



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

**ITEM: Zoning By-law Amendment - Recommendation Report**  
**DATE: September 20, 2023**  
**TO: Planning Advisory Committee**  
**FROM: Planning & Development Department**  
**FILE NO.: C-2023-XX**

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## **1. Description of Property**

The subject property is located at the corner of Corbeil Road, Taillefer Road and Meadow Drive and is currently vacant. The property is zoned Hamlet Residential (RH) currently and is part of the Village area as designated by the East Ferris Official Plan.

## **2. Background**

The applicant is seeking to rezone the subject lands from the RH zoning to a General Commercial (C1) zone. The applicant has not currently indicated a proposed use for the site but has indicated that any future commercial development will be done in accordance with the permitted uses in the zoning by-law for the C1 zone.

## **3. Planning Review**

### **A. Provincial Policy Statement**

The Provincial Policy Statement 2020 (PPS 2020) was issued under Section 3 of the Planning Act, which requires that decisions affecting planning matters “shall be consistent with” policy statements issued under said Act.

The PPS 2020 speaks broadly to permitting development that can be sustained by the service levels available in rural areas and diversifying uses and taking advantage of economic opportunities available while ensuring compatibility among uses. In reviewing the applicant’s proposal, planning staff are of the opinion that the proposal is generally consistent with the high level policies of the PPS 2020.

## B. Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario 2011 received Royal Assent on March 3<sup>rd</sup> 2011 and is issued under the Places to Grow Act, which ensures a long term vision for strong communities while implementing policies directed at economic prosperity. The proposal is in conformity with the Growth Plan for Northern Ontario 2011.

## C. Official Plan

The subject property falls within the Village designation. The proposed zoning by-law amendment to a General Commercial (C1) zone is consistent with the permitted uses in the Village designation. The Village policies in the official plan speak to the intended use of land within the Village area:

“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.”

“5.4.3 – The predominant uses of land in the Village shall be residential including groups homes, commercial, limited industrial, institutional and public service uses.”

“5.4.5 – Village - Commercial Uses

1. Permitted Uses 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 and eating establishments. Other permitted uses may include accessory residential uses, tourist accommodation uses, automobile service stations and public service uses.

2. Form of Development New commercial development shall be integrated with existing commercial uses by giving consideration to such design principles as:

A) Clustering commercial uses to create an urban core;

B) Designing the road pattern and access points for the safe and efficient movement of vehicular traffic both on and accessing the site;

C) Ensuring adequate setbacks and compatibility with adjacent residential uses; and

D) Providing aesthetic guidelines: e.g. landscaping, layout of buildings, parking areas, waste disposal areas, lighting etc.

3. Zoning Commercial uses shall be placed in appropriate zone classifications in the implementing zoning by-law. Zoning categories are intended to reflect the development criteria set out above as well as to establish standards appropriate to the scale of urban development, e.g. lot size, setbacks, lot coverage, parking landscaping or buffering etc.”

The policies contained within the Official Plan are broadly supportive of commercial uses in this part of the municipality. The General Commercial (C1) zone is an appropriate zoning category

that allows for a range of uses that are consistent with the vision in the Official Plan for commercial activity in Corbeil core village area.

#### D. Zoning By-Law

The proposed zoning by-law amendment to a C1 zone is consistent with the surrounding area. The property immediately across Corbiel Road on the corner of Corbeil Road and Champagne Road is zoned C1 and has an established commercial business. The other corners of this intersection are occupied by the East Ferris Municipal Office and the Cenotaph Park. This is a major intersection that is well suited to commercial development. The permitted uses in the C1 zone are appropriate for this location and any future development on this site would be required to conform to the standards of the zoning by-law for this zone. Site plan control agreements are also required for all commercial properties in the municipality, which would allow the municipality to consider any potential implications of development to the nearby residential uses.

#### 4. Recommendation

It is recommended that Zoning By-law Amendment Application C-2023-04 be approved.

A site plan outlining the proposed area for the zoning by-law amendment is attached as **Appendix A** to this report and a draft by-law is included on **Appendix B**.

