



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

**APPLICATION FOR PLAN OF SUBDIVISION AND CONDOMINIUM UNDER
SECTION 51 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. 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 three (3) 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 Plan of Subdivision 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): 1000328150 Ontario Inc. c/o Marcel and Dan Degagne

Home Phone: [REDACTED] Alternate Phone: _____

Fax Number: _____ Email: [REDACTED]

Home Address: [REDACTED] City/Town/Village/Hamlet: [REDACTED]

Postal Code: [REDACTED] Address of lands affected: _____

Lot number of lands affected: 13 & 14 (both cons) Concession number of lands affected: 7 & 8

Hamlet (Corbeil, Astorville, Derland): Corbeil

Authorized Agent/Applicant Solicitor (if any): TULLOCH Engineering c/o Steve McArthur

Phone Number: 705-474-1210 x.561 Alternate Phone: 705-492-8587

Address: 621 Main Street West City/Village: North Bay

Fax: _____ Email: steve.mcarthur@tulloch.ca

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

Owner Agent Solicitor Both

2. LOCATION OF LAND:

Lot(s) 13 & 14 Concession No(s). 7 & 8 Registered Plan No. _____ Lot(s) _____

Reference Plan No. _____ Part(s) _____ Parcel(s) _____

Municipality East Ferris Municipal Address (911 Number) _____

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

Yes No

Please Describe: _____

3. LOCATION OF SUBJECT LAND:

Lot(s) 13 & 14 Concession No(s). 7 & 8 Registered Plan (Subdivision) No. _____

Lot(s) (No.(s)) _____ Reference Plan (Survey) No. _____ Part(s) _____

Parcel(s) _____ Hamlet (Asterville, Corbeil, Derland) Corbeil

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

Yes No

Please Describe: _____

4. HISTORY OF SUBJECT LAND:

Has the land been severed from the parcel originally acquired by the owner?

Yes No

If "yes", number of parcels created 11

Date parcel(s) created Last three (3) severances were perfected in May of 2025.

User(s) of Parcel(s) Lots for sale, some have residential construction underway.

*a number of lots have been created on these lands with existing frontage

Name(s) of Transferee(s) _____

5. PLEASE LIST THE TOTAL NUMBER OF LOTS OR BLOCKS AS SHOWN ON THE DRAFT PLAN FOR EACH OF THE FOLLOWING USES:

Type	Plan of Subdivision				Condominium			
	Number of Residential Units	Lots/Block	Total Area (in Hectares)	Parking Spaces	Date of Construction	Ground Floor Area	No. of Parking Spaces	Density Proposed (Specific Units)
Detached Residential	41	41	+/- 131.56	+/- 82				
Semi-Detached Residential	0	0	0	0				
Multiple Attached Residential	0	0	0	0				
Apartment Residential	0	0	0	0				
Seasonal Residential	0	0	0	0				
Mobile Home	0	0	0	0				
Other Residential	0	0	0	0				
Commercial	0	NA	0	0				
Industrial	0	NA	0	0				
Institutional	0	0	0	0				
Park or Open Space	0	NA	0	0				
Roads	NA	1	+/- 2.55	0				

Other	0	0	0	0				
Total	41	42	+/- 134.11	0				

If you have checked 'Other' please describe:

6. SERVICES (PLEASE CHECK ALL THAT APPLY):

A. Water Supply:

- Municipally owned and Operated (Individual)
- Privately owned and operated (Communal)
- Lake
- Dug Well
- Drilled Well
- Other (Specify) _____

Proposed

-
-
-
-
-
-

B. Sewage Disposal:

- Municipally owned Operated (Individual)
- Privately owned and Operated (Communal)
- Septic Tank/Field Bed
- Holding Tank
- Other (specify) _____

Proposed

-
-
-
-
-

Please Include:

- a) servicing options report
- b) a hydrogeological report

C. Access:

- Unopened Road Allowance
- Open Municipal Road
- Private Right of Way
- Provincial Highway
- Other (specify)
- Name of Road/Street: To Be Determined

