



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 \$1,500.00 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): KIRBY ROY

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

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

Home Address: 578 LAVIGNE RD City/Town/Village/Hamlet: CORBEIL, ON

Postal Code: POH 1K0

Municipal Address of Lands affected (911 number): 578 LAVIGNE ROAD.

Authorized Agent/Applicant Solicitor (if any): PAUL GOODRIDGE - GG PS LTD.

Phone Number: (705) 493-1770 Alternate Phone: (705) 493-7974

Address: SUITE 1-490 MAIN ST. E. City/Village: NORTH BAY, ON  
PLB 1B5

Fax: \_\_\_\_\_ Email: paul.goodridge@ggps/tda.com

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:**

**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): TO BE LISTED FOR SALE

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

NO RELATION

**3. LOCATION OF SUBJECT LAND:**

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

Lot(s) (No.(s)) \_\_\_\_\_ Reference Plan (Survey) No. 362-8269 Part(s) PART 1  
362-12219 Part(s) PART 1.

Parcel(s) \_\_\_\_\_ Hamlet (Asterville, Corbeil, Derland) VERY SUBURBAN 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 \_\_\_\_\_

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

User(s) of Parcel(s) RURAL

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

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

Frontage: 60m Depth: 133.5 Area: ± 0.8 ha

Existing Use(s): VACANT RURAL

Number of Buildings and Structures (existing) on land to be severed: NIL

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
<u>N/A</u>				

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

Proposed Use(s): RURAL RESIDENTIAL

Number of Buildings and Structures (proposed) on land to be severed: 1 DWELLING

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

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
<u>T.B.D.</u>				

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



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

Frontage: 75.636 Depth: 960.12 Area 12.22 ha ±

Existing Use(s): RURAL RESIDENTIAL

Number of Buildings and Structures (existing) on land to be retained: 2 DWELLING & GARAGE.

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

DWELLING & GARAGE

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
	WEST	EAST	NORTH	SOUTH
DWELLING	14.6 ±	27.4 ±	26.0 ±	931.7 ±
GARAGE	4.4 ±	38.0 ±	27.7 ±	931.0 ±

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

Proposed Use(s): NO CHANGE

Number of Buildings and Structures (proposed) on land to be retained: 0

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

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) LAVIGNE 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):**

RURAL

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

2021-60

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

NO CHANGE - SEVERED WILL REMAIN "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 # \_\_\_\_\_ 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): GROWTH PLAN FOR NORTHERN ONTARIO (GPNO)

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): GPNO. - PROMOTES ECONOMIC ACTIVITY IN ENVIRONMENTALLY SENSITIVE MANNER

