

Denis Rochefort
117 Pargeter Drive
Astorville, ON P0H 1B0
April 21, 2026

Municipality of East Ferris
Planning Board Committee
25 Taillefer Road
Corbeil, ON P0H 1K0

Att :Greg Kirton

Subject: Application for Consent

Please find enclosed an Application for Consent under Section 53 of the Planning Act.

I am available to meet with you to discuss or clarify if needed.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink that reads "Denis Rochefort". The signature is written in a cursive style with a long horizontal stroke extending to the right.



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

APPLICATION FOR CONSENT UNDER SECTION 53 OF THE PLANNING ACT

APPLICATION FEE: Please see attached Schedule "F" as per The Municipality of East Ferris Fees and Charges amended By-law No. 2023-11. If approved there is a \$250.00 Finalization Fee and a \$1,250.00 Parkland Dedication Fee.

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 consent application framework is formally established in the Ontario Planning Act R.S.O. 1990, c.P.13. Failure to submit all of the required information may prevent or delay the consideration of the application.

1. APPLICANT INFORMATION

Owner(s): Denis et Suzanne Rochefort

Home Phone: [REDACTED] Alternate Phone: _____

Fax Number: _____ Email: [REDACTED]

Home Address: 117 Pargeter Rd City/Town/Village/Hamlet: Astorville, Ontario

Postal Code: POH 1B0

Municipal Address of Lands affected (911 number): 117 Pargeter Rd

Authorized Agent/Applicant Solicitor (if any): RICHARD ROCHEFORT

Phone Number: [REDACTED] Alternate Phone: _____

Address: [REDACTED] City/Village: CORBEIL

User(s) of Parcel(s) _____

Name(s) of Transferee(s) _____

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Frontage: _____ Depth: _____ Area: 2 X 2 Acre Lots

Existing Use(s): Principal Residence

Number of Buildings and Structures (existing) on land to be severed: NIL

Use(s) of Buildings and Structures (existing) on land to be severed: NA

Particulars of all building(s) and structure(s) (Existing) on the land to be **Severed**. Specify the setback distances from the side, rear and front lot lines.

TYPE OF EXISTING BUILDINGS OR STRUCTURES	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line
Residence	20.5M	235.15M	18.7M	73.3M

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

Proposed Use(s): _____

Number of Buildings and Structures (proposed) on land to be severed: _____

Use(s) of Buildings and Structures (proposed) on land to be severed: _____

Particulars of all building(s) and structure(s) (Proposed) on the land to be **Severed**. Specify the setback distances from the side, rear and front lot lines.

TYPE OF PROPOSED BUILDINGS OR STRUCTURES	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line

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

6. DESCRIPTION OF SUBJECT LAND TO BE RETAINED:

Frontage: _____ Depth: _____ Area 4.5 Acres

Existing Use(s): Principal Residence

Number of Buildings and Structures (existing) on land to be retained: 3

Use(s) of Buildings and Structures (existing) on land to be retained:

Principal Residence with attached double garage and a 2 8x12 Shed

Particulars of all building(s) and structure(s) (Existing) on the land to be **retained**. Specify the setback distances from the side, rear and front lot lines.

TYPE OF EXISTING BUILDINGS OR STRUCTURES	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))

Proposed Use(s): _____

Number of Buildings and Structures (proposed) on land to be retained: _____

Use(s) of Buildings and Structures (proposed) on land to be retained:

Particulars of all building(s) and structure(s) (Proposed) on the land to be **Retained**. Specify the setback distances from the side, rear and front lot lines.

