



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

**APPLICATION FOR PLAN OF SUBDIVISION AND CONDOMINIUM UNDER  
SECTION 51 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. 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. The Plan of Subdivision 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): \_\_\_\_\_

Home Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Fax Number: \_\_\_\_\_ Email: \_\_\_\_\_

Home Address: \_\_\_\_\_ City/Town/Village/Hamlet: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Address of lands affected: \_\_\_\_\_

Lot number of lands affected: \_\_\_\_\_ Concession number of lands affected: \_\_\_\_\_

Hamlet (Corbeil, Astorville, Derland): \_\_\_\_\_

Authorized Agent/Applicant Solicitor (if any): \_\_\_\_\_

Phone Number: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City/Village: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

Owner  Agent  Solicitor  Both

**2. LOCATION OF LAND:**

Lot(s) \_\_\_\_\_ Concession No(s). \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ Lot(s) \_\_\_\_\_

Reference Plan No. \_\_\_\_\_ Part(s) \_\_\_\_\_ Parcel(s) \_\_\_\_\_

Municipality \_\_\_\_\_ Municipal Address (911 Number) \_\_\_\_\_

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

Yes  No

Please Describe: \_\_\_\_\_

**3. LOCATION OF SUBJECT LAND:**

Lot(s) \_\_\_\_\_ Concession No(s). \_\_\_\_\_ Registered Plan (Subdivision) No. \_\_\_\_\_

Lot(s) (No.(s)) \_\_\_\_\_ Reference Plan (Survey) No. \_\_\_\_\_ Part(s) \_\_\_\_\_

Parcel(s) \_\_\_\_\_ 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 \_\_\_\_\_

Date parcel(s) created \_\_\_\_\_

User(s) of Parcel(s) \_\_\_\_\_

Name(s) of Transferee(s) \_\_\_\_\_

**5. PLEASE LIST THE TOTAL NUMBER OF LOTS OR BLOCKS AS SHOWN ON THE DRAFT PLAN FOR EACH OF THE FOLLOWING USES:**

Type	Plan of Subdivision				Condominium			
	Number of Residential Units	Lots/ Block	Total Area (in Hectares)	Parking Spaces	Date of Construction	Ground Floor Area	No. of Parking Spaces	Density Proposed (Specific Units)
Detached Residential								
Semi-Detached Residential								
Multiple Attached Residential								
Apartment Residential								
Seasonal Residential								
Mobile Home								
Other Residential								
Commercial		NA						
Industrial		NA						
Institutional								
Park or Open Space		NA						
Roads								

Other								
<b>Total</b>								

If you have checked 'Other' please describe:

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**6. SERVICES (PLEASE CHECK ALL THAT APPLY):**

A. Water Supply:

- Municipally owned and Operated (Individual)
- Privately owned and operated (Communal)
- Lake
- Dug Well
- Drilled Well
- Other (Specify) \_\_\_\_\_

Proposed

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B. Sewage Disposal:

- Municipally owned Operated (Individual)
- Privately owned and Operated (Communal)
- Septic Tank/Field Bed
- Holding Tank
- Other (specify) \_\_\_\_\_

Proposed

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**Please Include:**

- a) servicing options report
- b) a hydrogeological report

C. Access:

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

Proposed

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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:

- Sewers
- Ditches
- Swales
- Other (Specify)

Proposed

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**7. PRESENT OFFICIAL PLAN DESIGNATION:**

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**8. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND:**

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**9. ZONING BY-LAW NUMBER:**

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**10. WHAT IS THE PROPOSED ZONING OF THE LAND INTENDED TO BE SUBDIVIDED?**

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**11. IF THE APPLICATION IS FOR APPROVAL OF A CONDOMINIUM:**

I) Has the Site Plan for the proposed condominium has been approved?

Yes                       No                       Unknown

If 'yes', file # \_\_\_\_\_ Has the agreement been entered into? \_\_\_\_\_

II) Has a building permit for the proposed condominium has been issued?

Yes                       No                       Unknown

If 'yes', file # \_\_\_\_\_ Status of Application \_\_\_\_\_

III) Is the Condominium under construction or has it been completed?

under construction                       Completed

If 'completed', file # \_\_\_\_\_ and date of completion \_\_\_\_\_

IV) Is the proposed condominium a conversion of a building containing residential rental units?

Yes                       No

If 'yes', please indicate the number of units to be converted \_\_\_\_\_

**12. IF KNOWN, HAVE THE LANDS:**

A) Ever been, or is now, part of an application for:

D) 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 \_\_\_\_\_

VI) Site Plan Control Agreement?

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. DOES THE SUBJECT LAND CONTAIN ANY AREAS OF ARCHAEOLOGICAL POTENTIAL?**

Yes No

If 'yes' please include:

- (a) an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and
- (b) a conservation plan for any archaeological resources identified in the assessment.

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

Yes No

**15. 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

**16. 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

**17. 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

**18. 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. AFFIDAVIT OR SWORN DECLARATION**

I/We \_\_\_\_\_ of the \_\_\_\_\_

of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_

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 \_\_\_\_\_ of \_\_\_\_\_

in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_

day of \_\_\_\_\_ 20 \_\_\_\_\_.

\_\_\_\_\_  
A Commissioner etc.

\_\_\_\_\_  
Signature of Applicant, Solicitor,  
Authorized Agent

\_\_\_\_\_  
A Commissioner etc.

\_\_\_\_\_  
Signature of Applicant, Solicitor,  
Authorized Agent

**20. AUTHORIZATION**

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

I/We \_\_\_\_\_ 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner



**21. 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 \_\_\_\_\_ am/are the owner(s) of the land that is the subject of this application for a Plan of Subdivision 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

**22. CONSENT OF OWNER – SITE INSPECTION**

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 \_\_\_\_\_ am/are the owner(s) of the land that is the subject of this application for a plan of subdivision 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.

\_\_\_\_\_  
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**

	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
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) <sup>(1)</sup>	\$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