



390 HIGHWAY 94, CORBEIL, ONTARIO P0H 1K0  
TEL.: (705) 752-2740 FAX.: (705) 752-2452  
municipality@eastferris.ca

**ITEM: Draft Plan of Subdivision, Official Plan Amendment,  
Zoning By-law Amendment**  
**DATE: May 20, 2026**  
**TO: Planning Advisory Committee**  
**FROM: Planning & Development Department**  
**FILE NO: SB-2026-01, OPA-2026-03, C-2026-03**  
**OWNER: 1000328150 Ontario Inc. c/o Marcel and Dan Degagne**  
**ADDRESS: Lots 14 & 15, Concession 7 & 8 – Vacant land bordering  
Lavigne Road, Corbeil Road & Quae Quae Road**

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## 1. Introduction

Applications have been submitted to the Municipality of East Ferris for a draft plan of subdivision, official plan amendment, and zoning by-law amendment to facilitate a 41 lot draft plan of subdivision proposal, along with associated official plan and zoning by-law amendment applications.

This report is intended to give an overview of the submissions made supporting this application as well as the key municipal and provincial policy considerations.

## 2. Description of Property

A series of properties all form part of the lands that are subject to these applications and are all in common ownership. The subject lands consist of the majority of 4 large concession blocks and throughout this report the entirety of the area that forms part of the scope of the application will be referred to as a single property for ease of reference.

The property is approximately 134 hectares (331 acres) in size and is located in the area between Lavigne Road, Corbeil Road and Quae Quae Road. A location map is attached as **Appendix 1**, which shows the extent of the lands that form part of the development as well as the surrounding lot pattern.

The property is currently vacant and is comprised of a variety of landscapes, including fields, hardwood and conifer forests, swamps and marshlands, and watercourses. An aerial photo of the property is attached as **Appendix 2**.

Surrounding land uses include primarily rural residential and vacant land.

### **3. Proposal**

The purpose of the applications are to create a 41 lot plan of subdivision on the property, change the Official Plan designation to Estate Residential, and to rezone the subject lands to Estate Residential and Estate Residential Special (RES). The special zoning would address the frontage deficiency associated with 3 lots on the cul-de-sac. The intent of the subdivision is to develop each lot with a single detached dwelling. A copy of the draft Plan of Subdivision is included as **Appendix 3**.

Since the applicants initial submission, discussions about the viability of lots 5, 6, 32 & 33 have taken place and as a result, staff are recommending an amendment to the zoning by-law amendment application to include a holding zone associated with these 4 lots. More detail will be provided later in this report.

### **4. Supporting Documentation**

The following reports were submitted in support of the applications:

- Environmental Impact Study, prepared by FRi Ecological Services, September, 2024;
- Hydrogeological Study, prepared by Tulloch, 2024; and,
- Planning Analysis Report, Tulloch, February 2026.
- Hydrogeological Supplemental Report – Tulloch May 2026

The Preliminary Environmental Impact Study examines the site in the context of natural heritage features, ecological areas, and species habitat. The study is intended to guide development to be in compliance with requirements set out in provincial and municipal planning documents as well as the Endangered Species Act, Fisheries Act, and other relevant provincial legislation. The following natural heritage features and ecological functions were considered:

- Significant wetlands
- Habitat of threatened or endangered species
- Significant areas of natural and Scientific Interest (A.N.S.I)
- Significant wildlife habitat
- Fish habitat

A detailed table of recommendations and assessment summaries is found on pages 69 to 73 of the report, with additional general recommendations and conclusions on pages 74 to 76.

The Hydrogeological study and supplemental report prepared by Tulloch was prepared in accordance with Ontario D-5-4 and D-5-5 Guidelines. The Hydrogeology Assessment included a review of background geological information for the area, a review of 173 water well records in the vicinity.

### **5. Planning Review**

#### **A. Planning Act**

The Planning Act provides powers to the Municipal Council in determining if approval should be given to a draft plan of subdivision. The approval power shall have regard to the matters under subsection 51(24). The criteria outlined in subsection 51(24) of the Planning Act regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- (d) the suitability of the land for the purposes for which it is to be subdivided;
- (e) the number, width, location and proposed grades and elevation of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of the land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act.

Planning Staff have reviewed the application in the context of the *Planning Act* and are of the opinion that the applications have regard for section 51(24). The proposal is in a rural/residential area with adequate land area for residential development with an appropriate lot pattern. The applicant has submitted supporting documentation outlining the suitability of the site.

## B. Provincial Policy Statement

The Provincial Planning Statement 2020 (PPS) 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 would apply to this proposal. The subject lands would be located within the Rural Area as defined in the PPS and more specifically, on Rural Lands. Permitted uses on Rural Lands include residential development that is compatible with the rural landscape, sustainable by rural service levels and appropriate for the infrastructure that is planned or available. In reviewing the applicant's proposal in the context of the PPS, staff is of the opinion that the proposal is in conformity with provincial policy.

