TULLOCH

Degagne Group of Companies

Proposed 41 Lot Rural Residential Estate Subdivision
Lavigne Road

Presentation By:

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Senior Planner & Project Manager

Date of Presentation:

May 20th, 2026

Pre-Consultation & Planning Act Application Process

- TULLOCH Engineering was retained by the Degagne Group of Companies to submit an application for a proposed Draft Plan of Subdivision and concurrent Official Plan & Zoning By-law Amendment for the purpose of creating a 41-lot subdivision off of Lavigne Road in the Municipality of East Ferris.

- The proposal was vetted through early pre-consultation process with the Municipality's staff. There were no major issues identified through that process.

- The Notice of Complete Application and Notice of Public Meeting was circulated as prescribed under the *Planning Act*.

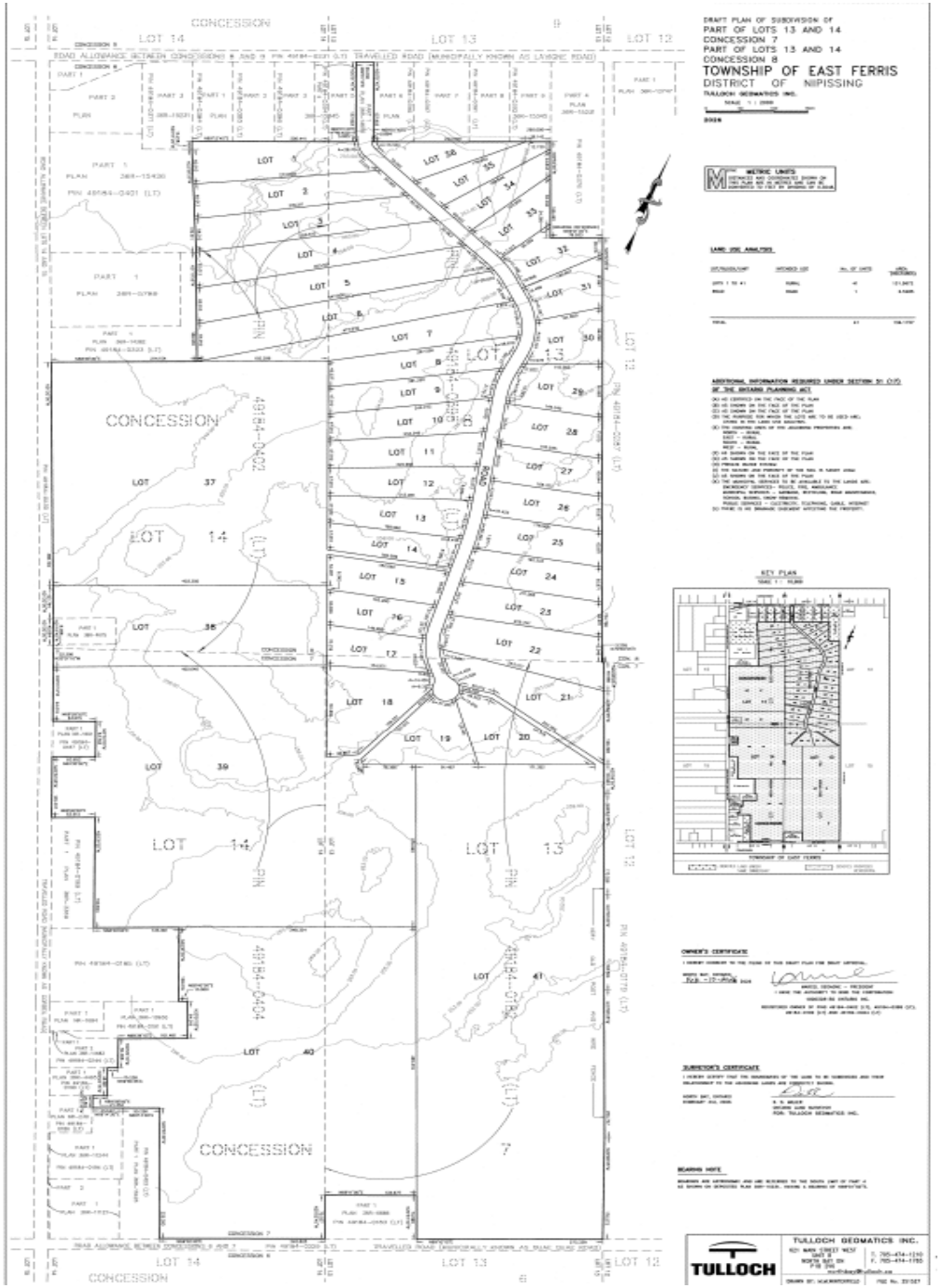
- The proposal represents a continuation of the lot creation by Consent in 2023, 2024 & 2025 along Quae Quae, Corbeil and Lavigne Roads.

The Proposed Subdivision

- 41 Lots, all designated and zoned for Rural Residential uses, which limits those uses to Single Detached Dwellings and accessory structures.

- Consistent with other lots/builds in the area.

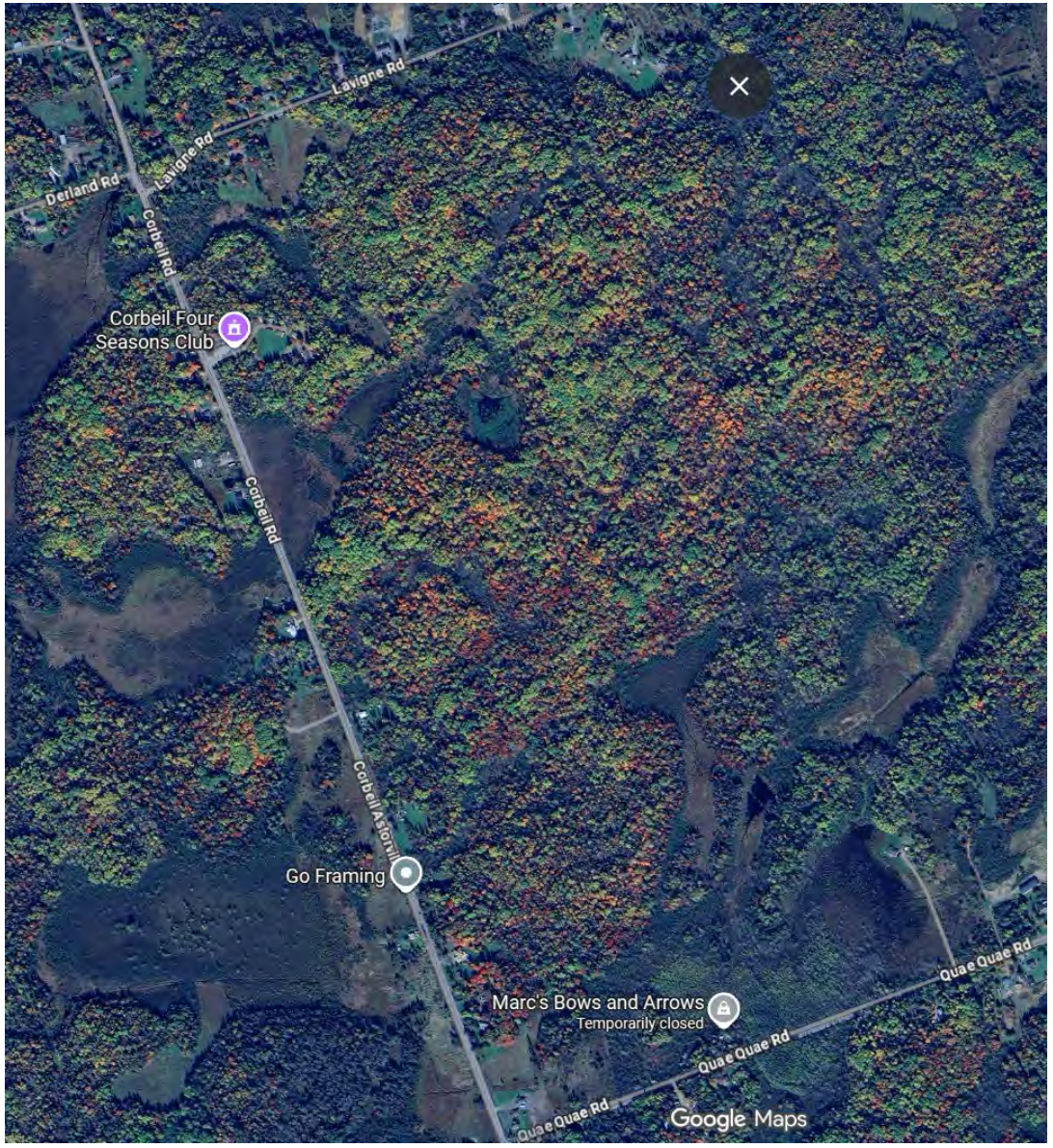
- <u>This is it</u>. Of the just under 400 acres of land that was purchased by the Degagne Group of Companies, this represents the only developable portions of the property remaining in this immediate area.

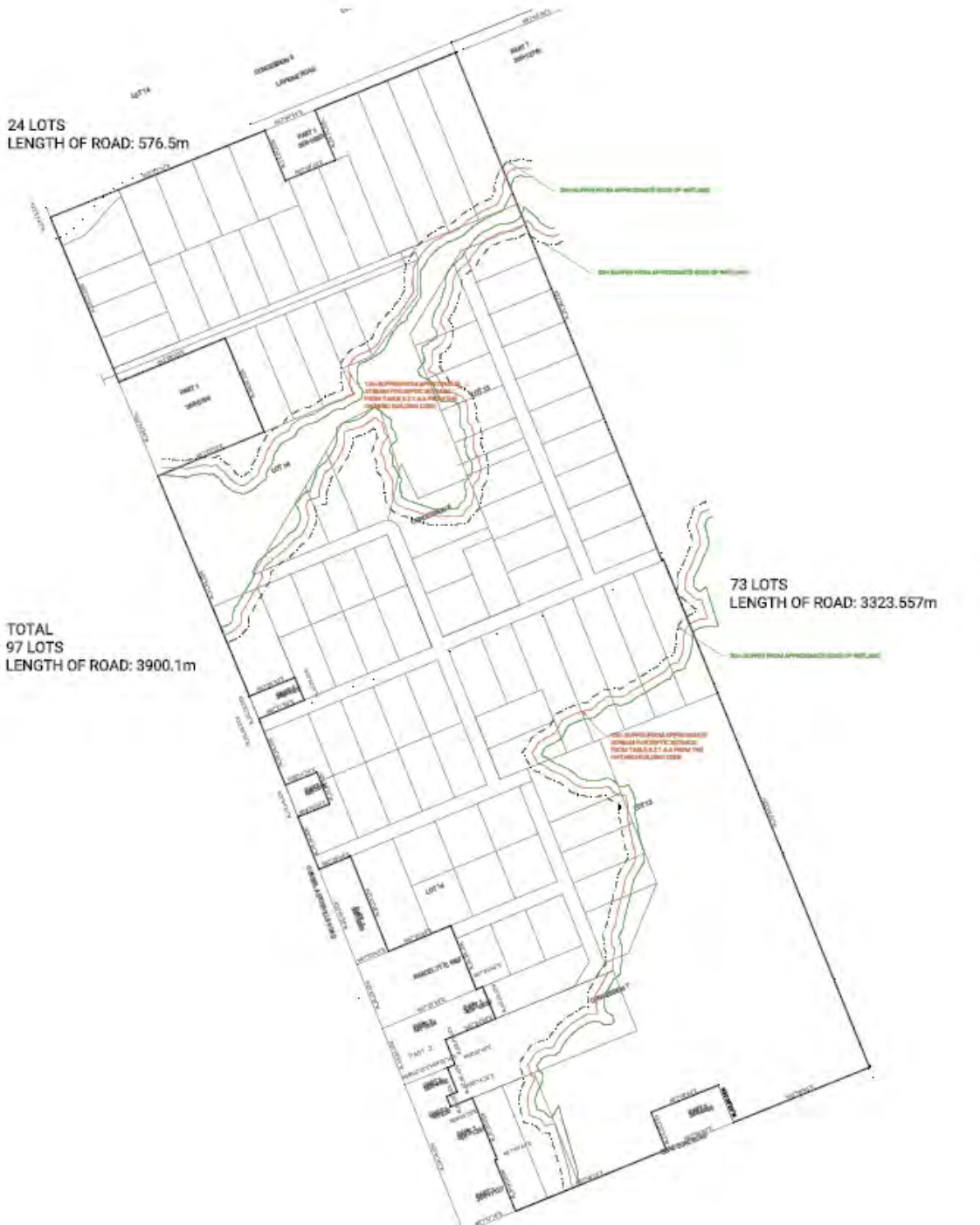


Our Process…


239.91 m
260.59 m
221.74 m
221.73 m
190.78 m
222.32 m
711.69 m
593.10 m
Area: 343.30 ac
Perimeter: 6,745.90 m
1,016.24 m
205.14 m
269.31 m
297.26 m

