



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0  
TEL.: (705) 752-2740 FAX.: (705) 752-2452  
municipality@eastferris.ca

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

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**Applicant:** Tulloch on behalf of Simon Brothers Window and Door Installations Ltd.  
**File No.:** A-2023-10  
**Civic Address:** 304 Nosbonsing Park Road

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**IN THE MATTER** of an application for a minor variance under Section 45 of the Planning Act by: Tulloch on behalf of Simon Brothers Window and Door Installations Ltd. for their parcel of land described as 304 Nosbonsing Park Road in the Municipality of East Ferris. The Committee of Adjustment has appointed **September 20, 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 a minor variance to permit the reduction in the required front yard setback from Lake Nosbonsing to 28.46m from the required 30m. **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.

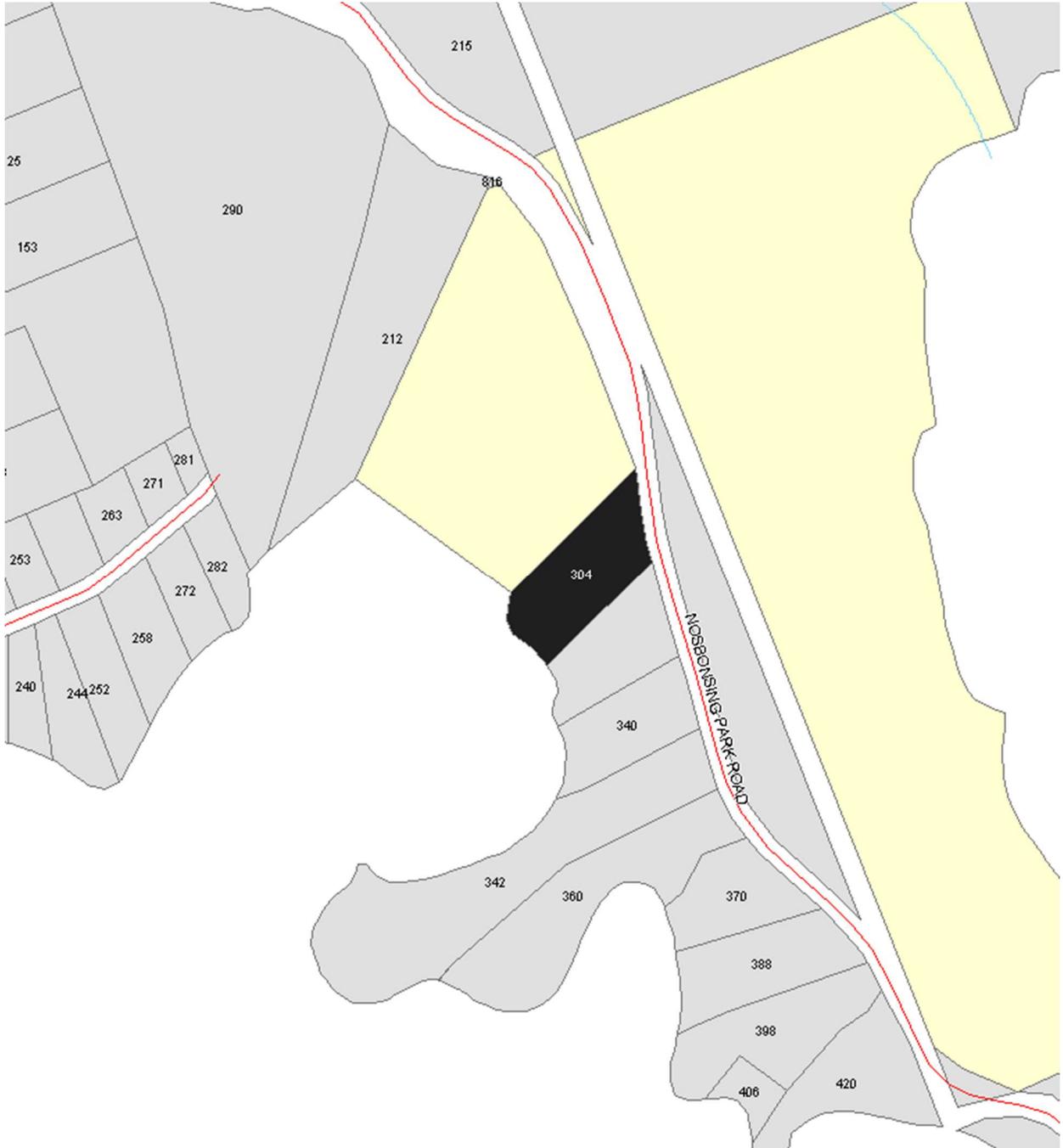
The land which is the subject of this application for a Minor Variance is not the subject of an application under the Planning Act for Consent, Zoning By-law Amendment, Plan of Subdivision or Ministers Zoning Order.

