



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): Robert (Bob) & Denise Victoria Point

Home Phone: [REDACTED] Alternate Phone: _____

Fax Number: _____ Email: [REDACTED]

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

Postal Code: [REDACTED]

Municipal Address of Lands affected (911 number): 837 Lake Nosbonsing Road

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

Phone Number: 705-474-1210 x.561 Alternate Phone: 705-492-8587

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:

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): Denise Point

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

Daughter

3. LOCATION OF SUBJECT LAND:

Lot(s) ^{Pt Lot 25} _____ Concession No(s) 4 _____ Registered Plan (Subdivision) No. NP-6918

Lot(s) (No.(s)) _____ Reference Plan (Survey) No. 36R-13558 _____ Part(s) 1

Parcel(s) ^{PIN 49186-0487} PIN 49186-0485 _____ Hamlet (Astorville, Corbeil, Derland) Astorville

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 1

Date parcel(s) created 2014

User(s) of Parcel(s) Robert (Bob) & Denise Victoria Point

Name(s) of Transferee(s) Eric Point

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Frontage: #1=60m, #2=60m Depth: #1=±213m, #2=202m Area: #1=1.661Ha, #2=1.033Ha

Existing Use(s): Single Detached Dwelling on proposed severed 1, Vacant on proposed severed 2 and retained.

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

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

1 Single Detached Dwelling, and 5 accessory structures ranging from a garage to sheds

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
SDD	± 250 m2	N/A	N/A	N/A
Garage/Accessory Structures	± 75 m2			
Various Sheds, etc.				

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

Proposed Use(s): Residential

Number of Buildings and Structures (proposed) on land to be severed: 7-8

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

*Proposed Severed #1 has 6 existings structures, SDD and Detached Garage propose on Severed #2.

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
Single Detached Dwelling	TBD *House Plans are currently being prepared.			

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

6. DESCRIPTION OF SUBJECT LAND TO BE RETAINED:

Frontage: 55.071m Depth: ± 719.604 m Area 20.501 Ha

Existing Use(s): Vacant

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): Residential / Seasonal Recreational

Number of Buildings and Structures (proposed) on land to be retained: None at this time

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):

<u>A. Water Supply:</u>	Severed	Retained
Municipally owned and Operated (Individual)	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated (Communal)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake	<input type="checkbox"/>	<input type="checkbox"/>
Dug Well	<input type="checkbox"/>	<input type="checkbox"/>
Drilled Well	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

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

<u>C. Access:</u>	Severed	Retained
Unopened Road Allowance	<input 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: <u>Lake Nosbonsing Road</u>		
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: _____		

<u>C. Storm Drainage:</u>	Severed	Retained
Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Existing ditches/swales along Lake Nosbonsing Road</u>		

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 (R)

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 (R).

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 # Plan 36R-13558 Status of Application Approved in 2014

IV) Rezoning?

Yes No Unknown

If 'yes', file # _____ Status of Application _____

V) Minor Variance?

Yes No Unknown

If 'yes', file # _____ Status of Application Pending. Concurrent to this 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): _____