TYPE OF PROPOSED BUILDINGS OR STRUCTURES	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line

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

7. SERVICES (PLEASE CHECK ALL THAT APPLY):

<u>A. Water Supply:</u>	Severed	Retained
Municipally owned and Operated (Individual)	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated (Communal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lake	<input type="checkbox"/>	<input type="checkbox"/>
Dug Well	<input type="checkbox"/>	<input type="checkbox"/>
Drilled Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

<u>B. Sewage Disposal:</u>	Severed	Retained
Municipally owned Operated (Individual)	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and Operated (Communal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Septic Tank/Field Bed	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Holding Tank	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

<u>C. Access:</u>	Severed	Retained
Unopened Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>
Open Municipal Road (Public Road)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

Name of Road/Street: Pargeter Rd

Is Access only by water? Yes No

If the answer to the above question was "yes" describe the boat docking facilities to be Used and the approximate distance of these facilities from the subject land and the nearest opened public road: _____

<u>C. Storm Drainage:</u>	Severed	Retained
Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

8. PRESENT OFFICIAL PLAN DESIGNATION (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF): Village

9. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (ZONING OF SUBJECT LAND) (PLEASE CONTACT PLANNING STAFF): Rural

10. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING STAFF):

2021-60

11. WHAT IS THE PROPOSED ZONING OF THE LAND INTENDED TO BE SEVERED?

Residential

12. IF KNOWN, HAVE THE LANDS:

A) Ever been, or is now, part of an application for:

I) 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 _____

13. IS THE SUBJECT LAND (SEVERED AND RETAINED) WITHIN AN AREA OF LAND DESIGNATED UNDER ANY PROVINCIAL PLAN OR PLANS?

Yes No

Name of Plan(s): _____

14. 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): _____

15. IS THE APPLICATION FOR CONSENT CONSISTENT WITH THE PROVINCIAL POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

Yes No

16. 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

17. 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?

