



MUNICIPALITY OF EAST FERRIS  
MAY 03 2024  
RECEIVED

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

Home Phone: [REDACTED] Alternate Phone: \_\_\_\_\_

Fax Number: \_\_\_\_\_ Email: [REDACTED]

Home Address: [REDACTED] City/Town/Village/Hamlet: Corbeil

Postal Code: P0H 1K0

Municipal Address of Lands affected (911 number): Unaddressed Corbeil Road / Bertha Road

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

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

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

Fax: 705-474-1783

Email: [steve.mcarthur@tulloch.ca](mailto:steve.mcarthur@tulloch.ca)

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

Owner  Agent  Solicitor  Both

**1B. NAME(S) AND ADDRESS(ES) OF ANY MORTGAGE COMPANIES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES RELATED TO THE SUBJECT LANDS:**

Caisse Populaire Alliance Limitee

**2. PURPOSE OF THE APPLICATION:**

Type and purpose of Transaction (Check appropriate space)

Conveyance:

New Lot  Right of Way  Lot Addition  Easement

Other:

Charge  Lease  Validation of Title  Partial Discharge of Mortgage

Name of Person(s) (purchaser, lease, mortgage, etc.) to whom land or interest in land is to be conveyed, leased or mortgaged (if known): Building Lots for Degagne Group

Relationship (if any) of person(s) named above (specify nature of relationship):

N/A

**3. LOCATION OF SUBJECT LAND:**

Lot(s) 15 Concession No(s) 7 Registered Plan (Subdivision) No. \_\_\_\_\_

Lot(s) (No.(s)) \_\_\_\_\_ Reference Plan (Survey) No. \_\_\_\_\_ Part(s) \_\_\_\_\_

Parcel(s) 49185-0591 (LT) 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 7

Date parcel(s) created July 18, 2023

User(s) of Parcel(s) Residential  
 Name(s) of Transferee(s) Various (See Planning Justification Briefing for details)

**5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:**

Frontage: +/- 988m Depth: +/-411m Area: +/-32ha  
 Existing Use(s): Vacant & Undeveloped  
 Number of Buildings and Structures (existing) on land to be severed: None  
 Use(s) of Buildings and Structures (existing) on land to be severed: N/A

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: 12  
 Use(s) of Buildings and Structures (proposed) on land to be severed: \_\_\_\_\_

Single Detached Dwellings and potentiall Accessory Structures (Garages)

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
TBD				
All homes will comply with ZBL				

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

**6. DESCRIPTION OF SUBJECT LAND TO BE RETAINED:** See Part 13 on attached.

Frontage: +/-193m      Depth: 101.5m      Area 9,191m<sup>2</sup>

Existing Use(s): Vacant & Undeveloped

Number of Buildings and Structures (existing) on land to be retained: Nil

Use(s) of Buildings and Structures (existing) on land to be retained:

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Particulars of all building(s) and structure(s) (Existing) on the land to be **retained**. 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 retained: 1 SDD

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

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Particulars of all building(s) and structure(s) (Proposed) on the land to be **Retained**. 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

TBD  
All homes will comply with ZBL

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

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

<u>A. Water Supply:</u>		Severed	Retained
Municipally owned and Operated (Individual)	<input type="checkbox"/>		<input type="checkbox"/>
Privately owned and operated (Communal)	<input type="checkbox"/>		<input type="checkbox"/>
Lake	<input type="checkbox"/>		<input type="checkbox"/>
Dug Well	<input type="checkbox"/>		<input type="checkbox"/>
Drilled Well	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>		<input type="checkbox"/>
<u>B. Sewage Disposal:</u>		Severed	Retained
Municipally owned Operated (Individual)	<input type="checkbox"/>		<input type="checkbox"/>
Privately owned and Operated (Communal)	<input type="checkbox"/>		<input type="checkbox"/>
Septic Tank/Field Bed	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Holding Tank	<input type="checkbox"/>		<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>		<input type="checkbox"/>
<u>C. Access:</u>		Severed	Retained
Unopened Road Allowance	<input type="checkbox"/>		<input type="checkbox"/>
Open Municipal Road (Public Road)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Private Right of Way	<input type="checkbox"/>		<input type="checkbox"/>
Provincial Highway	<input type="checkbox"/>		<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>		<input type="checkbox"/>
Name of Road/Street: _____			
Is Access only by water?	<input type="checkbox"/> Yes		<input type="checkbox"/> 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: _____			
<u>C. Storm Drainage:</u>		Severed	Retained
Sewers	<input type="checkbox"/>		<input type="checkbox"/>
Ditches	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Swales	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>		<input type="checkbox"/>

**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

**10. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING STAFF):**  
Comprehensive Zoning By-law #2021-60

**11. WHAT IS THE PROPOSED ZONING OF THE LAND INTENDED TO BE SEVERED?**

Same

**12. IF KNOWN, HAVE THE LANDS:**

A) Ever been, or is now, part of an application for:

D) Official Plan Amendment?

