



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): Marcel Degagne Carpentry

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

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

Home Address: \_\_\_\_\_ City/Town/Village/Hamlet: Corbeil, Ontario

Postal Code: \_\_\_\_\_

Municipal Address of Lands affected (911 number): \_\_\_\_\_

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

Phone Number: (705)-474-1210 ext.561 Alternate Phone: \_\_\_\_\_

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



Fax: \_\_\_\_\_ 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): \_\_\_\_\_

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

**3. LOCATION OF SUBJECT LAND:**

Lot(s) [13,14](#) Concession No(s). [7,8](#) Registered Plan (Subdivision) No. \_\_\_\_\_

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

Parcel(s) [PCL 389 SEC](#) 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 [Unknown](#)

Date parcel(s) created [Unknown. A number of small lots have been severed off the original parcel over time.](#)



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

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

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Lot 1 +-164.971m

Lot 2 +-45.463m

Frontage: Lot 3 +-76.933m

+ -120.740m

+ -152.171m

Depth: + -304.360m

+ -1.29 Ha

+ -1.11Ha

Area: + -2.34Ha

Existing Use(s): Vacant, except an existing farmhouse and garage on severed lot 2.

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

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

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
Field bed dwelling (Lot 2)	+ -8.50m		+ -43.58m	
Garage (to be removed) (Lot 2)	+ -3.66m		+ -40.96m	+ -152.171m

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

Proposed Use(s):\_\_\_\_\_

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

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

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: +426.129m Depth: +208.004m Area +144.972Ha

Existing Use(s): Vacant

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

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

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): \_\_\_\_\_

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

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

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)	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Drilled Well	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)_____	<input type="checkbox"/>	<input type="checkbox"/>

B. Sewage Disposal:	Severed	Retained
Municipally owned Operated (Individual)	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and Operated (Communal)	<input type="checkbox"/>	<input checked="" 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"/>

C. Access:	Severed	Retained
Unopened Road Allowance	<input checked="" 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:_____		

C. Storm Drainage:	Severed	Retained
Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	<input 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):

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

Rural

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 # 233246 \_\_\_\_\_ Status of Application \_\_\_\_\_

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): \_\_\_\_\_

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

**15. IS THE APPPLICATION 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 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 15th  
day of DECEMBER 20 23.

  
A Commissioner etc.  
Cheryl Anne Lebel  
a Commissioner, etc.,  
Province of Ontario  
for Miller & Urso Surveying Inc.  
Expires March 15, 2024  
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 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.

Dec 15-2023  
Date

  
Signature of Owner

\_\_\_\_\_  
Date

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



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.

Date Dec 15/2023

  
Signature of Owner

Signature of Owner

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.

Dec 15-2023  
Date

Signature of Owner

Signature of Owner

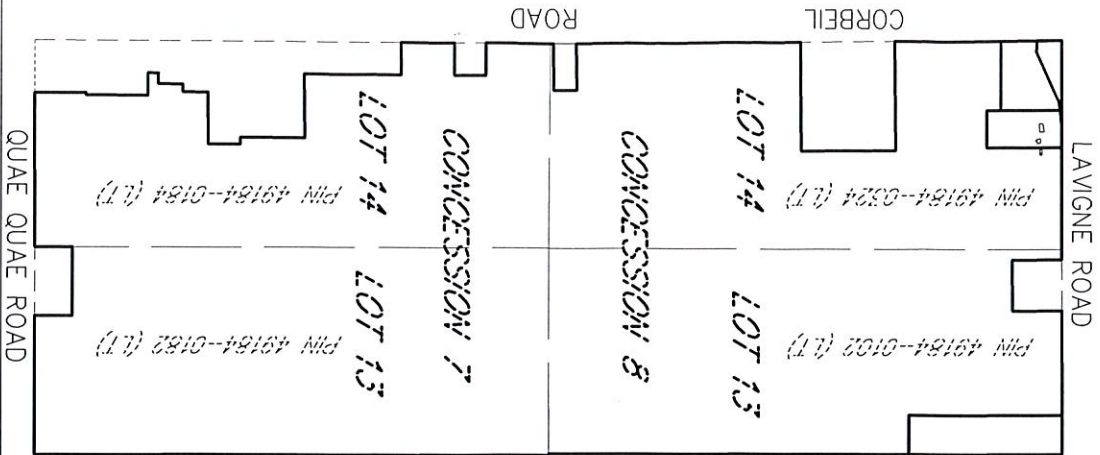
Date Complete application was received: \_\_\_\_\_

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

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OWNERSHIP NOT TO SCALE



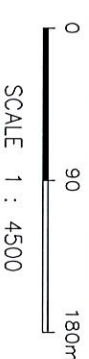
**NOTE**

DIMENSIONS WERE OBTAINED FROM FIELD SURVEY.

