

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): 100328150 Ontario Inc c/o Dan Degagne

Home Phone: [REDACTED] Alternate Phone: [REDACTED]

Fax Number: [REDACTED] Email: [REDACTED]

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

Postal Code: POH 1K0

Municipal Address of Lands affected (911 number): 644 Derland Road

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

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

Address: 1501 Seymour Street City/Village: North Bay

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): _____

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

3. LOCATION OF SUBJECT LAND:

Lot(s) [22](#) Concession No(s). [9](#) Registered Plan (Subdivision) No. _____

Lot(s) (No.(s)) _____ Reference Plan (Survey) No. _____ Part(s) _____

Parcel(s) [11717](#) 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 _____

Date parcel(s) created _____

User(s) of Parcel(s) _____

Name(s) of Transferee(s) _____

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Frontage: Severed Lot #1 - 68.8m Severed Lots #2 & 3 - 60m Depth: 185m Severed Lots #1 - 1.27 ha Area: Severed Lots #2 & 3 - 1.1 ha

Existing Use(s): Severed Lot #1 - Rural residential
Severed Lot #2 & 3 - Vacant

Number of Buildings and Structures (existing) on land to be severed: 6

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

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 (east)	Side Lot Line (west)	Front Lot Line	Rear Lot Line
Two-storey dwelling (Lot 1)	17.93m	38.03m	15.63m	154.48m
Garage (Lot 1)	+15m	15.21m	28.11m	+120m
Gazebo (Lot 1)	20.52m	+40m	+30m	+120m
Barn (Lot 1)	33.8m	30.96m	59.27m	120.63m
Barn (Lot 1)	17.69m	45.40m	+60m	106.95m
Shed (to be removed) (Lot 1 / 2)	0m	+30m	63.62m	+106m
Shed (to be removed) (Lot 2)	+50m	2.47m	64.96m	114.66m

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

Proposed Use(s): Same

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

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

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

6. DESCRIPTION OF SUBJECT LAND TO BE RETAINED:

Frontage: 60m Depth: 1005m Area 37.7ha

Existing Use(s): Vacant

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

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

n/a

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): Rural residential

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

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

Rural residential

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)		☐	☐
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

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

2021-60

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

Same - Rural

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 # Unknown Status of Application Approved - 5 lots previously created from this parcel

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 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 POTENTIONAL 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 100328150 Ontario Inc c/o Dan Degagne am/are the owner(s) of the land that is the subject of this application for a consent and I/We authorize _____ 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.

MAY 20, 2024
Date


Signature of Owner

Date

Signature of Owner

23. CONSENT OF OWNER – SITE INSPECTION

I/We 100328150 Ontario Inc c/o 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.

MAY 20, 2024
Date


Signature of Owner

Date

Signature of Owner

For Office Use Only:

Date Complete application was received: _____

File No. _____

Date Stamp: _____

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
Subdivision 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) ⁽¹⁾	\$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

METRIC

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

NOTE

DIMENSIONS WERE OBTAINED FROM VARIOUS PLANS.

NOTE

PART OF LOT 22
CONCESSION 9
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING

LEGEND



Denotes NBMCA Regulated Area

SKETCH FOR CONSENT



Scale 1 : 5000

Client: Degagne Carpentry

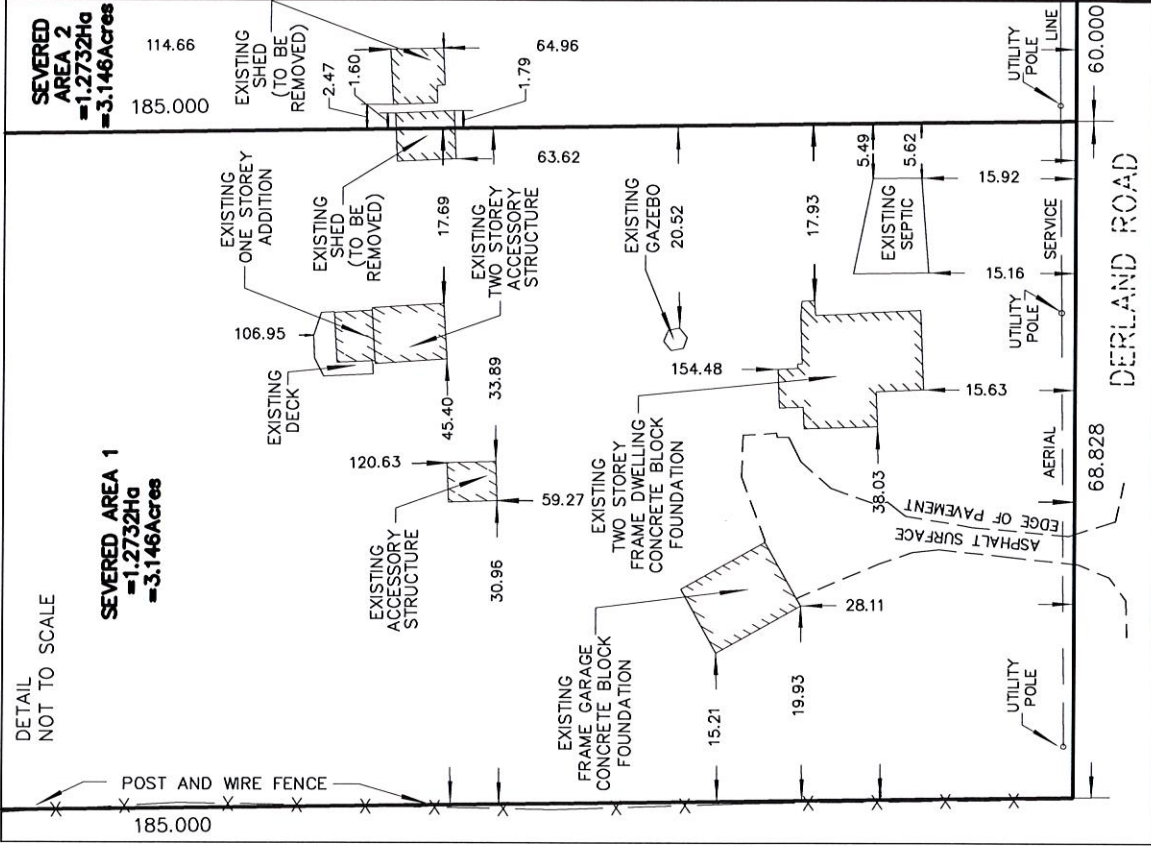
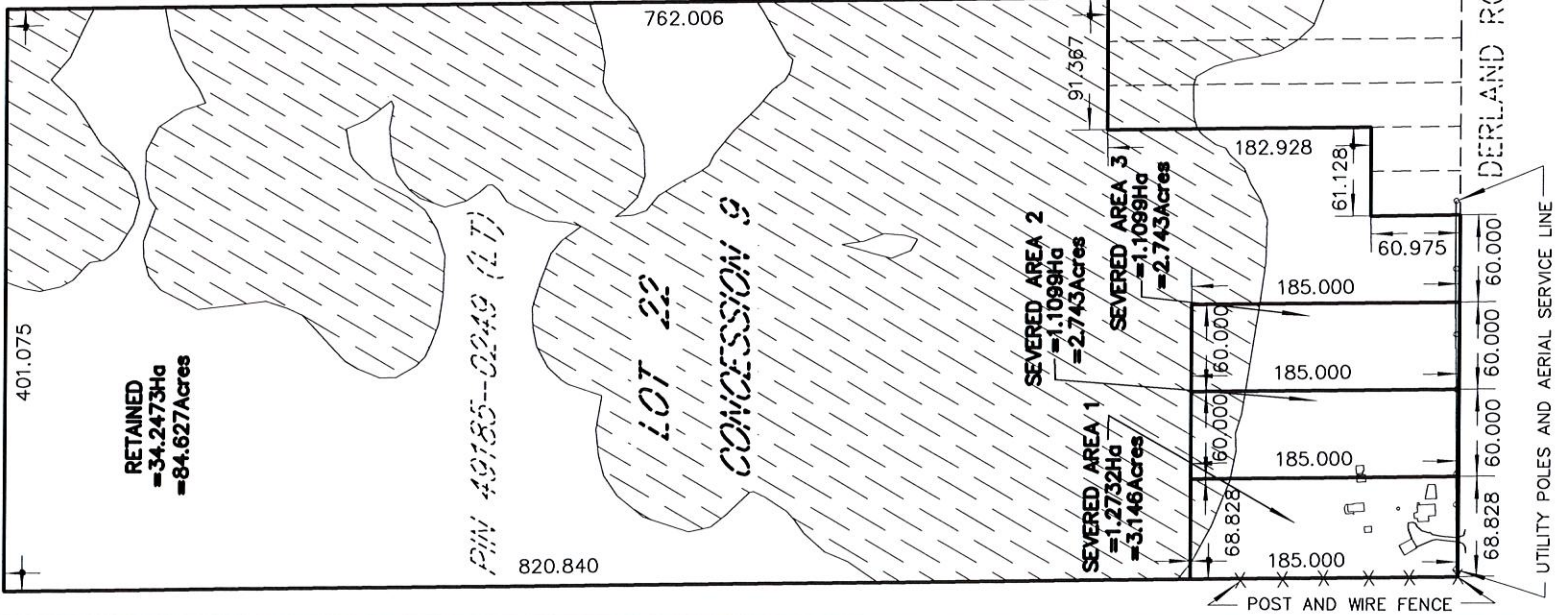
CAUTION

