

**February 23, 2026**  
**251527 – Degagne Group**

Greg Kirton, Director of Community Services  
Municipality of East Ferris  
25 Taillefer Road  
Corbiel, ON P1B 8Z4

**Re: Addendum to add Official Plan and Zoning By-law Amendment Applications  
to an Application for Draft Approval of Plan of Subdivision**

Dear Greg,

TULLOCH is pleased to submit additional documents that have been requested by the Municipality of East Ferris to make a complete application for Draft Approval of a Plan of Subdivision. Pursuant to **Section 5.2.4 (2)** of the East Ferris Official Plan (OP), rural residential uses being developed by Plan of Subdivision must be established in accordance with **Section 5.5** of the OP which provides policies for lands within the Municipality designated Estate Residential. **Policy 5.5.1** speaks to the establishment of Estate Residential areas. New Estate Residential locations are to be established through Official Plan Amendment and Zoning By-law Amendment processes to redesignate and rezone the subject lands as 'Estate Residential (RE)' use in East Ferris' Official Plan and Zoning By-law 2021-60. Through discussion with the Municipality, it has been determined that these applications are ideally submitted concurrently with the application for Draft Approval of a Plan of Subdivision.

Please find attached the following documents and supporting information:

- Official Plan Amendment application form
- Zoning By-law Amendment application form

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly.

Respectfully submitted,



**Steve McArthur, MCIP, RPP**

Project Manager | Senior Planner  
705-474-1210 x.561  
[steve.mcarthur@tulloch.ca](mailto:steve.mcarthur@tulloch.ca)



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

### APPLICATION FOR A ZONING BY-LAW AMENDMENT

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. Applications to amend zoning by-laws in the Municipality of East Ferris are submitted pursuant to Section 34 of the *Planning Act*. 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]

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

Postal Code: [REDACTED]

Municipal Address of lands affected (911 Number) \_\_\_\_\_

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 St. W, Unit B City/Village: North Bay, ON P1B 2V6

Fax: \_\_\_\_\_ Email: steve.mcarthur@tulloch.ca

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

Owner                       Agent                       Solicitor                       Both

**2. 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) \_\_\_\_\_

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

Yes     No

Please Describe: \_\_\_\_\_

**3. DESCRIPTION OF SUBJECT LAND:**

Description of Land:

Frontage: +/- 1,224m                      Depth: +/- 2,000m                      Area: +/- 115.5ha

**4. DATE OF ACQUISITION OF SUBJECT LAND:** June 19, 2023

**5. NAMES AND ADDRESSES OF ANY MORTGAGES, HOLDERS OF ANY CHARGES OR OTHER ENCUMBRANCERS:**

\_\_\_\_\_

**6. EXISTING USES OF SUBJECT LAND:**

Existing Use(s): Rural

Number of Buildings and Structures (existing) on land subject to the application: 0

Use(s) of Buildings and Structures (existing) on land subject to the application:  
N/A

**7. PARTICULARS OF ALL BUILDINGS AND STRUCTURES (EXISTING) ON THE SUBJECT LAND. SPECIFY GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.**

TYPE OF EXISTING	Ground	Gross	Number	Width	Length	Height
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BUILDING(S) OR STRUCTURE(S)	Floor Area	Floor Area	of Storeys			

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

**8. LOCATION OF ALL BUILDINGS AND STRUCTURES (EXISTING) ON THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.**

TYPE OF EXISTING BUILDING(S) OR STRUCTURE(S)	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))

**9. DATE OF CONSTRUCTION OF ALL BUILDING(S) AND STRUCTURE(S) ON SUBJECT LAND:**

N/A

**10. PROPOSED USES OF SUBJECT LAND:**

Proposed Use(s): Estate Residential

Number of Buildings and Structures (proposed) on land subject to this application 41

Use(s) of Buildings and Structures (proposed) on land subject to the application:

Single detached dwellings and accessory structures

**11. PARTICULARS OF ALL BUILDINGS AND STRUCTURES (PROPOSED) ON THE SUBJECT LAND. SPECIFY GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.**

TYPE OF PROPOSED BUILDING(S) or STRUCTURE(S)	Ground Floor Area	Gross Floor Area	Number of Storeys	Width	Length	Height
N/A						

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

**12. LOCATION OF ALL BUILDINGS AND STRUCTURES (PROPOSED) ON THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.**

TYPE OF	Side Lot	Side Lot	Front Lot Line	Rear Lot
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PROPOSED BUILDING(S) OR STRUCTURE(S)	Line	Line		Line
N/A				

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

**13. PRESENT OFFICIAL PLAN DESIGNATION (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

Rural

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**14. PLEASE PROVIDE AN EXPLANATION OF HOW THE APPLICATION CONFORMS TO THE OFFICIAL PLAN(PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

Please reference attached PJB and concurrent OPA application to redesignate subject lands as Estate Residential

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**15. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

'Rural (R)'

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**16. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

2021-60

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**17. WHY IS THE ZONING BY-LAW AMENDMENT BEING REQUESTED? PLEASE PROVIDE A DETAILED EXPLANATION (the reason why the Zoning By-law Amendment has been requested).**

Estate Residential development requires a Zoning By-law Amendment as a part of the approvals process to properly designate the zoning as Estate Residential, as well as an Official Plan Amendment to redesignate the land use designation to the same.

