



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:** Kelly Fenton-Beckett  
**File No.:** A-2025-06  
**Civic Address:** 1385 Village Road, Astorville, ON P0H 1B0

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**IN THE MATTER** of an application for a minor variance under Section 45 of the Planning Act by: Kelly Fenton-Beckett for the parcel of land described as 1385 Village Road, Astorville, ON in the Municipality of East Ferris. The Committee of Adjustment has appointed **October 15<sup>th</sup>, 2025 at 5:00 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 request exemption to the lot area requirements of the Zoning By-law. (Requesting to have the lot area of .70 acres where 2 acres is required.). No new lots are being proposed through this application; however, when lot boundaries are adjusted current zoning standards are applicable. The associated consent to sever application, B-2025-10 is proposing a lot addition from 1389 Village Road to 1385 Village Road and therefore the lot area requirements of the zoning by-law must be applied. In this case, both 1389 and 1385 Village Road fail to meet the minimum lot area requirements so a minor variance must be applied for in order to facilitate the consent to sever application to allow the lot addition to take place.

**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 subject to consent to sever application B-2025-10.

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

Dated this 29<sup>th</sup> day of September, 2025

Greg Kirton  
Director of Community Services  
Municipality of East Ferris

### Key Plan (Not to Scale)