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 ©

Lot Coverage for Area 1

- Area of Property = 1.2732Ha
- Area of Two Storey Dwelling = 134.9m²
- Area of Garage = 73.1m²
- Area of One Storey Addition = 19.7m²
- Area of Accessory Structures = 61.4m²
- Area of Deck = 17.7m²
- Area of Gazebo = 3.9m²
- Lot Coverage = 2.4%



Derland Road

Tulloch Geomatics Inc.

1501 Seymour Street
North Bay ON
P1A 0C5
northbay@tulloch.ca



Drawn By: D. D. File No. 242334

PROPERTY DESCRIPTION: PCL 11717 SEC NIP; LT 22 CON 9 EAST FERRIS EXCEPT PT 1, 2 & 3 NR384, PT 1 & 2 NR1909; EAST FERRIS ; DISTRICT OF NIPISSING

PROPERTY REMARKS: CROWN GRANT SEE NP988.

ESTATE/QUALIFIER:

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 2005/02/21

OWNERS' NAMES CAPACITY SHARE

LUNN, JOHN ERNEST - ESTATE

LUNN, DANIEL JOHN

LUNN-MARKHAM, HEATHER MAE

GOLDSWORTHY, SANDRA JUNE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
BS195035	2021/01/18	APL OF SURV-LAND	\$30,000	LUNN, JOAN ELAINE	LUNN, JOHN ERNEST	C
BS195036	2021/01/18	TRANSFER		LUNN, JOHN ERNEST	LUNN, JOHN ERNEST	C
BS212241	2022/04/08	TRANSFER		LUNN, JOHN ERNEST	LUNN, JOHN ERNEST	C
BS235852	2024/04/02	TRANSMISSION-LAND		LUNN, JOHN ERNEST	GOLDSWORTHY, SANDRA JUNE	C
BS235875	2024/04/03	TRANS PERSONAL REP		GOLDSWORTHY, SANDRA JUNE	1000328150 ONTARIO INC.	
BS235876	2024/04/03	CHARGE	\$600,950	100328150 ONTARIO INC.	CAISSE PCPULAIRE ALLIANCE LIMITEE	
BS235877	2024/04/03	NO ASSGN RENT GEN		100328150 ONTARIO INC.	CAISSE PCPULAIRE ALLIANCE LIMITEE	
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.