### C. Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario (GPNO 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 Northern Growth Plan.

### D. Official Plan

The Official Plan of the Municipality of East Ferris was adopted by Council in 2015 and approved, in part, by the Province in early 2016. The official plan outlines the long term vision for the community while establishing goals and targets that guide development over time. The official plan designates land within the municipality into broad categories with corresponding development guidelines.

The proposed draft plan of subdivision is located within the "Rural" designation and the Official Plan Amendment would re-designate the land "Estate Residential". The proposed re-designation of the lands would be in keeping with the intent of the Official Plan in that it states at Section 5.5.1:

*"The Plan does not identify new areas for Estate Residential Development. New locations will be established through the Official Plan Amendment and Zoning By-law Amendment process. However, locational criteria are intended to set the framework for such amendments."*

The locational criteria referenced, as set out in Section 5.5.5, states:

*"Rural landscapes which qualify for this type of development will exhibit topographic diversity, superior scenic attributes and natural landscapes. The focus will be on the conservation of these landscapes."*

*The applicant shall provide the Municipality with the necessary planning, engineering and socio-economic information to justify that the proposed amendment for new Estate Residential development is warranted.*

*Adjacent farming, conservation, open space or any other land uses will not be detrimentally affected or prejudiced by such Estate Residential development uses."*

Other policies pertaining to "Estate Residential" development include:

*5.5.2: References single detached residential uses on large lots as the predominant land use. The proposed plan of subdivision would conform to the permitted uses.*

*5.5.3: Lots will be serviced individually or in small groupings such that no municipal water supply or sanitary sewage system will be required and that roads are developed to an acceptable standard. The proposed servicing of the lots by private wells and septic systems would conform to this policy.*

*5.5.4: Estate Residential development shall occur by plan of subdivision.*

A draft plan of subdivision has been submitted.

The applicant's proposed lot areas and lot frontages exceed the minimum requirements set out in Section 5.5.7, with the exception of the lot frontages of three lots on the cul-de-sac, which are a result of the curvature of the road. Other design criteria listed in this section have been addressed through lot layout design and through the supporting preliminary studies and would be confirmed prior to final approval through more detailed studies.

The proposed location of the development maintains the criteria set out in the "Estate Residential" designation. The lot sizes are compatible with the surrounding area and have appropriate access options, while maintaining a desirable lot pattern with generally regular shaped lots.

The applicant's proposal for a rural estate subdivision is consistent with Section 5.2.4 of the East Ferris Official Plan in design. It is to be serviced by a newly constructed cul-de-sac that will connect to an existing municipally maintained roadway. The cul-de-sac completes the infill development of these large parcels of land that had a strip of lots developed along Lavigne Road in prior years.

Section 9.8 of the official plan deals with holding zones. Holding zones allow municipal council to temporarily hold back some land from development for a variety of reasons. In this case, lots 5, 6, 32 & 33 on the draft plan of subdivision are being recommended to be placed in a holding zone to allow for a detailed on site review to ensure that they can be adequately serviced and built on. The constraints of the adjacent wetlands on the site may present limitations from a setback perspective that could make building challenging from both a dwelling construction and septic installation perspective; however, it is not possible to determine until an on-site detailed analysis takes place. This detailed analysis may be undertaken after draft approval and prior to plan registration. If it is deemed that any number of these lots are not viable, they can be incorporated into adjacent lots through a redline amendment to the draft plan.

If the stie analysis of these 4 lots determines that they are viable then the holding symbol may be removed and the lots added to the final plan. A holding symbol is lifted and access to lands is granted by way of a by-law being passed by Council ensuring that the conditions of the "H" have been met.

Official Plan section 4.10 outlines general housing policies for the municipality including policies related to the amount of housing supply and lands available for housing. Official Plan section 4.10.1 reads as follows:

*4.10.1 Housing Supply*

*It is the policy of Council to provide a range of housing types and densities appropriate to meet the housing needs of a rural community. **Council intends to maintain at all times, at least a 10 year supply of lands designated and available for new residential development.***

*Council will also ensure that there is a 3 year supply of lands suitably zoned in the Villages to facilitate residential intensification and redevelopment provided that site conditions are suitable for the long-term provisions of development on individual water and sewage services. The land supply will take into consideration the serviceability of the lands in accordance with Section 4.19 of this Plan. (emphasis added)*

It is the goal of the municipality to provide for sufficient housing to accommodate our longer term growth, but not to provide unlimited lot creation and designation options. To accommodate a 10 year supply of lands designated and available for new residential development we need to examine vacant land that is currently existing and available for sale/development, draft plans of subdivision that have already been given approval, recent consent to sever applications, and any other sources that many assist in as accurate an estimate as possible.