2023 Original Concept Plan

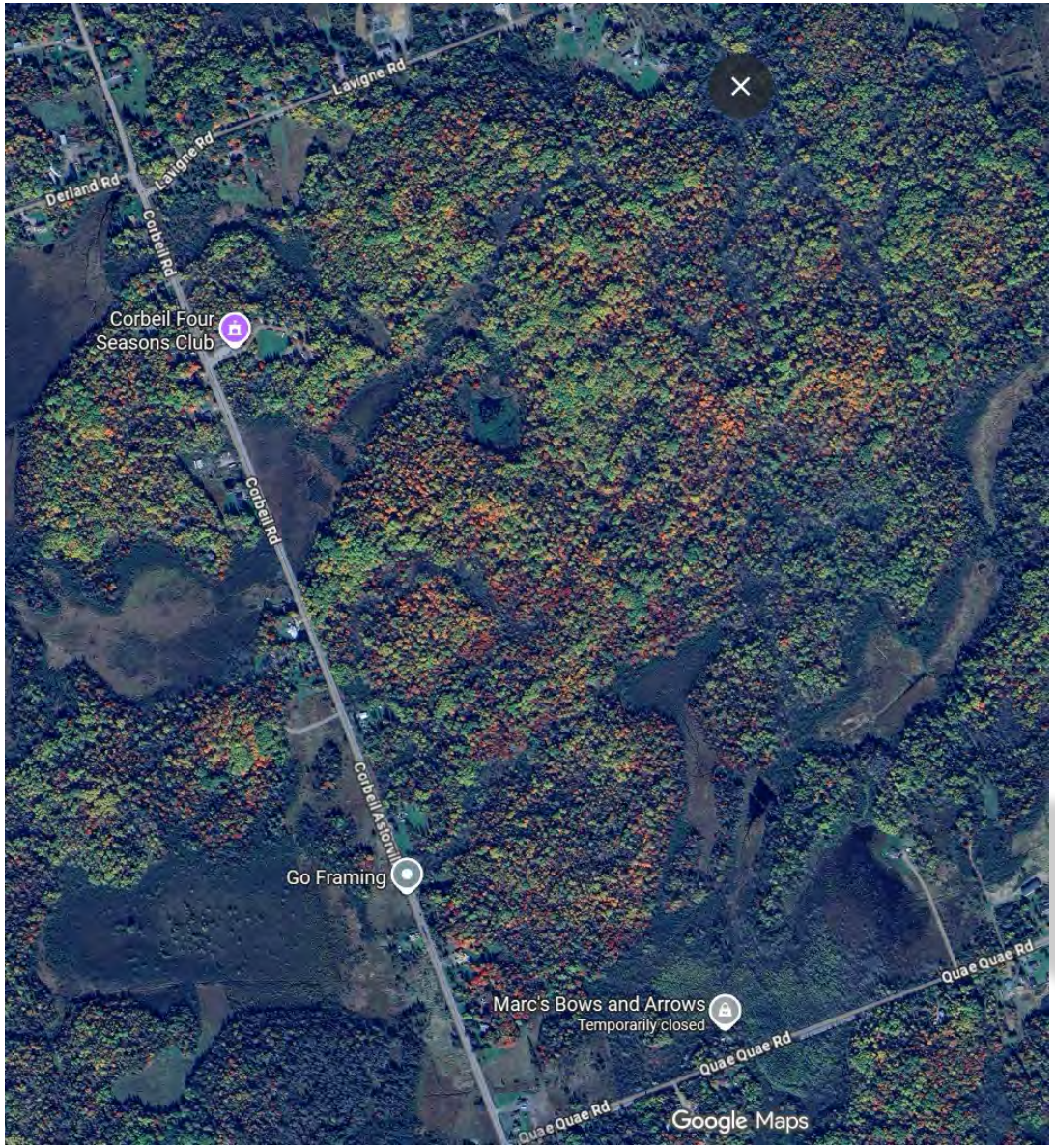




ENVIRONMENTAL IMPACT STUDY

TULLOCH

2024 Environmental Study



Environmental Impact Study

Draft Plan of Subdivision, Part of Lots 13 &14, Concession 7 & 8

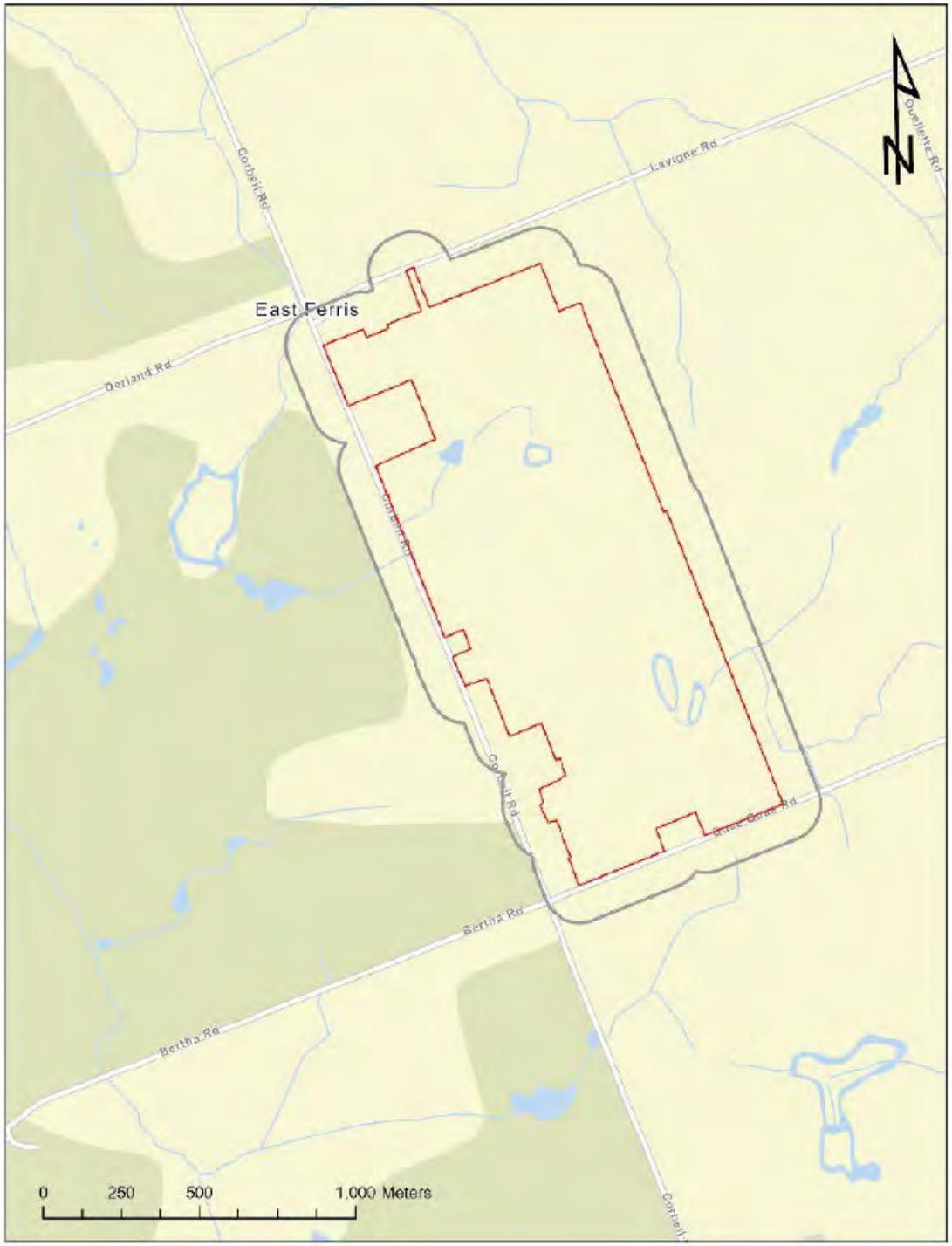
Municipality of East Ferris, District of Nipissing

