



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): RENAUD JANICE ALAN

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

Fax Number: N/A Email: [REDACTED]

Mailing Address: 145 TAILLEFER City/Town/Village/Hamlet: CORBEIL ONT

Postal Code: POH 1K0

Municipal Address of Lands Affected (911 Number): 145 TAILLEFER Rd CORBEIL

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

Phone Number: NA Alternate Phone: NA

Address: NA City/Village: NA

Fax: NA Email: NA

Specify to whom all communications should be sent (check appropriate space):

☒ Owner

☐ Agent

☐ Solicitor

☐ Both

2. LOCATION OF SUBJECT LAND:

Lot(s) 13 Concession No(s) 10 Registered Plan (Subdivision) No. _____

Lot(s) (No(s)) _____ Reference Plan (Survey) No. _____ Part(s) _____

Parcel(s) 18407 Hamlet (Astorville, Corbeil, Derland) CORBEIL

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

PCL 18407 - SEC WF, PT LT 13 CON 10 EAST FERRIS PT 1 36R9388 E FERRIS
NIPISSENG ☐ Yes ☒ No

Please Describe: NA

3. DESCRIPTION OF SUBJECT LAND:

Description of Land:

Frontage: 150 FT Depth: 300 FT Area: 1 ACRE

4. DATE OF ACQUISITION OF SUBJECT LAND: 9 OCT 2024

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

NA

6. EXISTING USES OF SUBJECT LAND:

Existing Use(s) (e.g. residential, commercial): RESIDENTIAL

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.):

N/D

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
RESIDENT	1400		2	29.6'	49.6'	12'

☐ 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
RESIDENT	37'	59'	99'	870'

☐ 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 2

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

GARAGE

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
GARAGE	1500 SF	1	1	30'	50'	12'

☐ 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
<u>GARAGE</u>	<u>12 ft</u>	<u>248 ft</u>	<u>127 ft</u>	<u>121</u>

☐ 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:

THIS YEAR

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

OK

14. PRESENT OFFICIAL PLAN DESIGNATION (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

NOT ORDER YET

15. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

16. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

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).

SEE APPENDIX A. (LETTER)

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

GARAGE 30 X 50' 1500'

May 21, 2025

Re: Garage minor variance,
Alan Renaud,
142 Taillefer Rd.
Corbeil ON P0H1K0

To whom it may concern,

I am writing to formally request a variance to allow the construction of a garage on my property exceeding the maximum size currently permitted by the zoning by-law. The proposed garage would be approximately 1500sqft, whereas the by-law allows for a smaller footprint.

Justification for the Variance.

1-Unique Property Characteristics.

My property is a large rural lot, where there are other properties that have similar sized garages. This helps maintain the cleanliness of the property without impacting neighbours or altering the character of the neighbourhood. The proposed garage would be set back appropriately and designed to complement the existing structure (residence) on-site.

2-Functional Need

The garage is intended to store multiple vehicles and equipment that are actively used and maintained, including my truck, car, tractor, tools and woodworking tools. A smaller garage would not meet the practical needs of the property, particularly for secure storage and protection of the elements.

3- No negative impact on Neighbourhood Character.

The garage will be constructed using materials and design consistent with the main dwelling, maintaining the visual integrity of the neighbourhood. It will not obstruct the views, diminish neighbourhood property values or create additional traffic or safety concerns.

4-Hardship if Denied.

Denying the variance would create an unnecessary hardship, as I would be unable to store and maintain essential personal property. This would also result in the inefficient use of my property, despite its capacity to accommodate a structure of this size without adverse effects.

5-Support from Neighbours.

I have consulted with a few Neighbours who have expressed their support and also made comments on how the property has been cleaned and maintained since becoming the new owner. They seem happy to have me as a new Neighbour.

6- One building vs. two buildings

As per the current bylaws, it is indicated that a single out-building cannot exceed 960sqft. However, I was informed that I could build two in order to accommodate our storage needs. I would prefer to build just one fully enclosed building that would take up less square footage of my overall property opposed to building two that would take up more overall square footage. There would also be a reduced cost to build one vs. building two.

I respectfully request that the Board considers these factors and grant the variance. I am committed to complying with all building codes and ensuring that the garage remains an asset to both my property and of the community.

Thank you for your time and consideration. If you feel the need to contact me I can be reached by phone at [REDACTED] or by email [REDACTED]

