



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0  
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municipality@eastferris.ca

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## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING – Minor Variance Application

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**Applicant:** Bettina Chapman  
**File No.:** A-2023-05  
**Civic Address:** 171 Morgan Road

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**IN THE MATTER** of an application for a minor variance under Section 45 of the Planning Act by: Bettina Chapman for their parcel of land described as 171 Morgan Road in the Municipality of East Ferris. The Committee of Adjustment has appointed **June 21, 2023 at 7:00 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 minor variances to permit the following:

- Recognize existing deficiency in lot frontage of 30.48m (100 feet)
- Recognize existing deficiency in lot area, including the lands to be acquired through a lot addition from 581 Big Moose Road, of 0.15ha (0.39 acres)
- Permit a reduction in front yard setback to the lake for the main building from 30m to 27.6m
- Permit a reduction in the required setback to the rear lot line for a detached garage from 2m to 1m.

**Please see the sketch below.**

**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.

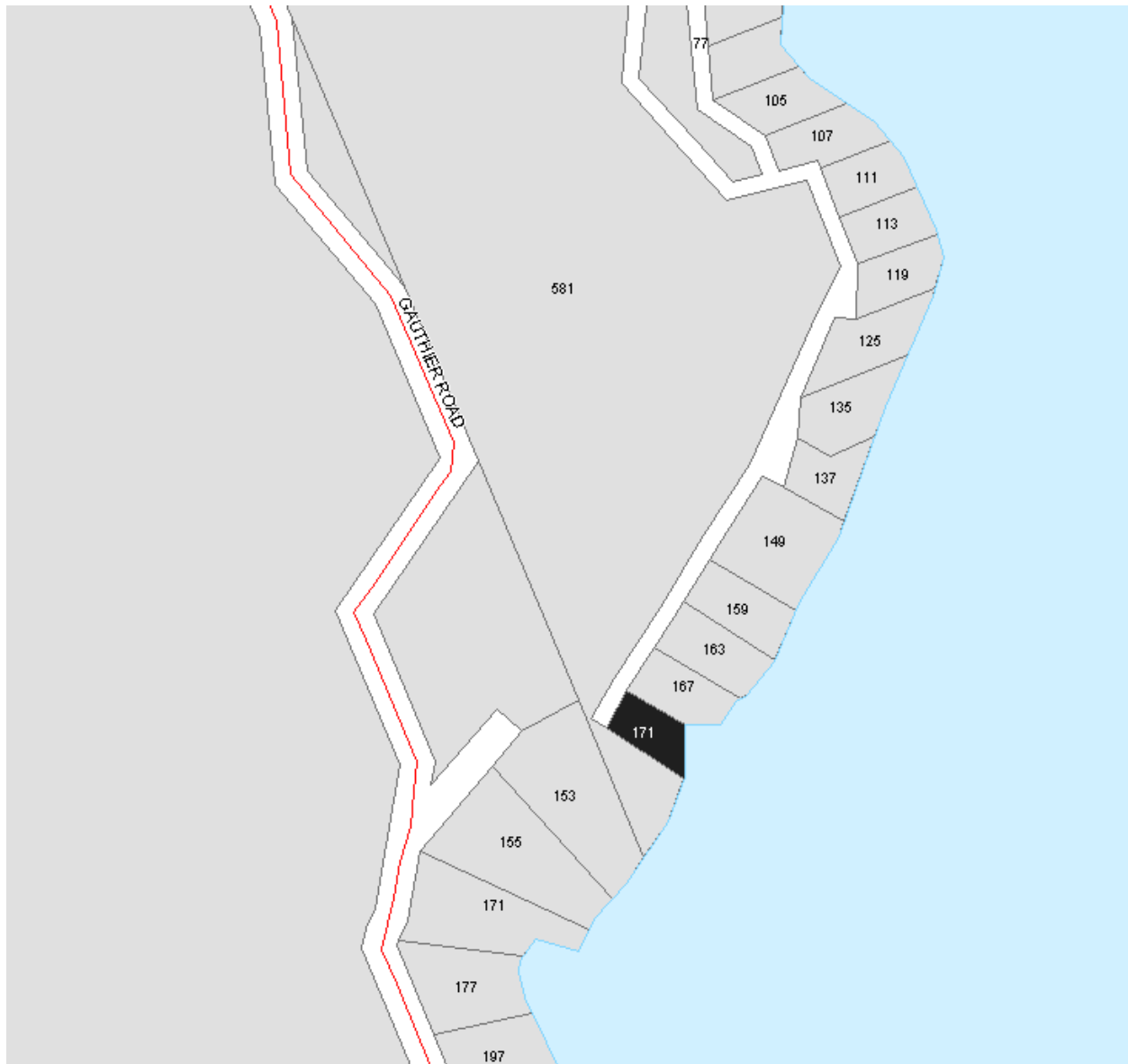
The land which is the subject of this application for a Minor Variance is also related to a consent to sever application that would see a small portion of land added to the subject property from the adjacent property at 581 Big Moose Road.

Municipality of East Ferris  
Committee of Adjustment  
25 Taillefer Rd, Corbeil, Ontario  
P0H 1K0

Dated this 31<sup>st</sup> day of May, 2023

Greg Kirton  
Director of Community Services  
Municipality of East Ferris

### Key Plan (Not to Scale)



# Proposed Site Layout

