) on the land to be **Severed**. Specify the setback distances from the side, rear and front lot lines.

TYPE OF PROPOSED BUILDINGS OR STRUCTURES	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line
<u>HOUSE</u>	<u>75 FT</u>	<u>75 FT</u>	<u>75 FT</u>	<u>125 FT</u>

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

6. DESCRIPTION OF SUBJECT LAND TO BE RETAINED:

Frontage: 267 ft Depth: 706 ft Area 3.68

Existing Use(s): RESIDENTIAL / INDUSTRIAL

Number of Buildings and Structures (existing) on land to be retained: 3

Use(s) of Buildings and Structures (existing) on land to be retained:

HOUSE, GARAGE, SHOP

Particulars of all building(s) and structure(s) (Existing) on the land to be **retained**. Specify the setback distances from the side, rear and front lot lines.

TYPE OF EXISTING BUILDINGS OR STRUCTURES	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line
HOUSE	25 FT	200 FT	215 FT	440 FT
GARAGE	58 FT	177 FT	248 FT	420 FT
SHOP	183 FT	40 FT	90 FT	555 FT

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

Proposed Use(s): _____

Number of Buildings and Structures (proposed) on land to be retained: _____

Use(s) of Buildings and Structures (proposed) on land to be retained:

Particulars of all building(s) and structure(s) (Proposed) on the land to be **Retained**. Specify the setback distances from the side, rear and front lot lines.

TYPE OF PROPOSED BUILDINGS OR STRUCTURES	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line

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

7. SERVICES (PLEASE CHECK ALL THAT APPLY):

A. Water Supply:

	Severed	Retained
Municipally owned and Operated (Individual)	☐	☐
Privately owned and operated (Communal)	☐	☐
Lake	☐	☐
Dug Well	☐	☒
Drilled Well	☐	☐
Other (Specify) _____	☐	☐

B. Sewage Disposal:

	Severed	Retained
Municipally owned Operated (Individual)	☐	☐
Privately owned and Operated (Communal)	☐	☐
Septic Tank/Field Bed	☐	☒
Holding Tank	☐	☐
Other (specify) _____	☐	☐

C. Access:

	Severed	Retained
Unopened Road Allowance	☐	☐
Open Municipal Road (Public Road)	☐	☐
Private Right of Way	☐	☒
Provincial Highway	☐	☐
Other (specify) _____	☐	☐
Name of Road/Street: <u>Groulx Rd.</u>		
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: _____		

C. Storm Drainage:

	Severed	Retained
Sewers	☐	☐
Ditches	☐	☐
Swales	☐	☐
Other (Specify) _____	☐	☐

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

RURAL

9. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (ZONING OF SUBJECT LAND) (PLEASE CONTACT PLANNING STAFF):

RURAL

10. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING STAFF):

2021-60

11. WHAT IS THE PROPOSED ZONING OF THE LAND INTENDED TO BE SEVERED?

RESIDENTIAL

12. 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 _____

13. IS THE SUBJECT LAND (SEVERED AND RETAINED) WITHIN AN AREA OF LAND DESIGNATED UNDER ANY PROVINCIAL PLAN OR PLANS?

☐ Yes

☒ No

Name of Plan(s): _____

14. 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): _____

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

☐ Yes

☒ No

16. 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

17. 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: _____

19. REQUIRED SKETCH (return this sketch with application form. Without a sketch, an application form cannot be processed.)

SEE ATTACHED.

20. AFFIDAVIT OR SWORN DECLARATION

I/We _____ of the _____
of _____ in the _____ of _____

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 _____
day of _____ 20 _____.

A Commissioner etc.

Signature of Applicant, Solicitor,
Authorized Agent

A Commissioner etc.

Signature of Applicant, Solicitor,
Authorized Agent

21. AUTHORIZATION

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

I/We ÉMILIE & RÉJEANNE GROULX am/are the owner(s) of
the land that is the subject of this consent 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.

JULY 30th 2024
Date

Émilie Groulx
Signature of Owner

JULY 30th 2024
Date

Réjeanne Groulx
Signature of Owner

22. 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 consent 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

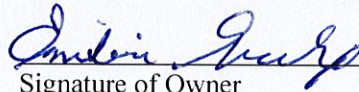
Date

Signature of Owner

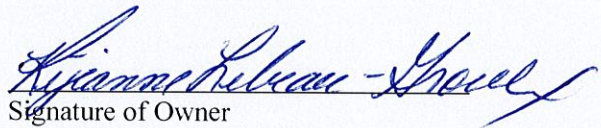
23. CONSENT OF OWNER – SITE INSPECTION

I/We EMILIE & RESEANNE GROULX am/are the owner(s) of the land that is the subject of this application for a consent and I/We authorize Municipal Staff, Committee Members, and Council members to enter onto the property to gather information necessary (e.g. site inspection, photos, video etc.) for assessing this application.