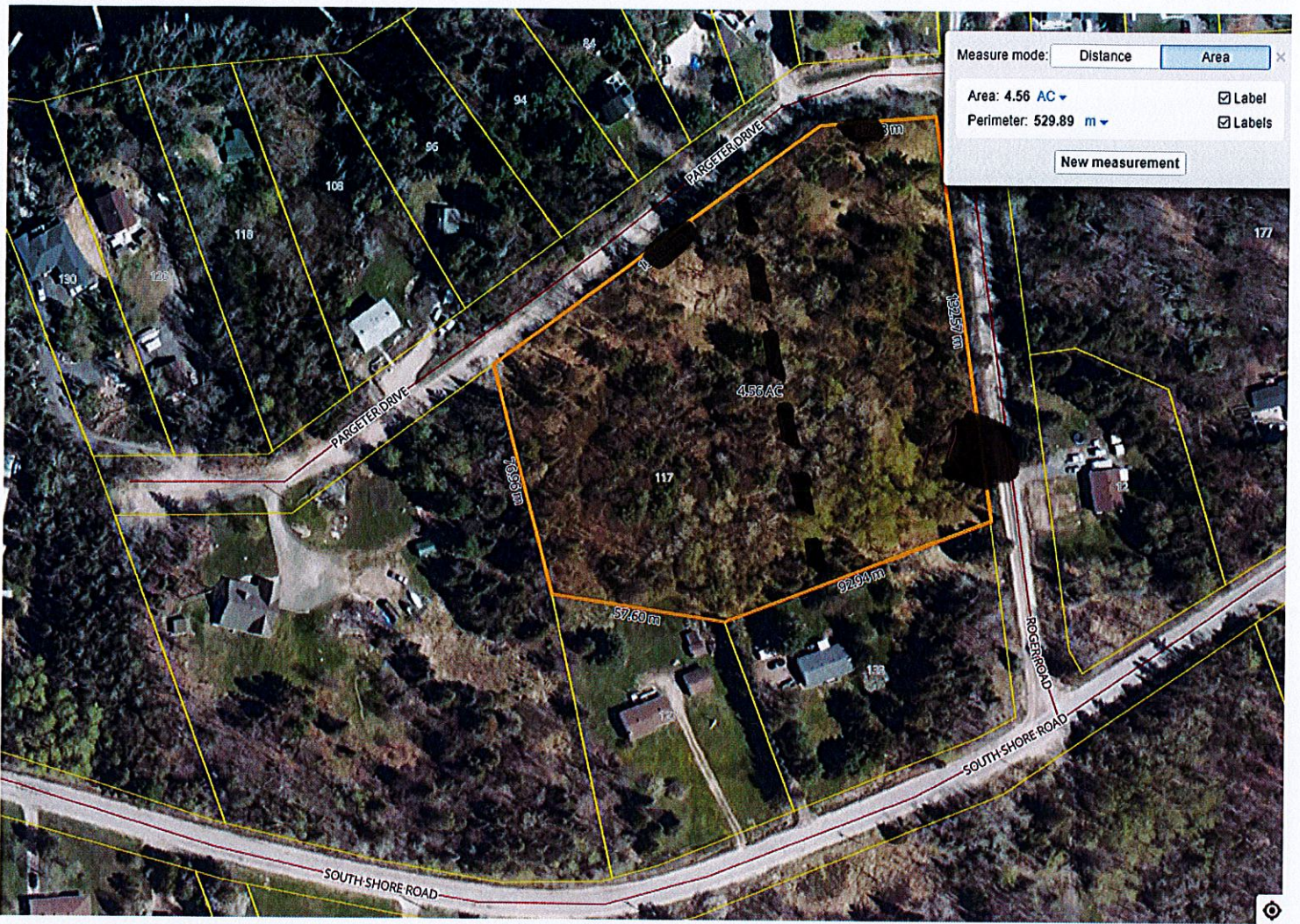
Yes No

If "yes", please explain: _____

19. REQUIRED SKETCH (return this sketch with application form. Without a sketch, an application form cannot be processed.)

See attached diagram using the Municipality of East Ferris zoning Map (CGIS)

We understand that we only have 20 Days after Planning/Council declines the application for severance to file an appeal to the Ontario Land Tribunal which we intend to do so.



NOTES

A) PROPOSED DRIVEWAYS —

B) PROPOSED LOTS — — — —

20. AFFIDAVIT OR SWORN DECLARATION

I/We Denis et Suzanne Rochefort of the Township
of East Ferris in the Province of Ontario

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 Municipality of East Ferris
in the District of Nipissing this 30th
day of April 2026.

[Signature]
A Commissioner etc.

[Signature]
A Commissioner etc.

[Signature]
Signature of Applicant, Solicitor,
Authorized Agent

[Signature]
Signature of Applicant, Solicitor,
Authorized Agent
Suzanne Rochefort

21. AUTHORIZATION

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

I/We Denis et Suzanne Rochefort am/are the owner(s) of
the land that is the subject of this consent application 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.

March 18/26
Date

March 18, 2026
Date

[Signature]
Signature of Owner

[Signature]
Signature of Owner

22. 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 a consent 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

23. CONSENT OF OWNER – SITE INSPECTION

I/We Denis et Suzanne Rochefort am/are the owner(s) of the land that is the subject of this application for a consent 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.

March 18/26
Date

Denis Rochefort
Signature of Owner

March 18, 2026
Date

Suzanne Rochefort
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**

	2023	2024	2025	2026
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) ⁽¹⁾	\$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

CANTON • EAST FERRIS • TOWNSHIP

OFFICE OF CLERK AND TREASURER
BUREAU DU GREFFIER ET DU TRESORIER



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

August 19, 2004

Mr. Denis Rochefort
[REDACTED]
[REDACTED]
[REDACTED]

Re: Closing of one foot reserve along Pargeter Drive and Roger Road

Dear Sir:

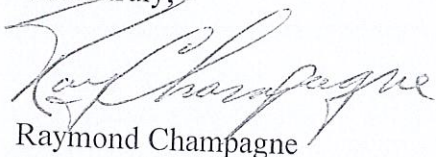
Please be advised that Council has agreed in principle to closing the one foot reserve along Pargeter Drive which immediately abuts your property and dedicating this strip of land as part of the municipal roadway.

It is understood that you will be responsible for all the costs involved with this matter which would include but not be limited to survey and legal fees.