September 2024

FRICORP
ECOLOGICAL SERVICES

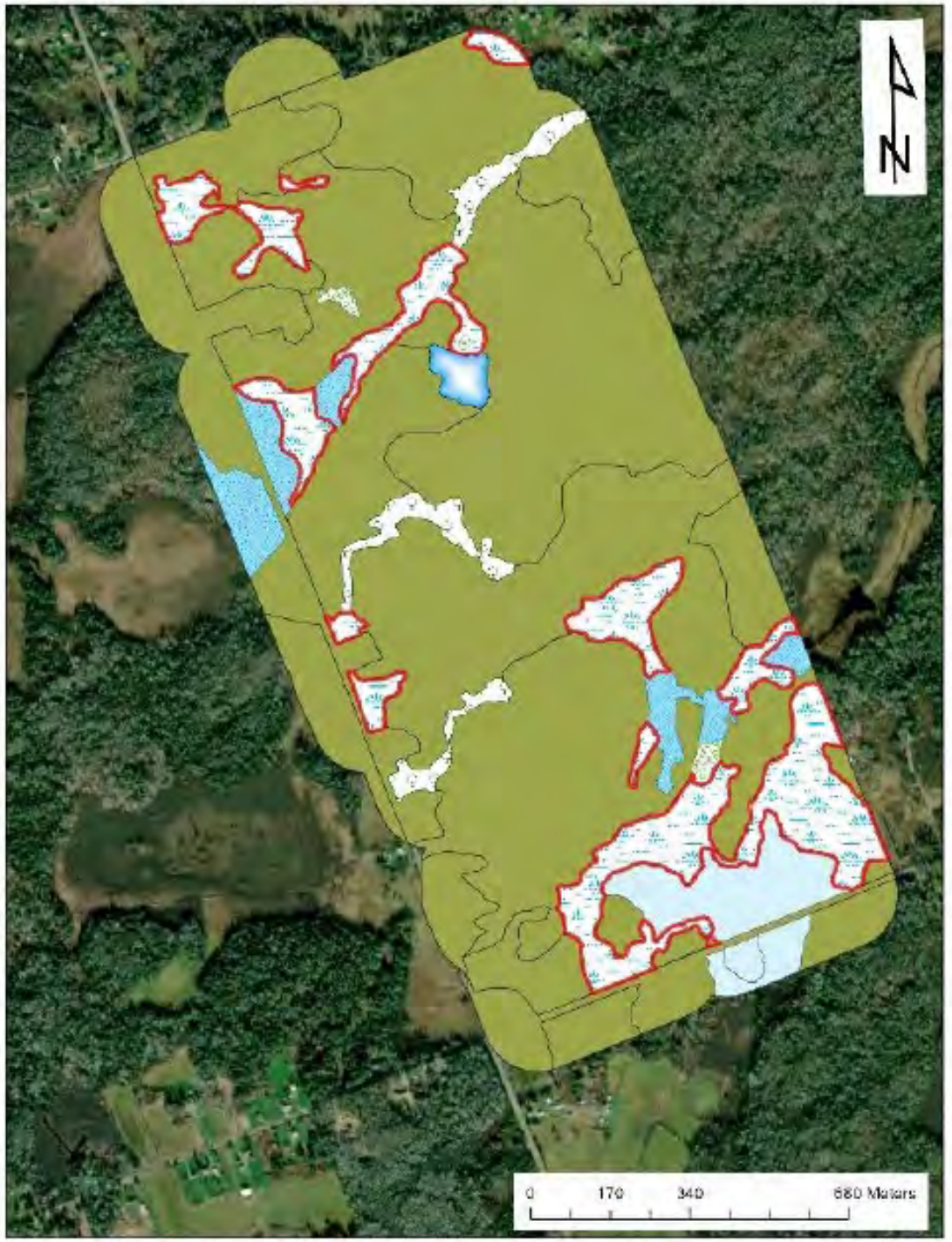
Environmental Impect Study

- Step 1 – Define the EIS ‘study area’
- Identify the location of the subject property with the proposed development concept footprint (shown in red outline).
- The grey outline represents the 120 metre adjacent area (Provincial standard); together, the entire area is considered the ‘study area’.



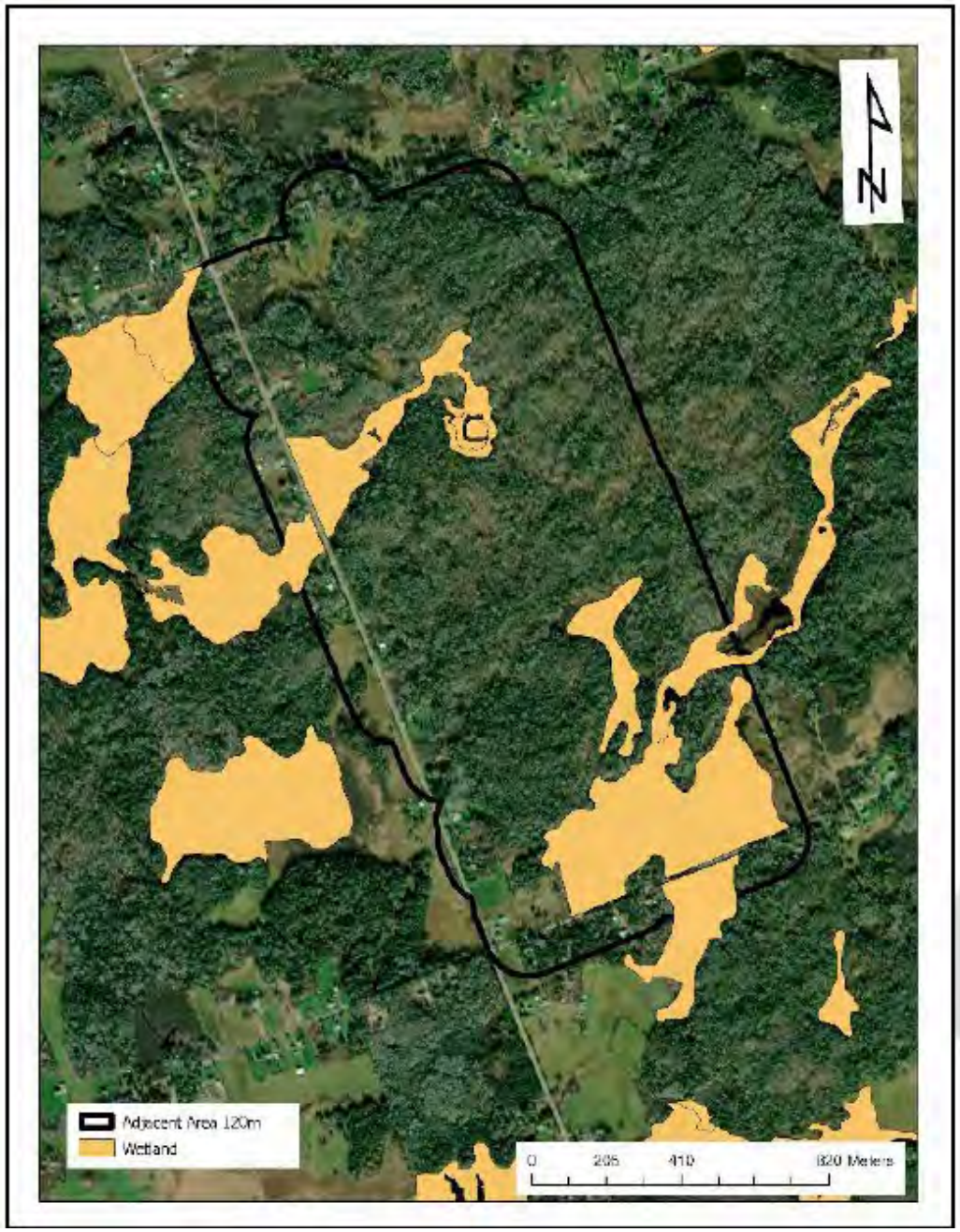
Environmental Impact Study

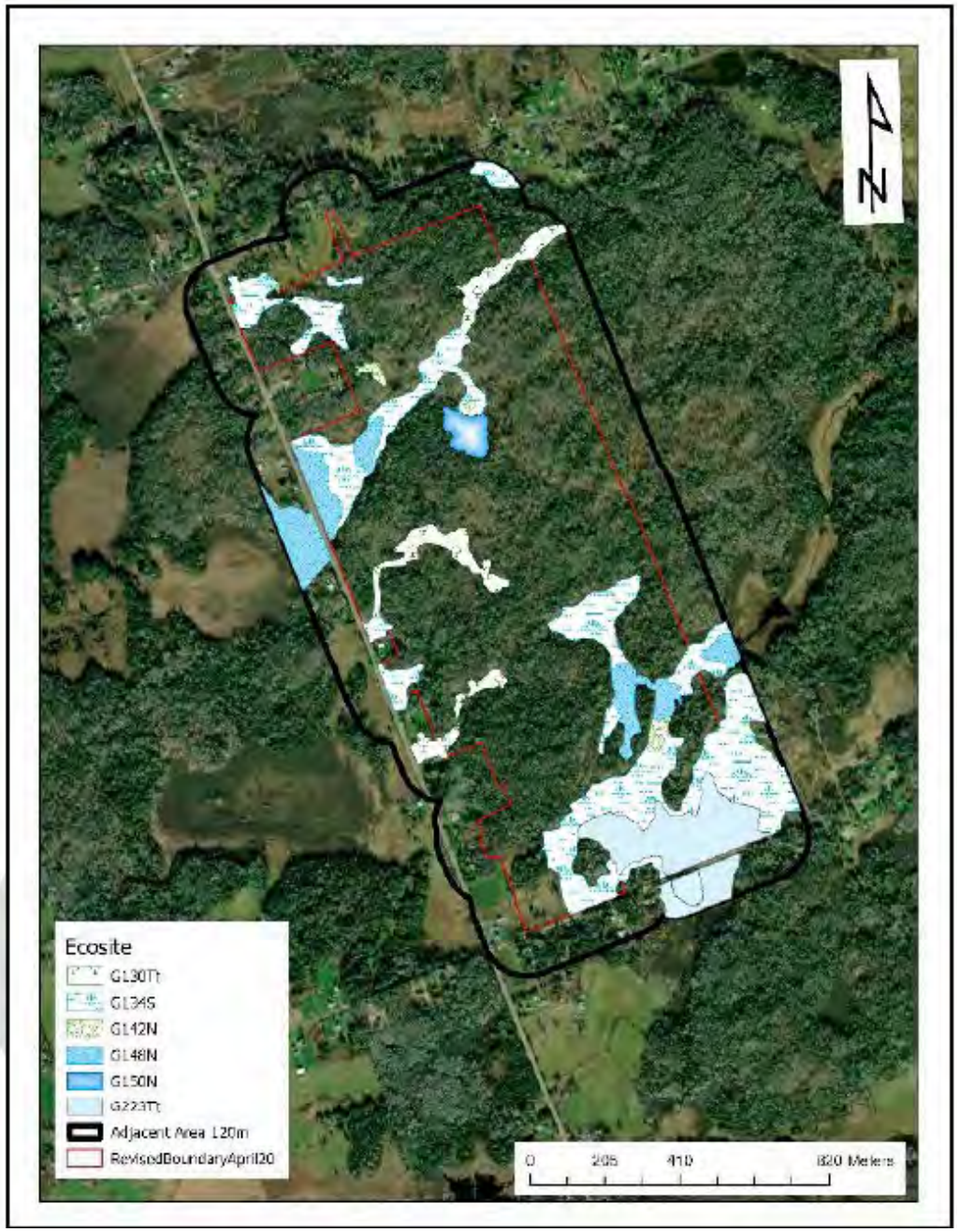
- Step 2…
- Identify wet areas (undevelopable - shown in red outline).
- Identify other wetlands with symbology respecting wetland type (i.e. Provincially Significant Wetland, Locally Significant Wetlands, Unevaluated Wetlands, etc.)