Yes  No  Unknown

If 'yes', file # \_\_\_\_\_ Status of Application \_\_\_\_\_

II) Plan of Subdivision?

Yes  No  Unknown

If 'yes', file # \_\_\_\_\_ Status of Application \_\_\_\_\_

III) Consent?

Yes  No  Unknown

If 'yes', file # \_\_\_\_\_ Status of Application Approved, 2023

IV) Rezoning?

Yes  No  Unknown

If 'yes', file # \_\_\_\_\_ Status of Application \_\_\_\_\_

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 \_\_\_\_\_

**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: \_\_\_\_\_

**19. REQUIRED SKETCH** (return this sketch with application form. Without a sketch, an application form cannot be processed.)







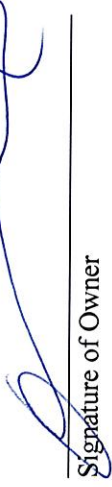
**22. AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION AND TO PROVIDE PERSONAL INFORMATION**

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 Degagne \_\_\_\_\_ am/are the owner(s) of the land that is the subject of this application for a consent and I/We authorize Tulloch Geomatics Inc. \_\_\_\_\_ 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.

April 25, 2024

Date

  
Signature of Owner

\_\_\_\_\_

Date

\_\_\_\_\_

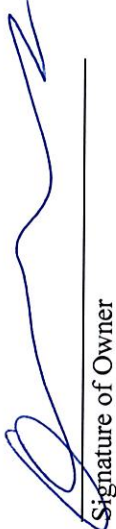
Signature of Owner

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

I/We Dan Degagne \_\_\_\_\_ am/are the owner(s) of the land that is the subject of this application for a consent 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.

April 25, 2024

Date

  
Signature of Owner

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Owner

For Office Use Only:

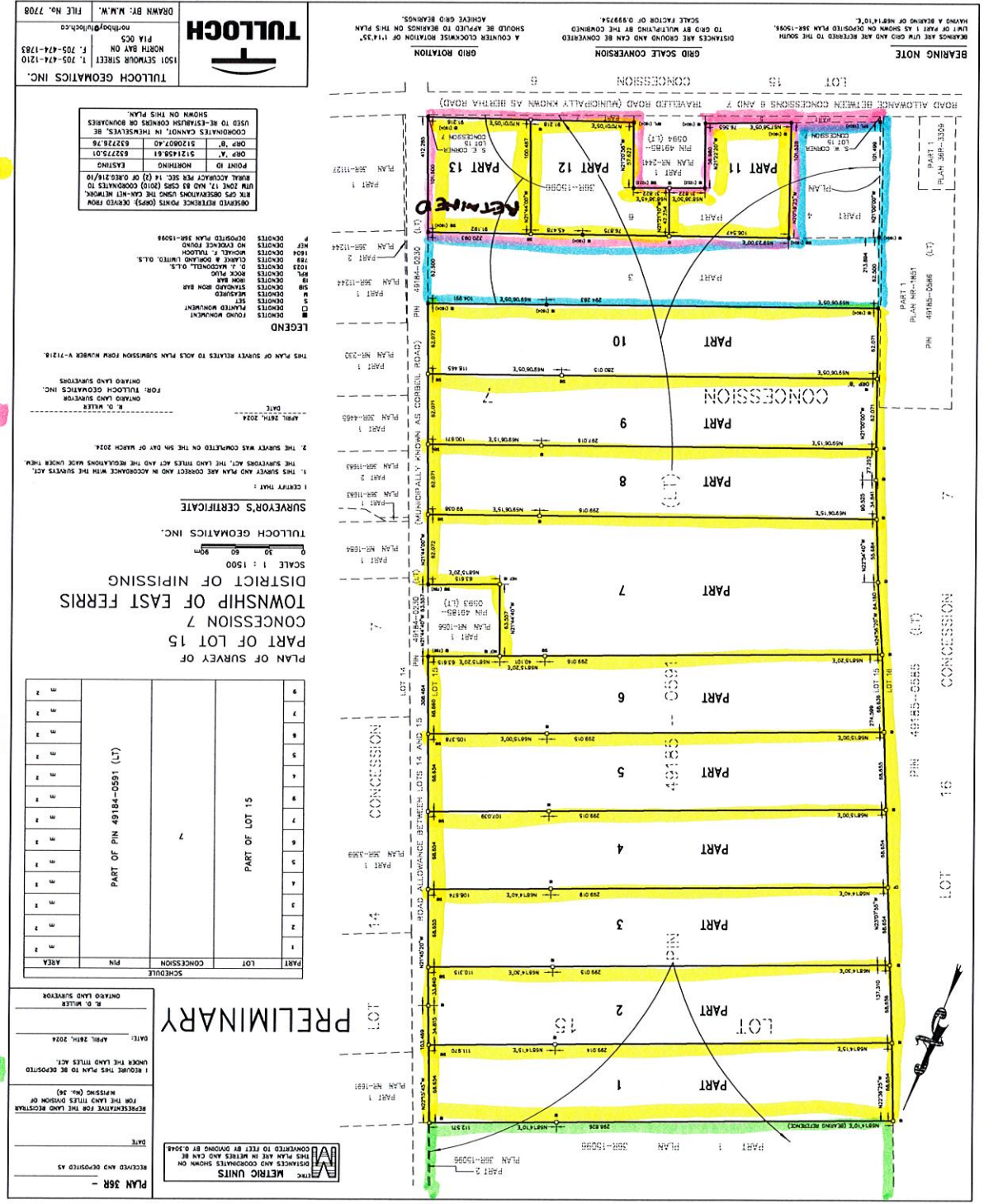
Date Complete application was received: \_\_\_\_\_

