

1000328150 Ontario Inc. (Degagne Group of Companies)



MUNICIPALITY OF EAST FERRIS
OCT 27 2025
RECEIVED

25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0
TEL.: (705) 752-2740 FAX.: (705) 752-2452

APPLICATION FOR A ZONING BY-LAW AMENDMENT

APPLICATION FEE: Please see attached Schedule "F" as per The Municipality of East Ferris Fees and Charges amended By-law No. 2023-11. 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 three (3) 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. Applications to amend zoning by-laws in the Municipality of East Ferris are submitted pursuant to Section 34 of the *Planning Act*. 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]

Mailing Address: 452 Quae Quae Rd. City/Town/Village/Hamlet: Corbeil

Postal Code: P0H 1K0

Municipal Address of lands affected (911 Number) 0 Centennial Crecent

Authorized Agent/Applicant Solicitor (if any): Tulloch Engineering c/o Steve McArthur

Phone Number: [REDACTED] Alternate Phone: [REDACTED]

Address: 621 Main Street West City/Village: North Bay, ON

Fax: _____ Email: _____

Specify to whom all communications should be sent (check appropriate space):

☐ Owner ☒ Agent ☐ Solicitor ☐ Both

2. LOCATION OF SUBJECT LAND:

Lot(s) Part 14 Concession No(s). 13 Registered Plan (Subdivision) No. _____

Lot(s) (No(s)) _____ Reference Plan (Survey) No. NR-83 Part(s) Part 1

Parcel(s) PIN 491830701 Hamlet (Astorville, Corbeil, Derland) Corbeil

Are there any easements or restrictive covenants affecting the subject land?

☐ Yes

☒ No

Please Describe: _____

3. DESCRIPTION OF SUBJECT LAND:

Description of Land:

Frontage: 130m Centennial Cres Depth: 525m Area: 12.92ha

4. DATE OF ACQUISITION OF SUBJECT LAND: November 21, 2022

5. NAMES AND ADDRESSES OF ANY MORTGAGES, HOLDERS OF ANY CHARGES OR OTHER ENCUMBRANCERS:

Caisse Populaire Alliance Limitee

6. EXISTING USES OF SUBJECT LAND:

Existing Use(s): One (1) model home on corner of Centennail Crescent and Hwy17

Number of Buildings and Structures (existing) on land subject to the application: Model Home

Use(s) of Buildings and Structures (existing) on land subject to the application:

7. PARTICULARS OF ALL BUILDINGS AND STRUCTURES (EXISTING) ON THE SUBJECT LAND. SPECIFY GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.

TYPE OF EXISTING	Ground	Gross	Number	Width	Length	Height
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BUILDING(S) OR STRUCTURE(S)	Floor Area	Floor Area	of Storeys			
Model Home	1,500 sq. ft.	1,500 sq. ft.	1	28.6 ft	52.4 ft	20.0 ft

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

8. LOCATION OF ALL BUILDINGS AND STRUCTURES (EXISTING) ON THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.

TYPE OF EXISTING BUILDING(S) OR STRUCTURE(S)	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line
Model Home	34.26 m	38.89 m	37.40 m	34.26 m

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

9. DATE OF CONSTRUCTION OF ALL BUILDING(S) AND STRUCTURE(S) ON SUBJECT LAND:

Summer 2025

10. PROPOSED USES OF SUBJECT LAND:

Proposed Use(s): One (1) model home on corner of Centennial Crescent and Hwy17

Number of Buildings and Structures (proposed) on land subject to this application 1

Use(s) of Buildings and Structures (proposed) on land subject to the application:

Model Home / Occasional Sales Office

11. PARTICULARS OF ALL BUILDINGS AND STRUCTURES (PROPOSED) ON THE SUBJECT LAND. SPECIFY GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.

TYPE OF PROPOSED BUILDING(S) or STRUCTURE(S)	Ground Floor Area	Gross Floor Area	Number of Storeys	Width	Length	Height

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

12. LOCATION OF ALL BUILDINGS AND STRUCTURES (PROPOSED) ON THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.

TYPE OF	Side Lot	Side Lot	Front Lot Line	Rear Lot
----------------	-----------------	-----------------	-----------------------	-----------------

PROPOSED BUILDING(S) OR STRUCTURE(S) Type text here	Line	Line		Line

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

13. PRESENT OFFICIAL PLAN DESIGNATION (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

Rural

14. PLEASE PROVIDE AN EXPLANATION OF HOW THE APPLICATION CONFORMS TO THE OFFICIAL PLAN(PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

Section 5.2: It is the intent of the Official Plan that a mix of residential living environments through low density rural development will be met in the Rural Designation over the Planning Period ending in 2025. The rural area will also permit commercial uses, institutional uses and public service facilities. A model home / occasional sales office conforms to Section 5.2 of the O.P.

15. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

C1 H

16. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

2023-22

17. WHY IS THE ZONING BY-LAW AMENDMENT BEING REQUESTED? PLEASE PROVIDE A DETAILED EXPLANATION (the reason why the Zoning By-law Amendment has been requested).

A temporary use by-law has to go through the same process as a Section 34 ZBLA. The Act says:
~~Temporary use provisions – Section 39 (1) The council of a local municipality may, in a by-law passed under section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law. The model home is proposed to be a temporary use on the subject lands.~~

18. PROPOSED ZONING BY-LAW AMENDMENT (nature and extent of the rezoning requested):

~~To authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law. The model home is proposed to be a temporary use on the subject lands.~~

19. IS THE SUBJECT LAND IN AN AREA WHERE THE TOWNSHIP HAS PRE-DETERMINED THE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS?

☐ Yes

☒ No

Please list the requirements: _____

_____ 1000328150 Ontario Inc. egagne Group pf Companies)

20. IS THE SUBJECT LAND IN AN AREA WHERE THE TOWNSHIP HAS PRE-DETERMINED THE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS?

☒ Yes

☐ No

Please list the requirements: The maximum building height permitted in the 'General Commercial C1' zone is 10.5m. The proposed model home will not exceed 10.5m in height.

21. IS THE APPLICATION TO IMPLEMENT AN ALTERATION TO THE BOUNDARY OF AN AREA OF SETTLEMENT OR TO IMPLEMENT A NEW AREA OF SETTLEMENT?

☐ Yes

☒ No

If 'yes', please list and explain the policies that deal with this alteration:

22. IS THE APPLICATION TO REMOVE LAND FROM AN AREA OF EMPLOYMENT (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

☐ Yes

☒ No

If 'yes', please list and explain the policies that deal with this alteration:

23. IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY? (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF).

☐ Yes

☒ No

If 'yes', please list and explain how the application conforms to the Official Plan Policies relating to zoning with conditions:

24. ACCESS (Please check all that apply):

C. Access:

- Unopened Road Allowance ☐
Open Municipal Road ☒
Private Right of Way ☒
Provincial Highway ☒
Other (specify) ☐

Name of Road/Street: Centennial Crescent and Highway 17 East

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: _____

25. SERVICES (PLEASE CHECK ALL THAT APPLY):

A. Water Supply:

- Municipally owned and Operated ☐
Privately Owned and Operated ☒
Individual ☐
Communal ☐
Lake ☐
Dug Well ☐
Drilled Well ☐
Other(Specify) ☐
- _____

B. Sewage Disposal:

- Municipally owned and Operated ☐
Privately Owned and Operated ☒
Individual ☐
Communal ☐
Septic Tank/Field Bed ☐
Holding Tank ☐
Other (Specify) ☐
- _____

C. Storm Drainage:

- Sewers ☐
Ditches ☒
Swales ☒
Other (Specify) ☐
- _____

D. Would more than 4500 litres of effluent be produced per day as a result of the development being completed?

☐ Yes ☒ No

If 'yes' a servicing options report and hydrogeological report would be required.

26. 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 # Unknown (36R-14808) Status of Application Approved

IV) Rezoning?

☒ Yes ☐ No ☐ Unknown

If 'yes', file # 2023-22 Status of Application Approved

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 _____

27. IS THE SUBJECT LAND WITHIN AN AREA OF LAND DESIGNATED UNDER ANY PROVINCIAL PLAN OR PLANS?

☒ Yes ☐ No

Name of Plan(s): Yes, Growth Plan for Northern Ontario (GPNO 2011)

28. 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): Yes, conforms to GPNO 2011

29. IS THE APPLICATION FOR AMENDMENT TO THE ZONING BY-LAW CONSISTENT WITH THE PROVINCIAL POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

☒ Yes ☐ No

30. 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: _____

32. AFFIDAVIT OR SWORN DECLARATION

I/We STEVE 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 27th
day of August ~~October~~ 20 25.