Step 3…

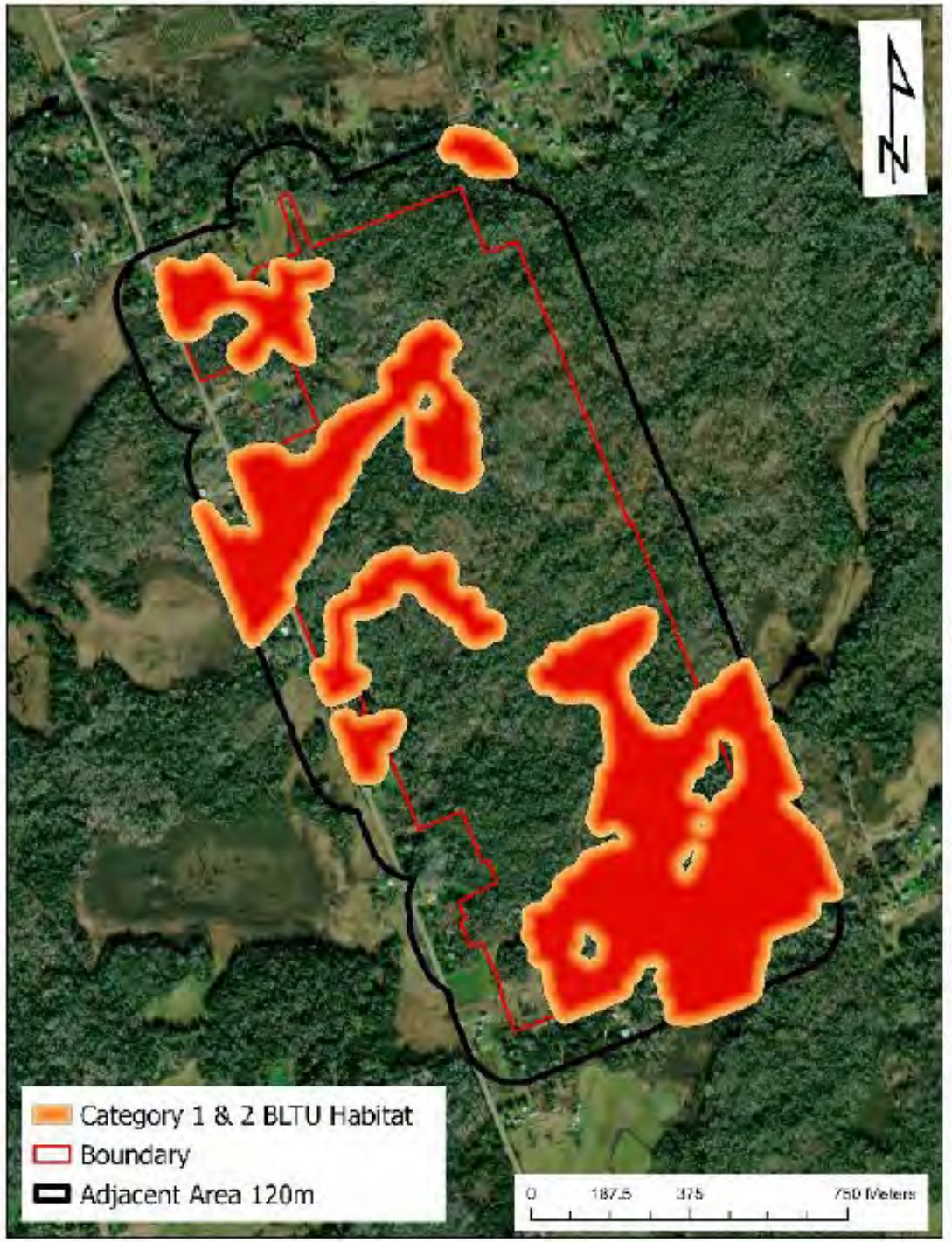
1 year or more of seasonal field studies. Land Information Ontario's wetland layer shown in solid orange vs. field delineated and assessed wetland units on and adjacent the property.





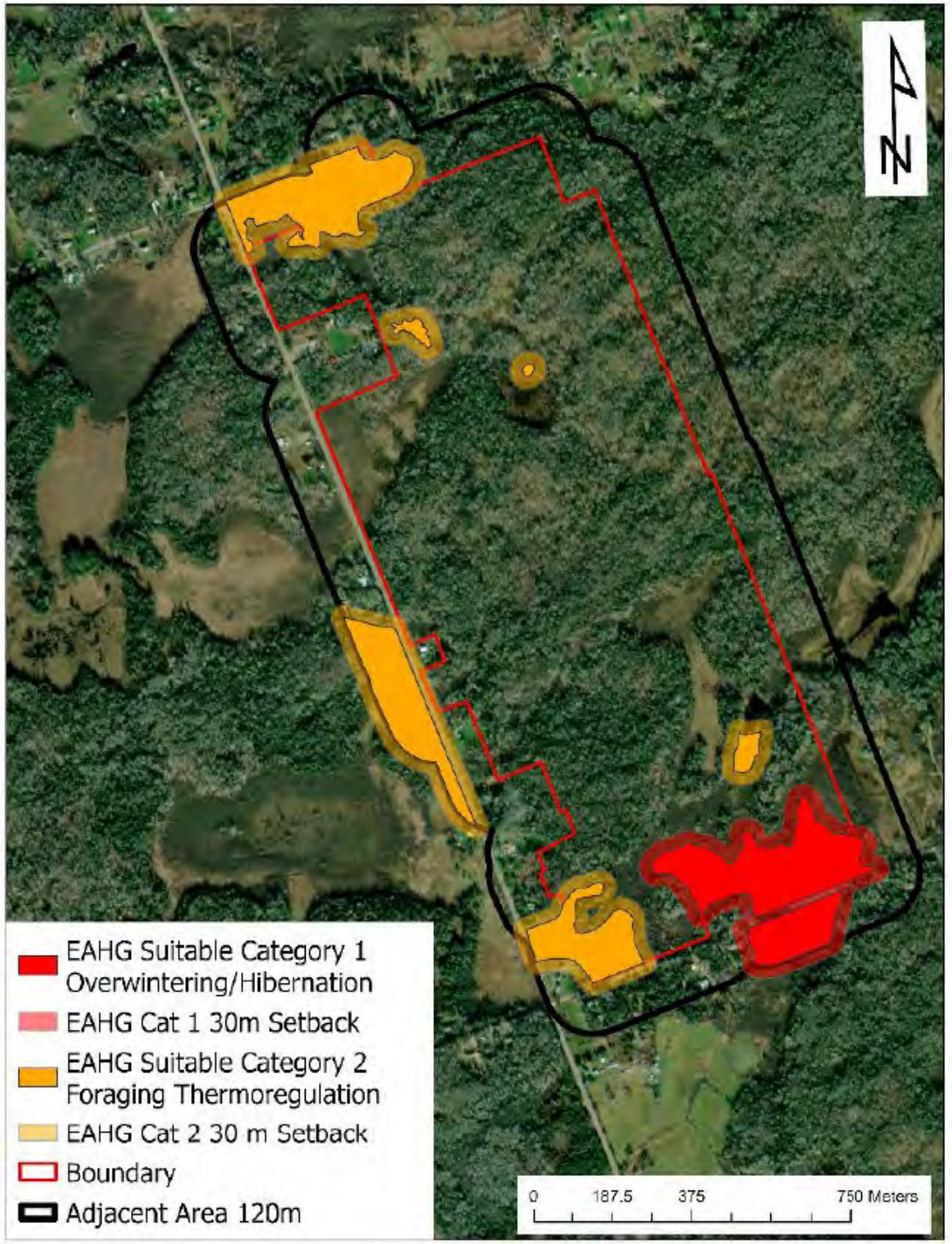
Species at Risk: Blandings Turtle

- Step 4…
- Identify Category 1 & 2 Species at Risk Habitat, including 120m buffer.
- This figure represents category 1 & 2 habitat for the Blanding's Turtle.



Species at Risk: Eastern Hognose Snake

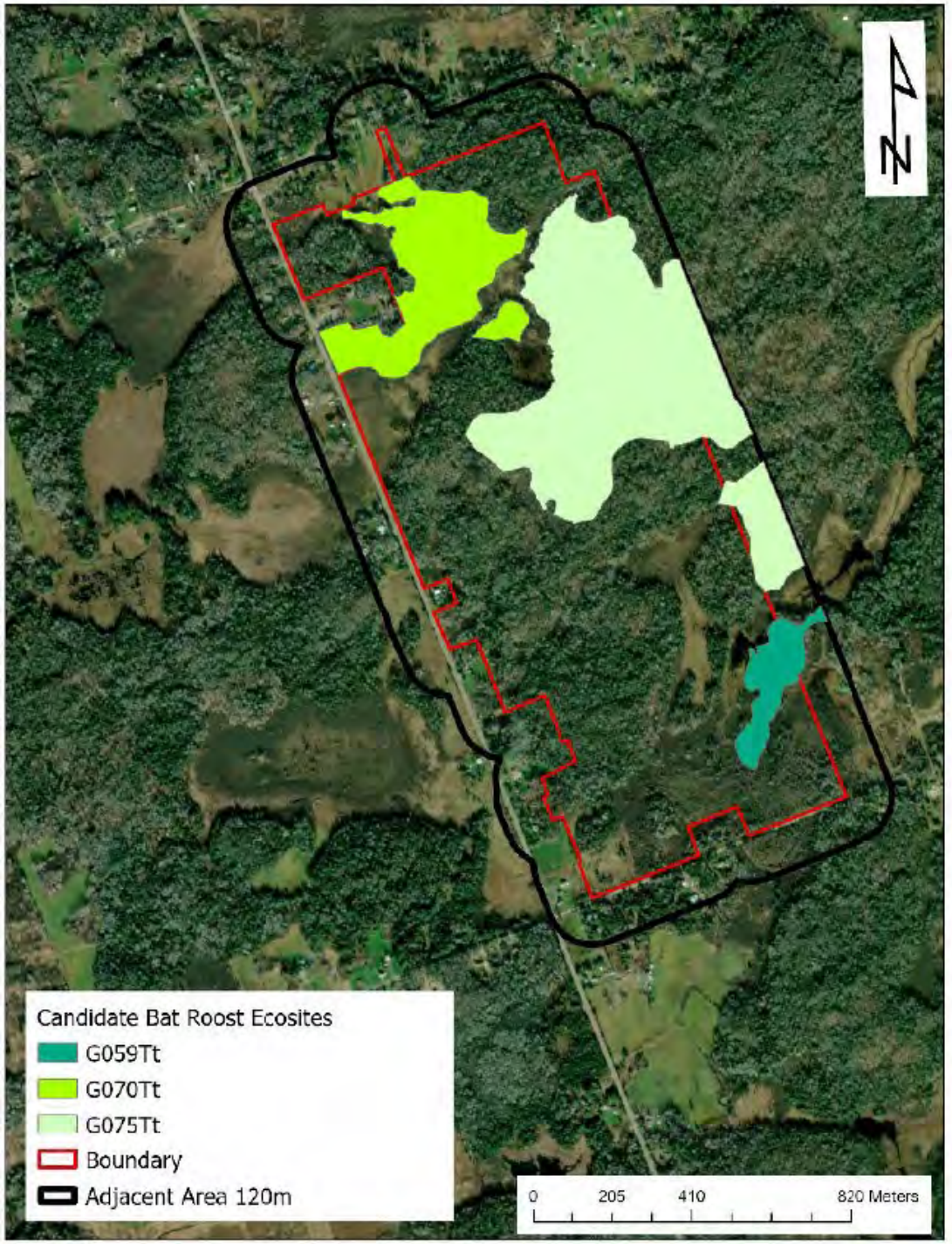
- Step 4…
- Identify Category 1 & 2 Species at Risk Habitat, including 120m buffer.
- This figure represents category 1 & 2 overwintering/hibernation habitat for the Eastern Hognose Snake.



