

DEC 10 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): MARIE-LYNNE SAVAGE DANIEL SAVAGEHome Phone: [REDACTED] Alternate Phone: [REDACTED]Fax Number: [REDACTED] Email: [REDACTED]Mailing Address: 688 QUAE QUARD City/Town/Village/Hamlet: CORBEILPostal Code: POH-1K0Municipal 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:

RE: Daniel Savage and Marie-Lynn Savage Severance
688 Quae Quae Road, Corbeil, ON P0H 1K0
PIN 49188-0068, Pcl 26-1 Sec 36M551; Lt 26, Pl 36M551 East Ferris;
S/T LT258104; East Ferris; District of Nipissing

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

☒ Yes

☐ No

Please Describe: Stream Running through property

3. DESCRIPTION OF SUBJECT LAND:

Description of Land:

Frontage: 250 ft Depth: 630 ft Area: _____

4. DATE OF ACQUISITION OF SUBJECT LAND: 2018-08

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

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: 5

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

dwelling, garage, storage

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
House + attached garage	1300 square		1	24'	40'	
1 shed (storage)	100 square feet			10'	10'	
1 shed (storage)	1200 square feet			10'	12'	
1 wood shed	32 square feet			8'	4'	

☐ 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 + garage				
shed				
shed				
shed				

☐ 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

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

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:

house and garage - (1989) shed #1 Front (2019) shed #2 BACK 2020 wood shed (BACK) 2020

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

AS ABOVE

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).

- Property on Quai Quai where we reside has two frontages (unique) and one on Waukegon (New lot created). Variance of 1.5 acres. Survey concludes - lot size is Quai Quai: 0.238 ha. shed - likely due when areas were calculated for sewerage and New lot variance the area in the road at Waukegon was not taken into account.

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

We are requesting a variance to permit a reduction in retained lot size on Quai Quai from 0.8 ha to 0.7762 ha (0.0238 ha) in order to comply with 2.6.1 minimum fee retained lands as well as granted minor sewerage 2A to 1.5A for sewer lands New lot with Waukegon frontage.

The granting of this minor variance application for 0.0238 ha would also allow the sewerage pending registry to remain unchanged so definitely less cost to the owner.

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: 438 QUAG QUAG ROAD

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:

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 # _____ Status of Application _____

V) Minor Variance?

☒ Yes ^{New lot Waukegan} ☐ No ☐ Unknown

If 'yes', file # _____ Status of Application granted

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.)

Please note sewerage plan and other pictures included with the property.

27. AFFIDAVIT OR SWORN DECLARATION

I/We Marie Lynn Savage and Daniel Savage of the municipality
of East Ferris 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 municipality of East Ferris
in the District of Nipissing this 10
day of December 2025.

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 Marie Lynn Savage and Daniel Savage 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.

0 2025-12-10
Date

Signature of Owner

2025-12-10
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 _____ 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.

Date

Signature of Owner

Date

Signature of Owner

30. CONSENT OF OWNER – SITE INSPECTION

I/We Marie Lynn Savage and Daniel Savage 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.