Cheryl Lebel
A Commissioner etc.

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

[Signature]
Signature of Applicant, Solicitor,
Authorized Agent

A Commissioner etc.

Signature of Applicant, Solicitor,
Authorized Agent

33. AUTHORIZATION

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

I/We 1000328150 Ontario Inc. (Degagne Group of Companies) am/are the owner(s) of the land that is the subject of this application for a Zoning By-law Amendment 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.

2025-10-27
Date

[Signature]
Signature of Owner

Date

Signature of Owner

31. REQUIRED SKETCH (Return this sketch with the application form. Without a sketch, an application form cannot be processed)

See enclosed sketch

34. 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. (Degagne Group of Companies) am/are the owner(s) of the land that is the subject of this application for a Zoning By-law Amendment and I/We authorize Tulloch Engineering 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.

2025-10-27
Date


Signature of Owner

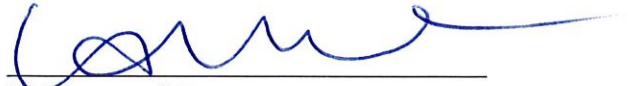
Date

Signature of Owner

35. CONSENT OF OWNER – SITE INSPECTION

I/We 1000328150 Ontario Inc. (Degagne Group of Companies) am/are the owner(s) of the land that is the subject of this application for a Zoning By-law Amendment 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.

2025-10-27
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

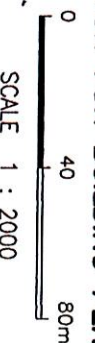
SCHEDULE " F " PLANNING SERVICES

	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

METRIC

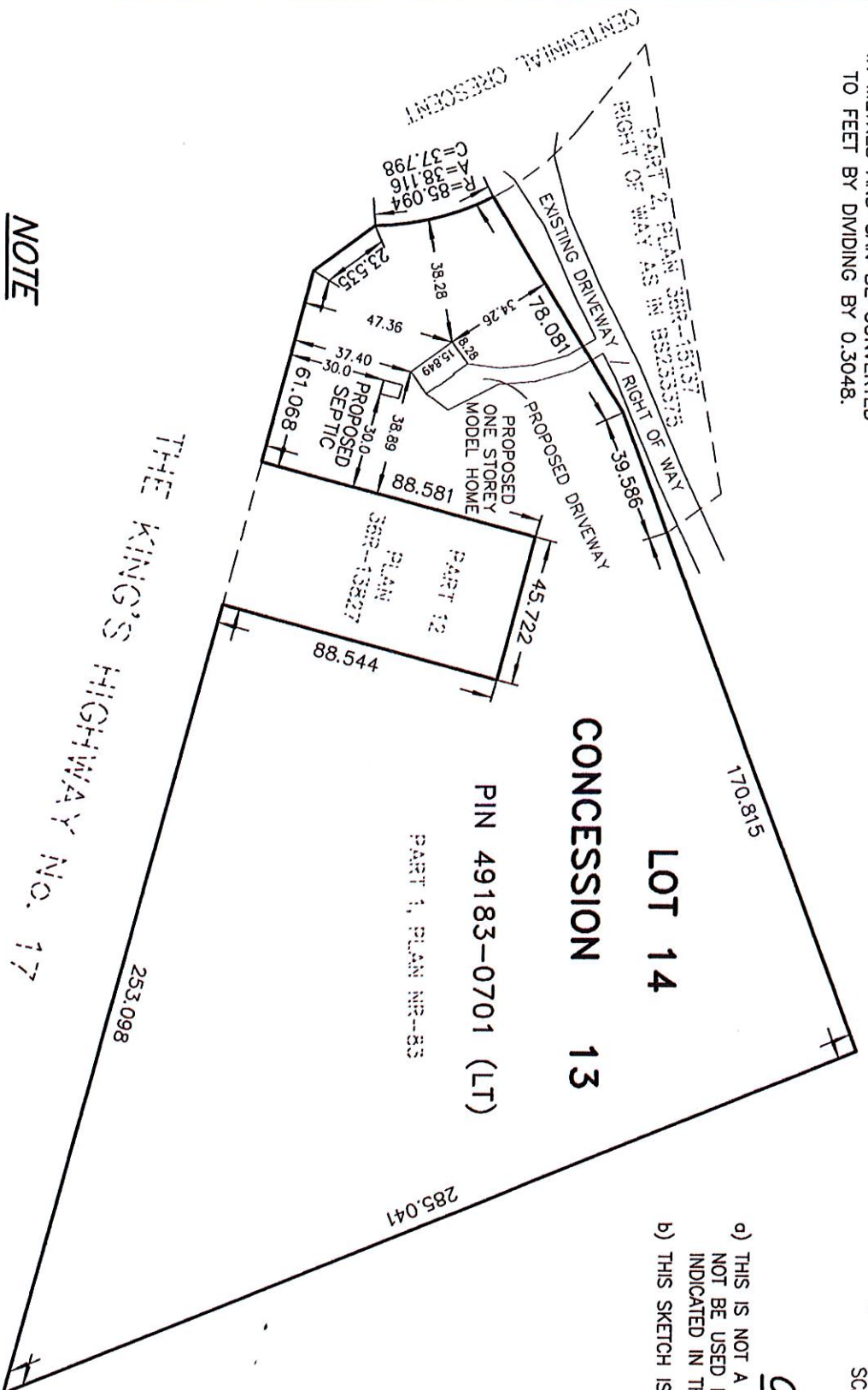
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SKETCH FOR BUILDING PERMIT