Little Brown & Tricolored Bats

- Step 4…

- This figure represents Candidate Bat Roost sites. FRi confirms the absence of suitable natural and created hibernation sites on or near the study area. The nearest potentially suitable overwintering site is almost 25km to the west (Manitou Islands)



EIS

Corbeil Road from Lavigne to Quae Quae
Dan Degagne

Potential Development Area

Legend

Basemaps (HCMGIS Plugin)

- Approximate Property Boundary
- Approximate Measurements
- Potential Development Area
- Category 1 and 2 Blandings Turtle Habitat
- Category 1 and 2 Eastern Hognosed Snake Habitat

Esri Imagery

100 0 100 200 300 400 m

Projection: UTM (NAD83)
1:10,000

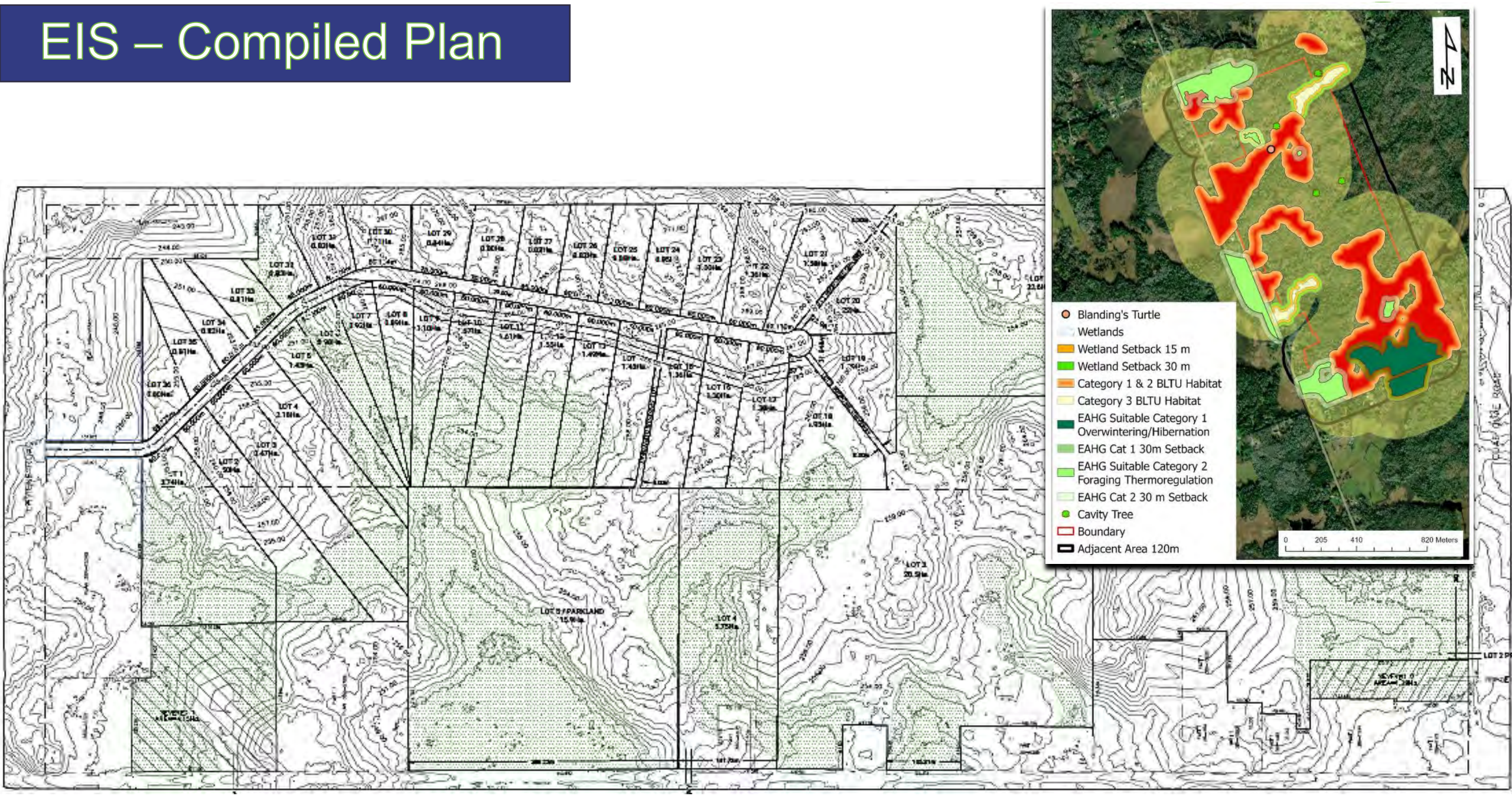
TULLOCH ENVIRONMENTAL

Figure DRAFT
Project: 7709

Notes: Desktop mapping excercise based on FRI Natural Heritage mapping. Locations and measurements are approximate and derived from desktop mapping. All measurements will need to be verified in the field.

C:\Users\valerie.murphy\Documents\Degagne - Corbeil Road\7709 - Degagne Corbeil Road - Lavigne to Quae Quae - Overall Mapping - based on FRI report and mapping Mar 5 2025.qgz - Valerie Murphy

EIS – Compiled Plan



TRAFFIC STUDY

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Traffic Study - Transplan Associates, 2024

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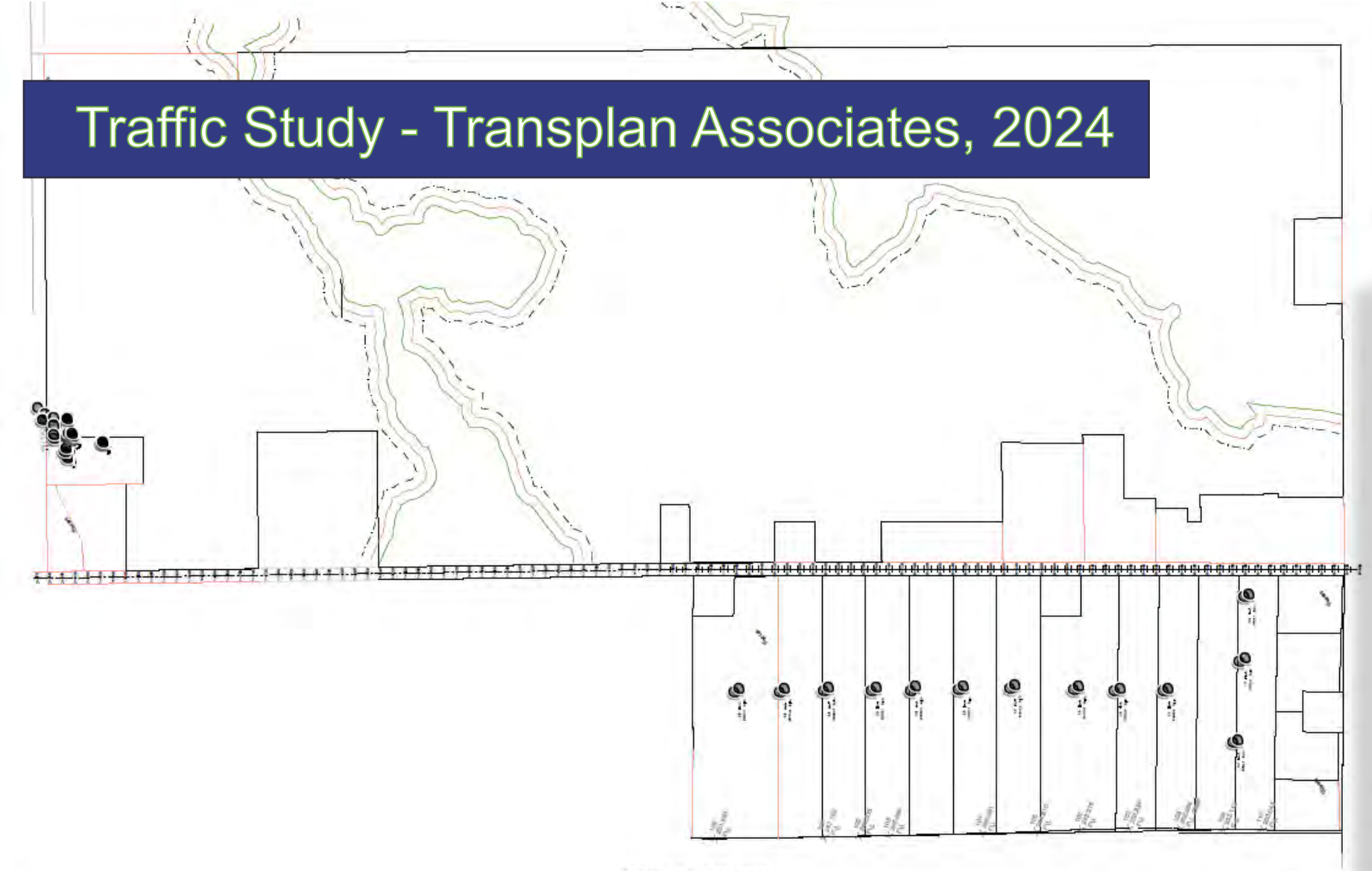
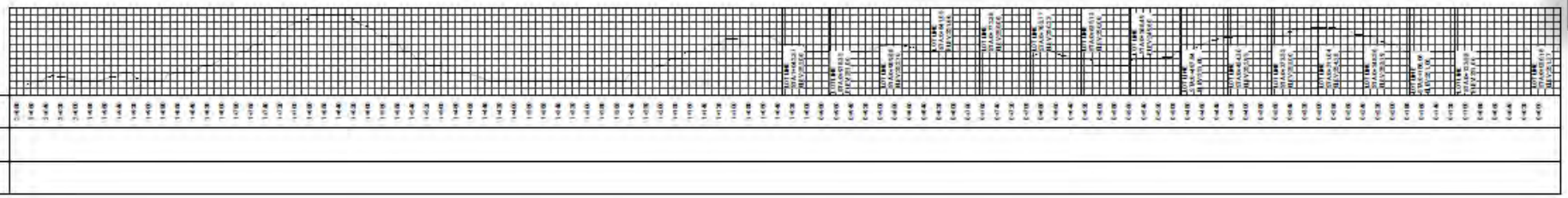
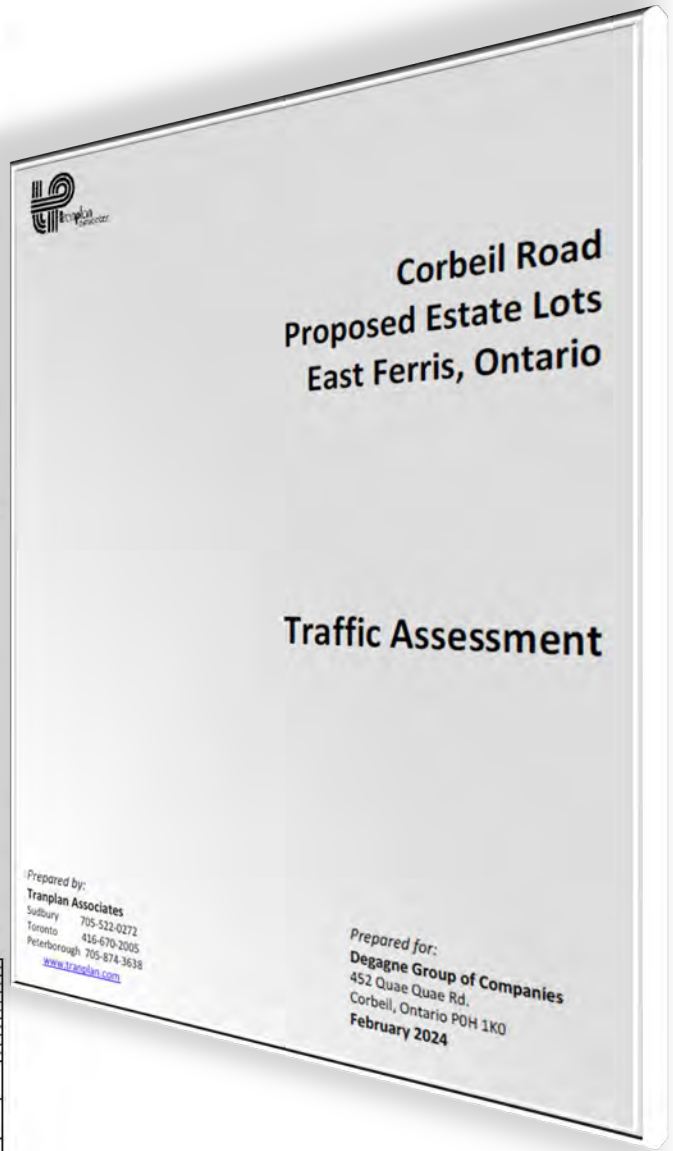
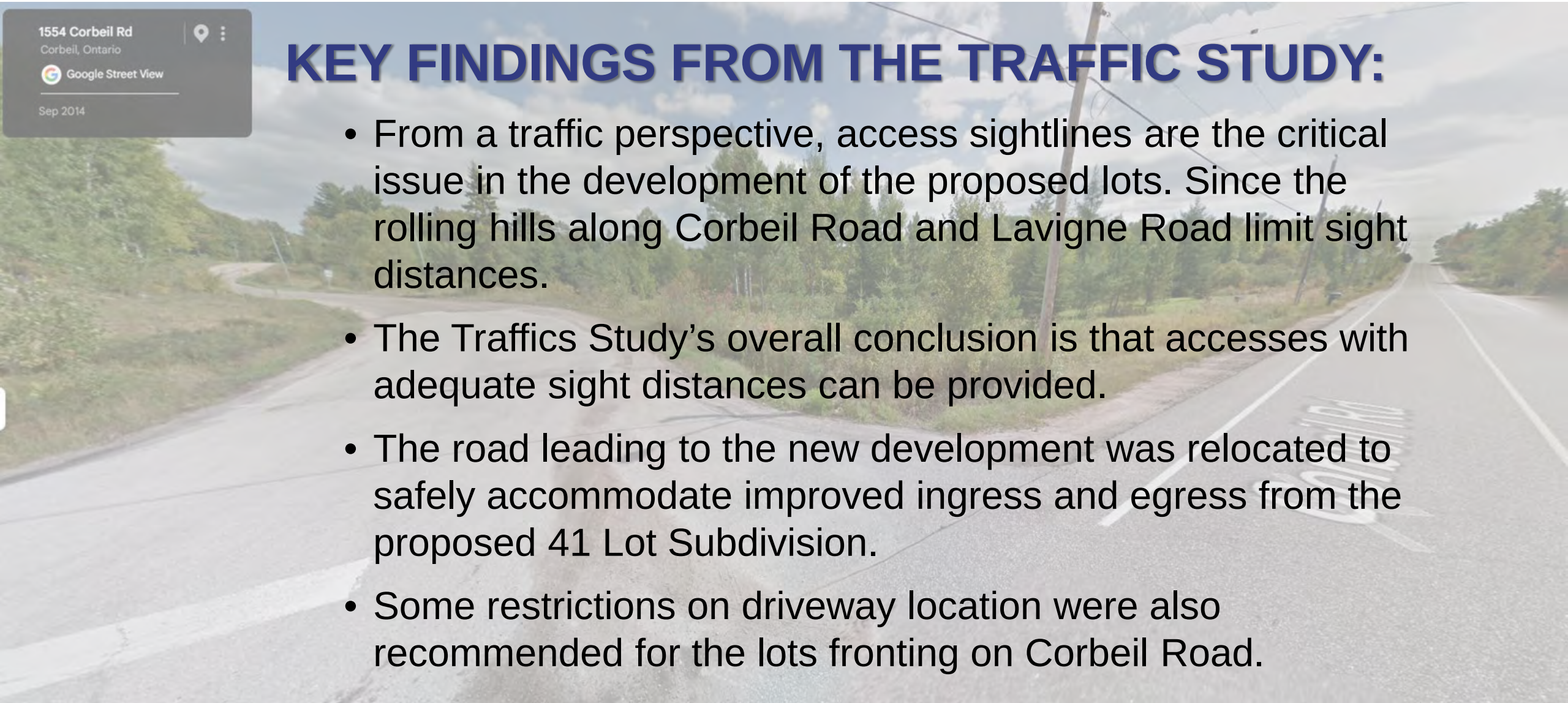