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

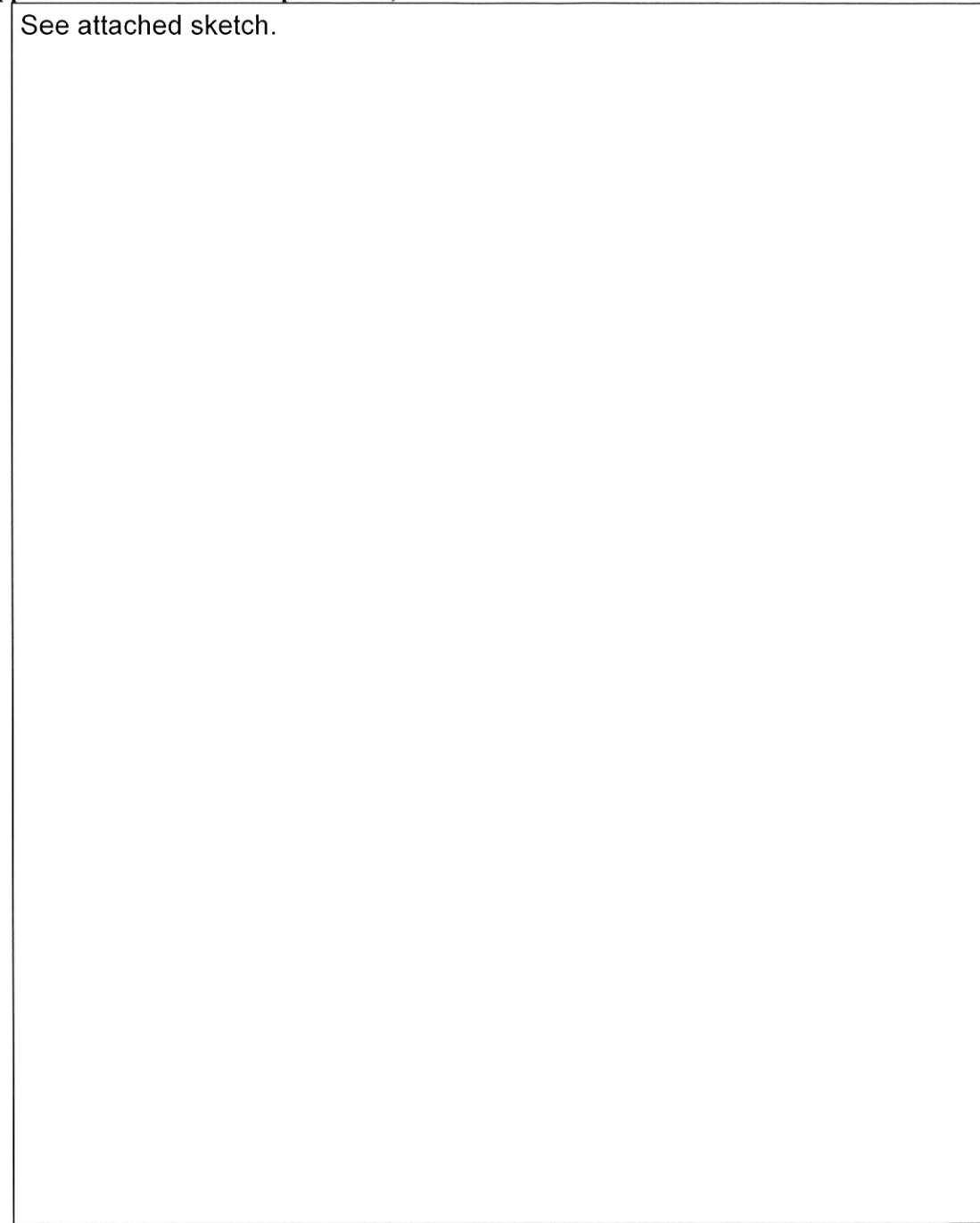
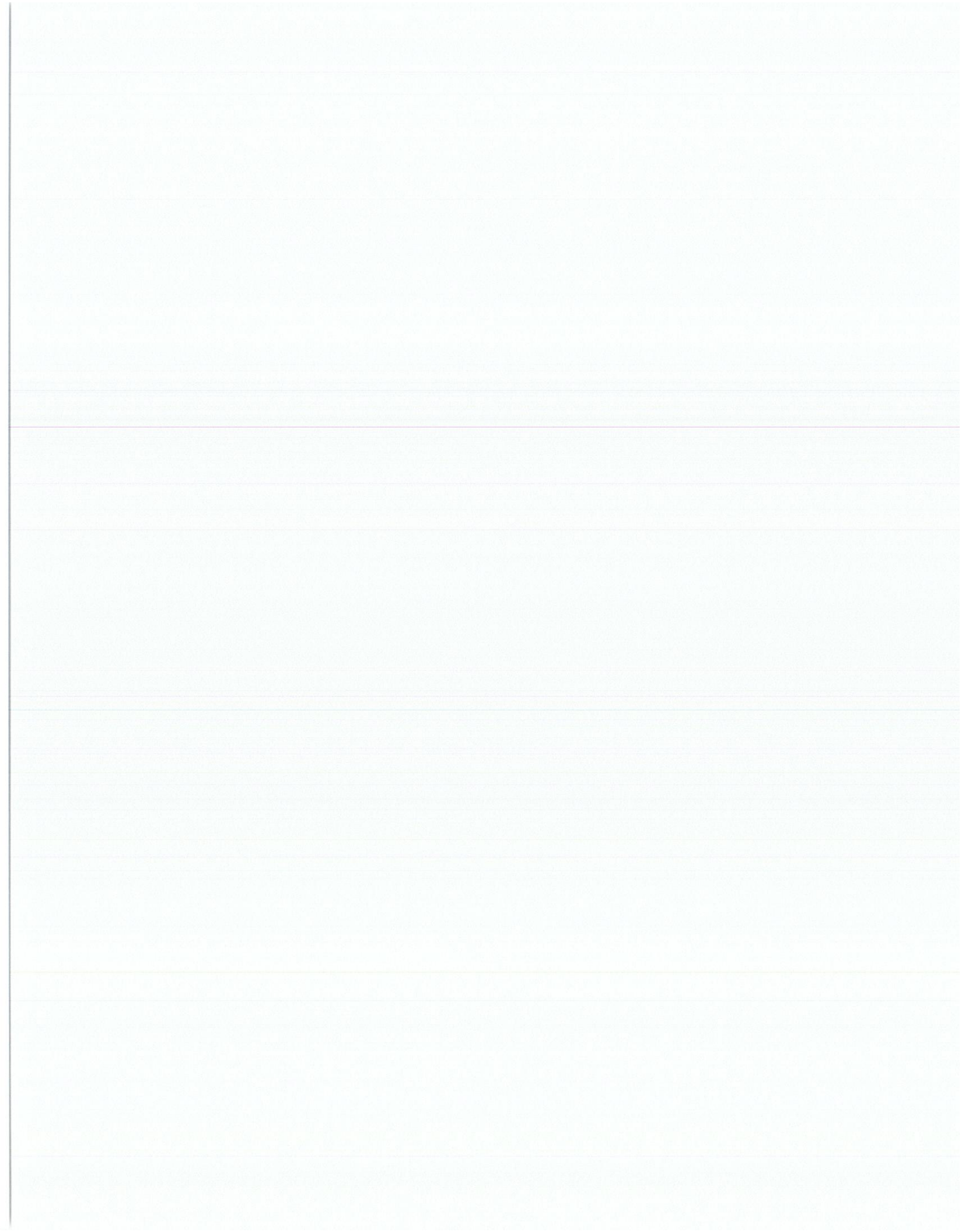
17. DO YOU HAVE ANY KNOWLEDGE OF ENDANGERED SPECIES OR SPECIES AT RISK OR KNOWLEDGE OF POTENTIAL HABITAT FOR SUCH SPECIES ON THE SUBJECT LAND OR ADJACENT LANDS?