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 ©



NOTE

PIN 49183-0701 (LT) HAS A RIGHT OF WAY OVER, PART 2 PLAN 36R-15137.

NOTE

DIMENSIONS WERE OBTAINED FROM FIELD SURVEY.

LOT COVERAGE

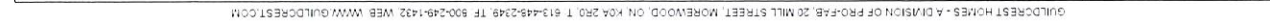
AREA OF PROPERTY = 47189.2 m²
 AREA OF PROPOSED MODEL HOME = 132.8m²
 PROPOSED LOT COVERAGE = 0.3%

NOTE

LOT 14
 CONCESSION 13
 TOWNSHIP OF EAST FERRIS
 DISTRICT OF NIPISSING



CLIENT: MARCEL DEGAINE RENOVATIONS
TULLOCH GEOMATICS INC.
 1501 SEYMOUR STREET
 NORTH BAY ON P1A 0C5
 northboy@tulloch.ca
 T: 705-474-1210
 F: 705-474-1783
 DRAWN BY: C.A.L. FILE No. 252130



PROJECT TITLE: 1S DETACHED DWELLING

DEAGNE MODEL HOMES

1489 CENTENNIAL CRES.

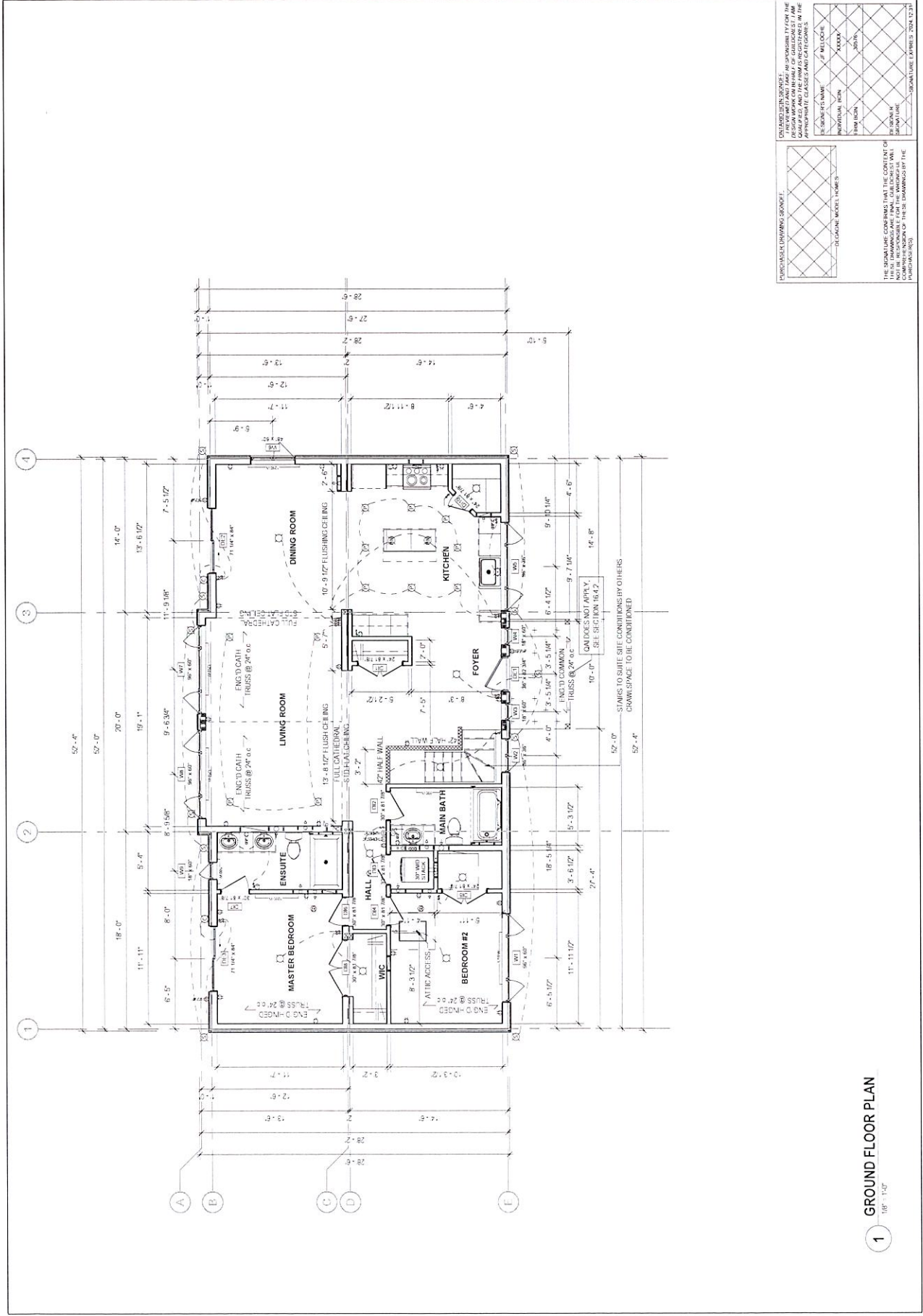
PROJECT NUMBER: 25009

GROUND FLOOR

A-102

DATE: 2025-04-03 12:39:09 PM

PLANT DATE: 2025-04-03 12:39:09 PM



1 GROUND FLOOR PLAN





RESPONSIBILITY FOR THE
OF GUILDENST. I AM
IS REGISTERED IN THE
AND CATEGORIES.

000000
305/76
THE EXPIRES 2024 12 31

THE SIGNATURE CONFIRMS THAT THE CONTENT OF THESE DRAWINGS ARE FINAL. GULDBECK WILL NOT BE RESPONSIBLE FOR THE WRONGFUL COMPREHENSION OF THESE DRAWINGS BY THE PURCHASER(S).

PROJECT TITLE: 1S DETACHED DWELLING

PROJECT ADDRESS: 1489 CENTENNIAL CRES.

DATE DRAWN: 2025.04.02

PROJECT ADDRESS: 1489 CENTENNIAL CRES.

