



STÉPHANIE LALONDE

Avocate & Notaire / Barrister & Solicitor

July 22nd, 2021

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

Sir/Madam,

**RE: FALCON HOME CONSTRUCTION INC.
PART LOT CONTROL
LOT 15, 52M33; CORNWALL**

52m33
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.





www.cornwall.ca

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

Falcon Home Construction
1511 Rte 500 West
Casselman, On. K0A 1M0

Phone# & Email Address

613-223-1330

Name & Address of Applicant/Agent

Stephanie Lalonde

613-408-3505

Phone# & Email Address

stephanie@stephanie
lalonde.com

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 15

Concession

Municipality Cornwall

Street Address Gillis Ave.

Registered Plan No. 52M53

Lot (s) No.

Reference Plan No. 52R8423

Part(s) No. 1, 2 and 3

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):

--

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



E 1/2 LOT "C" CONCESSION 1

PART 1 (REM) 52R-6970

PIN 60161 - 0867

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

June 28, 2021

KIM C. ADAMS
ONTARIO LAND SURVEYOR

PLAN 52R-8423

RECEIVED AND DEPOSITED
June 30, 2021

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

SCHEDULE

PART	LOT	PLAN	P.I.N.	AREA
1				60 m ²
2	ALL OF 15	52M-53	ALL OF 60161-0824	581.5 m ²
3				425.5 m ²

NOTE: PART 1 SUBJECT TO EASEMENT AS IN INSTRUMENT No. 51118651.

PLAN
OF SURVEY OF
LOT 15
REGISTERED PLAN 52M-53
CITY OF CORNWALL
COUNTY OF STORMONT, ONTARIO
K. ADAMS SURVEYING LTD., 2021

Scale 1 : 250



METRIC:

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

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:

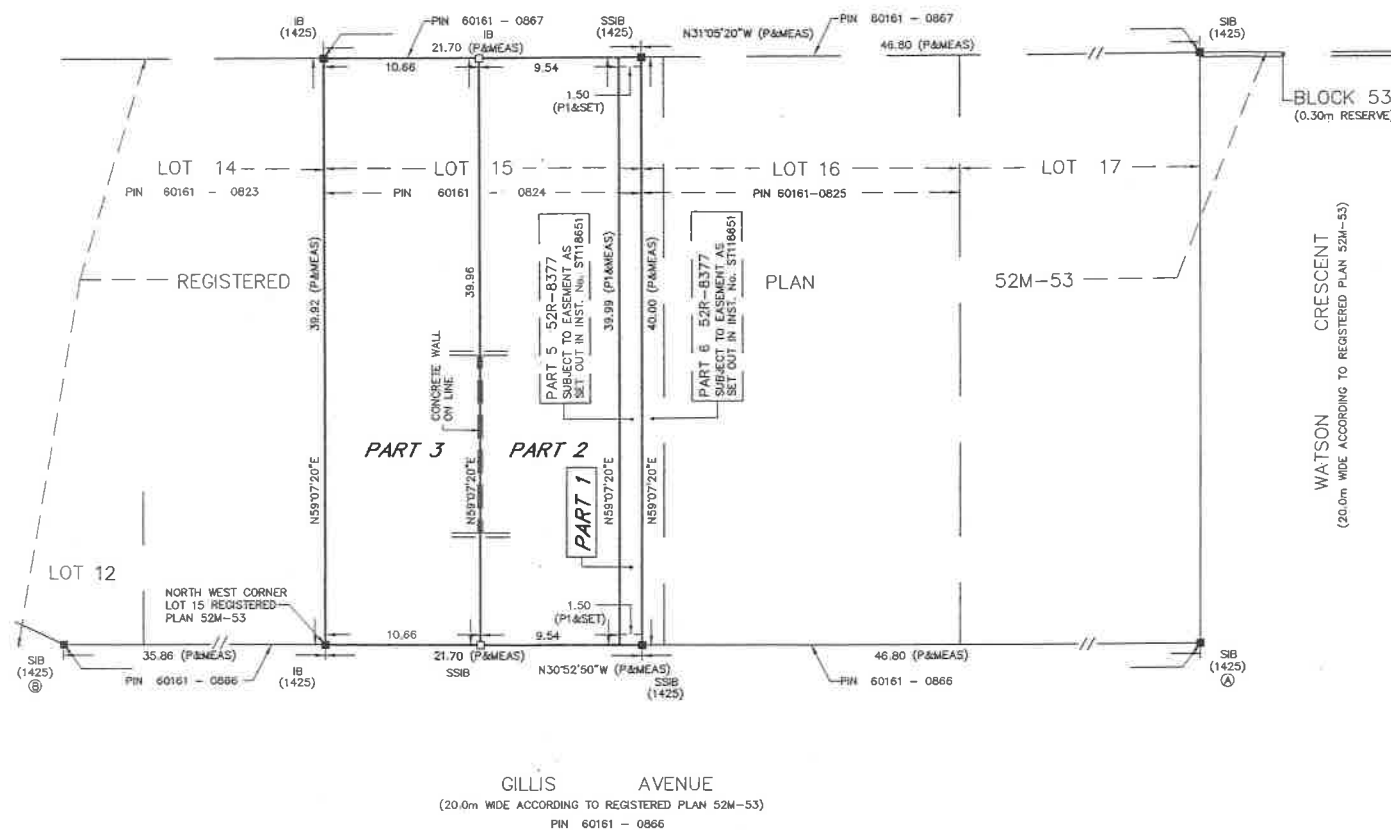
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID
BY MULTIPLYING BY A COMBINED SCALE FACTOR OF (0.999603687).

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 OREG 216/10

DRP	NORTHING	EASTING
Ⓐ	4986784.97	525666.26
Ⓑ	4986874.48	525612.71

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
WIT DENOTES WITNESS

ORP DENOTES OBSERVED REFERENCE POINT
IP DENOTES IRON PIPE
OU DENOTES ORIGIN UNKNOWN
MEAS DENOTES MEASURED
PROP DENOTES PROPORTIONED
CP DENOTES CONCRETE PIN
P DENOTES REGISTERED PLAN 52M-53
P1 DENOTES PLAN 52R-8377

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT :

- THIS PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,
THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 24th DAY OF FEBRUARY 2021

DATED : June 28, 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 : kcodams@bell.net

SCALE:	DRAWN:	FIELD:	CHECKED:	FIELD:
1:250	Y.B	K.A	K.A.	STOR-PL 52M-53

JOB: 21-1814-13
RP21-1814-13.DWG