



MUNICIPALITY OF EAST FERRIS
JAN 06 2024
RECEIVED

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

APPLICATION FOR CONSENT UNDER SECTION 53 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. If approved there is a \$250.00 Finalization Fee and a \$1,250.00 Parkland Dedication Fee.

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 two (2) 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 consent 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): Mary Anne Saunders

Home Phone: [REDACTED] Alternate Phone:

Fax Number: Email: [REDACTED]

Home Address: 111 Lavigne Road City/Town/Village/Hamlet: Corbeil

Postal Code: P0H 1K0

Municipal Address of Lands affected (911 number): Landlocked (no civic address)

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

Phone Number: 705-474-1210 x.561 Alternate Phone: [REDACTED]

Address: 1501 Seymour Street City/Village: North Bay

User(s) of Parcel(s) Saunders, Mary Anne

Name(s) of Transferee(s) 1000328150 Ontario Inc. (Degagne Group of Companies)

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Frontage: 0m (no Frontage) Depth: 211.309m Area: 6.624ha

Existing Use(s): Vacant

Number of Buildings and Structures (existing) on land to be severed: None

Use(s) of Buildings and Structures (existing) on land to be severed: None

Particulars of all building(s) and structure(s) (Existing) on the land to be **Severed**. Specify the setback distances from the side, rear and front lot lines.

TYPE OF EXISTING BUILDINGS OR STRUCTURES	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))

Proposed Use(s): Residential

Number of Buildings and Structures (proposed) on land to be severed: TBD

Use(s) of Buildings and Structures (proposed) on land to be severed: Residential

The lands will be consolidated with other property holdings and may form part of the proposed Meadow Drive Plan of Subdivision.

Particulars of all building(s) and structure(s) (Proposed) on the land to be **Severed**. Specify the setback distances from the side, rear and front lot lines.

TYPE OF PROPOSED BUILDINGS OR STRUCTURES	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line

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

7. SERVICES (PLEASE CHECK ALL THAT APPLY):

A. Water Supply:

Severed

Retained

Municipally owned and Operated (Individual)

☐☐

Privately owned and operated (Communal)

☐☐

Lake

☐☐

Dug Well

☐☐

Drilled Well

☒☒

Other (Specify) _____

☐☐

B. Sewage Disposal:

Severed

Retained

Municipally owned Operated (Individual)

☐☐

Privately owned and Operated (Communal)

☒☒

Septic Tank/Field Bed

☒☒

Holding Tank

☐☐

Other (specify) _____

☐☐

C. Access:

Severed

Retained

Unopened Road Allowance

☐☐

Open Municipal Road (Public Road)

☒☒

Private Right of Way

☐☐

Provincial Highway

☐☐

Other (specify)

☐☐

Name of Road/Street: Lavigne Road for retained & Corbeil Road for proposed severed lot addition

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:

Severed

Retained

Sewers

☐☐

Ditches

☐☐

Swales

☐☐

Other (Specify)

☒☒

Overland Runoff

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

Rural

9. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (ZONING OF SUBJECT LAND) (PLEASE CONTACT PLANNING STAFF):

Rural

13. IS THE SUBJECT LAND (SEVERED AND RETAINED) WITHIN AN AREA OF LAND DESIGNATED UNDER ANY PROVINCIAL PLAN OR PLANS?

☒Yes

☐No

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

14. 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

15. IS THE APPLICATION FOR CONSENT CONSISTENT WITH THE PROVINCIAL POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

☒Yes

☐No

16. 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

17. 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: _____

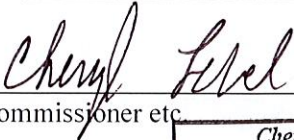
20. AFFIDAVIT OR SWORN DECLARATION

I/We TULLOCH c/o Steve McArthur, Senior Planner 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 1501 Seymour Street of City of North Bay
in the District of Nipissing this 16th
day of DECEMBER 20 24.


A Commissioner etc.

