



390 HIGHWAY 94, CORBEIL, ONTARIO P0H 1K0
TEL.: (705) 752-2740 FAX.: (705) 752-2452
municipality@eastferris.ca

NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
Draft Plan of Subdivision
Official Plan Amendment
Zoning By-law Amendment

File No.: SB-2026-01
OPA-2026-03
C-2026-03

Location: Lavigne Road, Corbeil Road & Quae Quae Road (Part of Lots 13 and 14, Concession 7 & Part of Lots 13 and 14, Concession 8; Township of East Ferris, District of Nipissing)

TAKE NOTICE that an application for a Draft Plan of Subdivision has been submitted by Tulloch Engineering c/o Steve McArthur on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne. (Part of Lots 13 and 14, Concession 7 & Part of Lots 13 and 14, Concession 8; Township of East Ferris, District of Nipissing) in the Municipality of East Ferris. The Municipality has deemed the application complete in accordance with Section 51(19.1) of the *Planning Act*, R.S.O. 1990;

TAKE NOTICE that an application for a site specific Official Plan Amendment has been submitted by Tulloch Engineering c/o Steve McArthur on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne. (Part of Lots 13 and 14, Concession 7 & Part of Lots 13 and 14, Concession 8; Township of East Ferris, District of Nipissing) in the Municipality of East Ferris. The Municipality has deemed the application complete in accordance with Section 22(6.1) of the *Planning Act*, R.S.O. 1990, as amended;

TAKE NOTICE that an application for a site specific Zoning By-law Amendment has been submitted by Tulloch Engineering c/o Steve McArthur on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne. (Part of Lots 13 and 14, Concession 7 & Part of Lots 13 and 14, Concession 8; Township of East Ferris, District of Nipissing) in the Municipality of East Ferris. The Municipality has deemed the application complete in accordance with Section 34(10.4) of the *Planning Act*, R.S.O. 1990, as amended;

IF A PERSON OR PUBLIC BODY does not make oral submissions at the Public Meeting or make a written submission to the Municipality of East Ferris Council in respect to the Draft Plan of Subdivision, Official Plan Amendment or Zoning By-law Amendment before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, Official Plan Amendment or Zoning By-law Amendment, the person or public body may not be entitled to appeal the decision of the Municipality of East Ferris to the Ontario Land Tribunal (OLT).

IF A PERSON OR PUBLIC BODY does not make oral submissions at the Public Meeting or make a written submission to the Municipality of East Ferris Council in respect to the Draft Plan of Subdivision, Official Plan Amendment or Zoning By-law Amendment before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, Official Plan Amendment or Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED of the decision of the Council of the Municipality of East Ferris in respect to the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, you must make a written request to the Clerk of the Municipality.

ADDITIONAL INFORMATION related to the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment is available during regular office hours at the Municipal office, Monday-Friday between 8:30am and 4:30pm.

**EXPLANATION OF THE PURPOSE AND EFFECT OF THE
PROPOSED DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND ZONING BY-
LAW AMENDMENT APPLICATIONS**

The subject lands are located between Lavigne Road, Corbeil Road and Quae Quae Road. The applicant is proposing to create a 41 lot residential subdivision with a new cul-de-sac coming in off of Lavigne Road. The total project area is approximately 134 hectares (331 acres), which includes the 41 lots and the new road construction.

A location map is found on the reverse side of this notice.

The Official Plan Amendment would designate the project site as an Estate Residential area, changing the current Rural designation.

The Zoning By-law Amendment application proposes an Estate Residential Special Zoning (RE Sp.). The proposed lot layout of the subdivision would comply with all requirements for lot frontage and lot area of the RE zone category, with the exception of the lot frontage of lots 18, 19 & 20 on the draft plan of subdivision sketch. These 3 lots are the subject of the special zoning to facilitate the requested frontage reductions to 27m, 37m and 15m, respectively. The frontage reduction request is due to the location of the lots at the end of the cul-de-sac.

A copy of the draft plan is found on the reverse side of this notice.

