



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): 1000328150 Ontario Inc.

Home Phone: [REDACTED] Alternate Phone: _____

Fax Number: _____ Email: [REDACTED]

Home Address: 452 Quae Quae Rd City/Town/Village/Hamlet: Corbeil

Postal Code: POH 1K0

Municipal Address of Lands affected (911 number): Lavigne Road (no civic address)

Authorized Agent/Applicant Solicitor (if any): Tulloch Engineering 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:

[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) 14 Concession No(s). 7 & 8 Registered Plan (Subdivision) No. _____

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

Parcel(s) _____ 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 11 Lots

Date parcel(s) created 3 Lots created in April 2024 by 36R-15321 & 8 Lots in January 2025 by 36R-15345

User(s) of Parcel(s) Residential Building Lots for Sale

Name(s) of Transferee(s) TBD

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Frontage: Severed 1 = 142.6m Severed 1 = 214.1m Severed 1 = 4.15ha
Severed 2 = 60m Depth: Severed 2 = 225.3m Area: Severed 2 = 1.29ha

Existing Use(s): Vacant

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

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

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

☒ 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: +/-1,415m Depth: +/-1725m Area +/-120ha

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:

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): Residential

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

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

Residential. +/-33ha of developable lands remaining

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 - Proposed lots exceed minimum of 60m lot frontage and 0.8ha lot area

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:

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 # 36R-15321 & 36R15345 Status of Application Approved in 2024/2025

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): _____

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?