Proposed

-
-
-
-
-

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: _____

C. Storm Drainage:

- Sewers
- Ditches
- Swales
- Other (Specify) _____

Proposed

-
-
-
-

7. PRESENT OFFICIAL PLAN DESIGNATION:

Rural

8. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND:

'Rural (R)'

9. ZONING BY-LAW NUMBER:

2021-60

10. WHAT IS THE PROPOSED ZONING OF THE LAND INTENDED TO BE SUBDIVIDED?

'Rural (R)'

11. IF THE APPLICATION IS FOR APPROVAL OF A CONDOMINIUM:

I) Has the Site Plan for the proposed condominium has been approved?

Yes No Unknown

If 'yes', file # _____ Has the agreement been entered into? _____

II) Has a building permit for the proposed condominium has been issued?

Yes No Unknown

If 'yes', file # _____ Status of Application _____

III) Is the Condominium under construction or has it been completed?

under construction Completed

If 'completed', file # _____ and date of completion _____

IV) Is the proposed condominium a conversion of a building containing residential rental units?

Yes No

If 'yes', please indicate the number of units to be converted _____

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 # current submission Status of Application in process

III) Consent?

Yes No Unknown

If 'yes', file # numerous occurrences Status of Application approved

IV) Rezoning?

Yes No Unknown

If 'yes', file # _____ Status of Application _____

V) Minor Variance?

Yes No Unknown

If 'yes', file # _____ Status of Application _____

VI) Site Plan Control Agreement?

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. DOES THE SUBJECT LAND CONTAIN ANY AREAS OF ARCHAEOLOGICAL POTENTIAL?

Yes No

If 'yes' please include:

- (a) an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and
- (b) a conservation plan for any archaeological resources identified in the assessment.

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

Yes No

15. 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

16. IS THE APPLICATION FOR AMENDMENT TO THE ZONING BY-LAW CONSISTENT WITH THE PROVINCIAL POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

Yes No

17. 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

18. 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: Please reference PJB and Potential Development Area Mapping
produced by TULLOCH Environmental Services

For Office Use Only:

Date Complete application was received: _____

File No. _____

Date Stamp:

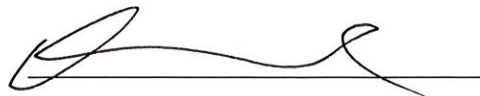
21. AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION AND TO PROVIDE PERSONAL INFORMATION

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 1000328150 Ontario Inc. c/o Marcel and Dan Degagne am/are the owner(s) of the land that is the subject of this application for a Plan of Subdivision and I/We authorize TULLOCH Engineering c/o Steve McArthur 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.

Feb-16-2026

Date



Signature of Owner

Feb-10-2026

Date



Signature of Owner

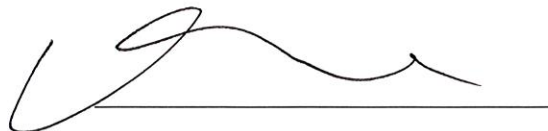
22. CONSENT OF OWNER – SITE INSPECTION

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 1000328150 Ontario Inc. c/o Marcel and Dan Degagne am/are the owner(s) of the land that is the subject of this application for a plan of subdivision 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.

Feb-10-2026

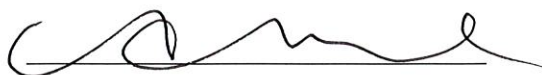
Date



Signature of Owner

Feb-10-2026

Date



Signature of Owner

19. AFFIDAVIT OR SWORN DECLARATION

I/We Steve McArthur of the City
of North Bay in the District of Nipissing

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 City of North Bay
in the District of Nipissing this 10TH
day of February 20 26.

A Commissioner etc.



*Cheryl Anne Lebel
a Commissioner etc.,
Province of Ontario
for Tulloch Geomatics Inc.
Expires January 29, 2027*

A Commissioner etc.