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

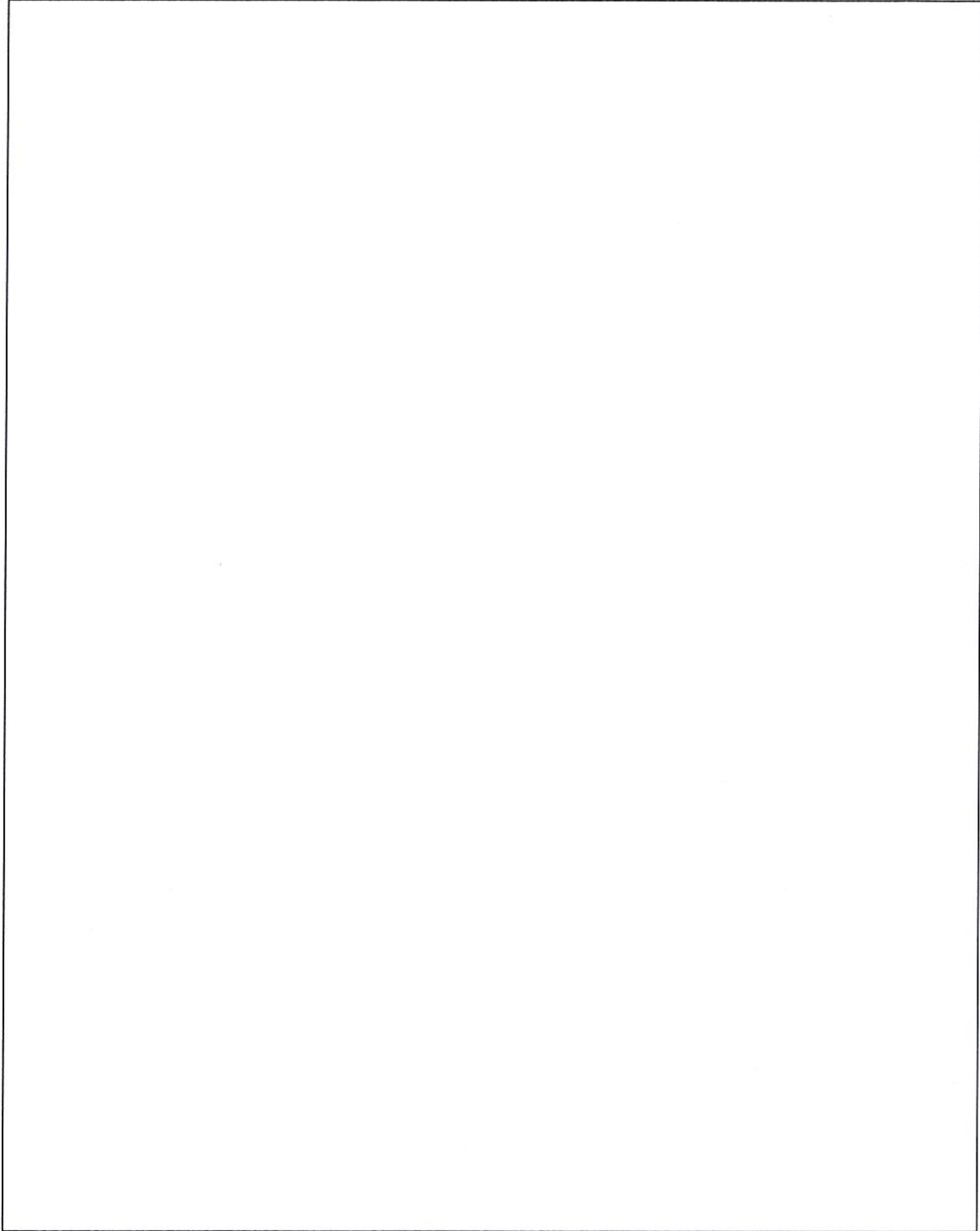
17. DO YOU HAVE ANY KNOWLEDGE OF ENDANGERED SPECIES OR SPECIES AT RISK OR KNOWLEDGE OF POTENTIAL HABITAT FOR SUCH SPECIES ON THE SUBJECT LAND OR ADJACENT LANDS?

☐ 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.



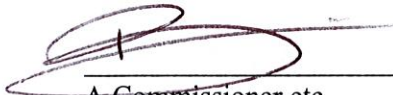
## 20. AFFIDAVIT OR SWORN DECLARATION

I/We PAUL GOODRIDGE of the MUNICIPALITY  
of CALLANDER in the DISTRICT of PARRY SOUND

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 26<sup>th</sup>  
day of NOVEMBER 2025.

  
A Commissioner etc.

Brook-Lynn Shelby LaPrairie,  
a Commissioner, etc.,  
Province of Ontario,  
for C. John D'Agostino Law  
Professional Corporation.  
Expires October 24, 2026.

  
Signature of Applicant, Solicitor,  
Authorized Agent

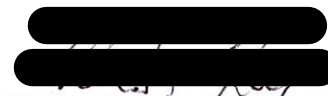
Signature of Applicant, Solicitor,  
Authorized Agent

## 21. AUTHORIZATION

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

I/We KIRBY ROY 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.

OCTOBER 15, 2025  
Date

  
Signature of Owner

\_\_\_\_\_  
Date

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

**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 KIRBY ROY am/are the owner(s) of the land that is the subject of this application for a consent and I/We authorize PAUL GOODRIDGE 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.

OCTOBER 15, 2025  
Date

Kirby Roy  
Signature of Owner

\_\_\_\_\_  
Date

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

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

I/We KIRBY ROY 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.