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

Date Stamp: \_\_\_\_\_

Rural ((

# SCHEDULE 'A'



VIA CURRENT APPLICATION FOR CONSENT

PARTS 1 to 13 TO BE CREATED

CREATED ON JULY 18, 2023

PARTS 5, 6 & 7

CREATED ON JULY 18, 2023

PARTS 3 & 4

CREATED ON JULY 18, 2023

PARTS 1 & 2

CREATED ON JULY 18, 2023

FILE NO. 7708  
 DRAWN BY: M.M.W.  
 TULLOCH GEOMATICS INC.  
 1501 SEMOUR STREET, NORTH BAY, N.S.W. 705-42-1210

BEARING NOTE: BEARING AND DISTANCE TO BE APPLIED TO BEARINGS ON THIS PLAN SHOULD BE APPLIED TO BEARINGS ON THIS PLAN. SCALE FACTOR OF 0.99974.

POINT ID	NORTHING	EASTING
POINT A	512148.61	632723.01
POINT B	512067.40	632723.76

USED TO ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- 1. THIS SURVEY AND PLAN ARE CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1978.
  - 2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF MARCH 2024.
  - 3. THIS SURVEY ACT, THE LAND TITLE ACT AND THE REGULATIONS MADE UNDER THEM.

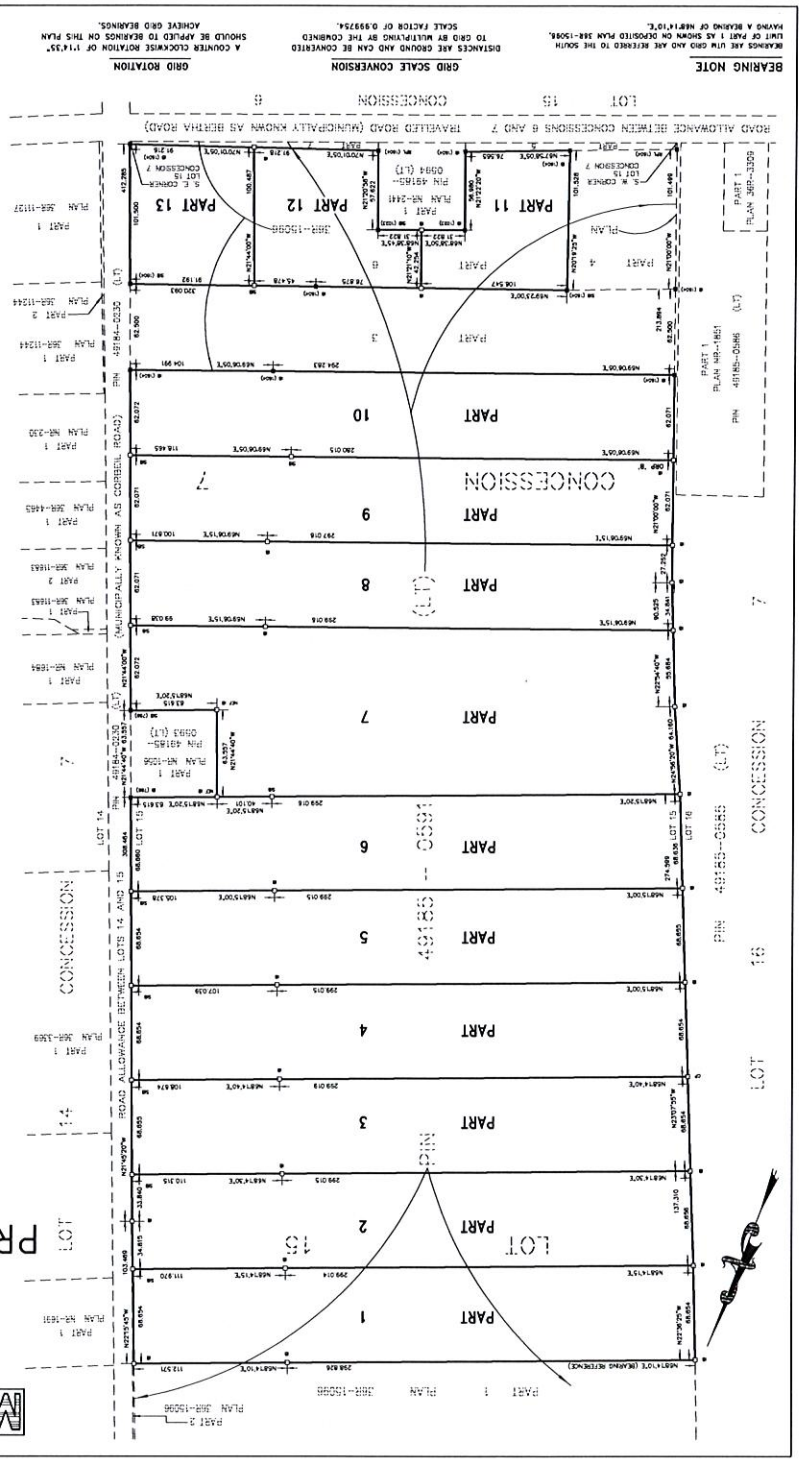
DATE: APRIL 2024  
 FOR: TULLOCH GEOMATICS INC.  
 ON: 1501 SEMOUR STREET, NORTH BAY, N.S.W. 705-42-1210