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**18. PROPOSED ZONING BY-LAW AMENDMENT (nature and extent of the rezoning requested):**

Estate Residential development requires a Zoning By-law Amendment as a part of the approvals process to properly designate the zoning as Estate Residential, as well as an Official Plan Amendment to redesignate the land use designation to the same.

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**19. IS THE SUBJECT LAND IN AN AREA WHERE THE TOWNSHIP HAS PRE-DETERMINED THE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS?**

Yes

No

Please list the requirements: \_\_\_\_\_  
\_\_\_\_\_

**20. IS THE SUBJECT LAND IN AN AREA WHERE THE TOWNSHIP HAS PRE-DETERMINED THE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS?**

Yes  No

Please list the requirements: \_\_\_\_\_  
\_\_\_\_\_

**21. IS THE APPLICATION TO IMPLEMENT AN ALTERATION TO THE BOUNDARY OF AN AREA OF SETTLEMENT OR TO IMPLEMENT A NEW AREA OF SETTLEMENT?**

Yes  No

If 'yes', please list and explain the policies that deal with this alteration:

\_\_\_\_\_  
\_\_\_\_\_

**22. IS THE APPLICATION TO REMOVE LAND FROM AN AREA OF EMPLOYEMENT (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

Yes  No

If 'yes', please list and explain the policies that deal with this alteration:

\_\_\_\_\_  
\_\_\_\_\_

**23. IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY? (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF).**

Yes  No

If 'yes', please list and explain how the application conforms to the Official Plan Policies relating to zoning with conditions:

\_\_\_\_\_  
\_\_\_\_\_

**24. ACCESS (Please check all that apply):**

C. Access:

- Unopened Road Allowance
- Open Municipal Road
- Private Right of Way
- Provincial Highway
- Other (specify)

Name of Road/Street: \_\_\_\_\_

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: \_\_\_\_\_

**25. SERVICES (PLEASE CHECK ALL THAT APPLY):**

A. Water Supply:

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

B. Sewage Disposal:

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

C. Storm Drainage:

- Sewers
- Ditches
- Swales
- Other (Specify)

D. Would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes  No

If 'yes' a servicing options report and hydrogeological report would be required.

**26. 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 # concurrent application      Status of Application pending

II) Plan of Subdivision?

Yes                       No                       Unknown

If 'yes', file # concurrent application      Status of Application pending

III) Consent?

Yes                       No                       Unknown

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

IV) Rezoning?

Yes                       No                       Unknown

If 'yes', file # this application              Status of Application pending

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 \_\_\_\_\_

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

Yes                      No

Name of Plan(s): Growth Plan for Northern Ontario (GPNO 2011)

