

*Planning Justification Report*

*June 2023*

*Proposed Zoning By-Law Amendment  
and Concurrent Consent to Sever Application(s)  
File #232263 - Degagne & Lefebvre*

*for the  
Creation of Two (2) New Commercial Lots  
Plus Shared Registered R.O.W Access Easement*

*Roll # 483400000420900  
1000328150 Ontario Inc  
Centennial Crescent at Highway 17E  
Township of East Ferris (Corbeil)*

*Prepared by  
Tulloch Geomatics Inc.*



June 2023

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

**Attention: Greg Kirton, Planning Services**

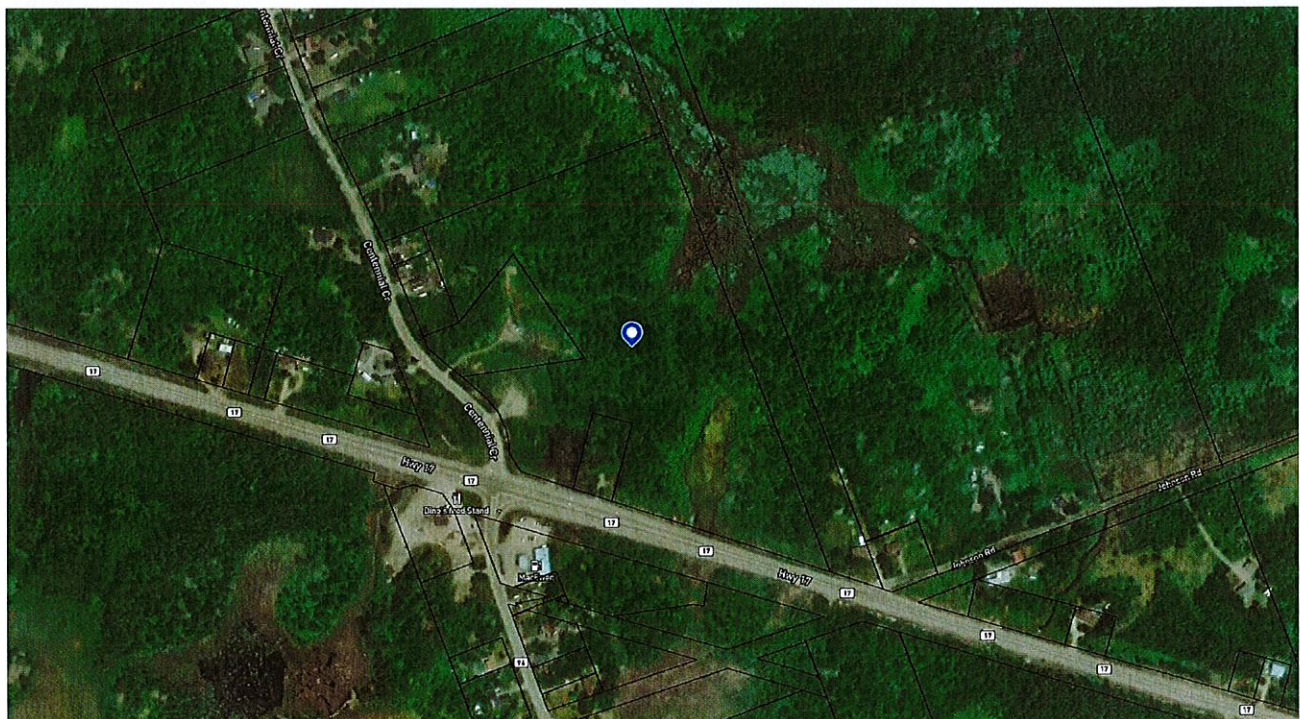
**Re: Proposed Zoning By-Law Amendment and Concurrent Consent to Sever Application(s)  
File #232263 - Degagne & Lefebvre for the Creation of Two (2) New Commercial Lots  
Plus Shared Registered R.O.W Access Easement**

## **1.0 INTRODUCTION, SUBJECT SITE AND SURROUNDING LAND USES**

The subject property is +/-13.0 hectares in size, with frontage of +/-130m on Centennial Crescent and +/-320m frontage on Highway 17 East. It is bordered by rural residential and industrial uses fronting on Centennial Crescent and abuts lands on the other side of Highway 17 East that are used for commercial purposes including a gas bar, convenience store and food services establishments.

The subject lands are legally described as EAST FERRIS CON 13 PT LOT 14 RP NR83 PT PART 1.