1S DETACHED DWELLING

1489 CENTENNIAL CRES.

2025.04.02

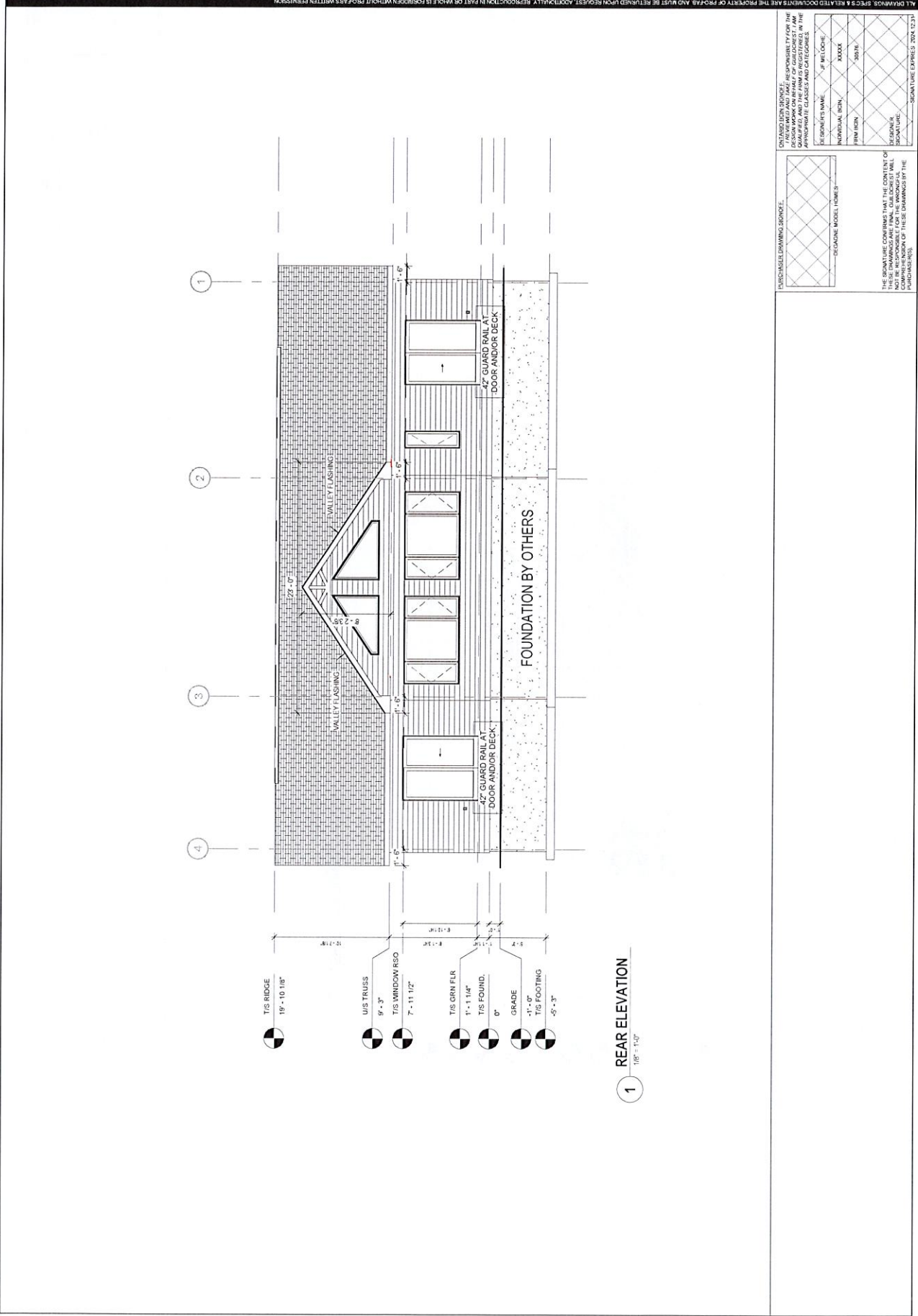
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