



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0
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municipality@eastferris.ca

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING – Minor Variance Application

Applicant: Jules Perron and Jessica Farmer
File No.: A-2024-08
Civic Address: 34 Marina Road

IN THE MATTER of an application for a minor variance under Section 45 of the Planning Act by: Jules Perron and Jessica Farmer for their parcel of land described as 34 Marina Road in the Municipality of East Ferris. The Committee of Adjustment has appointed **May 22, 2024 at 6:30 p.m** for the purpose of considering this application. This meeting will be held in the Council Chambers at the Municipal Office at **25 Taillefer Road, Corbeil, ON**. If you only wish to watch the meeting, please visit the Municipality of East Ferris YouTube channel to watch the live stream. This meeting is being held in accordance with *Planning Act* regulations.

PURPOSE AND EFFECT OF APPLICATION: The owner is applying to permit a variance to Zoning By-law 2021-60. The applicant is seeking a minor variance to permit a reduction in the required setback from the water. The applicant is seeking a 14.00m setback for the main dwelling, whereas 30m is required. The applicant is also seeking approval for a reduced setback for a deck of 10.65m whereas 27.5m is required. An expansion to the existing legal non-conforming use would be permitted if the existing setback deficiencies were maintained; however, the applicant is seeking to reduce the setbacks beyond what is existing, which is why the variance is required. **Please see the sketch below.**

ADDITIONAL INFORMATION relating to this application for a minor variance is available for inspection during regular office hours at the Municipal Office in Corbeil or by contacting municipal staff. If you wish to be notified of the decision of the Municipality of East Ferris Committee of Adjustment in respect of this application, you must submit a written request to the **Municipality of East Ferris Committee of Adjustment, 25 Taillefer Rd, Corbeil, Ontario P0H 1K0**. This will entitle you to be advised of any further correspondence, including Ontario Land Tribunal (OLT) hearings, if applicable. Even if you are the successful party, you should request a copy of the decision since the decision of the Committee of Adjustment may be appealed to the including Ontario Land Tribunal (OLT) by the applicant or another member of the public.

The land which is the subject of this application for a Minor Variance is not the subject of an application under the Planning Act for Consent, Zoning By-law Amendment, Plan of Subdivision or Ministers Zoning Order.

Municipality of East Ferris
Committee of Adjustment
25 Taillefer Rd, Corbeil, Ontario
P0H 1K0

Dated this 8th day of May, 2024

Greg Kirton
Director of Community Services
Municipality of East Ferris

Development Proposal

CAUTION

- a) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- b) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

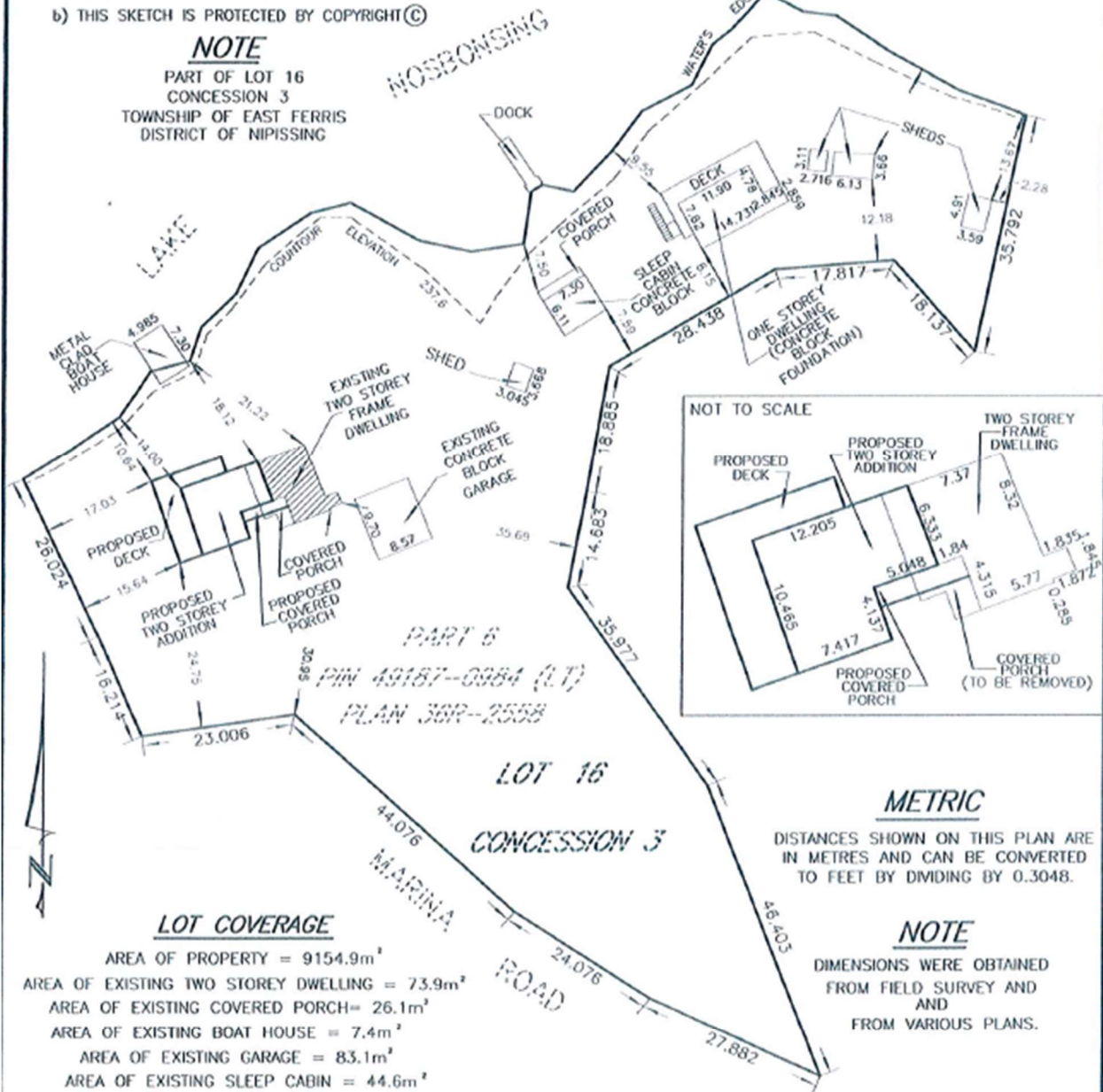
NOTE

PART OF LOT 16
CONCESSION 3
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING

SKETCH FOR BUILDING PERMIT

0 16 32m

SCALE 1 : 800



LOT COVERAGE

AREA OF PROPERTY = 9154.9m²
 AREA OF EXISTING TWO STOREY DWELLING = 73.9m²
 AREA OF EXISTING COVERED PORCH = 26.1m²
 AREA OF EXISTING BOAT HOUSE = 7.4m²
 AREA OF EXISTING GARAGE = 83.1m²
 AREA OF EXISTING SLEEP CABIN = 44.6m²
 AREA OF EXISTING COVERED PORCH = 11.0m²
 AREA OF EXISTING ONE STOREY DWELLING = 98.7m²
 AREA OF EXISTING DECK = 67.5m²
 AREA OF EXISTING SHEDS = 59.6m²
 EXISTING LOT COVERAGE = 5.1%
 AREA OF PROPOSED TWO STOREY ADDITION = 108.6m²
 AREA OF PROPOSED COVERED PORCH = 10.8m²
 AREA OF PROPOSED DECK = 65.0m²
 LOT COVERAGE WITH ADDITIONS = 6.8%

METRIC

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

NOTE

DIMENSIONS WERE OBTAINED FROM FIELD SURVEY AND FROM VARIOUS PLANS.

CLIENT: MARCEL DEGAGNE CARPENTRY



TULLOCH GEOMATICS INC.

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DRAWN BY: D.D.

FILE No. 232854