



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

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING – Minor Variance Application

Applicant: Denis Larmand on behalf of Georgette Perron and Carmen Larmand
and Lucille Gagnon
File No.: A-2025-08
Civic Address: 48 South Shore Road

IN THE MATTER of an application for a minor variance under Section 45 of the Planning Act by: Denis Larmand on behalf of Georgette Perron and Carmen Larmand for their parcel of land described as Southshore Road, Astorville, ON P0H 1B0 in the Municipality of East Ferris. The Committee of Adjustment has appointed **October 15th, 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 permit a lot area of 0.8 acres whereas by-law 2021-60 requires 2.0 acres. No new lots are being proposed through this application. The existing lot area of 48 South Shore Road is approximately 0.34 acres and the lot area is proposed to increase to 0.8 acres through the lot addition proposed by application B-2025-11. The minor variance is required because a change to lot boundaries are proposed. Whenever a change to lot boundaries takes place, current zoning standards must be applied.

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.

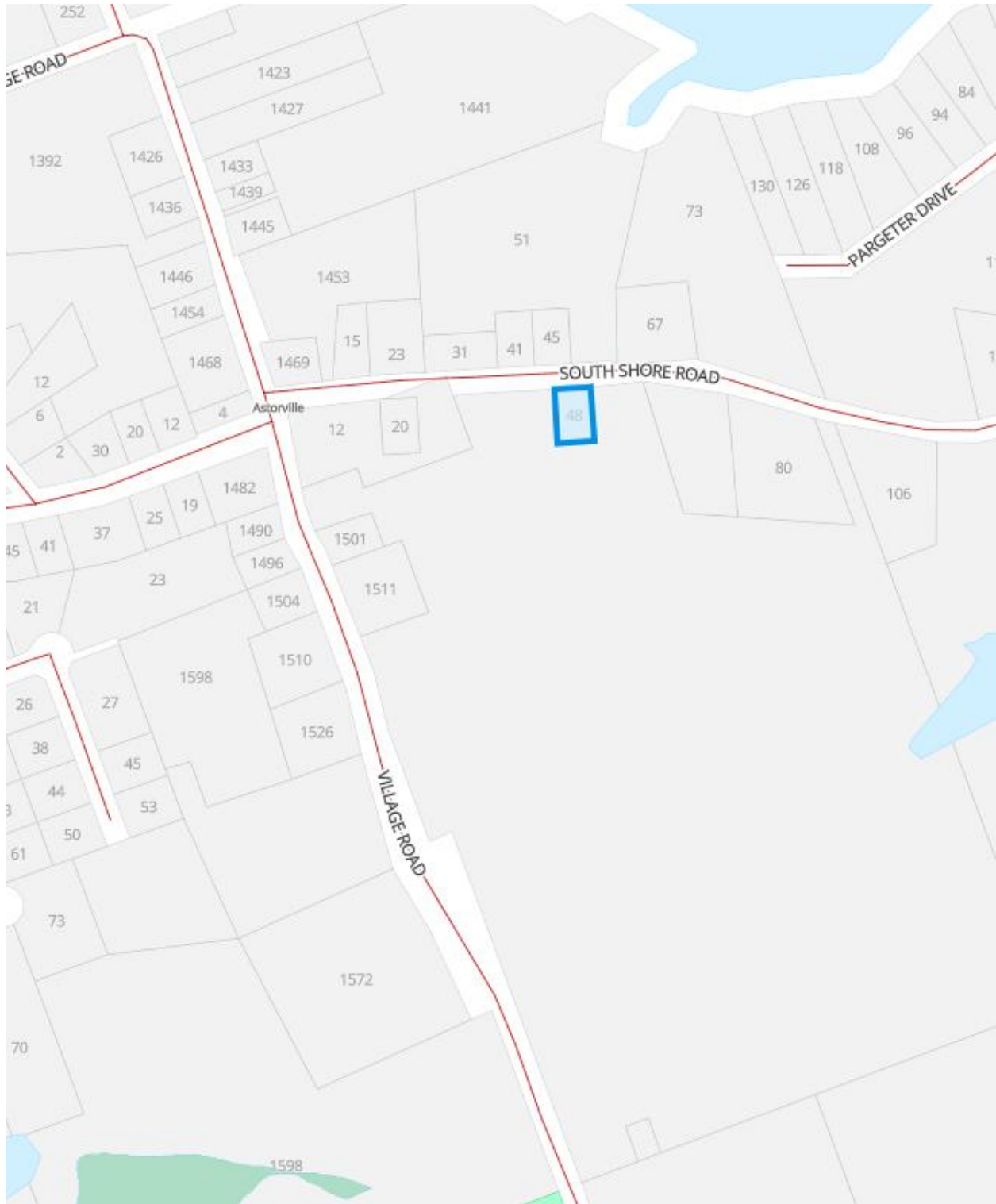
The land which is the subject of this application for a Minor Variance is also subject to consent to sever application B-2025-11