**Figure 1.1 – Subject Lands - Centennial Crescent at Highway 17E**





## **2.0 SUMMARY OF PROPOSAL**

The property owner, 10003288150, is applying to the Municipality of East Ferris for the creation of two (2) commercial lots. The proposed lots will be accessed via private, registered easement (as shown on the attached sketch) and will have approximately +/-50m of frontage on Centennial Crescent.

## **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.”* Corbeil is not currently serviced by an Animal Wellness Centre and the closest Kennel operation (privately owned/operated) is located approximately 5kms to the west on Highway 17.

The subject lands are currently designated 'Rural' in the Official Plan. Section 5.2 of the Plan speaks to Rural - Development Concept (subsection 5.2.1): *"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."*

Subsection 5.2.5 of the Plan specifically highlights the subject property as *"a strategic node for commercial development"*. That section reads as follows: *"While the Villages will remain the primary focus of new commercial development, commercial uses in the rural area will be permitted. A strategic node for commercial development is the intersection of Highway 94, 17..."*

Subsection 5.2.9 Other Rural Uses, speak specifically to the construction of Kennels in the Rural area: *"As this use has the potential to create land use conflicts with adjacent land uses, it is the policy of Council to require an amendment to the Zoning Bylaw to control the location of kennels. The Zoning By-law may establish a minimum distance separation distance between a kennel and any adjacent land use which may be sensitive. A kennel is defined as an establishment that is associated with a veterinarian establishment or is operated as a commercial boarding or breeding facility."*

The proposed use of the property for an Animal Wellness Centre and associated Boarding Kennels is in conformity with the Official Plan, specifically Section 5.2 Rural policies. All commercial uses are subject to Site Plan Control and appropriate setbacks, buffers and acoustic considerations will be considered and negotiated through that process should the Zoning By-law Amendment be approved.

<b>5.0 ZONING BY-LAW</b>
--------------------------

The subject lands are currently zoned 'Rural' in the Municipality of East Ferris' Comprehensive Zoning By-law 2021-60. This application seeks to rezone the subject lands to 'General Commercial C1' which permits 'Animal Hospital' as a use under Table 6A. The proposed 3,000 square foot building and attached 800 square foot kennel will meet all of the setback and lot coverage requirements listed under Section 6B and will be subject to Site Plan Control.

Access to the property will be via an easement to the retained portion off of and existing and partially constructed entrance on Centennial Crescent approximately 100m north and west of the intersection at Highway 17 East – commonly referred to as 'Corbeil Corners'.

## 6.0 CONCLUSION AND RECOMMENDATION

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

The North Bay-Mattawa Conservation Authority (NBMCA) has some regulated swampy areas in the north and east extremes of the property. Furthermore, any new construction on these proposed lots would require approval from the NBMCA and would include new, modern sewage systems 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.

The Ministry of Transportation (MTO) has been pre-emptively consulted on the proposal and will also be circulated via the formal Planning Act process. Pre-consultation with the MTO has resulted in an early acknowledgement that the existing entrance off of Centennial Crescent is the most logical point of ingress and egress to the subject lands. A joint R.O.W. for the parcels subject to the consent is proposed.

Based on the preceding planning analysis, the proposed zoning by-law amendment and concurrent consent to sever 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 two (2) new commercially zoned lots (plus registered right-of-way), be approved by the Municipality of East Ferris.

Regards,



**Steve McArthur, MCIP, RPP**  
o/b Tulloch Geomatics Inc. & 1000328150 Ontario Inc.



CENTENNIAL CRESCENT

UNIT 1

(MTO FILE P-2102-15)

UNIT 2

UNIT 3

UNIT 4

PART 1  
PLAN  
NR-132

PART 1  
PLAN 36R-14808

PART 8  
PLAN  
36R-13959

PART FOR EASEMENT

CONCESSION

PART 1  
PLAN  
NR-2042

LOT

14

SEVERED

AREA=5.6684 Ha.  
14.00 Acres

PIN 49183-0701 (LT)

13

RETAINED

AREA=4.7086 Ha.  
11.64 Acres

**NOTE**

PART OF LOT 14  
CONCESSION 13  
TOWNSHIP OF EAST FERRIS  
DISTRICT OF NIPISSING

**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.

**SKETCH FOR CONSENT**



SCALE = 1 : 2000

**NOTE**

DIMENSIONS WERE OBTAINED  
FROM VARIOUS PLANS.

CLIENT: 1000328150 ONTARIO INC.



**TULLOCH GEOMATICS INC.**

1501 SEYMOUR STREET  
NORTH BAY ON  
P1A 0C5  
T. 705-474-1210  
F. 705-474-1783  
northbay@tulloch.ca

DRAWN BY: C.A.L. FILE No. 232263