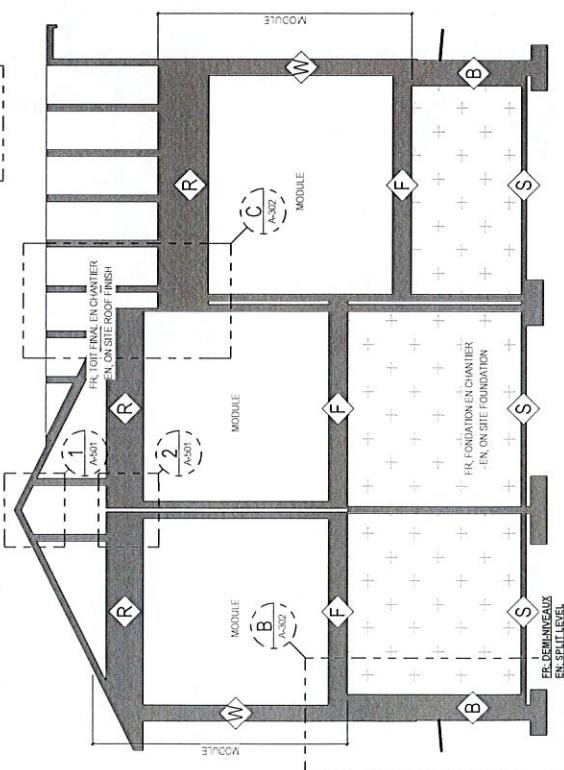
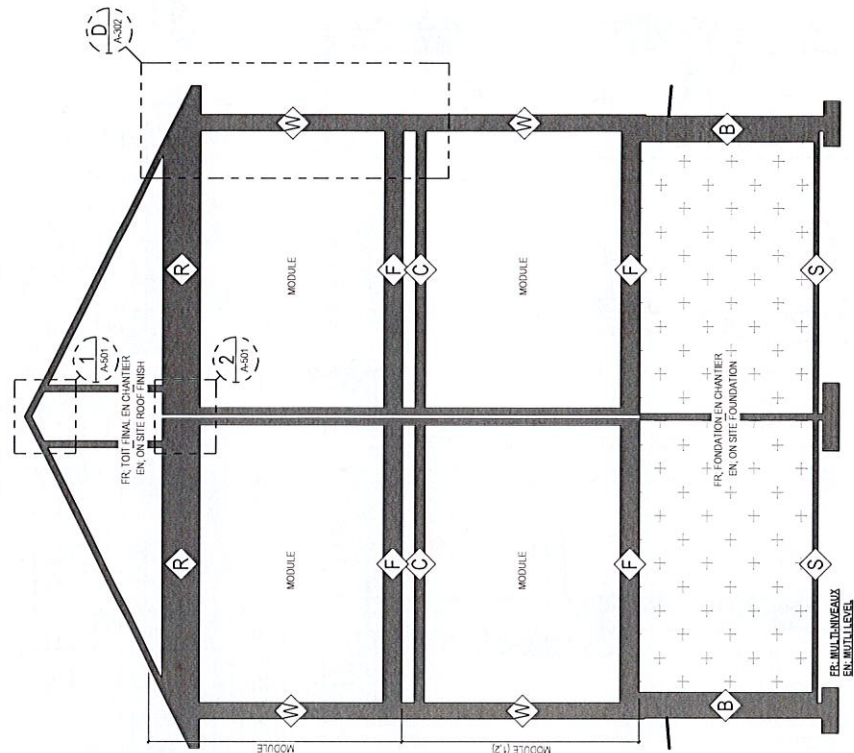
1S DETACHED DWELLING

