



## STÉPHANIE LALONDE

Avocate & Notaire / Barrister & Solicitor

July 22<sup>nd</sup> , 2021

City of Cornwall  
100 Water Street East  
Cornwall, ON K6H 5T9

Sir/Madam,

**RE: FALCON HOME CONSTRUCTION INC.  
PART LOT CONTROL  
LOT 12, 52M33; CORNWALL**

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I am the solicitor acting on behalf of FALCON HOME CONSTRUCTION INC.

Please find enclosed herewith the Application for Removal of Part Lot Control and cheque of \$2,050.00 to cover your administration fee.

Please kindly return to our office three certified copies of the Municipal By-Law approving the Part Lot Control.

We trust the above to be satisfactory and thank you for your cooperation.

Yours very truly,

**STÉPHANIE LALONDE.**  
encls.



Department of Planning, Development & Recreation  
100 Water Street East, P.O. Box 877  
Cornwall, ON K6H 5T9

**LIFTING PART LOT CONTROL OR PART LOT CONTROL EXTENSION**

\*Please select which type you are applying for:

☒ Lifting of Part Lot Control    ☐ Extension of Part Lot Control

**OWNER/APPLICANT/AGENT INFORMATION**

Name & Address of Registered Property Owner	Name & Address of Applicant/Agent
<u>Falcon Home Construction</u>	<u>Stephanie Lalonde</u>
<u>1511 Rte 540 West</u>	<u>613-408-3505</u>
<u>Casselman on KOA/NO</u>	Phone# & Email Address
Phone# & Email Address	<u>Stephanie @ Stephanie</u>
<u>613-223-1330</u>	<u>lalonde.com</u>

**NOTIFICATION**

All communications should be sent to the following (check those that apply):

☐ Owner    ☐ Applicant    ☒ Agent

**LOCATION OF SUBJECT LANDS**

Description of the subject land:	
Lot	<u>12</u>
Concession	
Municipality	<u>Cornwall</u>
Street Address	<u>Louder Ave.</u>
Registered Plan No.	<u>52433</u>
Lot (s) No.	
Reference Plan No.	<u>52 R 8432</u>
Part(s) No.	<u>3 and 4</u>

**For any and all previously approved or concurrent development applications, please list application numbers:**

Application Type	Application#
Plan of Subdivision	
Site Plan Control	
Previously approved Part Lot Control Exemption	
Plan of Condominium	

**If you are applying to have the time limit extended on a previous Part Lot Control Exemption, please indicate the By-law number and the date it was passed:**

By-law # \_\_\_\_\_

Date Passed: \_\_\_\_\_

**Why are you applying to lift Part Lot Control? Please check the option that best describes your project:**

☒ We are creating new single-detached, semi-detached or townhouse dwellings or lots, all of which front on a public street. We would like to subdivide the property in order to create freehold units or lots.

☐ We are creating new single-detached, semi-detached or townhouse dwellings or lots, some or all of which do not front on a public street. We would like to subdivide the property in order to create freehold units or lots.

☐ This is an application to extend a previous Part Lot Control Exemption.

☐ Other (please describe):

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**ARE THERE ANY ENCUMBRANCES (ex; mortgages, easements, right of way etc...) AFFECTING THE SUBJECT LANDS?**



Yes

☐ No

If yes, please describe:

**DESCRIPTION OF SUBJECT LANDS**

**Please attach a scaled sketch of the subject property noting dimensions and existing building footprints.**

Are there any buildings or structures on the subject land? ☒ Yes ☐ No

If the answer to above is yes, provide the following information for each building or structure (attach additional pages, if required):

Type of building or structure:

*Semi-Detached.*

Distance from lot lines:

Height above grade:

Dimensions (attach sketch):

Floor area:

Are any buildings or structures proposed? ☐ Yes ☐ No

If the answer to above is yes, provide the following information for each building or structure proposed (attach additional pages, if required):

Type of building or structure:

Distance from lot lines:

Height above grade:

Dimensions (attach sketch):

Floor area:

## CONSENT OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I, \_\_\_\_\_ am the owner of the land that is the subject of this application for consent and for the purpose of the Freedom of Information & Privacy Act, I 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 purpose of processing this application.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

## AFFIDAVIT

I, Marc Brisson of the Nation Municipality of \_\_\_\_\_  
in the Province of Ontario

Make oath and say (or solemnly declare) that all the above information and statements contained in this application are true and that the information contained in documents that accompany this application are true and I 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 and by virtue of the Canada Evidence Act.