**NOTICE OF PUBLIC MEETING
Draft Plan of Subdivision
Official Plan Amendment
Zoning By-law Amendment**

IN THE MATTER of an application for a draft plan of subdivision and associated official plan and zoning by-law amendment, Tulloch Engineering c/o Steve McArthur have applied on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne. (Part of Lots 13 and 14, Concession 7 & Part of Lots 13 and 14, Concession 8; Township of East Ferris, District of Nipissing) in the Municipality of East Ferris.

A PUBLIC HEARING will be held at the **East Ferris Municipal Office Council Chambers** on **Wednesday April 15, 2026** at **5:00 p.m.** by the **PLANNING ADVISORY COMMITTEE** for the purpose of receiving public comment and reviewing this application and making a recommendation to Council.

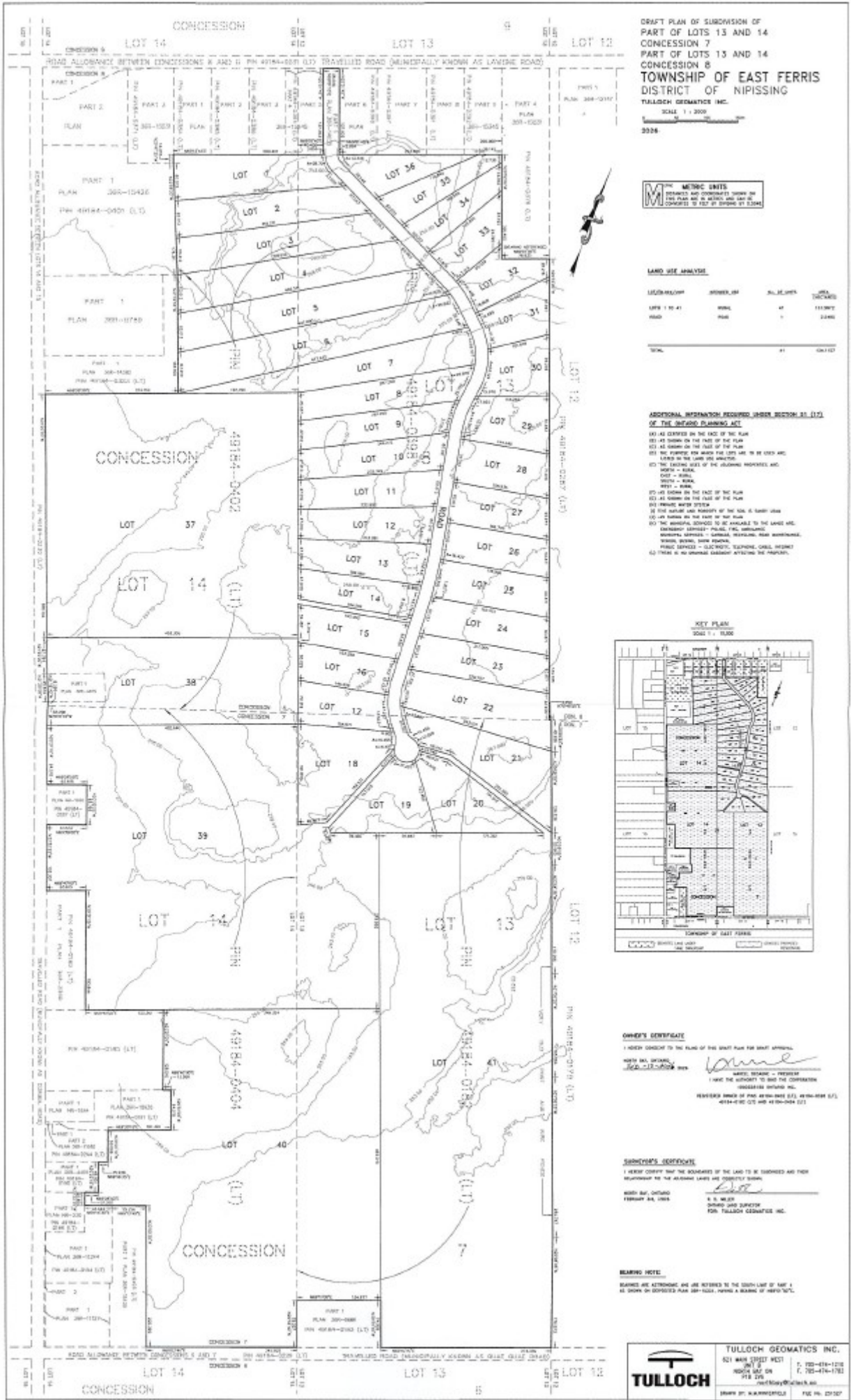
Council will make a decision based on the recommendation of the Planning Advisory Committee at the regular meeting of Council on **Tuesday April 28th, 2026** at 5:00 p.m. for the purpose of considering this application for approval or refusal.

ADDITIONAL INFORMATION relating to these applications is available for inspection between 8:30 a.m. and 4:30 p.m. at the municipal office in Corbeil. If a person or public body that files an appeal of a decision of the Municipality of East Ferris Council in respect of the proposed Draft Plan of Subdivision, Official Plan Amendment or Zoning By-law Amendment does not make an oral or written submission to the Municipality of East Ferris Planning Advisory Committee or Council before it gives or refuses to give approval, the Ontario Land Tribunal (OLT) may dismiss the appeal. If you wish to be notified of the decision of the Municipality of East Ferris Council in respect of the proposed consent, you must make a written request to the Municipality of East Ferris, 25 Taillefer Road, Corbeil, Ontario P0H 1K0.

This will also enable you to be advised of a possible OLT Hearing. Please contact **Greg Kirton, Director of Community Services** either by email at greg.kirton@eastferris.ca or by telephone at 705-752-2740 (ext. 223) for further information.

Dated at the Municipality of East Ferris March 24, 2026.

PROPOSED DRAFT PLAN OF SUBDIVISION



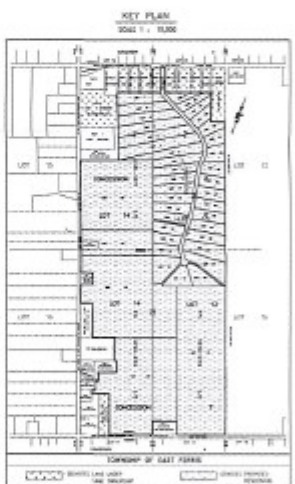
DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 13 AND 14
CONCESSION 7
PART OF LOTS 13 AND 14
CONCESSION 8
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
TULLOCH GEOMATICS INC.
SCALE 1:2000
2024

M^{TR} METRIC UNITS
DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METRIC UNITS AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LAND USE ANALYSIS

USE/REQUIREMENT	APPLICABLE LOT	AREA (M ²)	AREA (ACRES)
LOT 1 TO 41	RESID	47	11.5992
ROAD	ROAD	1	0.2466
TOTAL		48	11.8458

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 81 (17) OF THE ZONING BY-LAW AND ACT:**
- AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - THE PLANNING AND DESIGN FOR THIS LOT TO BE USED AND LAYED OUT IN ACCORDANCE WITH THE ZONING BY-LAW AND ACT
 - THE EXISTING USE OF THE ADJACENT PARCELS AND AREAS - ROAD, RESID, COMM, etc.
 - AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - THE ADJACENT AREAS TO BE AVAILABLE TO THE LAND AND CONSIDERED - PUBLIC, FIRE, UTILITIES, etc.
 - AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN



OWNER'S CERTIFICATE
I HEREBY CERTIFY TO THE PLAN OF THIS DRAFT PLAN FOR SUBDIVISION.
DATE: 24 FEB 2024
NAME: [Signature]
TULLOCH GEOMATICS INC.

SUBMITTER'S CERTIFICATE
I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE ZONING BY-LAW AND ACT ARE MET AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE ZONING BY-LAW AND ACT.
DATE: 24 FEB 2024
NAME: [Signature]
TULLOCH GEOMATICS INC.

WARNING NOTE
DRAWINGS AND ATTACHMENTS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED.

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