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

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

Greg Kirton, RPP, MCIP  
Director of Community Services  
Municipality of East Ferris

**Key Plan (Not to Scale)**



# Site Sketch

SKETCH FOR MINOR VARIANCE



SCALE 1 : 900

## CAUTION

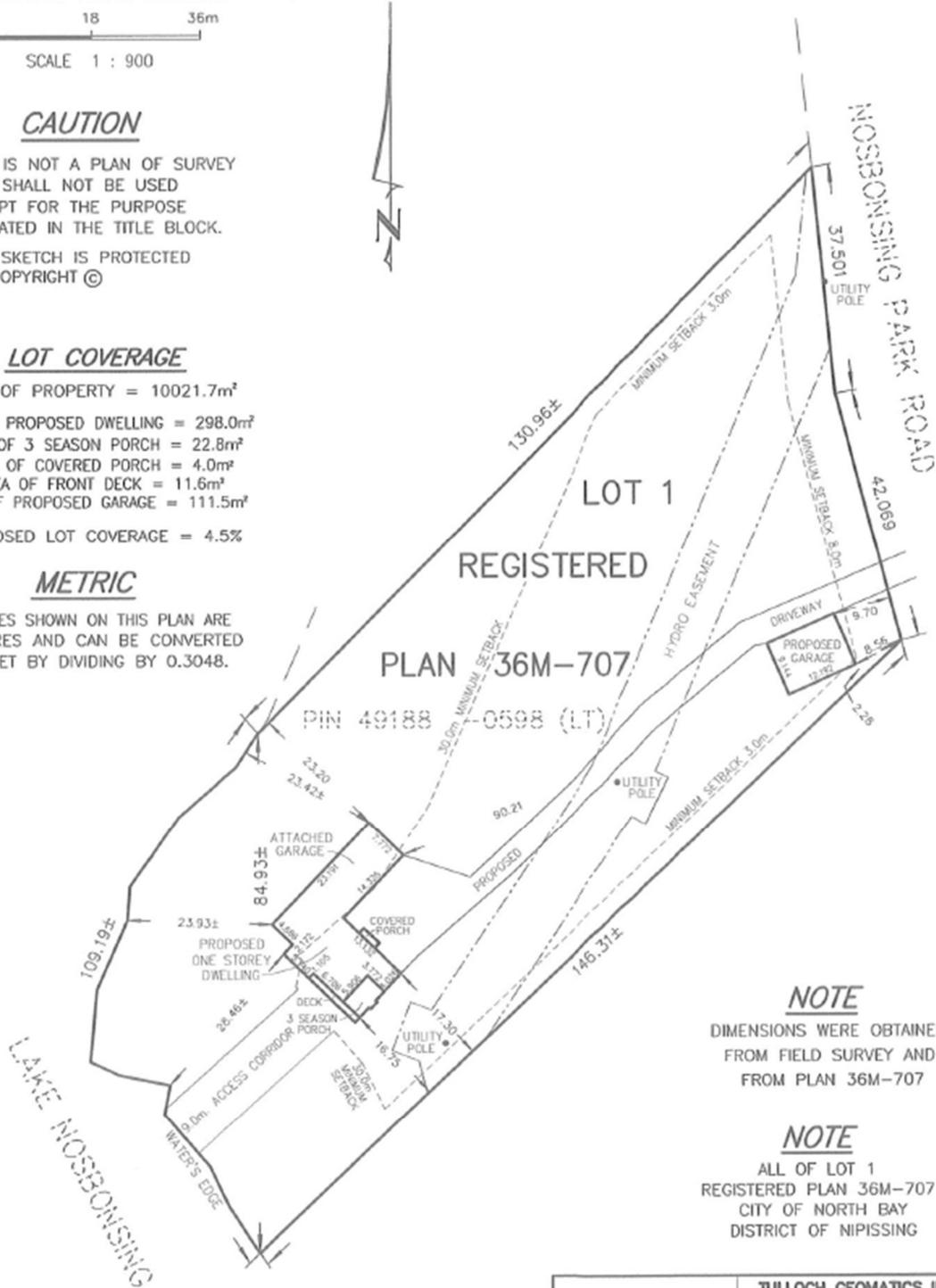
- a) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- b) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

## LOT COVERAGE

AREA OF PROPERTY = 10021.7m<sup>2</sup>  
 AREA OF PROPOSED DWELLING = 298.0m<sup>2</sup>  
 AREA OF 3 SEASON PORCH = 22.8m<sup>2</sup>  
 AREA OF COVERED PORCH = 4.0m<sup>2</sup>  
 AREA OF FRONT DECK = 11.6m<sup>2</sup>  
 AREA OF PROPOSED GARAGE = 111.5m<sup>2</sup>  
 PROPOSED LOT COVERAGE = 4.5%

## METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



## NOTE

DIMENSIONS WERE OBTAINED FROM FIELD SURVEY AND FROM PLAN 36M-707

## NOTE

ALL OF LOT 1 REGISTERED PLAN 36M-707 CITY OF NORTH BAY DISTRICT OF NIPISSING

CLIENT: BAYBUILDERS



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