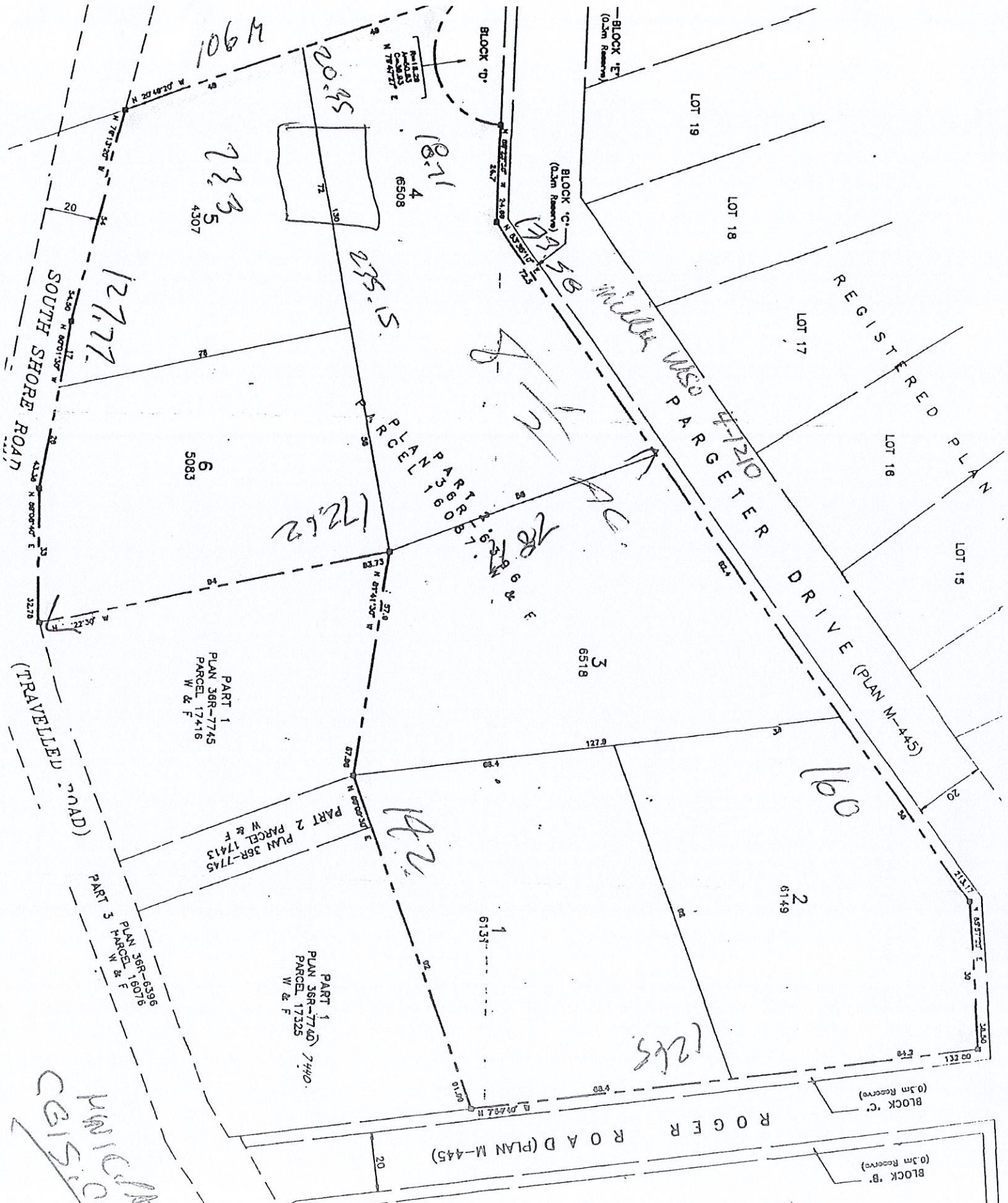
Please submit a deposit of \$500 for legal fees and a preliminary survey for review and approval by the municipality.

Should you require any further clarification on this matter please do not hesitate to call this office.

Yours truly,


Raymond Champagne

Deputy Clerk



(TRAVELLED ROAD)

SOUTH SHORE ROAD

ROGER ROAD (PLAN M-445)

REGISTERED PLAN
MILLER VICO
PARGETER DRIVE (PLAN M-445)

PART 1
PLAN 36R-7745
PARCEL 17416
W & F

PART 2
PLAN 36R-7743
PARCEL 17413
W & F

PART 3
PLAN 36R-6396
PARCEL 16016
W & F

PART 1
PLAN 36R-7740
PARCEL 17325
W & F

LPAD

LOCAL PLANNING
COMMISSION
APPEAL

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