



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

## **APPLICATION FOR SITE PLAN CONTROL**

**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 two (2) 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 Municipality of East Ferris for a site plan control agreement, as described in this application, in accordance with By-law No. 1894. Failure to submit all of the required information may prevent or delay the consideration of the application.

### **1. APPLICANT INFORMATION**

Owner(s): \_\_\_\_\_

Home Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Fax Number: \_\_\_\_\_ Email: \_\_\_\_\_

Home Address: \_\_\_\_\_ City/Town/Village/Hamlet: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Municipal Address of lands affected (911 Number): \_\_\_\_\_

Authorized Agent/Applicant Solicitor (if any): \_\_\_\_\_

Phone Number: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City/Village: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Specify to whom all communications should be sent (check appropriate space):

Owner  Agent  Solicitor  Both

**2. LOCATION OF SUBJECT LAND:**

Lot(s) \_\_\_\_\_ Concession No(s). \_\_\_\_\_ Registered Plan (Subdivision) No. \_\_\_\_\_

Lot(s) (No(s)) \_\_\_\_\_ Reference Plan (Survey) No. \_\_\_\_\_ Part(s) \_\_\_\_\_

Parcel(s) \_\_\_\_\_ Hamlet (Asterville, Corbeil, Derland) \_\_\_\_\_

Are there any easements or restrictive covenants affecting the subject land?

Yes  No

Please Describe: \_\_\_\_\_

**3. DATE OF ACQUISITION OF SUBJECT LAND:** \_\_\_\_\_

**4. NAMES OF ANY MORTGAGES, HOLDERS OF ANY CHARGES OR OTHER ENCUMBRANCERS:**

\_\_\_\_\_

**5. ADDRESS OF ANY MORTGAGES, HOLDERS OF ANY CHARGES OR OTHER ENCUMBRANCERS:**

\_\_\_\_\_

**6. DESCRIPTION OF SUBJECT LAND:**

Description of Land:

Frontage: \_\_\_\_\_ Depth: \_\_\_\_\_ Area: \_\_\_\_\_

Existing Use(s): \_\_\_\_\_

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

Use(s) of Buildings and Structures (existing) on land subject to the application:

\_\_\_\_\_

Proposed Use(s): \_\_\_\_\_

Number of Buildings and Structures (proposed) on land subject to this application \_\_\_\_\_

Use(s) of Buildings and Structures (proposed) on land subject to the application:

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**7. DATE OF CONSTRUCTION OF ALL BUILDINGS AND STRUCTURES ON SUBJECT LAND:**

**8. 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 EXISTING BUILDING(S) AND STRUCTURE(S)	Ground Floor Area	Gross Floor Area	Number of Storeys	Width	Length	Height

Not Applicable (please check if there are no existing building(s) or structure(s))

**9. 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) AND STRUCTURE(S)	Ground Floor Area	Gross Floor Area	Number of Storeys	Width	Length	Height

Not Applicable (please check if there are no proposed building(s) or structure(s))

**10. LOCATION OF ALL EXISTING BUILDINGS AND STRUCTURES EXISTING AND PROPOSED FOR THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.**

TYPE OF EXISTING BUILDING(S) AND STRUCTURE(S)	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line

Not Applicable (please check if there are no existing building(s) or structure(s))

<b>TYPE OF PROPOSED BUILDING(S) AND STRUCTURE(S)</b>	<b>Side Lot Line</b>	<b>Side Lot Line</b>	<b>Front Lot Line</b>	<b>Rear Lot Line</b>

Not Applicable (please check if there are no proposed building(s) or structure(s))

**11. EXISTING USES OF THE SUBJECT LAND:**

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**12. EXISTING USES OF ABUTTING PROPERTIES:**

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

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**14. MUNICIPAL SERVICES AVAILABLE (CHECK ALL THAT APPLY):**

Water                       Sanitary Sewers                       Storm Sewer

**15. PRESENT OFFICIAL PLAN DESIGNATION (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

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**16. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

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**17. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

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**18. WHY IS SITE PLAN CONTROL BEING REQUESTED? PLEASE PROVIDE A DETAILED EXPLANATION.**

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**19. IF KNOWN, HAVE THE LANDS:**

**A) EVER BEEN, OR ARE NOW, A PART OF AN APPLICATION FOR:**

D) Official Plan Amendment?

Yes                       No                       Unknown

If 'yes', File # \_\_\_\_\_ Status Of Application \_\_\_\_\_

II) Plan of Subdivision?

Yes                       No                       Unknown

If 'yes', File # \_\_\_\_\_ Status Of Application \_\_\_\_\_

III) Consent?

Yes                       No                       Unknown

If 'yes', File # \_\_\_\_\_ Status Of Application \_\_\_\_\_

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 \_\_\_\_\_

**20. IS THE SUBJECT LAND WITHIN AN AREA OF LAND DESIGNATED UNDER ANY PROVINCIAL PLAN OR PLANS?**

Yes                       No

Name of Plan(s): \_\_\_\_\_

**21. 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): \_\_\_\_\_

**22. 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:\_\_\_\_\_

**23. AFFIDAVIT OR SWORN DECLARATION**

I/We \_\_\_\_\_ of the \_\_\_\_\_

Of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_

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 \_\_\_\_\_ of \_\_\_\_\_

in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
A Commissioner etc.

\_\_\_\_\_  
Signature of Applicant, Solicitor,  
Authorized Agent

\_\_\_\_\_  
A Commissioner etc.

\_\_\_\_\_  
Signature of Applicant, Solicitor,  
Authorized Agent

**24. AUTHORIZATION**

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

I/We \_\_\_\_\_ am/are the owner(s) of the land that is the subject of this application for a Site Plan Control Agreement a 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

**25. 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 \_\_\_\_\_ am/are the owner(s) of the land that is the subject of this application for Site Plan Control Agreement and I/We authorize \_\_\_\_\_ 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

**26. CONSENT OF OWNER – SITE INSPECTION**

I/We \_\_\_\_\_ am/are the owner(s) of the land that is the subject of this application for Site Plan Control Agreement and I/We authorize Municipal Staff, Committee Members, and Council members to enter onto the property to gather information necessary (e.g. site inspection, photos, video etc.) for assessing this application.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
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**

	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
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
Subdivision 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) <sup>(1)</sup>	\$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