**28. 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): Growth Plan for Northern Ontario (GPNO 2011)

**29. 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?**

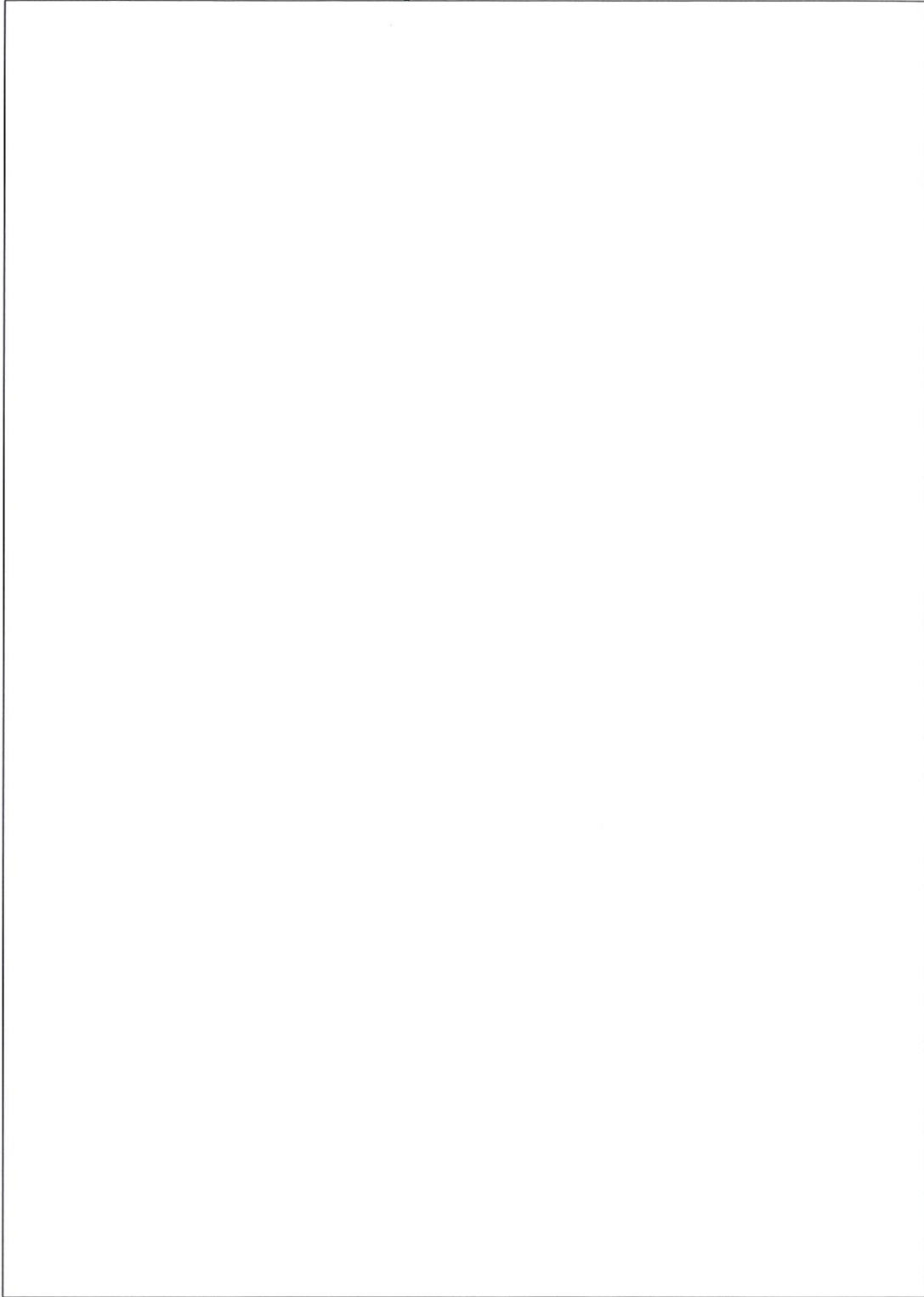
Yes                      No

**30. 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

**31. REQUIRED SKETCH (Return this sketch with the application form. Without a sketch, an application form cannot be processed)**

A large, empty rectangular box with a thin black border, intended for a hand-drawn sketch. The box is oriented vertically and occupies most of the page's width and height.

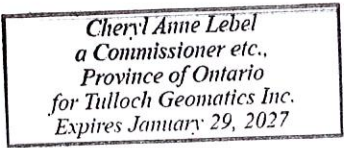
**32. AFFIDAVIT OR SWORN DECLARATION**

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 24th  
day of February 2026.

  
A Commissioner etc.



\_\_\_\_\_  
A Commissioner etc.

  
Signature of Applicant, Solicitor,  
Authorized Agent

\_\_\_\_\_  
Signature of Applicant, Solicitor,  
Authorized Agent

**33. AUTHORIZATION**

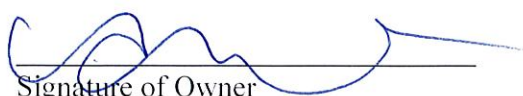
Consent of the owner(s) to the use and disclosure of personal information

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 application for a Zoning By-law Amendment 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 24/26  
Date

  
Signature of Owner

Feb-24/2026  
Date

  
Signature of Owner

**34. AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION AND TO PROVIDE PERSONAL INFORMATION:**

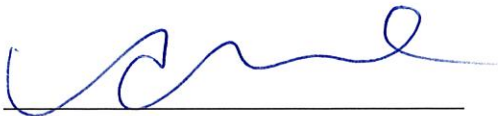
If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

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 Zoning By-law Amendment 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 24 / 26  
Date

  
Signature of Owner

Feb 24 / 26  
Date

  
Signature of Owner

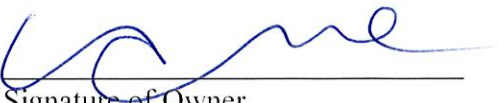
**35. CONSENT OF OWNER – SITE INSPECTION**

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 Zoning By-law Amendment 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 24 / 25  
Date

  
Signature of Owner

Feb 24 / 25  
Date

  
Signature of Owner

For Office Use Only:

Date Complete application was received: \_\_\_\_\_

File No. \_\_\_\_\_

Date Stamp: