



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): Laura Morawski and Edward Morawski (Power of Attorney is Chris Morawski)

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

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

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

Postal Code: 

Municipal Address of Lands Affected (911 Number): 789 Highway 94

Authorized Agent/Applicant Solicitor (if any): Tulloch Geomatics Inc. c/o Steve McArthur

Phone Number: 705-474-1210 Alternate Phone:

Address: 1501 Seymour Street 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) 19 Concession No(s). 10 Registered Plan (Subdivision) No. \_\_\_\_\_

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

Parcel(s) 4450 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: 32.670m Depth: 1010.964m Area: 35.839ha

4. DATE OF ACQUISITION OF SUBJECT LAND: 1989/10/02

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

none

## 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: None

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

None

**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): Residential

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

None at this time. Could be used for uses permitted in the Rural zone

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

Unknown

**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

☐ 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

☐ 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:**

Unknown

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

Vacant

**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):**

Rural

**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).**

Existing lot does not meet the frontage requirement of 60m

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

Relief from Table 5B to allow a frontage of 32m rather than the required 60m

**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 ☒ (not yet established)  
Communal ☐  
Lake ☐  
Dug Well ☐  
Drilled Well ☐  
Other(Specify) ☐

B. Sewage Disposal:

Municipally owned and Operated ☐  
Privately Owned and Operated ☐  
Individual ☒ (not yet established)  
Communal ☐  
Septic Tank/Field Bed ☐  
Holding Tank ☐  
Other (Specify) ☐

C. Storm Drainage:

Sewers ☐  
Ditches ☐  
Swales ☐  
Other (Specify) ☒  
Overland runoff

**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 # B2003-0014, 0015 & 0016 Status of Application Approved

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): Growth Plan for Northern Ontario

**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): Growth Plan for Northern Ontario

**24. IS THE APPLICATION FOR MINOR VARIANCE CONSISTENT WITH THE PROVINCIAL POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?**

☒ Yes

☐ No

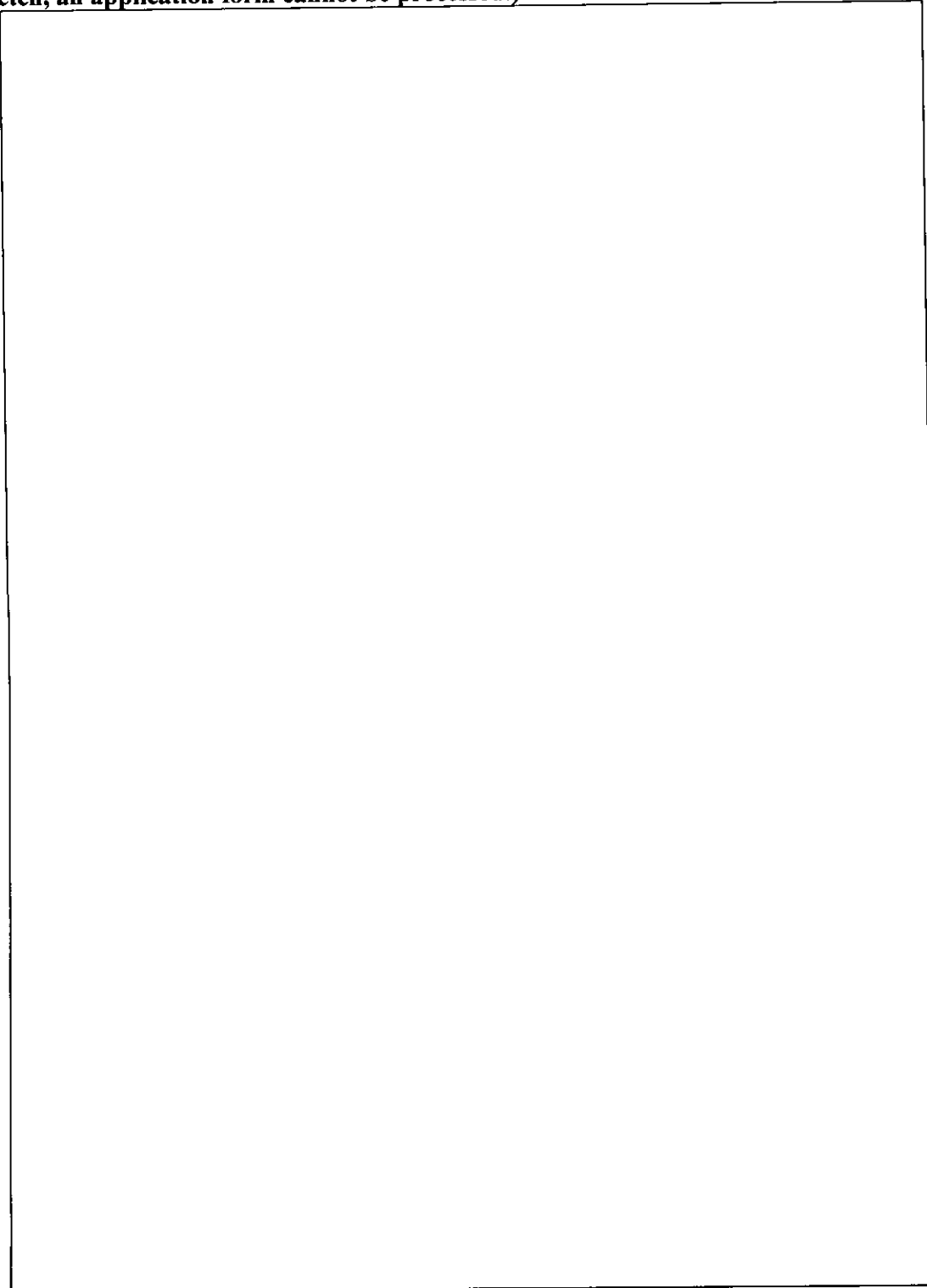
**25. DO YOU HAVE ANY KNOWLEDGE OF ENDANGERED SPECIES OR SPECIES AT RISK OR KNOWLEDGE OF POTENTIAL HABITAT FOR SUCH SPECIES ON THE SUBJECT LAND OR ADJACENT LANDS?**

☐ 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 sketch. It occupies the majority of the page below the instruction text.



## 27. AFFIDAVIT OR SWORN DECLARATION

I/We Tulloch Geomatics Inc. c/o Steve 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 25  
day of March 20 24.

\_\_\_\_\_  
A Commissioner etc.

Cheryl Lebel  
A Commissioner etc.

Cheryl Anne Lebel  
a Commissioner etc.,  
Province of Ontario  
for Tulloch Geomatics Inc.  
Expires January 29, 2027

[Signature]  
Signature of Applicant, Solicitor,  
Authorized Agent

\_\_\_\_\_  
Signature of Applicant, Solicitor,  
Authorized Agent

## 28. AUTHORIZATION

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

I/We Chris Morawski 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.

March 25 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 Chris Morawski am/are the owner(s) of the land that is the subject of this application for a minor variance and I/We authorize Tulloch Geomatics Inc. c/o Steve McArthur 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.

MARCH 25 2024  
Date

Chris Morawski  
Signature of Owner

\_\_\_\_\_  
Date

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

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

I/We Chris Morawski 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.

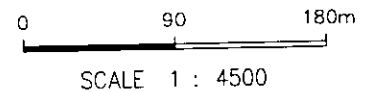
MARCH 25 2024  
Date

Chris Morawski  
Signature of Owner

\_\_\_\_\_  
Date

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

**SKETCH FOR MINOR VARIANCE**



**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 ©

**METRIC**

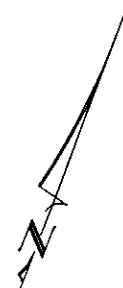
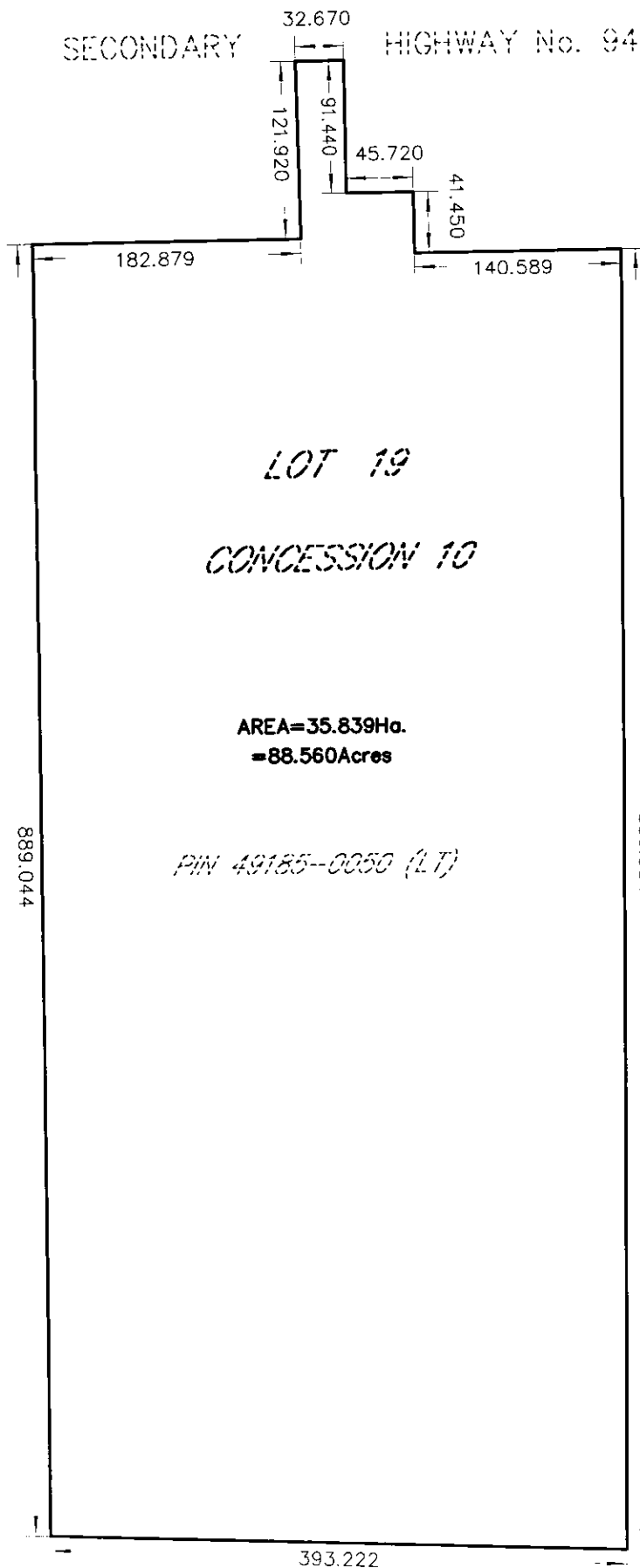
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTE**

DIMENSIONS WERE OBTAINED FROM VARIOUS PLANS.

**NOTE**

PART OF LOT 19  
CONCESSION 10  
TOWNSHIP OF EAST FERRIS  
DISTRICT OF NIPISSING



CLIENT: CJ CONSTRUCTION



**TULLOCH GEOMATICS INC.**

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