Respectfully Submitted,

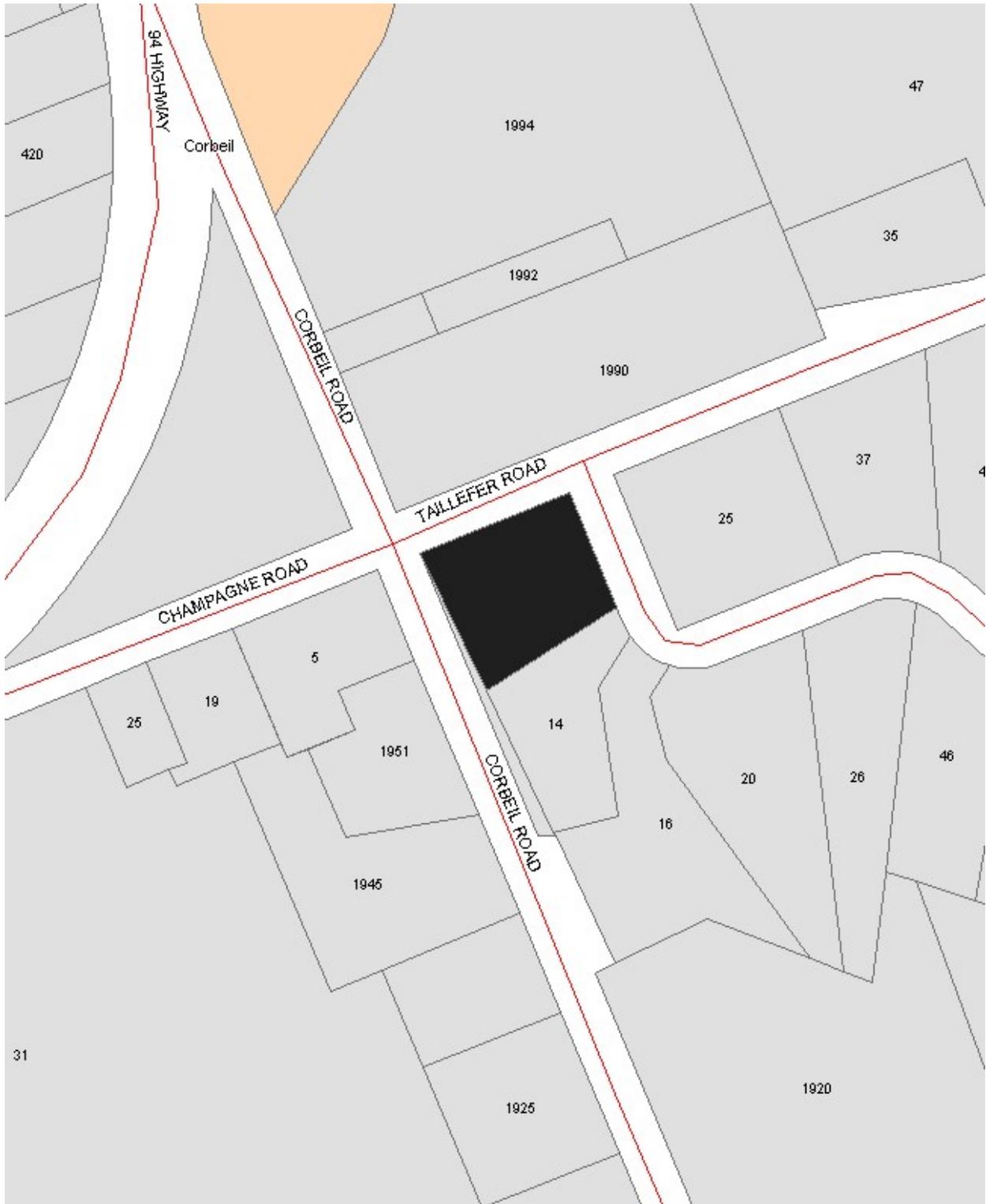


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Greg Kirton, RPP, MCIP

Director of Community Services

# Appendix 'A'



**Appendix 'B'**

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS  
BY-LAW NO. 2023-XX**

**BEING A BY-LAW TO AMEND  
BY-LAW NO. 2021-60 AS AMENDED**

**WHEREAS** pursuant to the provisions of the Planning Act, RSO 1990, Section 34, the Council of a Municipality may enact By-laws regulating the use of lands and the erection of buildings and structures thereon;

**AND WHEREAS** By-law No. 2021-60 regulates the use of land and the use and erection of buildings and structures within the Municipality of East Ferris;

**AND WHEREAS** the Council of the Corporation of the Municipality of East Ferris deems it advisable to amend By-Law No. 2021-60, as hereinafter set forth;

**NOW THEREFORE** the Council of the Corporation of the Municipality of East Ferris enacts as follows:

1. That Schedule A of By-law 2021-60 is amended by changing the zoning of certain lands shown on Schedule "A" from the Hamlet Residential (RH) Zone to the General Commercial (C1) Zone.