Sworn (or declared) before me at the Village of Casselman in the  
Province of Ontario this 22 day of July, 2021

\_\_\_\_\_  
Commissioner of Oaths, etc.

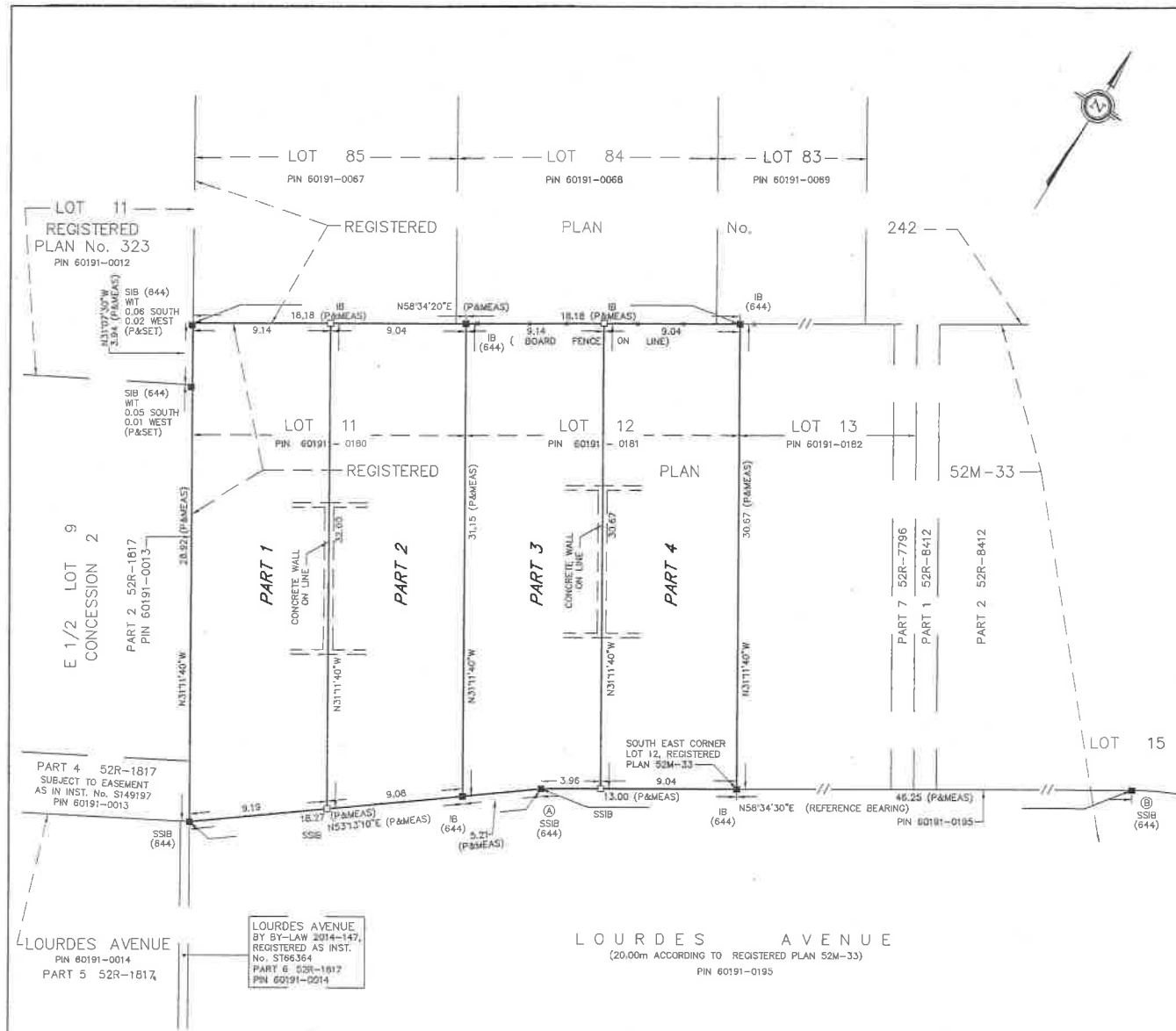
**Stéphanie Lalonde**  
**Avocate & Notaire //**  
**Barrister & Solicitor**  
**LSO # 743150**