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

Dated this 29th day of September, 2025

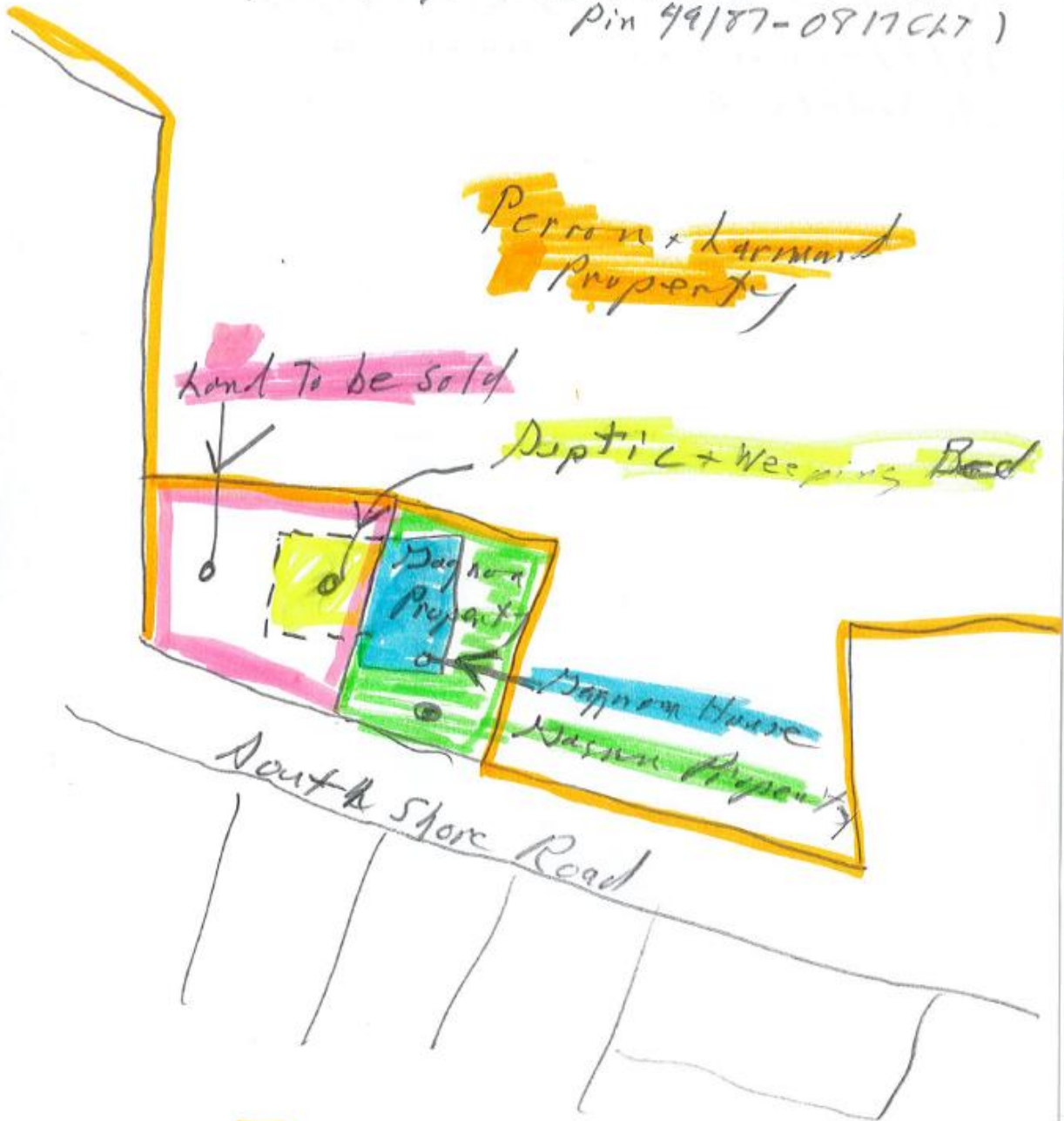
Greg Kirton
Director of Community Services
Municipality of East Ferris

Key Plan (Not to Scale)



New Lot Layout Proposal

Dagnon Property: Part 6 PL NR 2346
Pin 49187-0917 (K7)



Part of PCL 3143 Sec WF; PT Broken LT
19 con East Ferris As in LT 55857
Except PT 1-3 NR 39, PT 5 and 6 NR 2346 Pt
land 2 36 R 72 63 and PT 36 R 72 70 East Ferris
(over)