



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): 2723394 ONTARIO LIMITED c/o Donald Champagne

Home Phone: [REDACTED] Alternate Phone:

Fax Number: Email: [REDACTED]

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

Postal Code: [REDACTED]

Municipal Address of Lands affected (911 number): Unaddressed Lot east of 1063 ON-94

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

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

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

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): _____

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

3. LOCATION OF SUBJECT LAND:

Lot(s) 22 Concession No(s). 10 Registered Plan (Subdivision) No. _____

Lot(s) (No.(s)) _____ Reference Plan (Survey) No. 36R-15141 Part(s) 1

Parcel(s) 49185-0816 & 49185-0817 Hamlet (Asterville, Corbeil, Derland) _____

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 October 25, 2023

User(s) of Parcel(s) Vacant & undeveloped. Don Champagne plans to build his home on this parcel.

Name(s) of Transferee(s) Donald Champagne

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Frontage: 0 Depth: ±117.710m Area: ±0.659Ha

Existing Use(s): Vacant & Undeveloped

Number of Buildings and Structures (existing) on land to be severed: 0

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

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): Residential (Lot Addition to facilitate a new home build)

Number of Buildings and Structures (proposed) on land to be severed: 1

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

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: ±288m Depth: ±915m Area ±30HaExisting Use(s): North Bay Plastic Molders Ltd.Number of Buildings and Structures (existing) on land to be retained: 2 + SeacansUse(s) of Buildings and Structures (existing) on land to be retained:Light IndustrialParticulars 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
1500m2 Industrial Building	+/-115m	+/-206m	+/-240m	+/-570m
460m2 Accessory Structure	+/-150m	+/-190m	+/-215m	+/-635m

☐ Not Applicable (please check if there are no existing building(s) or structure(s))Proposed Use(s): Light IndustrialNumber of Buildings and Structures (proposed) on land to be retained: NoneUse(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):

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: Highway 94

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):

Light Industrial Two (M2)

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 # Unknown Status of Application _____

IV) Rezoning?

☒ Yes ☐ No ☐ Unknown

If 'yes', file # Unknown 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 _____

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.

20. AFFIDAVIT OR SWORN DECLARATION

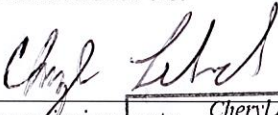
I/We Steven Neil McArthur of the City
of North Bay in the District of Nipissing

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 24th
day of MAY 20 2026

A Commissioner etc.


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

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 2723394 ONTARIO LIMITED c/o Donald Champagne 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 22, 2026
Date


Signature of Owner

Date

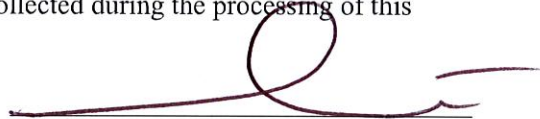
Signature of Owner

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 2723394 ONTARIO LIMITED c/o Donald Champagne am/are the owner(s) of the land that is the subject of this application for a consent 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.

MAY 24, 2026
Date


Signature of Owner

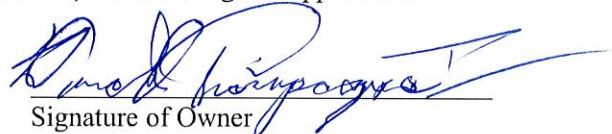
Date

Signature of Owner

23. CONSENT OF OWNER – SITE INSPECTION

I/We 2723394 ONTARIO LIMITED c/o Donald Champagne 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 22 2026
Date


Signature of Owner

Date

Signature of Owner

For Office Use Only:

Date Complete application was received: _____

File No. _____

Date Stamp:

THE KING'S HIGHWAY No. 94

PART 3
PLAN 36R-9395

PART 1
PLAN 36R-9840

PART 1
PLAN 36R-15141

LOT
CONCESSION

22
10

PIN 49185-0816 (LT)

AREA = 1.868Ha = 2.471Acres

PIN 49185

--0817 (LT)

SEVERED AREA = 0.659Ha
= 1.6 Acres

TO BE ADDED TO PIN 49185-0816 (LT)

RETAINED AREA = 32±Ha
= 79±Acres

114.436

146.165

117.710

SKETCH FOR CONSENT

0 30 60m

SCALE 1 : 1500

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 22
CONCESSION 10
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING

NOTE

DIMENSIONS WERE OBTAINED FROM FIELD SURVEY.



NOT TO SCALE
OWNERSHIP

THE KING'S HIGHWAY No. 94

LOT 22
CONCESSION 10

PIN 49185-0817 (LT)

CLIENT: DONALD CHAMPAGNE



TULLOCH GEOMATICS INC.

621 MAIN STREET WEST
NORTH BAY ON
P1B 2V6

T. 705-474-1210
F. 705-474-1783
northbay@tulloch.ca

DRAWN BY: D. D.

FILE No. 262259