



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): Municipality of East Ferris

Home Phone: 705-752-2740 Alternate Phone: \_\_\_\_\_

Fax Number: \_\_\_\_\_ Email: greg.kirton@eastferris.ca

Mailing Address: 25 Taillefer Rd. City/Town/Village/Hamlet: Corbeil

Postal Code: POH 1K0

Municipal Address of Lands Affected (911 Number): 73 South Shore and 130 Pargeter.  
*shoreline road allowance in front of*

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

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:**

*See sketch.*

Lot(s) \_\_\_\_\_ Concession No(s). \_\_\_\_\_ Registered Plan (Subdivision) No. \_\_\_\_\_

Lot(s) (No(s)) \_\_\_\_\_ Reference Plan (Survey) No. \_\_\_\_\_ Part(s) \_\_\_\_\_

Parcel(s) \_\_\_\_\_ Hamlet (Asterville, Corbeil, Derland) \_\_\_\_\_

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

Yes

No

Please Describe: \_\_\_\_\_

**3. DESCRIPTION OF SUBJECT LAND:**

Description of Land:

Frontage: 76m Depth: 17.17m or greater Area: \_\_\_\_\_

**4. DATE OF ACQUISITION OF SUBJECT LAND:** \_\_\_\_\_

**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): Vacant

\_\_\_\_\_

Number of Buildings and Structures (existing) on land subject to the application: 1

Use(s) of Buildings and Structures (existing) on land subject to the application (e.g. dwelling, garage, etc.): 1

\_\_\_\_\_



**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
N/A						

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
N/A				

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 - Merge with adjacent properties

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.):

Boathouse

**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
Boathouse	540 sqft	540 sqft.	1	18'	30'	13'

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
Boathouse	4'	Approx 15'	0	N/A

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:**

N/A

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

N/A

**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

**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 owners of 73 South Shore and 130 Pargeter are requesting to purchase the shoreline road allowance from the municipality but due to the angle of the shoreline it complicates the installation of a dock and boathouse without a minor variance.

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

Side Yard setback for a dock - 0.9m (3m required)

Side Yard setback for a dock - 0m (3m required)

Boathouse setback - 1.2m (4.5m required)

Boathouse floor area - 50.2m<sup>2</sup> (45m<sup>2</sup> required)