CORBEIL ROAD PROFILE





Traffic Study - Transplan Associates, 2024



KEY FINDINGS FROM THE TRAFFIC STUDY:

- From a traffic perspective, access sightlines are the critical issue in the development of the proposed lots. Since the rolling hills along Corbeil Road and Lavigne Road limit sight distances.
- The Traffics Study's overall conclusion is that accesses with adequate sight distances can be provided.
- The road leading to the new development was relocated to safely accommodate improved ingress and egress from the proposed 41 Lot Subdivision.
- Some restrictions on driveway location were also recommended for the lots fronting on Corbeil Road.

HYDROGEOLOGICAL INVESTIGATION

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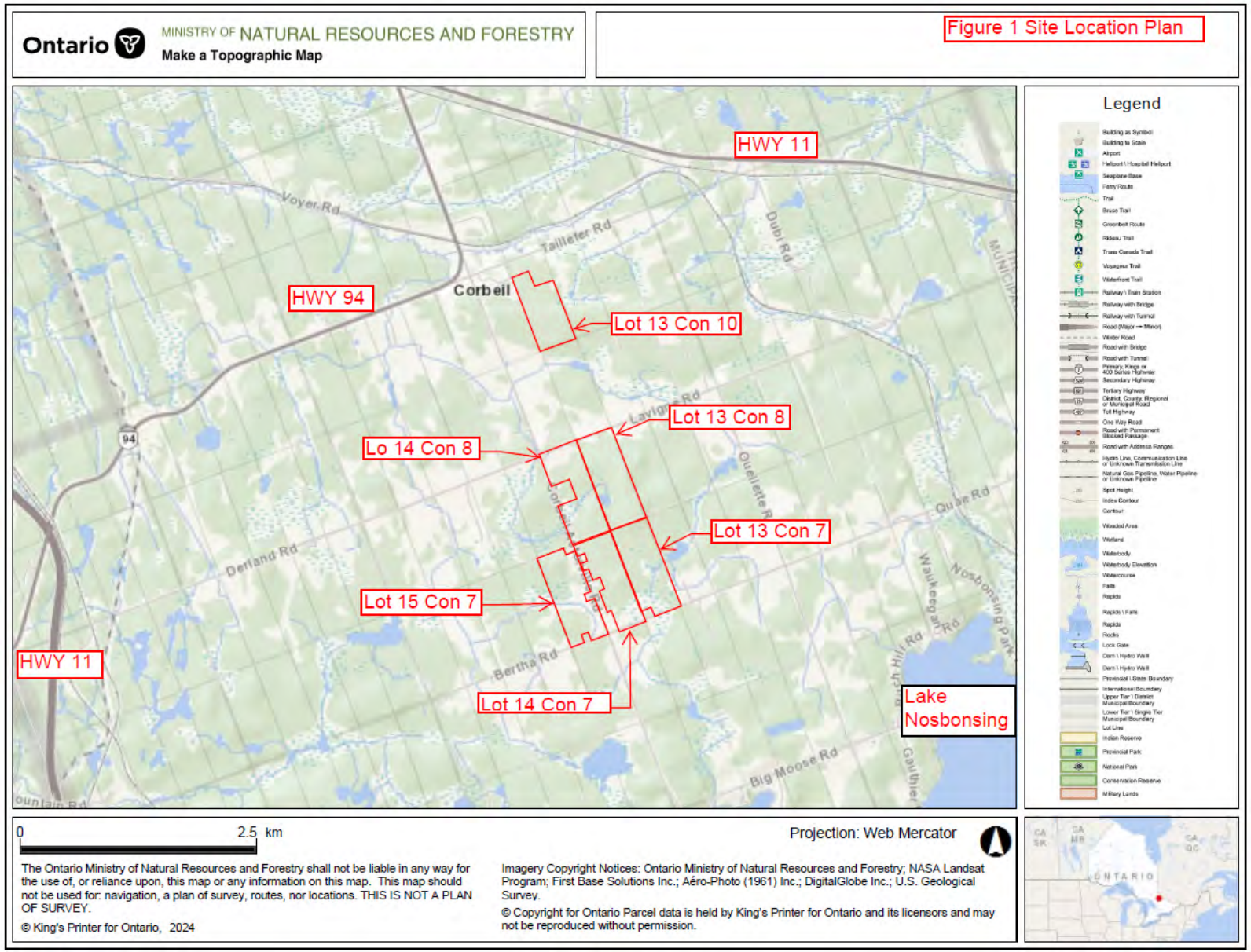
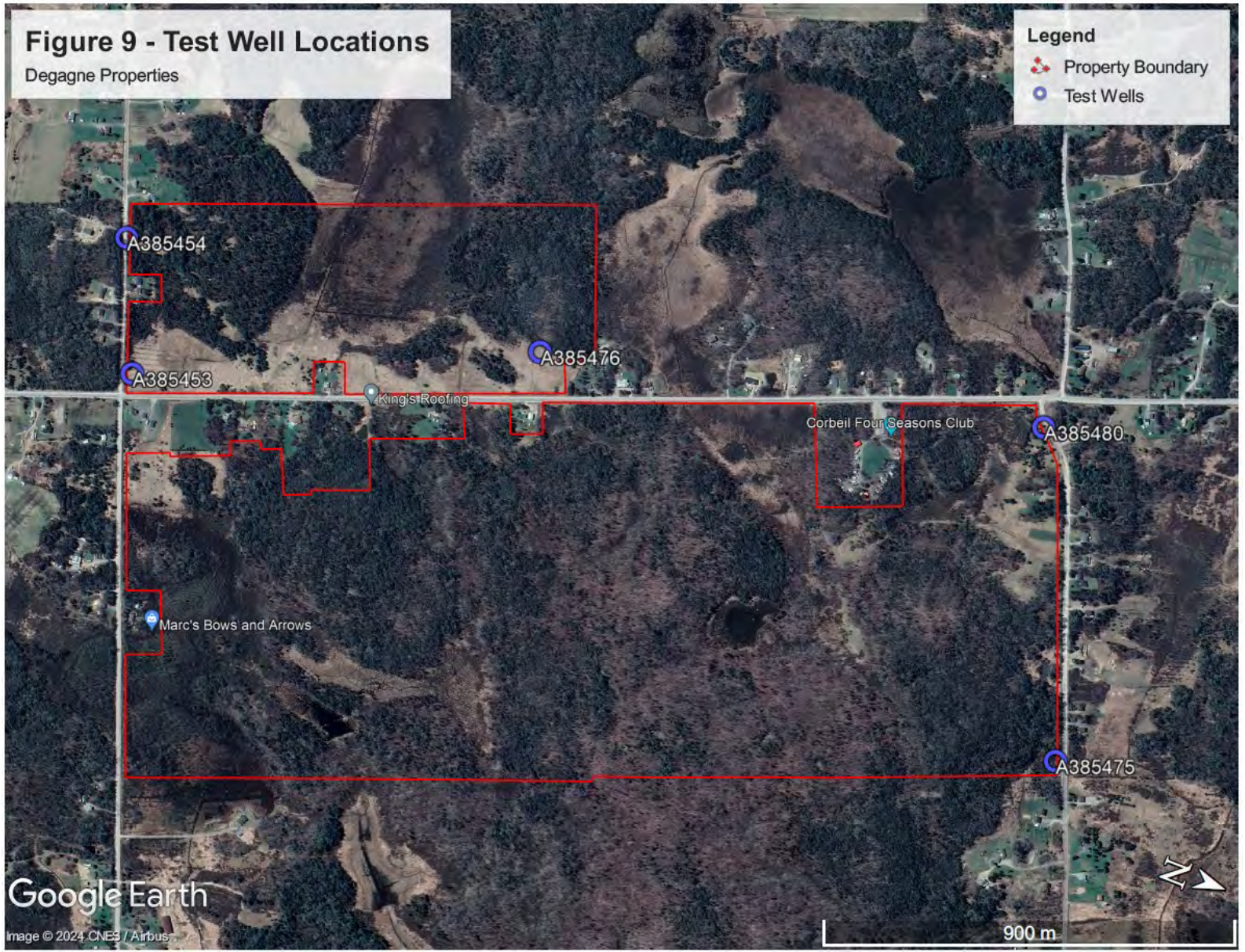
HydroG Study