Sincerely,

[REDACTED]
Al Renaud

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: TAULEFA Rd CORBELL

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 _____

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

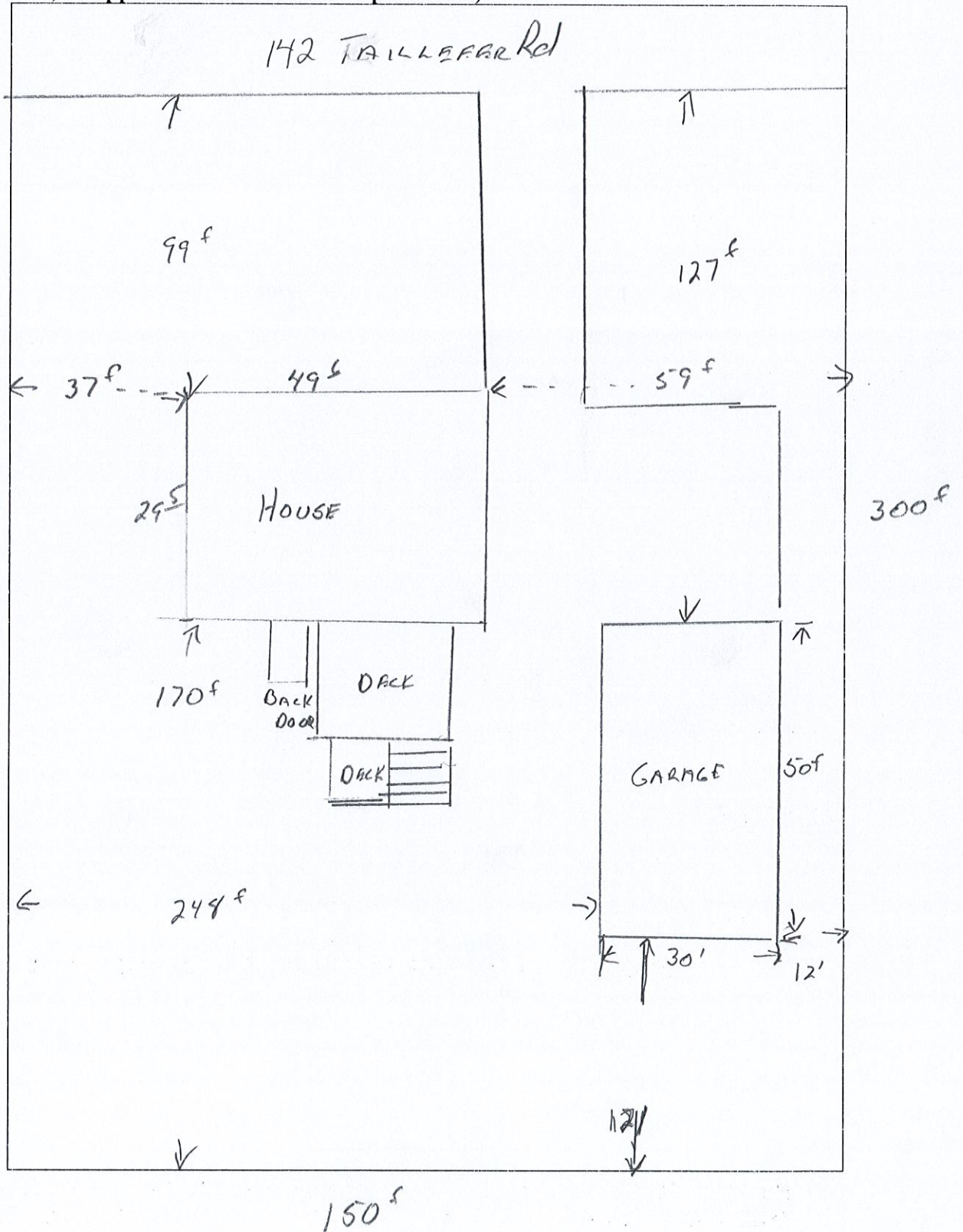
25. DO YOU HAVE ANY KNOWLEDGE OF ENDANGERED SPECIES OR SPECIES AT RISK OR KNOWLEDGE OF POTENTIAL HABITAT FOR SUCH SPECIES ON THE SUBJECT LAND OR ADJACENT LANDS?

☐ 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.)



27. AFFIDAVIT OR SWORN DECLARATION

I/We ALAN JANICE RENAUD of the OWNER
of 145 TELLER RD in the CORBIER of EAST FERRIS ONT

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 WEST FERRIS

in the PROV. of ONT this 22

day of MAY 20 25

A Commissioner etc.

[Signature]
Signature of Applicant, Solicitor,
Authorized Agent

A Commissioner etc.

J. Renaud
Signature of Applicant, Solicitor,
Authorized Agent

28. AUTHORIZATION

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

I/We ALAN JANICE RENAUD 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.

22 MAY 2025
Date

[Signature]
Signature of Owner

22 MAY 2025
Date

J. Renaud
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 ALAN JAYCE RENAUD 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.

2025-05-22
Date

J. Renaud
Signature of Owner

2025-05-22
Date

A. Renaud
Signature of Owner

30. CONSENT OF OWNER – SITE INSPECTION

I/We ALAN JAYCE RENAUD 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.

2025-05-22
Date

J. Renaud
Signature of Owner

2025-05-22
Date

A. Renaud
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 Agreee. (amended)	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
*Review and processing an application for an Official Plan	\$ 2,300.00	\$ 2,300.00	\$ 2,400.00	\$ 2,400.00
Amendment				
*Review and processing an application for a Zoning-By-law	\$ 1,500.00	\$ 1,500.00	\$ 1,600.00	\$ 1,600.00
Amendment				
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) ⁽¹⁾	\$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	As per by-law