Signature of Applicant, Solicitor,
Authorized Agent



Signature of Applicant, Solicitor,
Authorized Agent

20. AUTHORIZATION

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

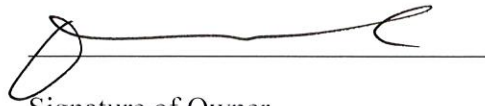
I/We 1000328150 Ontario Inc. c/o Marcel and Dan Degagne am/are the owner(s)
of the land that is the subject of this consent application for the purposes of the Freedom
of Information and Privacy Act I/We authorize and consent to the use by or the disclosure
to any person or public body of any personal information that is collected under the
authority of the Planning Act for the sole purposes of processing this application.

Feb - 10 - 2026

Date

Feb - 10 - 2026

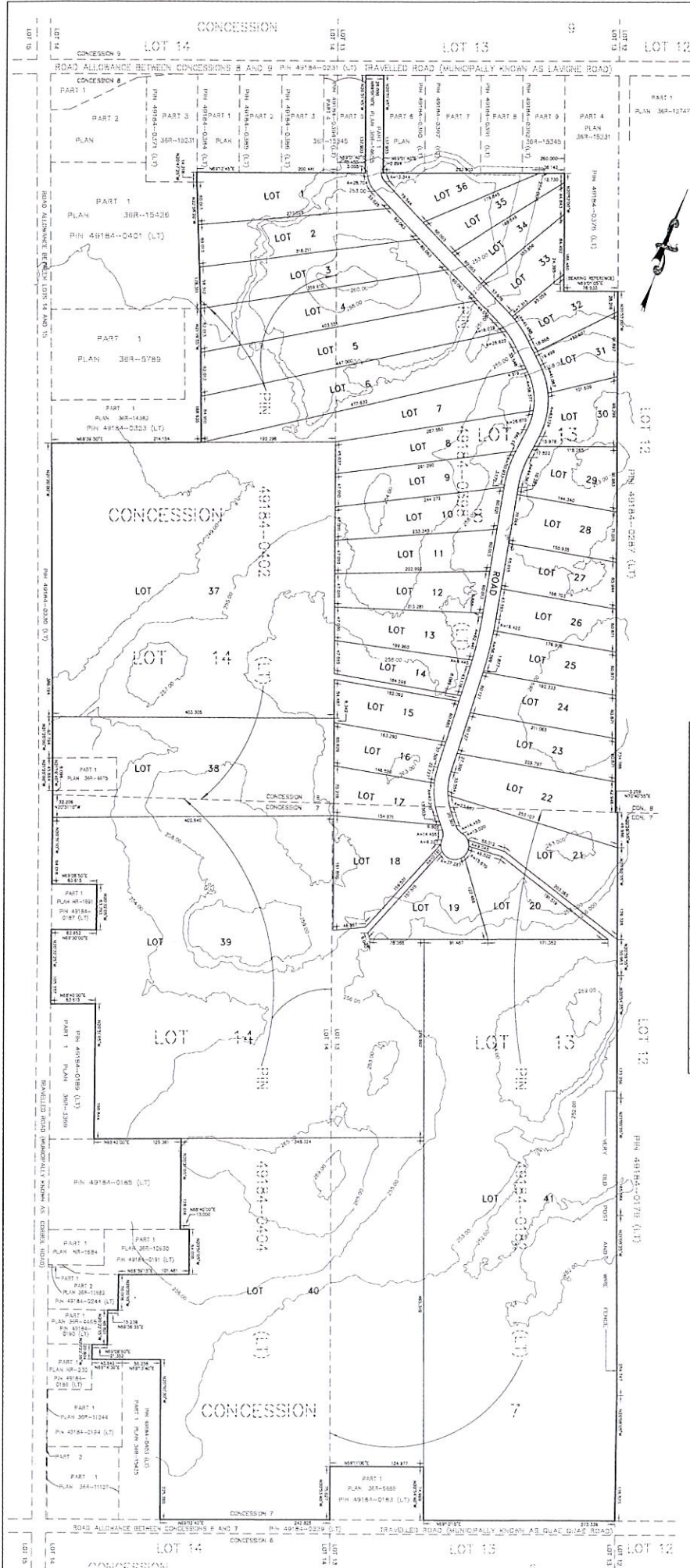
Date



Signature of Owner



Signature of Owner



DRAFT PLAN OF SUBDIVISION OF
 PART OF LOTS 13 AND 14
 CONCESSION 7
 PART OF LOTS 13 AND 14
 CONCESSION 8
TOWNSHIP OF EAST FERRIS
 DISTRICT OF NIPISSING
 TULLOCH GEOMATICS INC.
 SCALE 1 : 2000
 2026

METRIC UNITS
 DISTANCES AND COORDINATES SHOWN ON
 THIS PLAN ARE IN METERS AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048

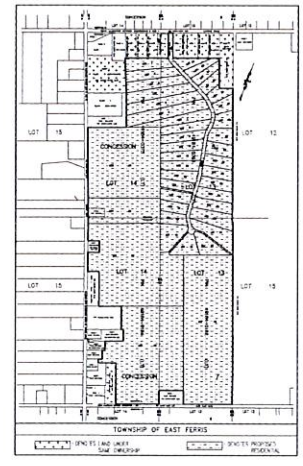
LAND USE ANALYSIS

LOT/CONCESSION	INTENDED USE	NO. OF UNITS	AREA (HECTARES)
LOTS 1 TO 41	RURAL	41	131.8472
ROAD	ROAD	1	2.5445
TOTAL		41	134.3917

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17)
 OF THE ONTARIO PLANNING ACT**

- (1) AS SHOWN ON THE FACE OF THE PLAN
- (2) AS SHOWN ON THE FACE OF THE PLAN
- (3) AS SHOWN ON THE FACE OF THE PLAN
