



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0  
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## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING – Minor Variance Application

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**Applicant:** Claude & Nicky Levasseur  
**File No.:** A-2023-03  
**Civic Address:** 581 Big Moose Road

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**IN THE MATTER** of an application for a minor variance under Section 45 of the Planning Act by: Claude & Nicky Levasseur for their parcel of land described as 581 Big Moose Road in the Municipality of East Ferris. The Committee of Adjustment has appointed **April 19<sup>th</sup>, 2023 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 the construction of a new rental cottage on the camp property. The cottage would replace existing trailer site on the northern part of the property. In order to facilitate this the applicant has applied for a minor variance to permit reduced front and side yard setbacks. The applicant is requesting a front yard setback of 13m, whereas 30m is required; a side yard setback of 3.5m whereas 8m is required; and another side yard setback of 4.5m whereas 8m is required.

**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 24<sup>th</sup> day of March, 2023

Greg Kirton  
Director of Community Services

Key Plan (Not to Scale)