1489 CENTENNIAL CRES.

2025.04.02

1489 CENTENNIAL CRES.

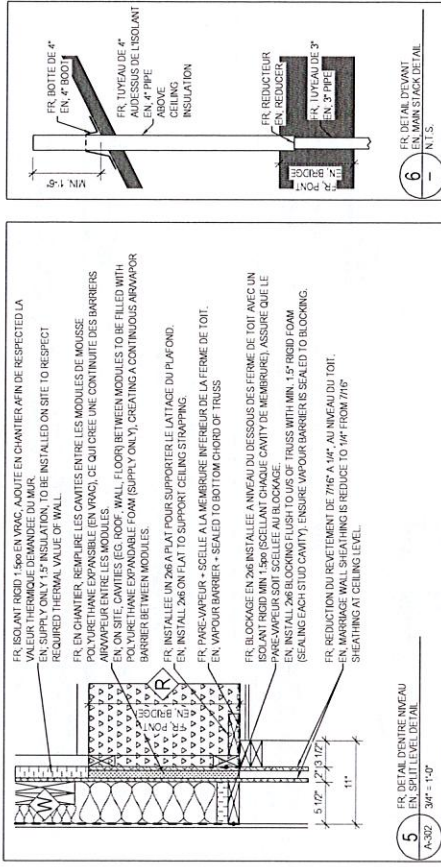
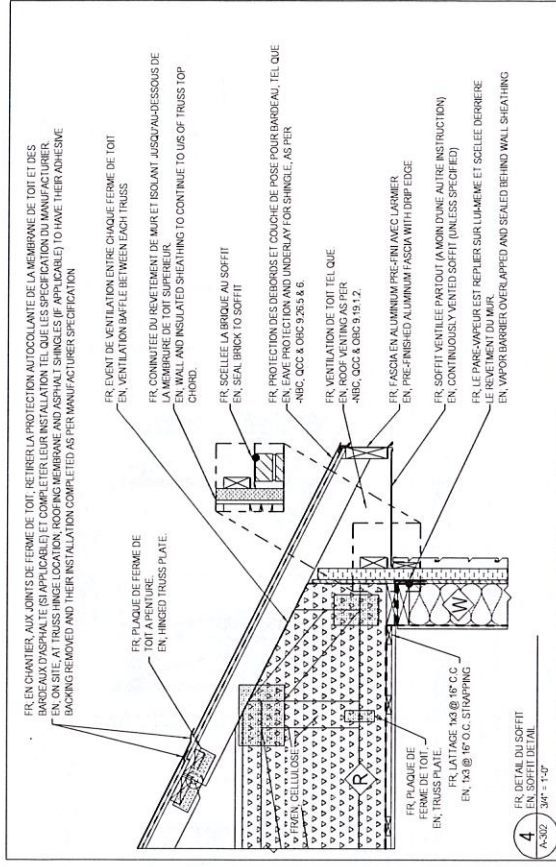
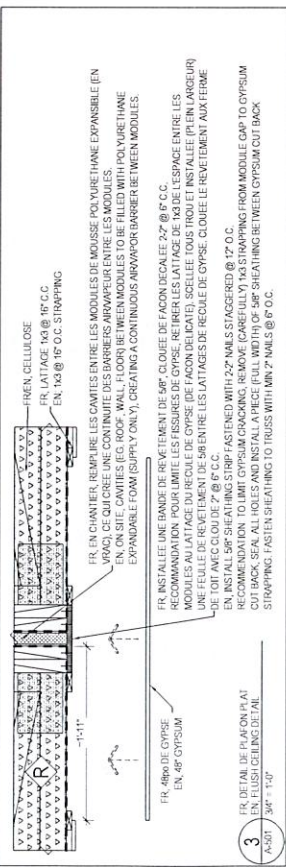
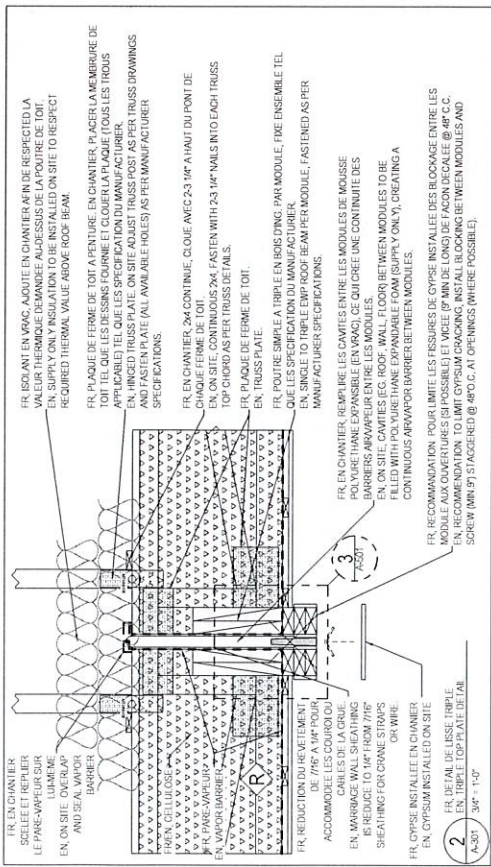
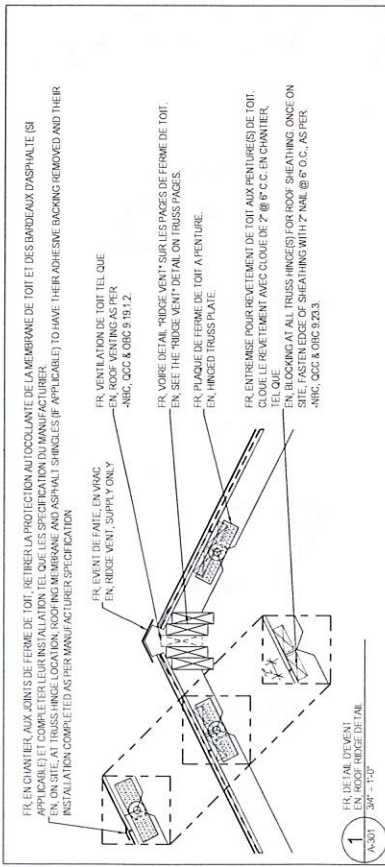


[illegible]

DESIGNER'S NAME	JF MCLOOHE
INDIVIDUAL I.D.N.	KXKXKX
FIRM I.D.N.	30976
DESIGNER SIGNATURE	

ENTARIO BEGIN SIGNOFF.

SIGNATURE EXPIRES 2024 12 31



DI SIGNER'S NAME	JF MELLOCHIE
INDIVIDUAL BCIN	XXXXXX
FIRM BCIN	30076
DI SIGNER SIGNATURE	



IMPORTANT: IMAGES AND 3D RENDERINGS ARE FOR REFERENCE ONLY. PLEASE REFER TO CABINET MANUFACTURER FOR EXACT COLOURS AND TEXTURES.