**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):**

N/A

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

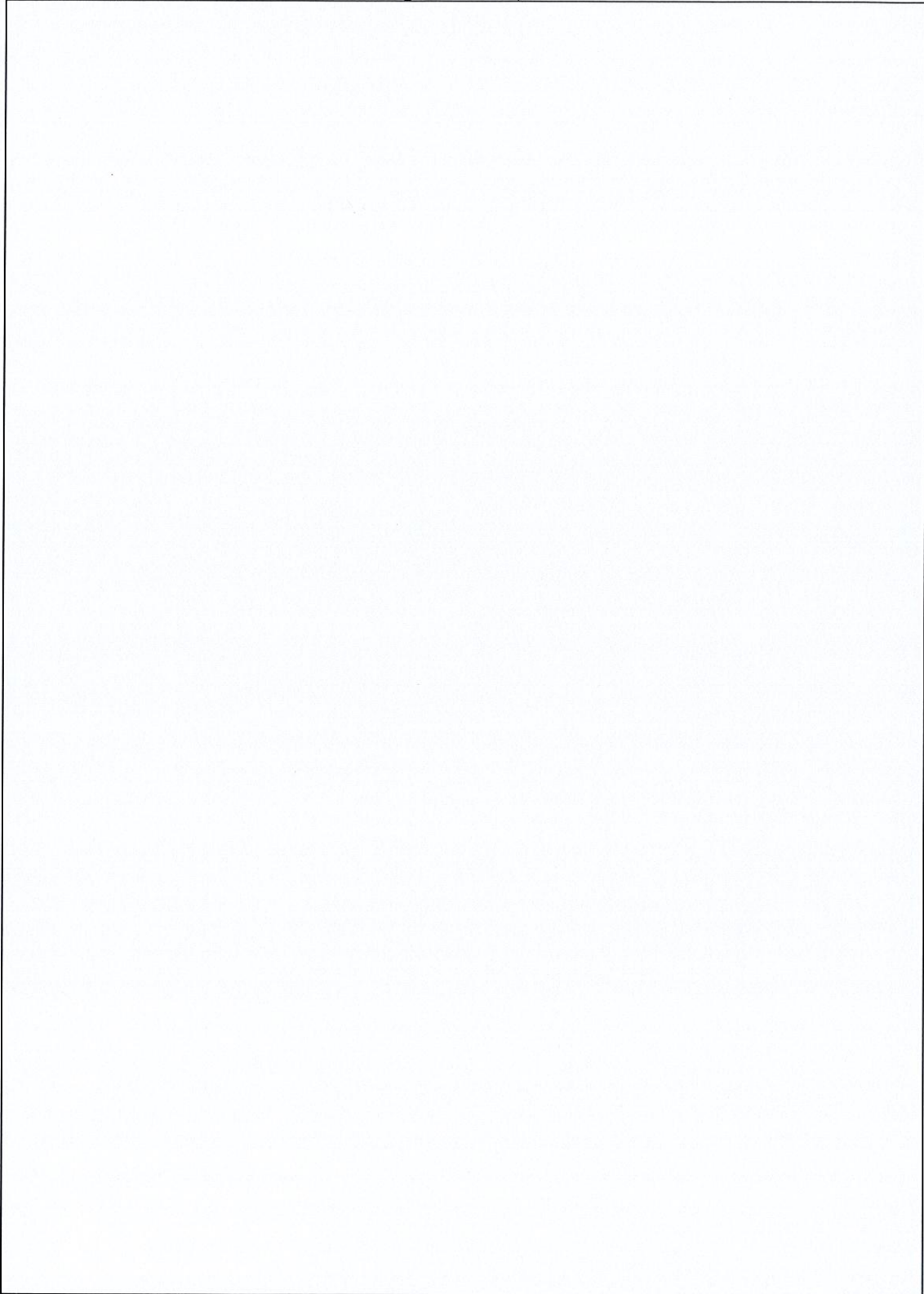
**25. DO YOU HAVE ANY KNOWLEDGE OF ENDANGERED SPECIES OR SPECIES AT RISK OR KNOWLEDGE OF POTENTIAL HABITAT FOR SUCH SPECIES ON THE SUBJECT LAND OR ADJACENT LANDS?**

Yes

No

If "yes", please explain: \_\_\_\_\_

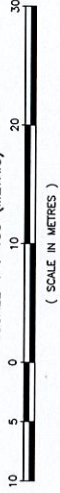
**26. REQUIRED SKETCH (Return this sketch with the application form. Without a sketch, an application form cannot be processed.)**

A large, empty rectangular box with a thin black border, intended for a hand-drawn sketch. The box occupies most of the page's vertical space below the instruction text.