Yes No

If "yes", please explain: _____

19. REQUIRED SKETCH (return this sketch with application form. Without a sketch, an application form cannot be processed.)

See attached sketch.

A large, empty rectangular box with a thin black border, intended for a sketch. It occupies the majority of the left side of the page.A large area on the right side of the page consisting of numerous horizontal lines, providing space for additional text or notes.

20. AFFIDAVIT OR SWORN DECLARATION

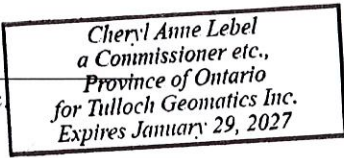
I/We Steven Neil McArthur of the City
of North Bay in the District of Nipissing

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 20th
day of February 20 24.


A Commissioner etc.


Signature of Applicant, Solicitor,
Authorized Agent

A Commissioner etc. 

Signature of Applicant, Solicitor,
Authorized Agent

21. AUTHORIZATION

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

I/We Bob & Denise Point 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 18/24
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 Bob & Denise Point 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 18/24
Date


Signature of Owner

Feb 24/24
Date


Signature of Owner

23. CONSENT OF OWNER – SITE INSPECTION

I/We Bob & Denise Point 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 18/24
Date


Signature of Owner

Feb 24/24
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

397.994

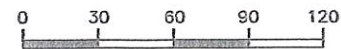
LOT 25

CONCESSION 4

PIN 49186-0487 (LT)

RETAINED
AREA=20.501Ha.

SKETCH FOR CONSENT



SCALE = 1 : 3000

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 ©



METRIC

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

NOTE

PART OF LOT 25
CONCESSION 4
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING

CLIENT: ROBERT POINT

378.721

600.353

168.217

PART 1
PLAN
36R-8010

218.946

PART 1
PLAN
36R-5641

38.958

PART 1
PLAN
36R-12178

121.937

201.764

SEVERED
AREA=1.033Ha.

140.594

PART 1
PLAN
36R-13558

SEVERED
AREA=1.661Ha.

114.568

ASTORVILLE ROAD

55.071

60.000

60.000

79.287

60.000

45.636

PART 1
PLAN
36R-9819

98.088

NOTE

DIMENSIONS WERE OBTAINED FROM VARIOUS PLANS AND FROM FIELD SURVEY.



TULLOCH GEOMATICS INC.

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NORTH BAY ON
P1A 0C5
northbay@tulloch.ca

T. 705-474-1210
F. 705-474-1783

DRAWN BY: C.A.L. FILE No. 242042