



## NOTICE OF COMPLETE APPLICATION Draft Plan of Subdivision

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**File No.:** SB-2024-01

**Location:** Draft Plan of Subdivision of Part of Lots 11, 12, 13 and 14, Concession 15, Township of East Ferris, District of Nipissing (Phase 2 Mystery Estates Development – Lots 7 to 18 on Original Draft Plan for Application SB-2018-01)

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**TAKE NOTICE** that an application for a Draft Plan of Subdivision has been submitted by Tulloch Geomatics Inc. (c/o Steve McArthur) on behalf of 1851477 Ontario Inc. (Marcel and Dan Degagne). The Municipality has deemed the application complete in accordance with Section 51(19.1) of the *Planning Act*, R.S.O. 1990;

### **ADDITIONAL NOTE:**

This application is an identical application to the second phase of application SB-2018-01. Phase 1 of this subdivision received final approval and was registered in March of 2023 as Plan 36M-717 for Lots 1 to 6 and 19 to 25. Phase 2 is the remainder of the lots which were originally approved by the Council of the Municipality of East Ferris in May of 2019.

The Draft Approval lapsed on April 23, 2024 and it is therefore necessary for the applicant to apply for Draft Approval for the remainder of the development, namely Phase 2 which includes Lots 7 to 18 on the attached Draft Plan. There has been no change to the original approval and no increase to the area of development or to the number of lots proposed to be created through the original application SB-2018-01.

**IF YOU WISH TO BE NOTIFIED** of the decision of the Council of the Municipality of East Ferris in respect to the proposed Draft Plan of Subdivision, you must make a written request to the Clerk of the Municipality or the Director of Community Services of the Municipality.

The application will be heard by Council at their regular meeting on **October 22, 2024 at 5:00pm**. This is not a public meeting, as per *Planning Act* regulations.

**ADDITIONAL INFORMATION** related to the proposed Draft Plan of Subdivision is available during regular office hours at the Municipal office. Information can also be obtained by contacting **Greg Kirton, Director of Community Services** either by email at [greg.kirton@eastferris.ca](mailto:greg.kirton@eastferris.ca) or by telephone at 705-752-2740 (ext. 223) for further information.

### **EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED DRAFT PLAN OF SUBDIVISION APPLICATION**

The purpose of this application is to apply to receive approval for the portion of subdivision application SB-2018-01 that lapsed. Phase 1 of this subdivision proposal was registered in March 2023 as Plan 36M-717. This plan covered the originally approved lots 1 to 6 and 19 to 25. The remainder of the lots from the original approval, namely lots 7 to 18, were part of Phase 2 and were not registered in time before the original approval lapsed. In this case, a lapsed approval means that the applicant is required to submit a new application and receive a new approval from the municipality in order to register and complete Phase 2 of this project.

The overall project, including number of lots, lot layout and the area subject to the development have not changed since the original 2018 approval.

A location map and draft plan are attached to this notice.

Dated at the Municipality of East Ferris October 7, 2024.



PROPOSED DRAFT PLAN OF SUBDIVISION

— ORIGINAL DRAFT APPROVAL (2019)  
— PHASE 1-NOW REGISTERED AS SGM-717 MARCH 2023  
— LANDS WHERE DRAFT APPROVAL HAS LAPSED  
— PHASE 2-SUBJECT OF CURRENT DRAFT APPROVAL APP

# SCHEDULE A