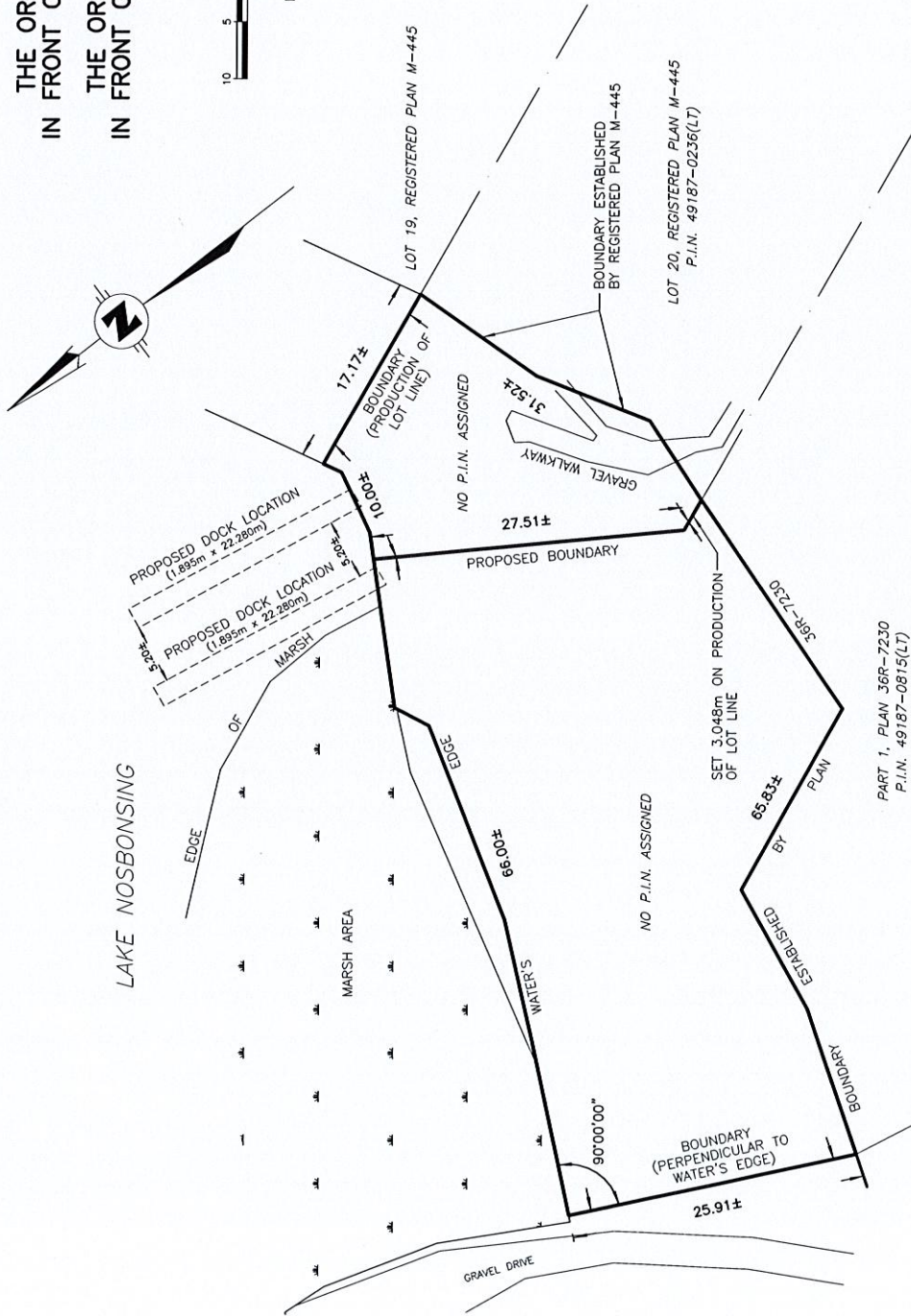


**SKETCH**  
 OF PART OF  
**THE ORIGINAL SHORE ROAD ALLOWANCE**  
 IN FRONT OF BROKEN LOT 19, CONCESSION 2  
 AND PART OF  
**THE ORIGINAL SHORE ROAD ALLOWANCE**  
 IN FRONT OF BROKEN LOT 18, CONCESSION 2

IN THE  
 TOWNSHIP OF EAST FERRIS  
 DISTRICT OF NIPISSING  
 SCALE 1 : 400 (METRIC)



M.J.J. SIMPSON - ONTARIO LAND SURVEYOR



**Callon Dietz** INCORPORATED

ONTARIO LAND SURVEYORS  
 CARLETON PLACE NORTH BAY  
 LONDON ONTARIO  
 info@callondietz.com callondietz.com