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


Signature of Applicant, Solicitor,
Authorized Agent

A Commissioner etc. _____
Signature of Applicant, Solicitor,
Authorized Agent

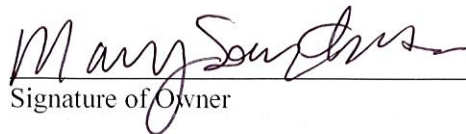
21. AUTHORIZATION

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

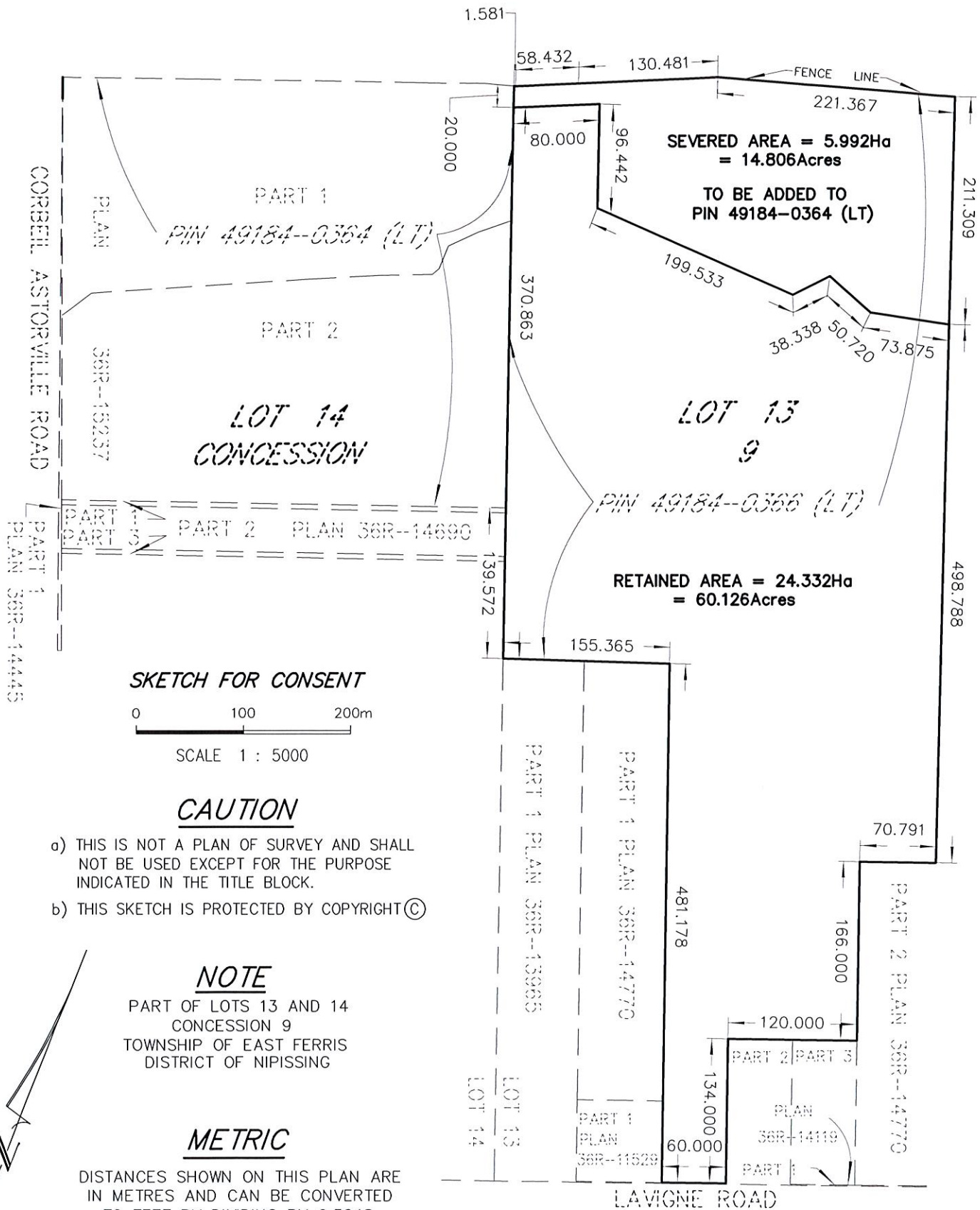
I/We MARY - ANNE SAUNDERS am/are the owner(s) of
the land that is the subject of this consent application for the purposes of the Freedom of
Information and Privacy Act I/We authorize and consent to the use by or the disclosure to any
person or public body of any personal information that is collected under the authority of the
Planning Act for the sole purposes of processing this application.

DECEMBER 17, 2024
Date

Date


Signature of Owner

Signature of Owner



CLIENT: DEGAGNE AGGREGATES



TULLOCH GEOMATICS INC.

1501 SEYMOUR STREET
NORTH BAY ON
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