



25 TAILLEFER ROAD, CORBEIL, ONTARIO POH 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): Dan Degagne o/b 1851477 Ontario Inc.

Home Phone: 705-825-4529 Alternate Phone: _____

Fax Number: _____ Email: dan@degagnecarpentry.com

Home Address: 452 Quae Quae Rd City/Town/Village/Hamlet: Corbeil

Postal Code: P0H 1K0 Address of lands affected: One Mile Road

Lot number of lands affected: Lots 7-18 Concession number of lands affected: 15

Hamlet (Corbeil, Astorville, Derland): Corbeil

Authorized Agent/Applicant Solicitor (if any): Tulloch Geomatics Inc. c/o Steve McArthur

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

Address: 1501 Seymour Street City/Village: North Bay, ON

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) 11-14 Concession No(s). 15 Registered Plan No. 36M-717 Lot(s) _____

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

Municipality East Ferris Municipal Address (911 Number) One Mile Road

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

☐ Yes ☒ No

Please Describe: _____

3. LOCATION OF SUBJECT LAND:

Lot(s) 11-14 Concession No(s). 15 Registered Plan (Subdivision) No. 36M-717

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

49183-0649

Parcel(s) 49183-0671 Hamlet (Astorville, 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 13 Lots created in Phase 1 of 36M-717

Date parcel(s) created March 16, 2023

User(s) of Parcel(s) Lots available for sale, homes under construction in Phase 1

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	25	4	+/-61Ha	N/A				
Semi-Detached Residential								
Multiple Attached Residential								
Apartment Residential								
Seasonal Residential								
Mobile Home								
Other Residential								
Commercial		NA						
Industrial		NA						
Institutional								
Park or Open Space		NA						
Roads	2		+/-1Ha	N/A				

Other	+/-18.6Ha		+/-1.0132Ha				
Total							

If you have checked 'Other' please describe:

Phase 2 will include Lots 7 to 17 and 1 hectare of Road to be constructed off of MacPherson Drive

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: _____

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: _____

Proposed

☐

☒

☐

☐

☐

C. Storm Drainage:

Sewers

Ditches

Swales

Other (Specify)

Stormwater Management Pond

Proposed

☐

☒

☒

☒

7. PRESENT OFFICIAL PLAN DESIGNATION:

Rural

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

Residential Estate RE(2019-19H)

9. ZONING BY-LAW NUMBER:

RE(2019-19H)

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

RE(2019-19H)

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 # 36M-717 Status of Application 13 Lots created in Phase 1

III) Consent?

☐ Yes ☒ No ☐ Unknown

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

IV) Rezoning?

☒ Yes ☐ No ☐ Unknown

If 'yes', file # RE(2019-19H) Status of Application Approved in 2019

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: _____

19. AFFIDAVIT OR SWORN DECLARATION

I/We STEVE MARTIN 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 16th
day of SEPTEMBER 20 24.



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



Signature of Applicant, Solicitor,
Authorized Agent

A Commissioner etc.

Signature of Applicant, Solicitor,
Authorized Agent

20. AUTHORIZATION

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

I/We DANIEL AGNE / MARCEL DELGADÉ 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.

SEPT 16, 2024

Date

Signature of Owner

SEPT 16, 2024

Date

Signature of Owner

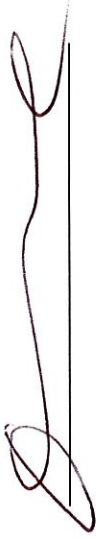
21. AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION AND TO PROVIDE PERSONAL INFORMATION

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 DAN DEGAJNE / MARCEL DEGAJNE am/are the owner(s) of the land that is the subject of this application for a Plan of Subdivision 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.

SEPT 16, 2024

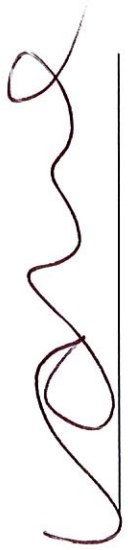
Date



Signature of Owner

SEPT 16, 2024

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 DAN DEGAJNE / MARCEL DEGAJNE 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.

SEPT 16, 2024

Date



Signature of Owner

SEPT 16, 2024

Date



Signature of Owner

For Office Use Only:

Date Complete application was received: _____

File No. _____

Date Stamp: