



Fax: \_\_\_\_\_ Email: 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): Will stay in DL Group ownership

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

**3. LOCATION OF SUBJECT LAND:**

Lot(s) PT LOT 14 Concession No(s). 9 Registered Plan (Subdivision) No. \_\_\_\_\_

Lot(s) (No.(s)) \_\_\_\_\_ Reference Plan (Survey) No. RP 36R-2507 Part(s) Part 1

Parcel(s) PIN 49184-0364 (LT) Hamlet (Astorville, Corbeil, Derland) Corbeil

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

☒ Yes

☐ No

Please Describe: BS 213653

**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 Unknown

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Date parcel(s) created \_\_\_\_\_

User(s) of Parcel(s) \_\_\_\_\_

Name(s) of Transferee(s) \_\_\_\_\_

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

Frontage: +/-200m \_\_\_\_\_ Depth: +/-400m \_\_\_\_\_ Area: +/-7ha \_\_\_\_\_

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: 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): Industrial/Commercial Lots as part of Industrial Park \_\_\_\_\_

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

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

Lands will form part of Industrial Park, will be available for future Industrial development.

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))

**6. DESCRIPTION OF SUBJECT LAND TO BE RETAINED:**

Frontage: +/-350m Depth: +/-400m Area +/-14ha

Existing Use(s): Vacant & Undeveloped

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

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

None.

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): Future Shop location for DL Group.

Number of Buildings and Structures (proposed) on land to be retained: 2

Use(s) of Buildings and Structures (proposed) on land to be retained:  
Industrial/Commercial

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

☒ 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: \_\_\_\_\_

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) \_\_\_\_\_

☐

☐

**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):**

General Industrial M2 - \*Subject Lands were rezoned by By-law Amendment #2021-23 \_\_\_\_\_

**10. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING STAFF):**

\*Subject Lands were rezoned by By-law Amendment #2021-23

**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:

I) 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 \_\_\_\_\_

IV) Rezoning?

☒ Yes ☐ No ☐ Unknown

If 'yes', file # 2021-23 Status of Application Approved

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.)

A large, empty rectangular box with a thin black border, intended for a sketch. It occupies the majority of the page area below the instruction.

## 20. 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 15<sup>th</sup>  
day of FEBRUARY 20 24.

*Cheryl Anne Lebel*  
A Commissioner etc.

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

A Commissioner etc.

Signature of Applicant, Solicitor,  
Authorized Agent

Signature of Applicant, Solicitor,  
Authorized Agent

## 21. AUTHORIZATION

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

I/We Dan Degagne o/b 1851477 Ontario Inc. 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.

FEB. 15, 2024  
Date

Signature of Owner

Date \_\_\_\_\_

Signature of Owner

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## 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 o/b 1761877 & 1851477 Ontario Inc. 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.

FEB. 15, 2024  
Date

  
Signature of Owner

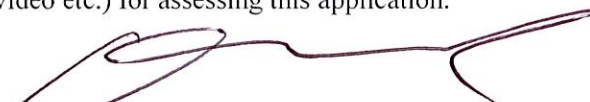
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

## 23. CONSENT OF OWNER – SITE INSPECTION

I/We Dan Degagne o/b 1761877 & 1851477 Ontario Inc. 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.

FEB. 15, 2024  
Date

  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

For Office Use Only:

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

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

Date Stamp:

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**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS**

**BY LAW NO. 2023-11**

**SCHEDULE " F " PLANNING SERVICES**

	2023	2024	2025	2026
Review and execution of Site Plan Control Agreement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Review and execution of Site Plan Control Agree.(amended)	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
*Review and processing an application for Minor Variance	\$ 800.00	\$ 800.00	\$ 850.00	\$ 850.00
Review and processing an application for an Official Plan Amendment	\$ 2,300.00	\$ 2,300.00	\$ 2,400.00	\$ 2,400.00
*Review and processing an application for a Zoning-By-law Amendment	\$ 1,500.00	\$ 1,500.00	\$ 1,600.00	\$ 1,600.00
Review and processing a concurrent application for an Official Plan and Zoning By-Law Amendment	\$ 3,200.00	\$ 3,200.00	\$ 3,300.00	\$ 3,300.00
Review and processing an application for a Plan of Subdivision/Condominium	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Review and processing a Subdivision/Condominium Agreement	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
In lieu of Parkland Dedication for Subdivision/Condominium	5%	5%	5%	5%
Review and processing of an application for a concurrent Official Plan Amendment, Zoning By-Law Amendment and Plan of Subdivision/Condominium	\$ 3,500.00	\$ 3,500.00	\$ 3,600.00	\$ 3,600.00
Review and processing an application for Consent	\$ 1,400.00	\$ 1,450.00	\$ 1,500.00	\$ 1,500.00
Each additional Consent from the same lot	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Consent Finalization	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
In lieu of Parkland Dedication for consent	\$ 1,250.00	\$ 1,250.00	\$ 1,500.00	\$ 1,500.00
Deposit Required for review and execution of a Consent-Development Agreement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Request to amend conditions of approval	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Revised application requiring re-circulation of any Planning Act application	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Review and processing an application to Close a Lakeshore Road Allowance	\$ 700.00	\$ 700.00	\$ 750.00	\$ 750.00
Review and processing of a Road Closure and Disposition of Municipal Land	\$ 700.00	\$ 700.00	\$ 750.00	\$ 750.00
Deposit required with Lakeshore Road Allowance and Road Closure and Disposition of Municipal Land	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Review and processing of Deeming By-Law	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Zoning Compliance certificate	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
Certificate of Compliance of Pump Out By-Law	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
Sudbdivision Agreement Compliance Certificate	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Site Plan Control Agreement Compliance certificate	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Purchase price of Shoreline and/or Road Allowances (per square foot) <sup>(1)</sup>	\$0.75	\$0.75	\$0.75	\$0.75
(1) In the case of a road allowance with a length of over 200 feet (approx. 60 metres), the applicant may request that the municipality obtain an independent appraisal to determine the land value; however, the minimum value shall be the equivalent to 200 feet of road allowance at the standard by-law rate of \$0.75/square foot.				
Copy of Official Plan	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Copy of Zoning By-Law	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00

Short-Term Rentals License Fees - By-Law 2022-36	As per by-law	As per by-law	As per by-law	As per by-law
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