



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 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): Robert (Bob) & Denise Victoria Point

Home Phone: [REDACTED] Alternate Phone: _____

Fax Number: _____ Email: [REDACTED]

Mailing Address: [REDACTED] City/Town/Village/Hamlet: Astorville, ON

Postal Code: [REDACTED]

Municipal Address of Lands Affected (911 Number): 837 Lake Nosbonsing Road

Authorized Agent/Applicant Solicitor (if any): Tulloch Geomatics Inc. c/o Steve McArthur

Phone Number: 705-474-1210 x.561 Alternate Phone: 705-492-8587

Address: 1501 Seymour Street City/Village: North Bay, ON

Fax: Email: steve.mcarthur@tulloch.ca

Specify to whom all communications should be sent (check appropriate space):
☐ Owner ☒ Agent ☐ Solicitor ☐ Both

2. LOCATION OF SUBJECT LAND:

Lot(s) Pt Lot 25 Concession No(s). 4 Registered Plan (Subdivision) No. NP-6918

Lot(s) (No(s)) Reference Plan (Survey) No. 36R-13558 Part(s) 1

Parcel(s) ^{PIN 49186-0487} ~~PIN 49186-0485~~ 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: ± 175.071 m Depth: ± 719.604 m Area: ± 23.195 Ha

4. DATE OF ACQUISITION OF SUBJECT LAND: 2002/06/06

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): Mostly Vacant & Undeveloped. There is an existing single detached dwelling and associated accessory structures on the proposed severed (1.661 Ha) parcel.

Number of Buildings and Structures (existing) on land subject to the application: 6

Use(s) of Buildings and Structures (existing) on land subject to the application (e.g. dwelling, garage, etc.):
1 Single Detached Dwelling, and 5 accessory structures ranging from a garage to sheds

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
Single Detached Dwelling	± 250 m2		2	±11 m	±22 m	
Garage/Accessory Structure	± 75 m2		1	± 8 m	± 9 m	
Various Sheds, etc.						

☒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
Note: the proposed severed lot lines are drawn as shown on the attached sketch to accommodate the required setbacks under Zoning By-law 2021-60. The existing buildings will be tied in during the required creation of the Reference Plan for the concurrent Consent to Sever and the surveyor will ensure that all ZBL setbacks and lot coverage requirements are accommodated for all existing and proposed structures.				

☒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 SDD

Use(s) Buildings and Structures (proposed) on land subject to the application (e.g. dwelling, garage, etc.):
1 new Single Detached Dwelling and septic system and potentially a Detached Accessory Structure/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
Single Detached Dwelling	TBD *House	Plans are currently being prepared.				

☐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
Single Detached Dwelling	TBD *House Plans are currently being prepared. Will meet required setbacks.			

☐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:

2002/06/06

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

20+ years

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 - R

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).

We are requesting to vary Table 5B, Zoning Requirements Table, specifically the frontage requirement of 60m.

The two (2) proposed severed lots will meet the 60m frontage requirement for a Single Detached Dwelling in the Rural (R) zone, but the retained will be less that 5m short of meeting the frontage requirement at 55.071m.

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

Same as noted in Item 17 above. The owners, Bob and Denise Point are dividing the subject lands between their children. They will retain the house at 837 Nosbonsing Park Road, and the 1.033 Ha proposed severed will be transferred to their daughter Denise who intends to build a new home on this parcel. Their son will receive the proposed retained, but there are no immediate plans for any new construction on the retained.

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:

Lake Nosbonsing 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)

☒

Existing ditches/swales along Lake Nosbonsing Road

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

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II) Plan of Subdivision?

☐ Yes ☒ No ☐ Unknown

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

III) Consent?

☒ Yes ☐ No ☐ Unknown

If 'yes', file # Plan 36R-13558 Status of Application Approved in 2014

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): Growth Plan for Northern Ontario

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): Growth Plan for Northern Ontario

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.)

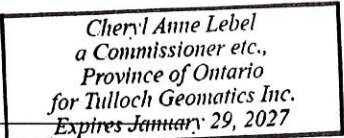
See attached 'Sketch for Consent'

27. AFFIDAVIT OR SWORN DECLARATION

I/We Steven Neil McArthur of the City
of North Bay 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 City of North Bay
in the District of Nipissing this 20th
day of February 20 24.


A Commissioner etc.



A Commissioner etc.


Signature of Applicant, Solicitor,
Authorized Agent

Signature of Applicant, Solicitor,
Authorized Agent

28. AUTHORIZATION

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

I/We Bob & Denise Point 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.

Feb 18/24
Date


Signature of Owner

Feb 24/24
Date


Signature of Owner

29. AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION AND TO PROVIDE PERSONAL INFORMATION:

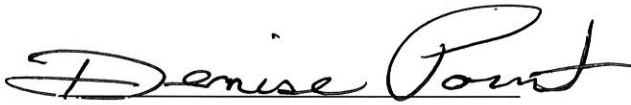
If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I/We Bob & Denise Point am/are the owner(s) of the land that is the subject of this application for a minor variance and I/We authorize Tulloch Geomatics Inc. 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.

Feb 18/24
Date


Signature of Owner

Feb 24/24
Date


Signature of Owner

30. CONSENT OF OWNER – SITE INSPECTION

I/We Bob & Denise Point 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.

Feb 18/24
Date


Signature of Owner

Feb. 24/24
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
Sudbdivision 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