2025-12-10
Date

Marie Lynn Savage
Signature of Owner

2025-12-10
Date

Daniel Savage
Signature of Owner

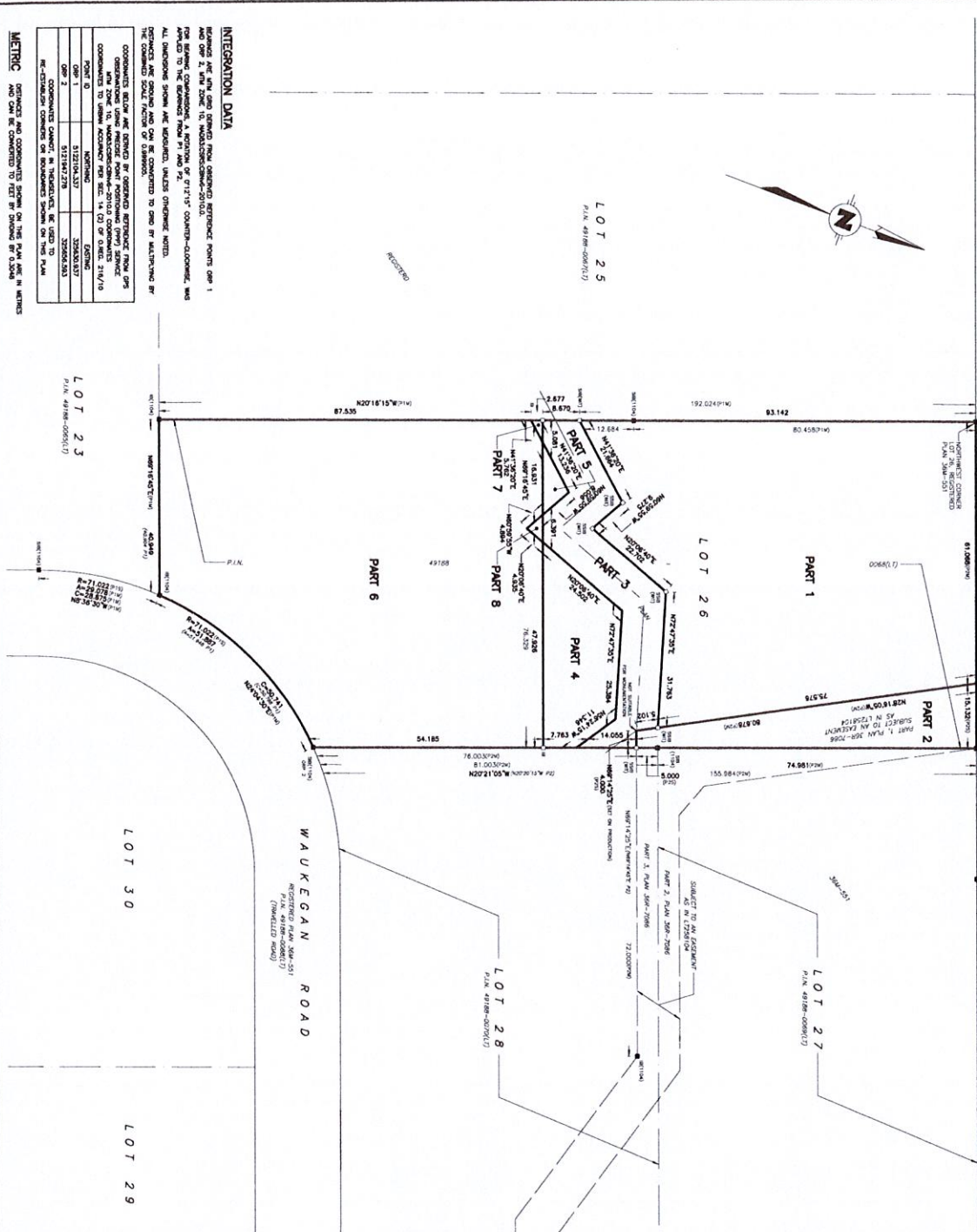
For Office Use Only:

Date Complete application was received: _____

File No. _____

Date Stamp:

76,200 (71,807,206)



PLAN OF SURVEY
OF ALL OF
LOT 26, REGISTERED PLAN 36M-551

TOWNSHIP OF EAST FERRIS
NOW IN THE
MUNICIPALITY OF EAST FERRIS
DISTRICT OF NIPISSING



LEGEND

- | | |
|----|------------------------------------|
| 1 | DOOR/TS SURVEY MONITOR SET |
| 2 | DOOR/TS SURVEY MONITOR FOUND |
| 3 | DOOR/TS IRON BAR |
| 4 | DOOR/TS STRUTTED IRON BAR |
| 5 | DOOR/TS STANCHION IRON BAR |
| 6 | DOOR/TS WINDES |
| 7 | DOOR/TS ORBED/ED KETTEROCK POINTS |
| 8 | DOOR/TS PROPERTY IDENTIFYER NUMBER |
| 9 | DOOR/TS W/ALIGNED |
| 10 | DOOR/TS SET |
| 11 | DOOR/TS P.A. BLACKMAN, O.L.S. |
| 12 | DOOR/TS REGISTERED PLAN 384-551 |
| 13 | DOOR/TS PLAN 384-7086 |

SURVEYOR'S CERTIFICATE


(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 14th DAY OF NOVEMBER, 2020.

NOVEMBER 25, 2025
DATE

M.J. SAMPSON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-118674

			
Callon & Dietz INCORPORATED			
ONTARIO LAND SURVEYORS			
CHELTON PLACE	LONDON	NORTH AVE	
info@callondietz.com		callondietz.com	
SURVEY 97-04-7/1	DRAWN 97-04	FILE No. 25-27956	PLAN No. C-3005