OCTOBER 15, 2025  
Date

Kirby Roy  
Signature of Owner

\_\_\_\_\_  
Date

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

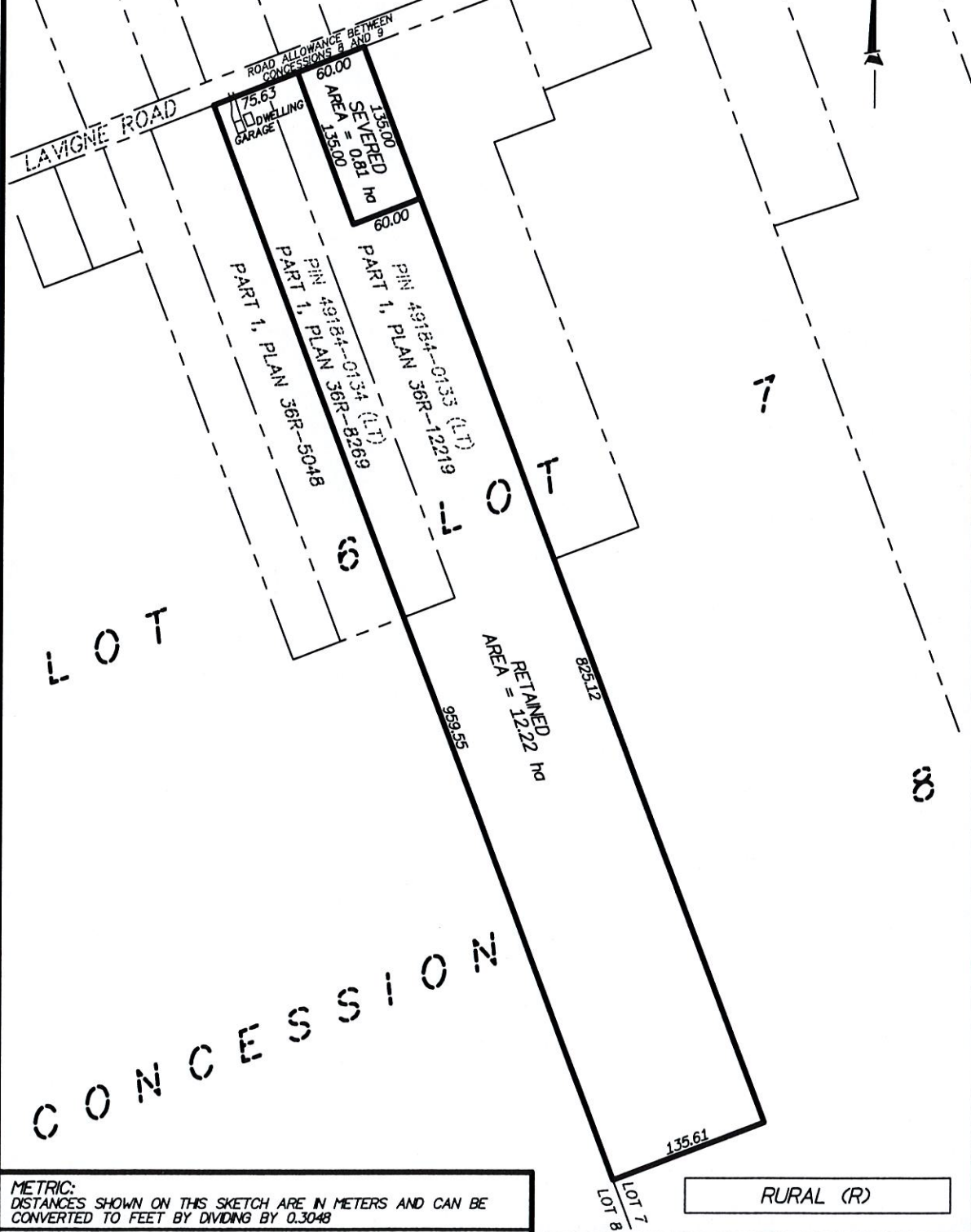
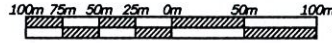
For Office Use Only:

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

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

Date Stamp:

SKETCH TO ACCOMPANY  
**CONSENT APPLICATION**  
 PART OF LOT 7, CONCESSION 8  
**MUNICIPALITY OF EAST FERRIS**  
 DISTRICT OF NIPISSING  
 SCALE 1 : 4000



**METRIC:**  
 DISTANCES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE  
 CONVERTED TO FEET BY DIVIDING BY 0.3048

**COPYRIGHT:**  
 THIS SKETCH WAS PREPARED EXCLUSIVELY FOR KIRBY ROY  
 AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY  
 OTHERS.

© NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS  
 PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
 OF PAUL GOODRIDGE, OLS.

**CAUTION:**  
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED  
 FOR MORTGAGE OR TRANSACTION PURPOSES. IT IS TO BE USED  
 SOLELY FOR THE EXPRESS PURPOSE STATED HEREON.

**GOODRIDGE GOULET**  
**PLANNING & SURVEYING LTD.**

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS  
 UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5  
 705-493-1770 paul.goodridge@ggpltd.com  
 705-493-7974 don.goulet@ggpltd.com

DATE	FIELD	OFFICE	FILE
10/20/2025	N/A	KPHILLIPSON	2157-25