SCALE 1 : 1500  
 TULLOCH GEOMATICS INC.  
 SURVEYOR'S CERTIFICATE

**PLAN OF SURVEY OF PART OF LOT 15 CONCESSION 7 TOWNSHIP OF EAST FERRIS DISTRICT OF NIPissing**

PART	LOT	CONCESSION	PIN	AREA
1	1	7	48184-0581 (LT)	1.00
2	2	7		1.00
3	3	7		1.00
4	4	7		1.00
5	5	7		1.00
6	6	7		1.00
7	7	7		1.00
8	8	7		1.00
9	9	7		1.00
10	10	7		1.00

RECEIVED AND DEPOSITED AS  
 REPRESENTATIVE FOR THE LAND REGISTRATION  
 UNDER THE LAND TITLE ACT.  
 DATE: APRIL 2024  
 R. B. WILSON  
 ONTARIO LAND SURVEYOR



PLAN 358 -  
 METRIC UNITS  
 COVERED TO FEET BY DIMENSIONS AT 0.99974  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIMENSIONS AT 0.99974





PROPERTY DESCRIPTION: PCL 7451 SEC WF; PT LT 15 CON 7 EAST FERRIS AS IN LT87919 EXCEPT PT 1 NR1056, PT 1 NR2441; EAST FERRIS ; DISTRICT OF NIPISSING

PROPERTY REMARKS: SUBJECT TO SPOUSAL RIGHTS OF THE SPOUSE OF ST.LOUIS, LUCETTE , IF ANY, AS IN BS219832. SUBJECT TO SPOUSAL RIGHTS OF THE SPOUSE OF GAUTHIER, OMER AIME , IF ANY, AS IN BS219832. SUBJECT TO SPOUSAL RIGHTS OF THE SPOUSE OF GAUTHIER, ROLAND , IF ANY, AS IN BS219832. CROWN GRANT SEE NP6620.

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2005/02/21

OWNERS' NAMES  
1851477 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</b>						
BS219832	2022/09/29	TRANS PERSONAL REP	\$585,000	JOHNSON, EMILIA HELBERT, ANITA GAUTHIER, CLAUDE MARCELLIN GAUTHIER, MARCELLIN JOSEPH GAUTHIER, ALAIN ROLAND GAUTHIER, AUREL NORMAND GAUTHIER, RAYMOND MARCEL ST. LOUIS, MARC GILBERT SMITH, ANNE-MARIE	1851477 ONTARIO INC.	C
		<i>REMARKS: PLANNING ACT STATEMENTS.</i>				
BS219835	2022/09/29	CHARGE	\$2,645,930	1851477 ONTARIO INC.	CAISSE PCPULAIRE ALLIANCE LIMITEE	C
BS219836	2022/09/29	NO ASSGN RENT GEN		1851477 ONTARIO INC.	CAISSE PCPULAIRE ALLIANCE LIMITEE	C
		<i>REMARKS: BS219835</i>				
36R15096	2023/07/18	PLAN REFERENCE				C
		<i>REMARKS: BS228365.</i>				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.