



MUNICIPALITY OF EAST FERRIS  
MAY 16 2025  
RECEIVED

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): EMILIE & REYFANNE GROUX

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

Fax Number: [REDACTED] Email: [REDACTED]

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

Postal Code: P0H 1B0

Municipal Address of Lands Affected (911 Number): [REDACTED]

Authorized Agent/Applicant Solicitor (if any): [REDACTED]

Phone Number: [REDACTED] Alternate Phone: [REDACTED]

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:**

Lot(s) 24 Concession No(s) 2 Registered Plan (Subdivision) No. ~~362-9432~~

Lot(s) (No(s)) 24 Reference Plan (Survey) No. 362-9432 Part(s) 1

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

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

☐ Yes

☒ No

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

**3. DESCRIPTION OF SUBJECT LAND:**

Description of Land:

Frontage: 980 ft Depth: 703 ft Area: 7.4 acres

**4. DATE OF ACQUISITION OF SUBJECT LAND:** FEB 14 1995

**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): RESIDENTIAL / INDUSTRIAL

Number of Buildings and Structures (existing) on land subject to the application: 3

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

HOUSE, GARAGE & SHOP.

**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 (sq ft)	Gross Floor Area (sq ft)	Number of Storeys	Width	Length	Height	
HOUSE	884	2652	2	26	34	28	(FT)
GARAGE	528	528	1	22	24	18	(FT)
SHOP	2000	2000	1	40	50	24	(FT)

☐ 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	
HOUSE	25	193	207	236	(FT)
GARAGE	67	165	240	220	(FT)
SHOP	177	40	88	362	(FT)

☐ 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 1

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

1 HOUSE

**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	
HOUSE	2000	2000	1	40	50	20	(FT)

☐ 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
HOUSE	75	75	75	125

☐ 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:**

HOUSE (1985) GARAGE (1995) SHOP (2003)

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

**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).**

LOT SIZED AT 1.68 ACRES, NEED TO BE 2 ACRES minimum AS per By-law

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

Accept 1.65 LOT AS-IS.

**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 ☐  
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:

D) 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 ON GOING

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 APPPLICATION 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.)**

ATTACHED

## 27. 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

## 28. AUTHORIZATION

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

I/We EMILIEN GROULX 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.

MAY 13<sup>th</sup> 2025  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
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 EMILIEN GROULX 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.

MAY 13<sup>th</sup> 2025  
Date

Emilien Groulx  
Signature of Owner

\_\_\_\_\_  
Date

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

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

I/We EMILIEN GROULX 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.

MAY 13<sup>th</sup> 2025  
Date

Emilien Groulx  
Signature of Owner

\_\_\_\_\_  
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
Subdivision 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) <sup>(1)</sup>	\$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

PLAN OF SURVEY OF  
PART OF LOT 24, CONCESSION 2  
TOWNSHIP OF EAST FERRIS

DISTRICT OF NIPISSING  
SCALE : 1 INCH = 50 FEET  
J.R. LANCASTER, O.L.S.  
1995

NOTE

THE LIMIT OF WETLANDS SHOWN HEREIN IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF EAST FERRIS

3.21ac

1.65ac

1.65ac

LOT

CONCESSION

PART 1

PART OF PARCEL 7413 W&F

CONCESSION

TRAVELLED ROAD  
(known locally as GROULX ROAD)

WETLANDS

RIVER

(CROWN LAND)

