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ITEM: Minor Variance – Recommendation Report
DATE: February 25, 2026
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: A-2026-03
ADDRESS: 162 Highway 94

1. Description of Property

This property is located at 162 Highway 94 in Corbeil Ontario. The lot is zone M1 (Light Industrial) and the applicant is proposed to construct a storage warehouse building, which is a permitted use in this zoning category. The property has difficult access and topography for construction, with limited building sites due to a very steep hill right after the driveway crosses the watercourse coming into the property.

The property is further constrained by wetland along the northern boundary of the property, which is directly adjacent to the most suitable building location on the property.

2. Planning Review

A. Ontario Planning Act

Section 45 (1) of the Ontario Planning Act establishes four 'tests' for the review and consideration of a minor variance. The four 'tests' are:

1. Is the proposal minor in nature?
2. Is the proposal desirable for the appropriate development or use of land, building or structure?
3. Does the proposal maintain the purpose and intent of the Official Plan?
4. Does the proposal maintain the general purpose and intent of the Zoning By-law?

The four tests must be considered when reviewing a minor variance application and all tests must be met in order for an application to be approved.

B. Provincial Policy Statement

The Provincial Policy Statement (PPS 2024) was issued under Section 3 of the Planning Act, and came into effect October 20th, 2024. The PPS 2024 requires that decisions affecting planning matters “shall be consistent with” policy statements issued under said Act. The PPS 2024 contains high level direction for planning matters in the Province of Ontario, with the general vision being implemented through local Official Plans.

The current proposal has been reviewed in the context of the PPS 2024 and deemed to be consistent with the policies outlined in it.

C. Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario (2011) was issued under the Places to Grow Act, which ensures a long term vision for strong communities while implementing policies directed at economic prosperity. Similar to the PPS 2024, the Growth Plan provides high level direction for broad planning matters in Northern Ontario. The current proposal is in conformity with the Growth Plan for Northern Ontario

D. Policy Review / Four Tests

The East Ferris Zoning By-law required a 30m setback for a primary building from an adjacent wetland. The intent of these policies is to ensure that any development projects do not negatively impact wetland systems. The baseline requirement of a 30m setback provides a significant buffer to ensure that in situations where site specific studies have not been done there is still ample protection buffer built in. This is especially true in situations where wetland boundaries may not be clearly identified.

In this instance, the environmental team at Tulloch was able to clearly define the wetland boundaries and note there is clear delineation between the upland area and the wetland features. Based on this delineation, a building setback of 15m, could be provided for the proposed shop build, keeping the building away from the closest and most sensitive lands adjacent to the wetland.

While the report did not specifically comment on design impacts for the shop development, these are issues that would be addressed through site plan control. All industrial properties in East Ferris are subject to site plan control and the municipality will impose conditions related to grading and drainage to ensure that site runoff is directed away from the adjacent wetland area. Additional control mechanisms may be used such as berms, soak away pits or other site features that mitigate development impacts.

The general intent of the East Ferris Zoning By-law and Official Plan are to ensure that orderly development occurs on commercial and industrial properties and that environmental features

are protected. Based on the delineation of the wetlands and the ability to implement controls through site plan control, staff are of the opinion that the applicants request is minor in nature when considering the context of al official plan and zoning policies and regulations. Further, the proposal is desirable for the appropriate development of the subject property as it allows for a very challenging property to be used for desirable business development in the community, in a location on a provincial highway that is well suited to this type of development.

E. Recommendation

That Minor Variance Application A-2026-03 to permit the construction of a warehouse building, with a reduced setback from the wetland of 15m, on the subject property be approved.

Respectfully Submitted,



Greg Kirton, RPP, MCIP
Director of Community Services

Location of Property (Not to Scale)



Site Plan

