

*Planning Justification Briefing*

*August 2023*

*Proposed Zoning By-Law Amendment  
File #232779 - Degagne Carpentry*

*for the  
Creation of One (1) New Commercial Lot*

*Roll # 483400000402622  
1761877 Ontario Inc. and 1851477 Ontario Inc.  
Lands at the intersection of  
Meadow Dr., Taillefer Rd. and Corbeil Rd.  
Township of East Ferris (Corbeil)*

*Prepared by  
Tulloch Geomatics Inc.*



August 2023

Municipality of East Ferris  
25 Taillefer Road  
Corbeil, ON P0H 1K0

**Attention: Greg Kirton, Planning Services**

**Re: Proposed Zoning By-Law Amendment File #232779 - Degagne Carpentry - for the Creation of One New Commercial Lot on Lands at the intersection of Meadow Dr., Taillefer Rd. and Corbeil Rd.**

## 1.0 INTRODUCTION, SUBJECT SITE AND SURROUNDING LAND USES

The subject property is +/-0.4 hectares in size, with frontage of +/-46m on Meadow Drive and +/-76m frontage on Taillefer Road. It is bordered by village residential uses and by lands that are used for commercial purposes including a new wellness studio and the East Ferris Municipal Office building. The subject lands are legally described as PLAN M498 LOT 7 PCL 14057 W/F.

**Figure 1.1 – Subject Lands - Intersection of Meadow Dr., Taillefer Rd. and Corbeil Rd.**



## 2.0 SUMMARY OF PROPOSAL

The property owner, 1761877 Ontario Inc. and 1851477 Ontario Inc. (Degagne Carpentry), is applying to the Municipality of East Ferris for the creation of one new commercial lot at the intersection of Meadow Dr., Taillefer Rd. and Corbeil Rd. as shown in the Figure above.



## 3.0 PLANNING POLICY CONTEXT

### 3.1 Provincial Policy Statement 2020 (“PPS”)

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act, which requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Section 1.1 of the PPS 2020, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, states that Healthy, liveable & safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; and
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

This application has been reviewed in the context of policies contained within the Provincial Policy Statement (PPS 2020) and has been found to be consistent with all matters of Provincial interest.

## 4.0 OFFICIAL PLAN

### Section 3.1 Growth and Settlement

The Municipality of East Ferris Official Plan, Section 3.1, reads as follows: *“The majority of employment from population growth will be in small-scale home-based businesses and small-scale commercial operations.”* The subject lands are currently designated ‘Village’ in the Official Plan. Section 5.4 of the Plan speaks to Village - Development Concept (subsection 5.4.1): *“The three Villages of Astorville, Corbeil and Derland are small low density urban-like areas characterized by a mix of residential, commercial and institutional land uses. While these centres have been built-up over time, significant vacant lots and blocks of land still remain. The intent of the Plan is to provide for a sustainable development pattern in the Villages that will ensure the protection of the environment so that public services (water and sewer) will not be necessary and will therefore not burden the taxpayers of the community... Given their urban-like character, the buildup of commercial and institutional uses in the Villages will be encouraged. These non-residential uses are intended to be located with access to major roads designed to handle larger traffic volumes.”*

The proposed commercial use of the subject lands is consistent with surrounding land uses and fronts on some of the municipality's major arterial roads. Section 5.4.3, Village - Permitted Uses, states that: "The predominant uses of land in the Village shall be residential including groups homes, commercial, limited industrial, institutional and public service uses." The Official Plan adds that these permitted uses shall include commercial service and retail uses oriented to the needs of local residents and to the needs of the travelling public and tourists. Examples include, but are not limited to, grocery stores, hardware stores, or other convenience retail use, personal or commercial service uses such as hairdressers or shoe repair operations, hotels, motels & eating establishments. Other permitted uses may include accessory residential uses, tourist accommodation uses, automobile service stations and public service uses.

The proposed commercial use of the property is in conformity with the Official Plan, specifically with the Section 5.4 Village policies. All commercial uses are subject to Site Plan Control (as per Section 9.14) and appropriate setbacks, buffers and acoustic considerations will be considered and negotiated through that process should the Zoning By-law Amendment be approved.

## **5.0 ZONING BY-LAW**

The subject lands are currently zoned 'Residential Holding (RH)' in the Municipality of East Ferris' Comprehensive Zoning By-law 2021-60. This application seeks to rezone the subject lands to 'General Commercial C1'. The proposed future commercial use of the property will meet all of the setback and lot coverage requirements listed under Section 6B and will be subject to Site Plan Control.

## **6.0 CONCLUSION AND RECOMMENDATION**

### **6.1 Pre-Consulted Agencies, Boards and Commissions**

Any new construction on this lot would require approval from the North Bay-Mattawa Conservation Authority (NBMCA) and would include the sizing and siting of a new, modern sewage system that would meet the minimum requirements for development as set out in Part 8 of the Ontario Building Code (OBC). The NBMCA will be circulated on all pending *Planning Act* applications.

Based on the preceding planning analysis, the proposed zoning by-law amendment application would:

- Be consistent with the Provincial Policy Statement, 2020;
- Is in conformity with the East Ferris Official Plan;

- Has frontage and access to a fully maintained, existing road; and therefore
- Represents good planning.

Thus, it is respectfully requested that the proposal to create one (1) new commercially zoned lot be approved by the Municipality of East Ferris.

Regards,

A handwritten signature in blue ink, appearing to be 'Steve McArthur', written in a cursive style.

**Steve McArthur, MCIP, RPP**  
**o/b Tulloch Geomatics Inc. & 1761877 Ontario Inc. and 1851477 Ontario Inc.**