SURVEY BY: AC    DRAWN BY: AC    FILE No: 23-25869    PLAN No: --

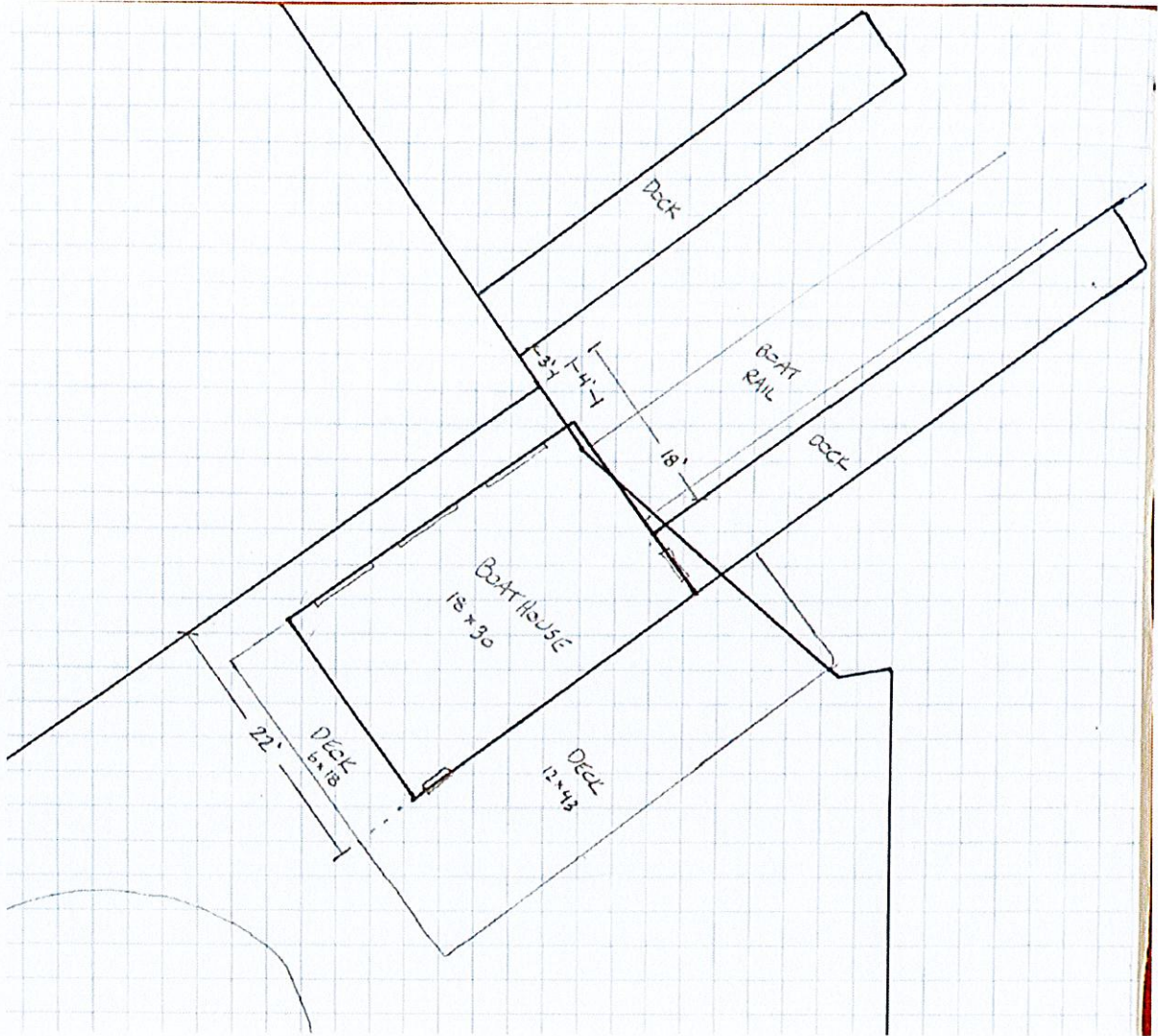
H:\PROJECTS\2023\23-25869 East Ferris Shore Road Allowance\Drawings\25869.dwg May 8, 2024