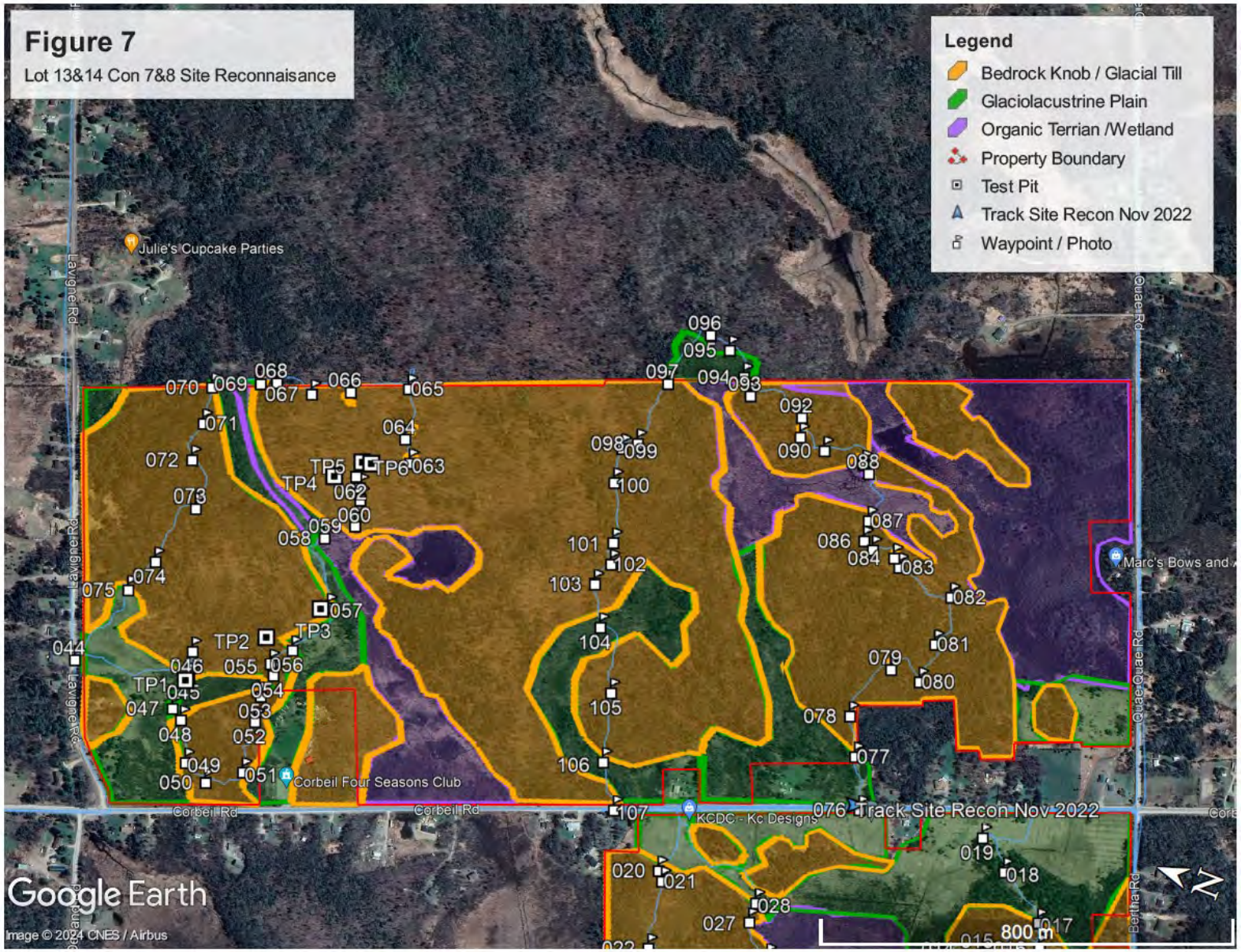
- Based on 97 Lot concept AND included lands purchased near Meadow Drive
- All properties will be drawing from the same bedrock aquifer

HydroG Study



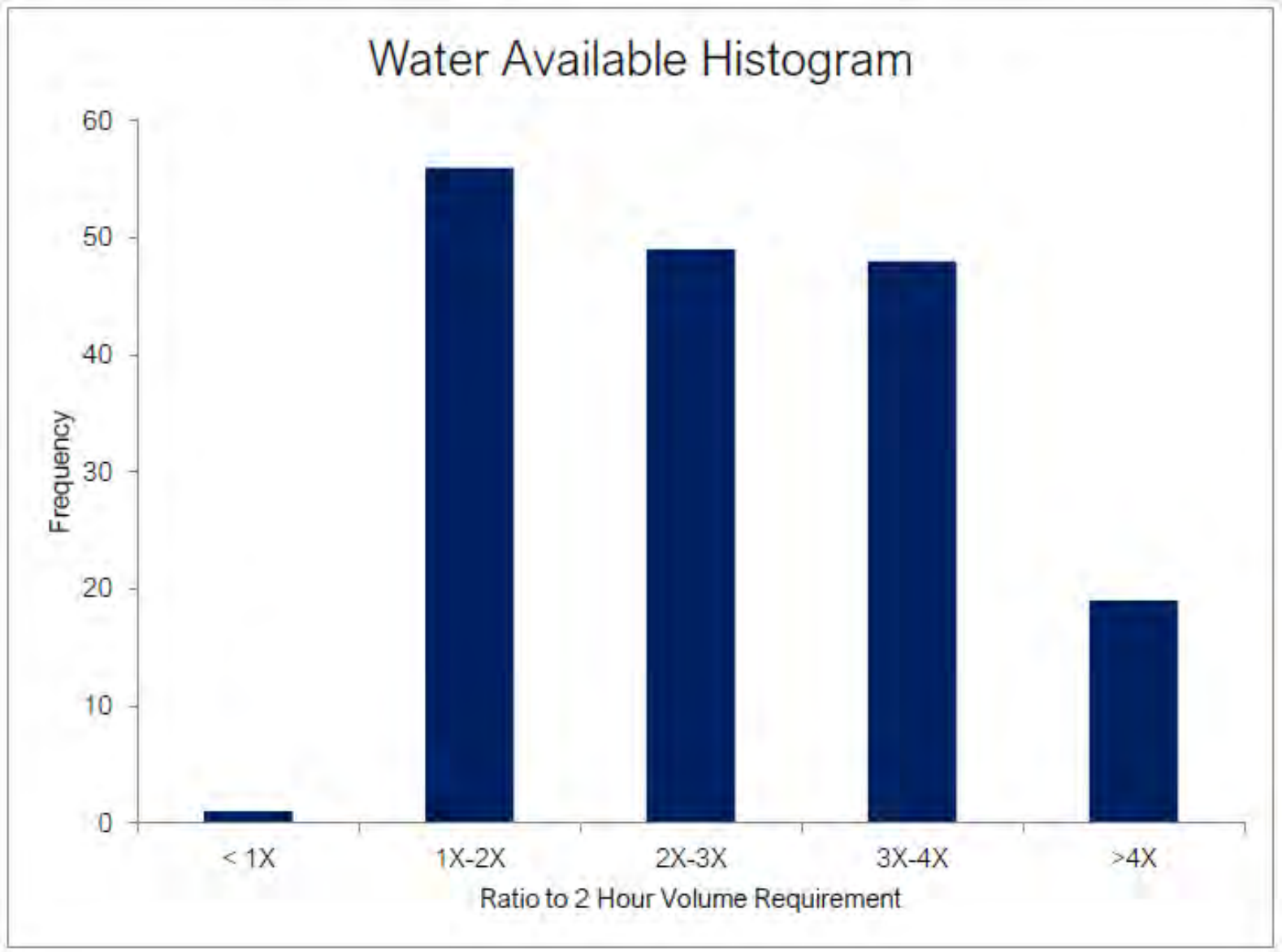
- 5 test wells were drilled and tested, locations noted here
- Reviewed 173 area well records. Of the 173 wells, 10 wells were tested at pumping rates less than the 13.7lpm value required for a 4bedroom home.
- The majority of the wells would provide more than 2
- times (2X) the required 2 hour volume requirement of 1644 litres.

HydroG Study



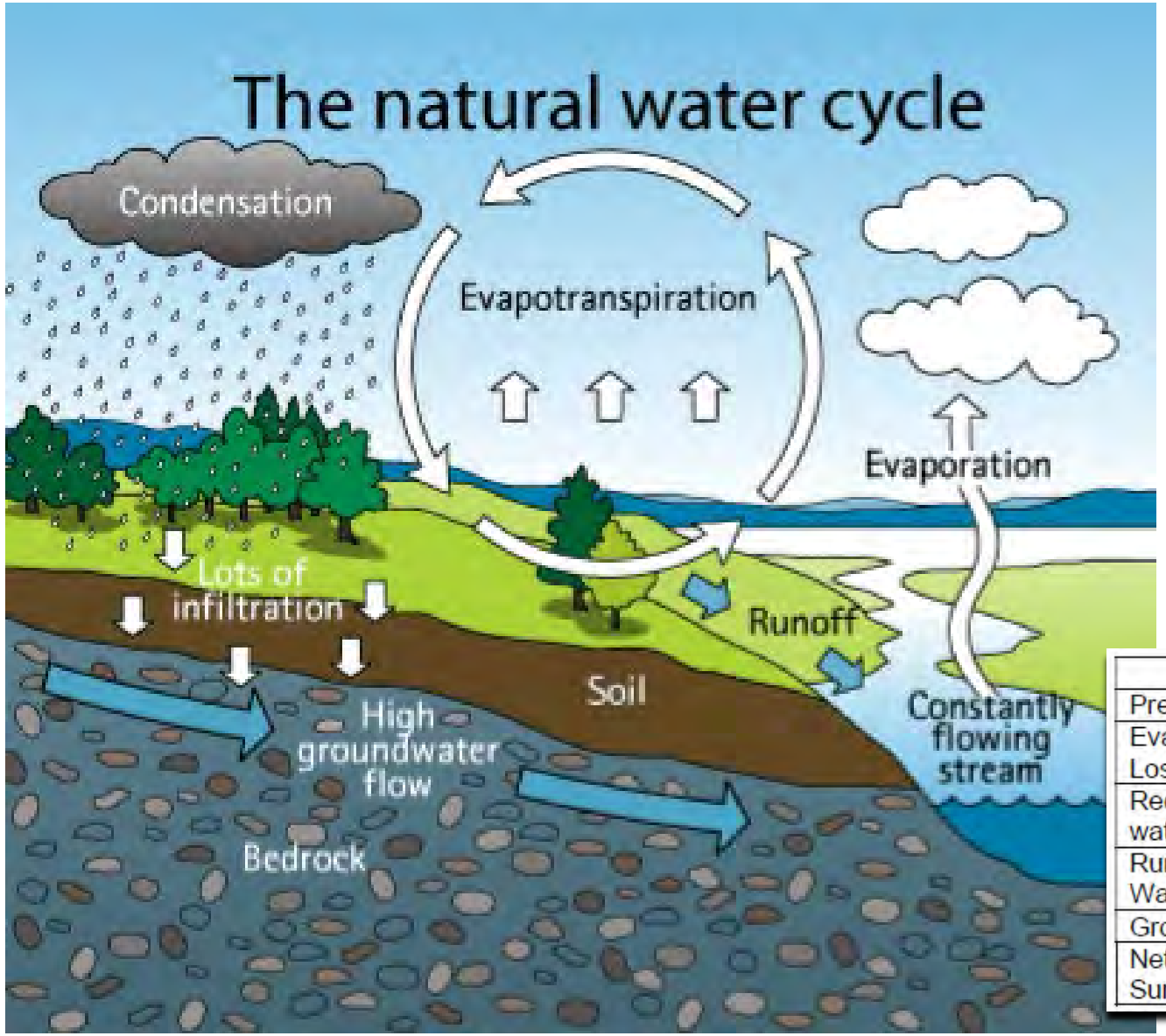
- Site investigations and GPS tracking is used to confirm surface geology
- Overlay satellite imagery and available soils mapping resources to do a detailed compiled mapping