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SKETCH FOR CONSENT**



**NOTE**

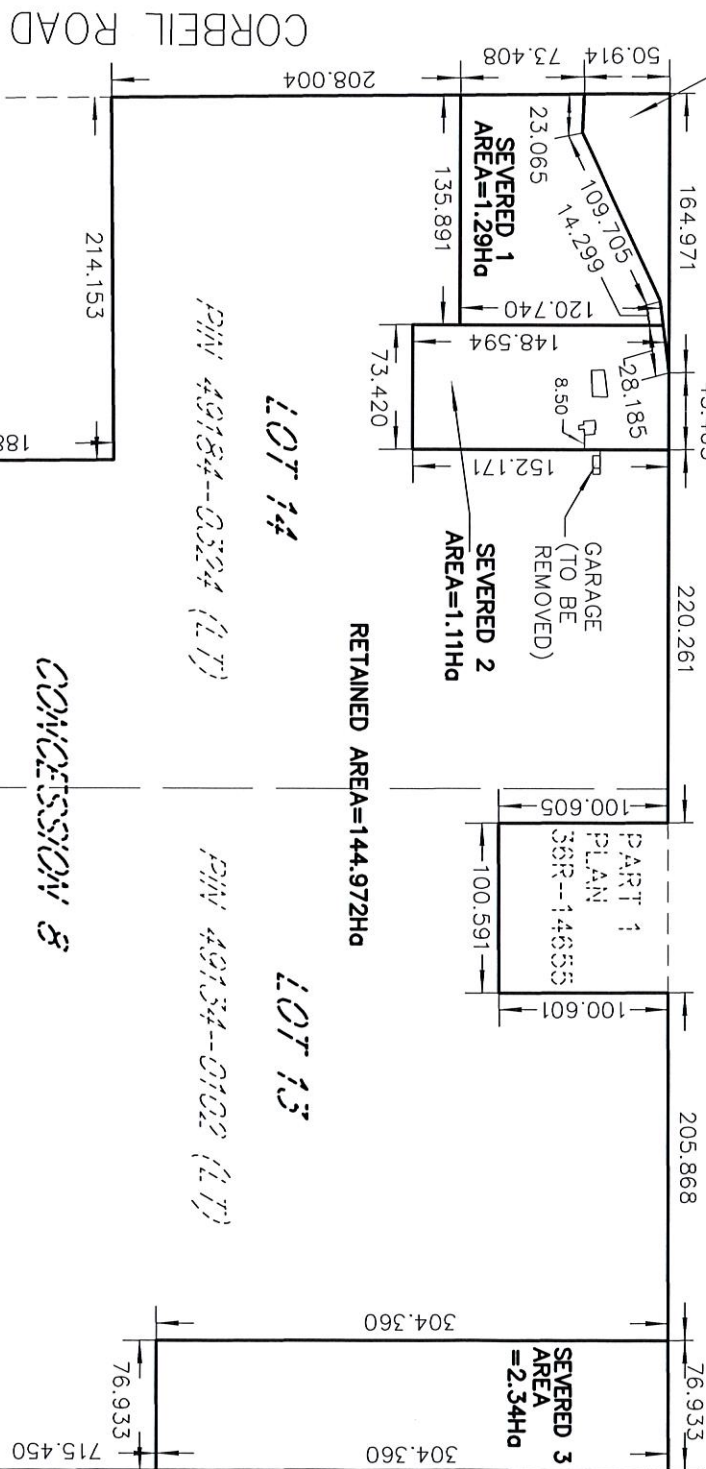
PART OF LOTS 13&14 CONCESSION 7&8 TOWNSHIP OF EAST FERRIS DISTRICT OF NIPISSING

**CAUTION**

a) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.  
b) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

AREA=0.42Hq  
(TO BE TRANSFERRED TO MUNICIPALITY OF EAST FERRIS)

LAVIGNE ROAD



**LOT COVERAGE FOR SEVERED 2**

AREA OF PROPERTY = 11122.4<sup>2</sup>  
AREA OF EXISTING DWELLING= 61.8m<sup>2</sup>  
LOT COVERAGE = 0.6%

CLIENT: MARCEL DEGAGNE CARPENTRY



**TULLOCH GEOMATICS INC.**  
1501 SEMOUR STREET  
NORTH BAY ON  
P1A 0C5  
northboy@tulloch.ca  
DRAWN BY: D. D. FILE No. 7709