**METRIC** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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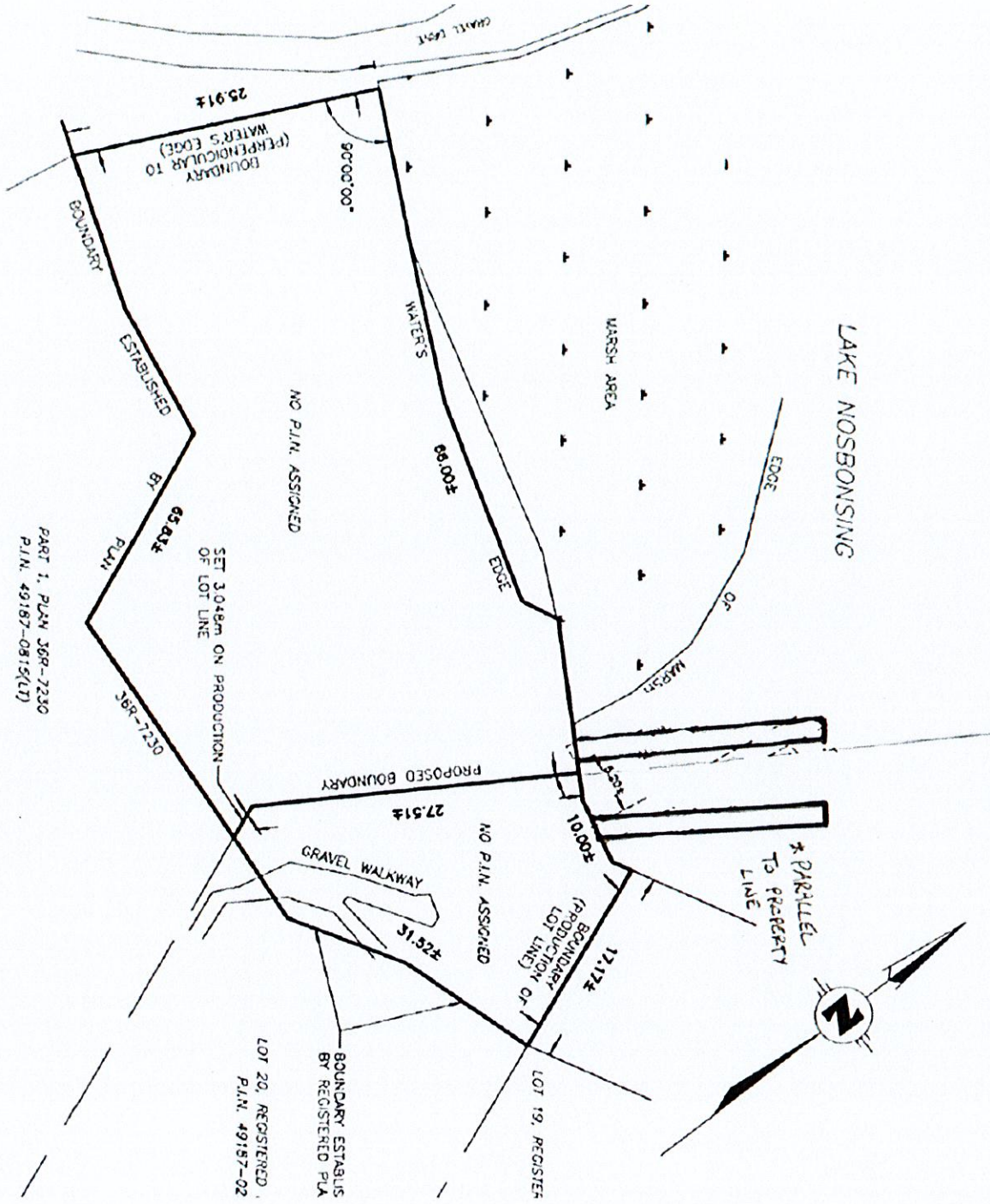


# Proposed Boathouse and Dock Layout





# Proposed Dock Layout - Larger Scale





**27. AFFIDAVIT OR SWORN DECLARATION**

I/We Greg Kirton of the Municipality  
of East Ferris 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 Municipality of East Ferris  
in the District of Nipissing this 7<sup>th</sup>  
day of June 20 24.

[Signature]  
A Commissioner etc.

[Signature]  
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 Municipality of East Ferris 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.

June 7, 2024  
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 \_\_\_\_\_ 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

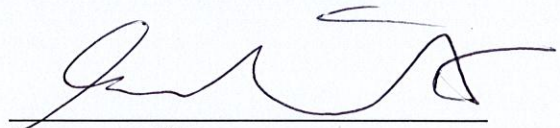
\_\_\_\_\_  
Date

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

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

I/We Municipality of East Ferris 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.

June 7, 2024  
Date

  
Signature of Owner

\_\_\_\_\_  
Date

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