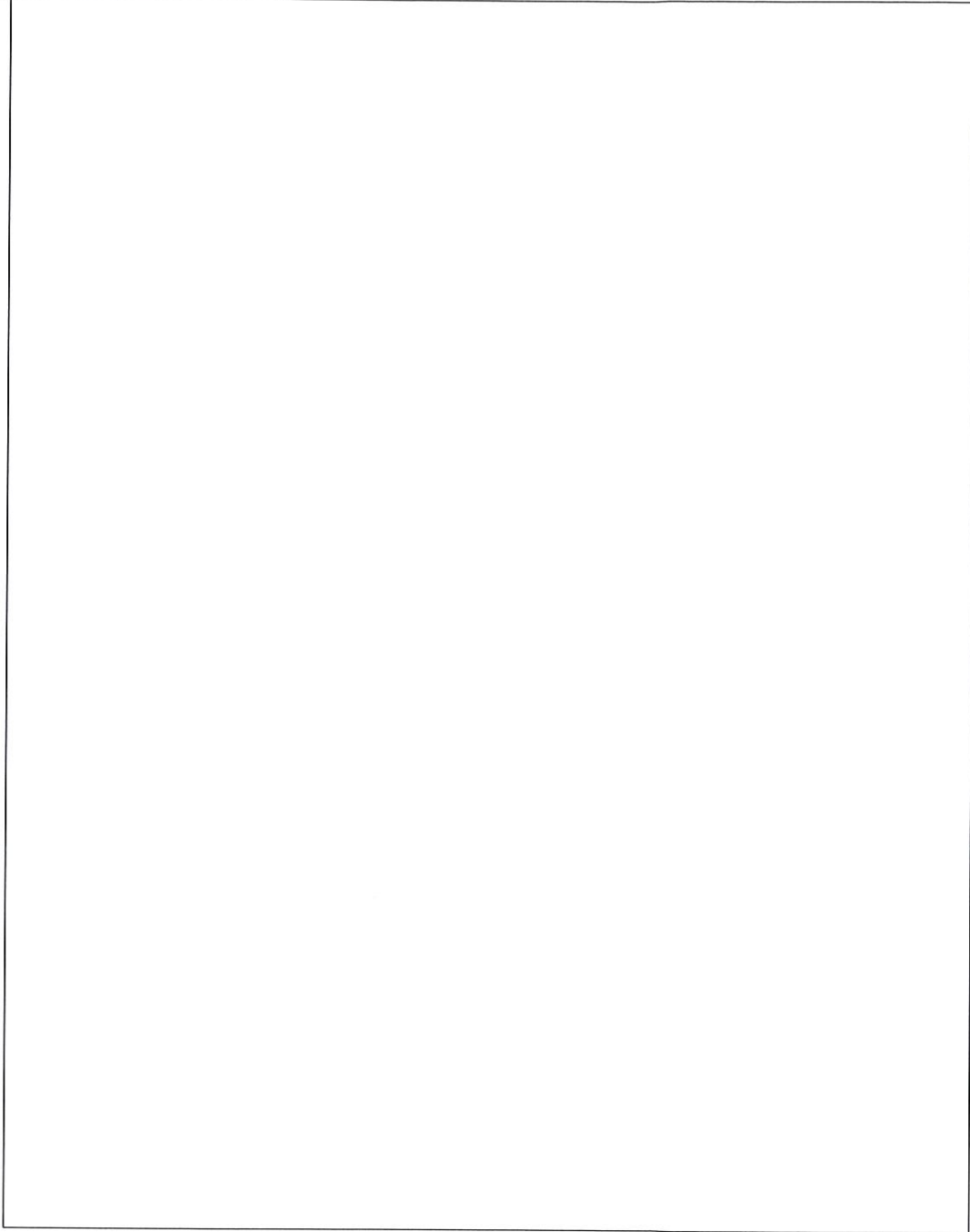
☒Yes ☐No

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: Please see attached Planning Justification Briefing

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.

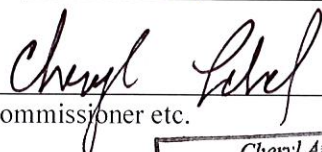
20. AFFIDAVIT OR SWORN DECLARATION

I/We Tulloch Engineering c/o Steve McArthur, Senior Planner of the City
of North Bay in the District of Nipissing

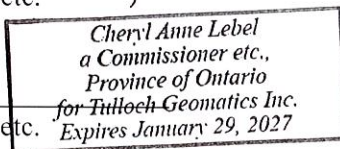
Solemnly declare that:

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 1501 Seymour Street of City of North Bay
in the District of Nipissing this 8th
day of MAY 20 25.


A Commissioner etc.

A Commissioner etc.



Signature of Applicant, Solicitor,
Authorized Agent

Signature of Applicant, Solicitor,
Authorized Agent

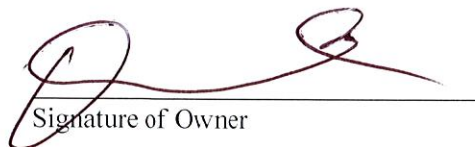
21. AUTHORIZATION

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

I/We 1000328150 Ontario Inc. 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.

MAY 8th, 2025
Date

Date


Signature of Owner


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 1000328150 Ontario Inc. am/are the owner(s) of the land that is the subject of this application for a consent and I/We authorize Tulloch Engineering c/o Steve McArthur 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 8th, 2025
Date


Signature of Owner

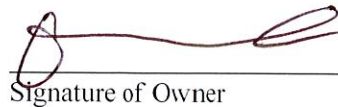
Date

Signature of Owner

23. CONSENT OF OWNER – SITE INSPECTION

I/We 1000328150 Ontario Inc. 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 8th, 2025
Date


Signature of Owner

Date

Signature of Owner

For Office Use Only:

Date Complete application was received: _____

File No. _____

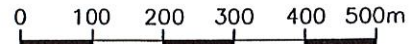
Date Stamp:

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
Sudbdivision 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

LAVIGNE ROAD

SKETCH FOR CONSENT

SCALE = 1 : 10000



CAUTION

a) THIS IS NOT A PLAN OF SURVEY
AND SHALL NOT BE USED EXCEPT
EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK.