**READ A FIRST AND SECOND** time this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

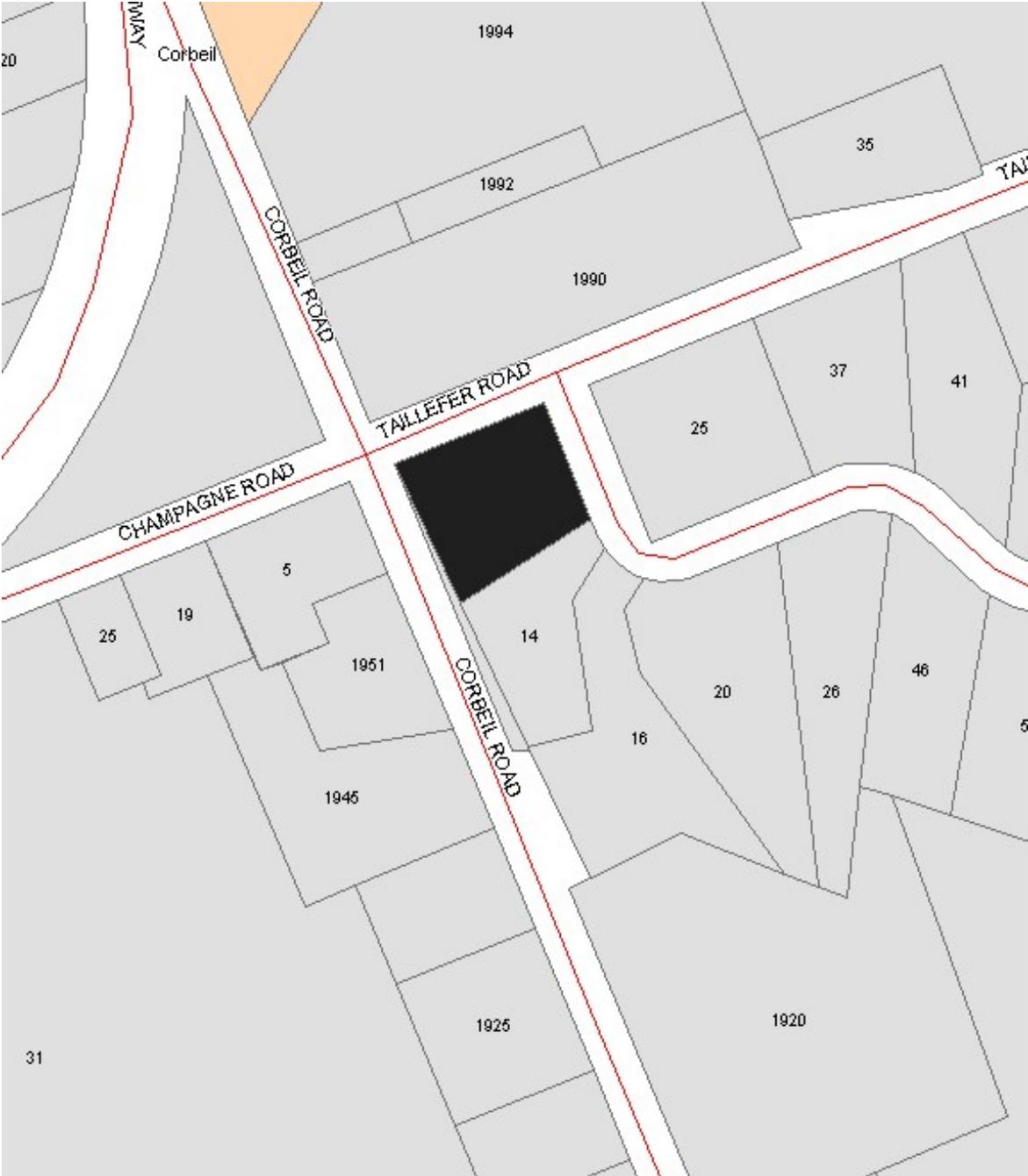
**READ A THIRD TIME, AND FINALLY** passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor  
Pauline Rochefort

\_\_\_\_\_  
Clerk  
Kari Hanselman

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

SCHEDULE "A"  
BY-LAW NO. 2023-XX



This is Schedule "A" To By-law No. 2023-XX passed by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor  
Pauline Rochefort

\_\_\_\_\_  
Clerk  
Kari Hanselman