JULY 30th 2024
Date


Signature of Owner

JULY 30th 2024
Date


Signature of Owner

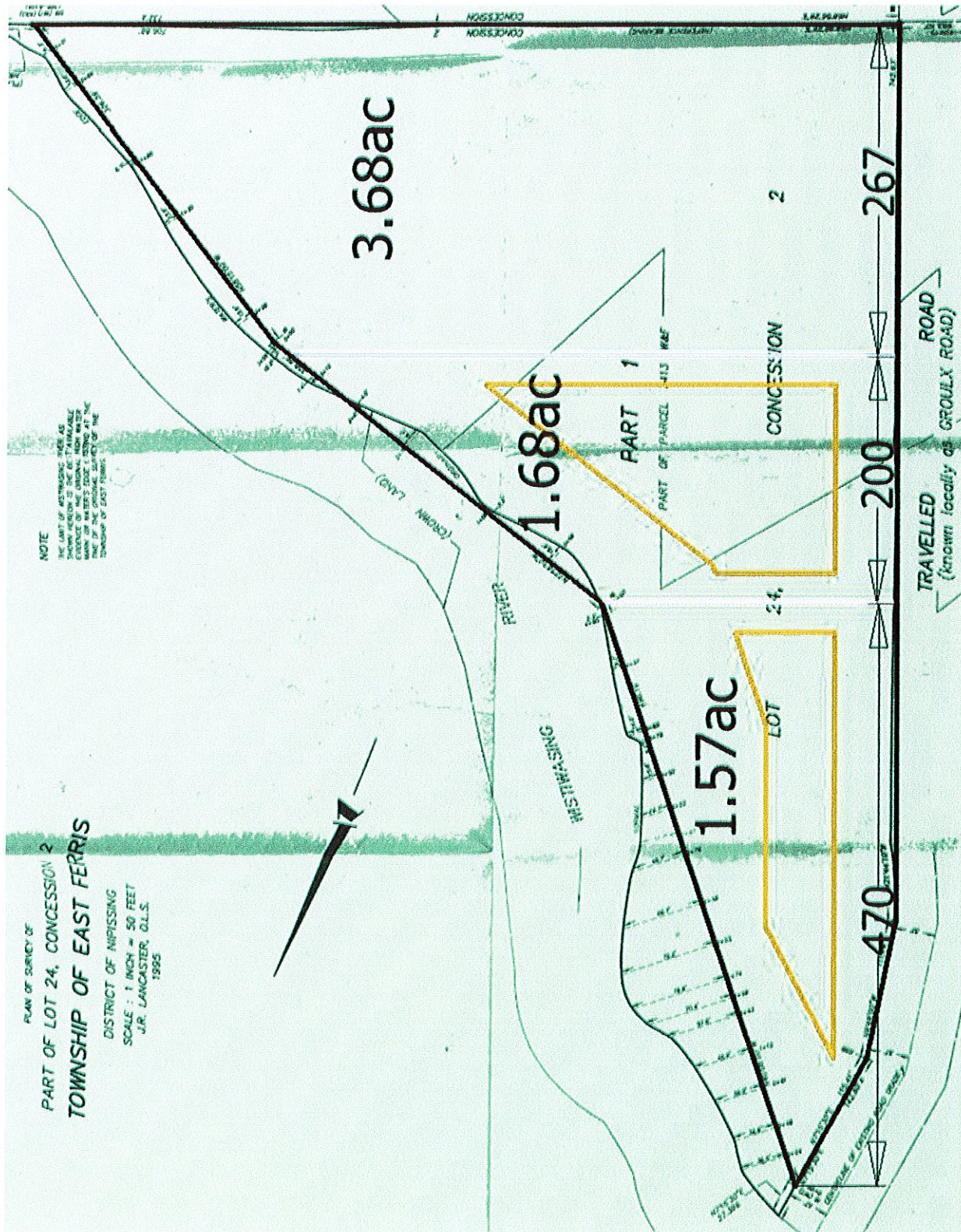
For Office Use Only:

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
Sudbdivision 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



All frontage lengths in feet



Image © 2024 CNES / Airbus

Nortac Service Ctr

Gleix Rd

Gleix Rd

Gleix Rd

NBMCA Floodplain Mapping