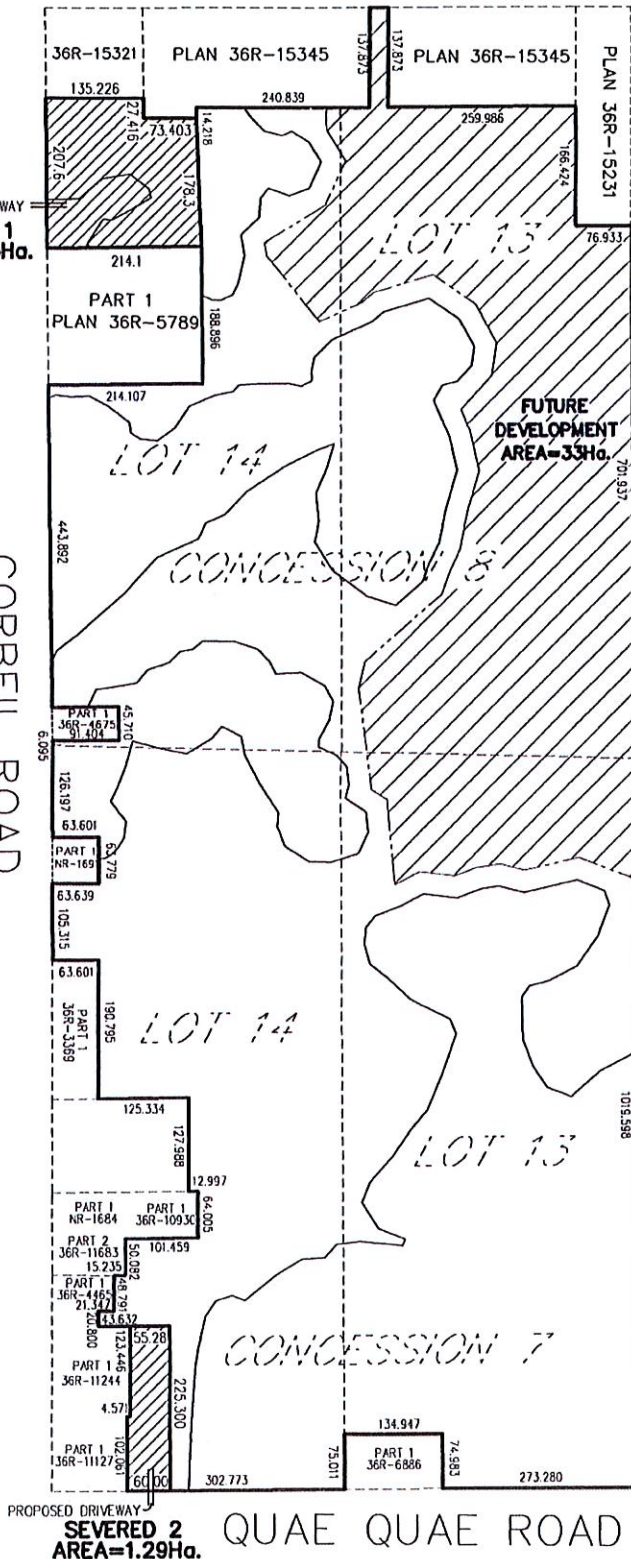
b) THIS SKETCH IS PROTECTED
BY COPYRIGHT ©

NOTE

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

PROPOSED DRIVEWAY
**SEVERED 1
AREA=4.15Ha.**

CORBELL ROAD



PROPOSED DRIVEWAY
**SEVERED 2
AREA=1.29Ha.**

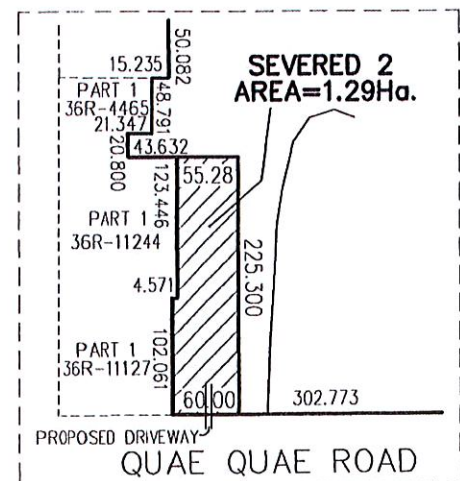
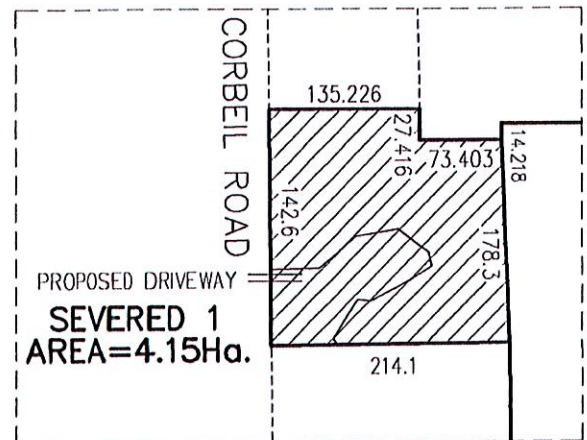
QUAE QUAE ROAD

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



	TULLOCH GEOMATICS INC.	
	1501 SEYMOUR STREET NORTH BAY ON P1A 0C5 northbay@tulloch.ca	T. 705-474-1210 F. 705-474-1783
	DRAWN BY: C.A.L. FILE No. 7709	