HydroG Study



- Is there enough water? Yes!
- This histogram demonstrates that the water available from the aquifer is in excess of the requirements.
- A minimum house size of 4 bedrooms is to be used unless otherwise established resulting in a daily water demand of 1,800 litres per day and a peak demand over 120 minutes of 13,7 litres per minute which is equivalent to 1,644 litres.

HydroG Study



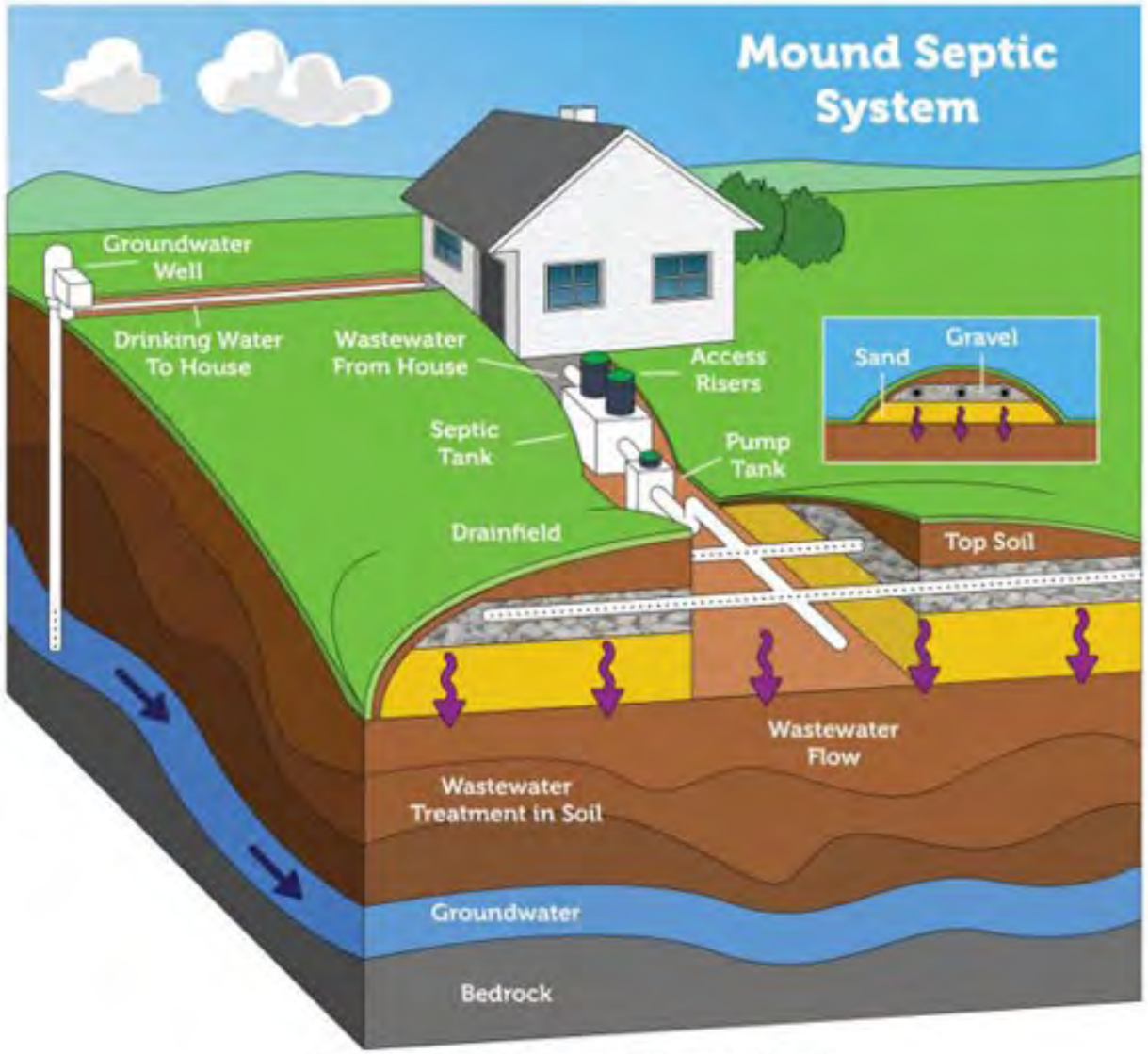
- Where does the water come from?

  Precipitation.

- Where does the water go?
  - Evaporation
  - Evapotranspiration
  - Surface Runoff
  - Infiltration
    - Groundwater
    - Surface Water

	Annual Depth	Annual Volume	Percentage
Precipitation	907.2 mm	4.173 million m3/year	100 %
Evapotranspiration Losses	630.8 mm	2,902 million m2/year	69.5 %
Recharge (Ground water)	100.0 mm	460 million m3/year	11.0 %
Runoff (Surface Water)	530.8 mm	811 million m3/year	19.5 %
Groundwater Use	0.004 mm	18,605 m3/year	< 1 %
Net Groundwater Surplus	99.996 mm	459.98 million m3/year	> 99%

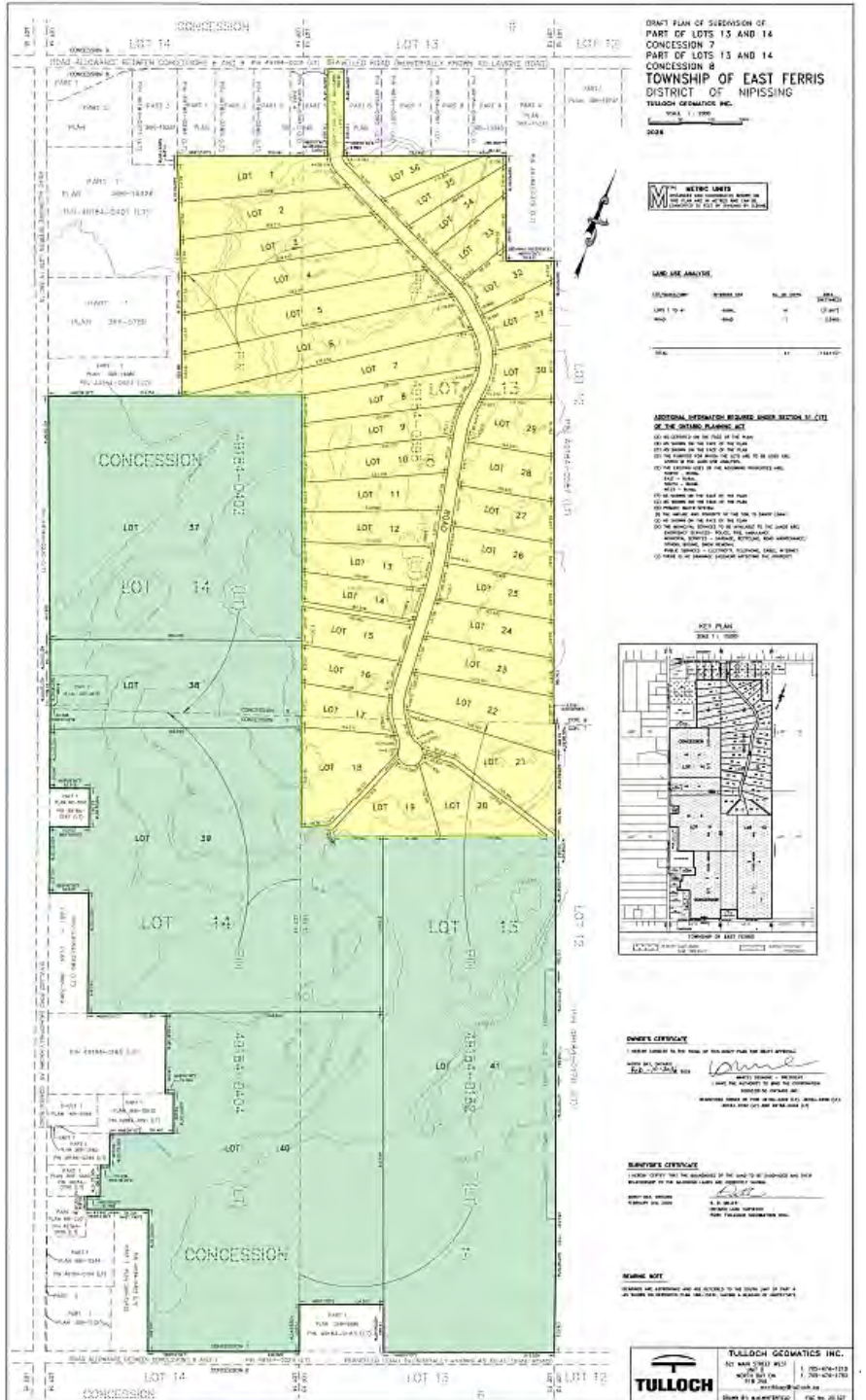
HydroG Study



Please note: Septic systems vary. Diagram is not to scale.

- Based on a water demand of 2,000 litres per day for a standard 4 bedroom home, it is apparent that groundwater recharge just within the subject properties boundary is more than 4 times the anticipated water demand.
- As noted above, most of the water that is extracted from the well will be locally infiltrated back into the local ground water regime through the on-site septic systems. Therefore, the net water withdrawal will be less than 25 percent of the available groundwater recharge.
- Nitrogen Assessment completed.

Groundwater Recharge Annual Depth	100 mm (0.1 m)
Property Surface Area	134.12 ha (1,341,200 m2)
Annual volume of Groundwater Recharge	134,120 m3
Annual recharge per lot (41 lots)	3,271.2 m3
Daily groundwater available per lot	8.96 m3 (8,962 litres)



Final Thoughts…

- The Degagne Group of Companies has met all requirements for a complete application and seeks Draft Approval for a proposed 41 Lots Subdivision off of Lavigne Road
  - Environmental Impact Study (EIS)
  - Traffic Study
  - Hydrogeological Study
  - Planning Justification Report
- The Municipality of East Ferris, a Provincial Housing Crisis and Development Fatigue.


Questions?
Thank you.
TULLOCH