



MUNICIPALITY OF EAST FERRIS
JUN 02 2025
RECEIVED

25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 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): Rheume & Francine Rochefort

Home Phone: [REDACTED] Alternate Phone: _____

Fax Number: _____ Email: [REDACTED]

Home Address: 405 Astorville Road City/Town/Village/Hamlet: Astorville, ON

Postal Code: P0H 1B0

Municipal Address of Lands affected (911 number): 405 Astorville Road

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:

2. PURPOSE OF THE APPLICATION:

Type and purpose of Transaction (Check appropriate space)

Conveyance: +/-2.9Ha lot addition to 36R-8944, Parts 2, 3 & 10 - PIN 49187-0131

☐ 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): Rheaume & Francine Rochefort

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

Owners of abutting lands, being Parts 2, 3 and 10 on Plan 36R-8944

3. LOCATION OF SUBJECT LAND:

Lot(s) PT W1/2 LT 17 Concession No(s). 4 Registered Plan (Subdivision) No. _____

Lot(s) (No.(s)) _____ Reference Plan (Survey) No. NR-832 Part(s) 1

Parcel(s) PIN 49187-0129(LT) 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 Reference Plan 36R-8944 was registered 1991/11/08

User(s) of Parcel(s) Rheaume & Francine Rochefort

Name(s) of Transferee(s) Rheaume & Francine Rochefort

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Frontage: +/-73.306m Depth: +/-198.120m Area: +/-2.893ha

Existing Use(s): The lands to be severed are vacant, but contain the below ground thermal loop that services the home at 405 Astorville Road.

Number of Buildings and Structures (existing) on land to be severed: None. Below ground thermal loop.

Use(s) of Buildings and Structures (existing) on land to be severed: The lands to be severed are vacant but contain the below ground thermal loop that services the home at 405 Astorville Road.

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
Below Ground Thermal Loop	*The reason for the irregular severance parcel shape is to insure that all of the infrastructure associated with the thermal loop remains with the home at 405 Astorville Rd.			

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

Proposed Use(s): No change in use on either the severed or retained.

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

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

The lands will be consolidated with other property holdings and the remainder, shown as retained on the Sketch for Consent, will be transferred to Carmen Weiskopf (sister/abutting owner).

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: 0m (no Frontage) Depth: +/-884m Area +/-14.13ha

Existing Use(s): Property has always been vacant and undeveloped.

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

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

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): Lot addition to adjoining parcel

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

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)

☒☒

Private Right of Way

☐☐

Provincial Highway

☐☐

Other (specify)

☐☐

Name of Road/Street: Astorville Road

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):

Zoning By-law No. 2021-60

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

No change in zoning on either the severed or retained

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 # Reference Plan 36R-8944 Status of Application Registered 1991/11/08

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 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.)

Please see attached Sketch for Consent

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 30th
day of MAY 20 25.


A Commissioner etc.

*Cheryl Anne Lebel
a Commissioner etc.,
Province of Ontario
for Tulloch Geomatics Inc.
Expires January 29, 2027*

A Commissioner etc.


Signature of Applicant, Solicitor,
Authorized Agent

Signature of Applicant, Solicitor,
Authorized Agent

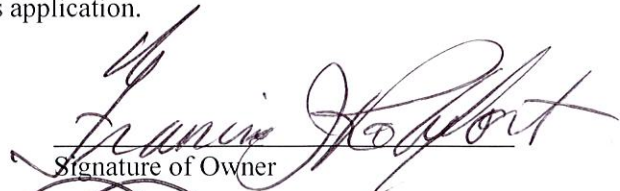
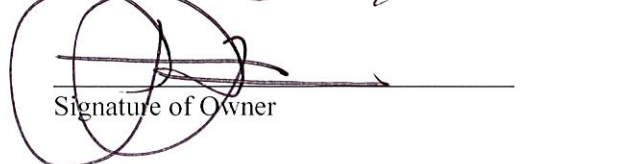
21. AUTHORIZATION

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

I/We Rheume & Francine Rochefort 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.

2025-05-30
Date

2025-05-30
Date

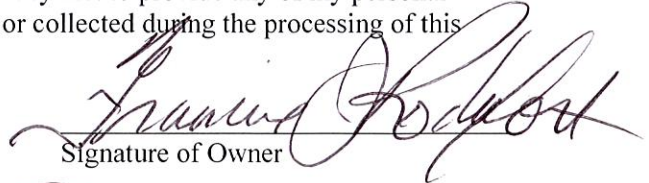

Signature of Owner

Signature of Owner

22. AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION AND TO PROVIDE PERSONAL INFORMATION

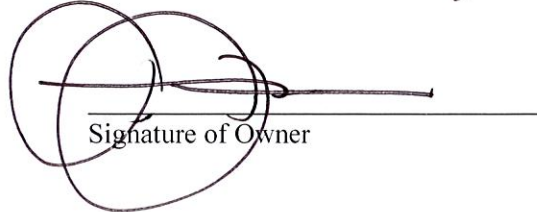
If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I/We Rheume & Francine Rochefort am/are the owner(s) of the land that is the subject of this application for a consent and I/We authorize TULLOCH 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.

2025-05-30
Date


Signature of Owner

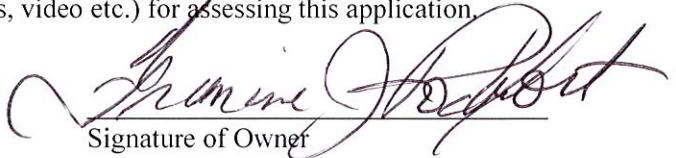
2025-05-30
Date


Signature of Owner

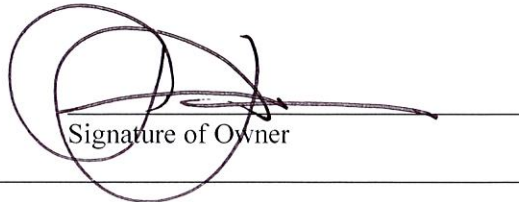
23. CONSENT OF OWNER – SITE INSPECTION

I/We Rheume & Francine Rochefort 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.

2025-05-30
Date


Signature of Owner

2025-05-30
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