\$ 2050.00

Deposit provided by: ☐ Owner ☒ Agent

Applicant's Signature \_\_\_\_\_

Date: July 22 2021



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

July 12, 2021

KIM C. ADAMS  
ONTARIO LAND SURVEYOR

PLAN 52R-8433

RECEIVED AND DEPOSITED

July 13, 2021

REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
STORMONT No. 52

# SCHEDULE

PART	LOT	PLAN	P.I.N.	AREA
1	ALL OF 11		ALL OF 60191-0180	297 m <sup>2</sup>
2		52M-33		288 m <sup>2</sup>
3	ALL OF 12		ALL OF 60191-0181	282 m <sup>2</sup>
4				277 m <sup>2</sup>

PLAN  
OF SURVEY OF

LOTS 11 AND 12  
REGISTERED PLAN 52M-33  
CITY OF CORNWALL  
COUNTY OF STORMONT, ONTARIO  
K. ADAMS SURVEYING LTD., 2021

Scale 1:200



METRIC:

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

## NOTE:

FOR BEARING COMPARISONS, A ROTATION OF 01°04'00" COUNTERCLOCKWISE WAS APPLIED TO P.

## BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE (POINTS) A AND B, SHOWN HEREON, BY REAL TIME NETWORK (RTN) (OBSERVATIONS AND) REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (75° WEST LONGITUDE) NAD 83 (CSRS), (2010.0).

## DISTANCE NOTE:

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF (0.999601534).

## INTEGRATION DATA:

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (USING THE CAN-NET) NETWORK UTM, ZONE 18, NAD83 (CSRS), (2010.0)  
COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O. REG. 218/10

CRP	NORTHING	EASTING
(A)	4986916.05	520848.84
(B)	4986948.93	520899.18

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

## LEGEND & NOTES: (IF APPLICABLE)

■ DENOTES FOUND MONUMENTS  
□ DENOTES SET MONUMENTS  
IB DENOTES IRON BAR  
SIB DENOTES STANDARD IRON BAR  
SSIB DENOTES SHORT STANDARD IRON BAR  
CC DENOTES CUT CROSS  
N&W DENOTES NAIL & WASHER  
WT DENOTES WITNESS

CRP DENOTES OBSERVED REFERENCE POINT  
IB DENOTES IRON PIPE  
OU DENOTES ORIGIN UNKNOWN  
MEAS DENOTES MEASURED  
PROP DENOTES PROPORTIONED  
CP DENOTES CONCRETE PIN  
P DENOTES REGISTERED PLAN 52M-33

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT:

- THIS PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 28<sup>th</sup> DAY OF MARCH, 2021.

DATED: July 12, 2021

KIM C. ADAMS  
ONTARIO LAND SURVEYOR

FROM THE OFFICE OF

K. ADAMS SURVEYING LTD.

INGLESIDE, ONTARIO

TEL: (613) 537 - 9898 FAX: (613) 537 - 9797

E mail: kcadams@bell.net

SCALE:	DRAWN:	FIELD:	CHECKED:	FIELD:
1:200	Y.B.	K.A.	K.A.	STOR-PL 52M-33

JOB: 21-1736-6

RP21-1736-6.DWG