- (4) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE:
 LISTED IN THE LAND USE ANALYSIS
- (5) THE EXISTING ZONE OF THE ADJACENT PROPERTIES ARE:
 NORTH - RURAL
 EAST - RURAL
 SOUTH - RURAL
 WEST - RURAL
- (6) AS SHOWN ON THE FACE OF THE PLAN
- (7) AS SHOWN ON THE FACE OF THE PLAN
- (8) PRIVATE WATER SYSTEM
- (9) THE NATURE AND PROFUNDITY OF THE SOIL IS SANDY LOAM
- (10) AS SHOWN ON THE FACE OF THE PLAN
- (11) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
 ENVIRONMENT SERVICES - FLOOD, FIRE, INSURANCE,
 MUNICIPAL SERVICES - GARBAGE, RECYCLING, ROAD MAINTENANCE,
 SCHOOL, BUILDING, SNOW REMOVAL,
 PUBLIC SERVICES - ELECTRICITY, TELEPHONE, CABLE, INTERNET
- (12) THERE IS NO CHANGE DRAINAGE AFFECTING THE PROPERTY.

KEY PLAN
 SCALE 1 : 10,000



OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL.
 NORTH BAY, ONTARIO
 FEB. 15, 2026
 MARGO DESJARDIN - PRESIDENT
 I HAVE THE AUTHORITY TO SIGN THE CORPORATION.
 10000200 SMO OHTARIO INC.
 REGISTERED OWNER OF PART OF CONCESSION (13), 418A-0182 (LT),
 418A-0182 (LT) AND 418A-0424 (LT)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR
 RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.
 NORTH BAY, ONTARIO
 FEBRUARY 14, 2026
 R. E. MILLER
 ONTARIO LAND SURVEYOR
 FOR: TULLOCH GEOMATICS INC.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LAMP OF PART 4
 AS SHOWN ON DEPOSITED PLAN 388-15231, HAVING A BEARING OF N90°50'E.

TULLOCH
 621 MAIN STREET WEST
 UNIT B
 NORTH BAY ON
 P1B 2V1
 info@tulloch.ca
 1-705-474-1210
 F-705-474-1765
 DRAWN BY: M.MINTOFFED FILE NO: 251527