

June 23, 2026

Municipality of East Ferris
ATTN: Greg Kirton
25 Taillefer Road
Corbeil, ON P0H 1K0

Dear Mr. Kirton:

RE: Planning Applications for 1061 South Shore Road

On behalf of David and Laure Weiskopf, please accept the following planning applications related to 1061 South Shore Road:

- Official Plan Amendment
- Zoning By-law Amendment
- Consent Application (4 new lots, 2 lot additions)

Accompanying the planning applications is:

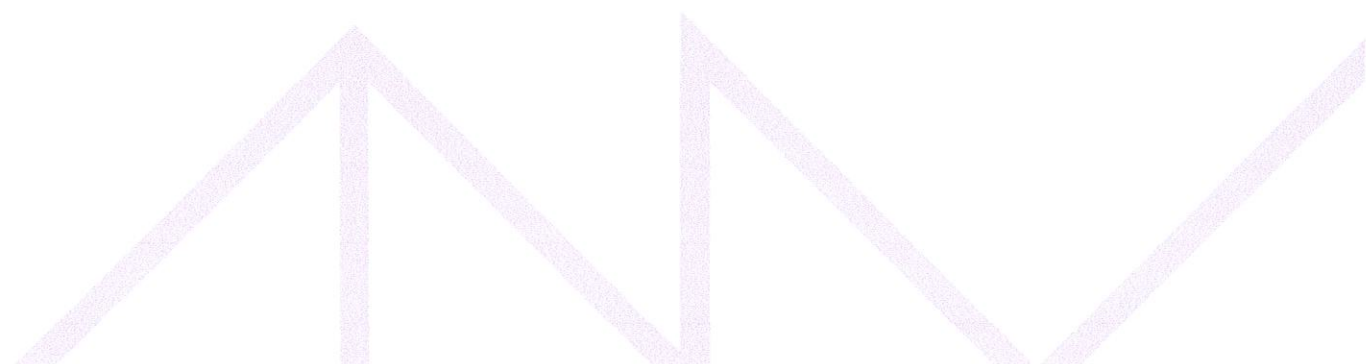
- A Planning Justification Report
- A Site Plan
- A cheque for \$6,050 (\$2,750 for the consent applications + \$3,300 for the concurrent official plan and zoning by-law amendments)
- A copy of the final Wetland Assessment completed by FRICORP Ecological Services

If you require anything further, please do not hesitate to contact the undersigned.

Thank you,



Ashley Bilodeau, MPA MPL RPP MCIP
Principal & Founder





David Weiskopf [REDACTED]

1061 southsore rd application consent

1 message

Katherine Boyce [REDACTED]

Tue, Jun 23, 2026 at 1:05 PM

To: [REDACTED]

As representatives of the owners of 1061 Southsore Rd for this sale, I authorize David Weiskopf to apply for consent, rezoning, and redesignation of the property, to fulfill the requirements of the conditions imposed in the purchase and sale agreement.

William Boyce



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 \$1,500.00 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): Kathrine & William Bayce + Braden Beam + Anna Walker

Home Phone: [REDACTED] Alternate Phone: _____

Fax Number: _____ Email: _____

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

Postal Code: [REDACTED]

Municipal Address of Lands affected (911 number): NMB 1061 South Shore

Authorized Agent/Applicant Solicitor (if any): Ashley Meghan Consulting Corp.

Phone Number: 705-962-0092 Alternate Phone: _____

Address: [REDACTED] City/Village: _____

NORTH Bay, ON
PIBCEB

Fax: _____ Email: ashley@ashleymagnan.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): David Weiskopf + Laure Larocque

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

none

3. LOCATION OF SUBJECT LAND:

Lot(s) 9 & 10 Concession No(s) 1 Registered Plan (Subdivision) No. _____

Lot(s) (No.(s)) 1 Reference Plan (Survey) No. 3625286 Part(s) 1 & 2

Parcel(s) 15655 Hamlet (Asterville, Corbeil, Derland) _____

see PIN registers
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 _____

Date parcel(s) created _____

User(s) of Parcel(s) _____

Name(s) of Transferee(s) David Werskopf + Laure Larosque

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

see planning report for breakdown

Frontage: _____ Depth: _____ Area: _____

Existing Use(s): _____

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

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

to be confirmed in survey.

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): rural recreational residential

Number of Buildings and Structures (proposed) on land to be severed: 1 dwelling / new lot

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

unknown at this time

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: _____ Depth: _____ Area: _____
info detailed in planning report

Existing Use(s): rural recreational / vacant

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

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

0

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): rural recreational residential

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

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

residential

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.

unknown at this time

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):

	Severed	Retained
A. Water Supply:		
Municipally owned and Operated (Individual)	☐	☐
Privately owned and operated (Communal)	☐	☐
Lake	☐	☐
Dug Well	☐	☒
Drilled Well	☒	☒
Other (Specify) _____	☐	☐
B. Sewage Disposal:		
Municipally owned Operated (Individual)	☐	☐
Privately owned and Operated (Communal)	☐	☐
Septic Tank/Field Bed	☒	☒
Holding Tank	☐	☐
Other (specify) _____	☐	☐
C. Access:		
Unopened Road Allowance	☐	☐
Open Municipal Road (Public Road)	☒	☒
Private Right of Way	☐	☐
Provincial Highway	☐	☐
Other (specify) _____	☐	☐
Name of Road/Street: <u>South Shore</u>	☐ Yes	☐ No
Is Access only by water?		
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:		
Sewers	☐	☐
Ditches	☒	☒
Swales	☒	☒
Other (Specify) _____	☐	☐

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

Waterfront

9. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (ZONING OF SUBJECT LAND) (PLEASE CONTACT PLANNING STAFF):

Rural (R) + Lakefront Residential (RL)
+ Conservation (C2)

10. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING STAFF):

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

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 # _____ Status of Application _____

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): Northern Ontario Growth Plan

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.)

Please see Submitted material

20. AFFIDAVIT OR SWORN DECLARATION

I/We David Weiskopf of the Municipality
of East Ferris 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 Municipality of East Ferris
in the District of Nipissing this 23rd
day of June 20 26

[Signature]
A Commissioner etc.

A Commissioner etc.

[Signature]
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 David Weiskopf 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.

June 23, 2026
Date

Date

[Signature]
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 DAVID WEISKOPF am/are the owner(s) of the land that is the subject of this application for a consent and I/We authorize _____ 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.

June 23, 2026
Date

David Weiskopf
Signature of Owner

Date

Signature of Owner

23. CONSENT OF OWNER – SITE INSPECTION

I/We DAVID WEISKOPF 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.

June 23, 2026
Date

David Weiskopf
Signature of Owner

Date

Signature of Owner

For Office Use Only:

Date Complete application was received: _____

File No. _____

Date Stamp: _____