We also must determine what our approximate 10 year required supply of housing is. Section 3.1 of the Official Plan goes over projected growth and settlement patterns. Section 3.1 of the Official Plan states that:

*The Municipality experienced a healthy average growth rate of 1.5 %/year over the 2006-2011 census period. This Plan is based on a modest growth rate which will be approximately .66%/year over the 20 year Planning Period. Based on an average of 20 new residential starts per year and a household density of 2.3 the projected population by 2025 is expected to be between 5,000 and 5,250.*

Based on the average number of housing starts per year a 10 year supply of housing would be approximately 200 units; however, we do know that are actual growth rates slightly outpace the original plan projections since it was passed in 2016. As a result housing supply targets should generally be adjusted to consider that.

Through reviewing available sources online such as realtor.ca and individual business websites, as well as reviewing all past and ongoing municipal files for projects that would add to the current housing stock, staff estimates that there are currently approximately 103 lots available including vacant lots for sale and lots that are in the form of plans of subdivision or consent that are in the finalization stages of the approval process. In addition to these lots, there were approximately 16 homes listed for sale in East Ferris as well; however, adding housing figures can be misleading in the context of overall growth numbers because many who are selling a home may be also purchasing or building within East Ferris again.

The available housing supply is deficient to the municipality's goal of a 10 year supply and the proposed development is in conformity with this policy section and goal.

Broadly speaking, the intent of the East Ferris Official Plan is to implement development policies that are consistent with rural nature of the community while recognizing that the community is experience mild consistent growth (about 1% per year). Provincial guidelines require East Ferris to implement policies that support new home construction and allow for new development proposals to move forward.

By establishing broad lot size guidelines that are consistent with what is expected in a rural community as well as a well laid out framework for supporting documentation that is required, East Ferris sets the broad vision for what new development should look like and what is expected of a development proponent.

To support these goals, the applicant provided a series of studies looking at environmental features on the site as well as a hydrogeological report requires as per Ontario D-series guidelines.

An Environmental Impact Study prepared by FRI Ecological outlines in detail the steps that should be taken to ensure compliance with relevant species at risk and other environmental legislation in Ontario as well as providing timing windows for certain types of activities on site. These recommendations will be carried over into the implementation of the subdivision agreement.

Similarly the applicant provided detailed information to satisfy the D-series guidelines requirements for private servicing of a new residential development. This work was completed by Tulloch's geological engineer. The applicant submitted an initial hydrogeological report as part of a larger area project in 2024 and then submitted a supplemental report in 2026 to clarify the conclusions of the 2024 report. The report is stamped by a Professional Engineer specializing in water resources and concludes that if 0.5ha lot areas are exceeded, there will be adequate water supply and no impacts to adjacent properties. The lots in this development proposal range between 0.8ha and 22.80ha with the average far exceeding 0.5ha at 3.21ha.

The applicant's 2026 supplemental hydrogeological report also addressed some public comments that were brought up following the April 15, 2026 Planning Advisory Committee meeting.

Staff are of the opinion that the applicant's proposal is in conformity with the general framework laid out in the East Ferris Official Plan and that the development represents overall good planning within the community.

## E. Zoning By-Law

The proposed zoning by-law amendment to rezone the subject lands Estate Residential Special (RES) and Estate Residential Special Holding (RES H) would be appropriate provided that the official plan amendment is approved.

The applicant is requesting a reduction in lot frontage from the required 60m for lots 18, 19 & 20. The curve of the cul-de-sac is responsible for the reduced frontage as a result of the pie shape of the lots and the difficulty to meet frontage requirements in this orientation, despite the overall size of the lots. Although these lots technically have a decreased frontage, the lot areas are among the largest in the development.

Lot frontage requirements are generally aimed at the appropriate width of a lot on a standard rectangular lot and the distortion of the frontage relative to the size of the lot for a pie shaped lot on a cul-de-sac is not appropriately captured. Planning staff is of the opinion that the general intent of the lot frontage requirements are maintained by the applicants proposal relative to lots 18, 19 & 20. All remaining 38 lots meet or exceed the Official Plan requirements of 60 m and therefore a rezoning to Estate Residential Special to accommodate this request would be appropriate.

With regards to the proposed holding symbol outlined in Section D of this report, a holding symbol is permitted under Section 36 of the *Planning Act* and applied through a zoning by-law amendment made under Section 34. The intent of the holding symbol is to allow the development to generally move forward while reserving the opportunity for a more detailed technical review of the 4 lots where there is some uncertainty about their viability.

**Appendix 5** contains a draft zoning by-law amendment

## 6. Conclusions

Based on the information contained within this report, planning staff is of the opinion that the applicant's proposal for a draft plan of subdivision, official plan amendment, and zoning by-law amendment is consistent with the requirements of the *Planning Act* and conforms to all applicable provincial and municipal policies. The proposal would permit the development of single detached dwellings in an appropriate lot pattern on appropriately sized lots for the area. Staff is of the opinion that draft approval should be given, in this instance.

If the Planning Advisory Committee deems the application suitable to recommend for approval, staff recommend that draft approval conditions outlined in Appendix 6 be included in the recommendation.

Respectfully Submitted,

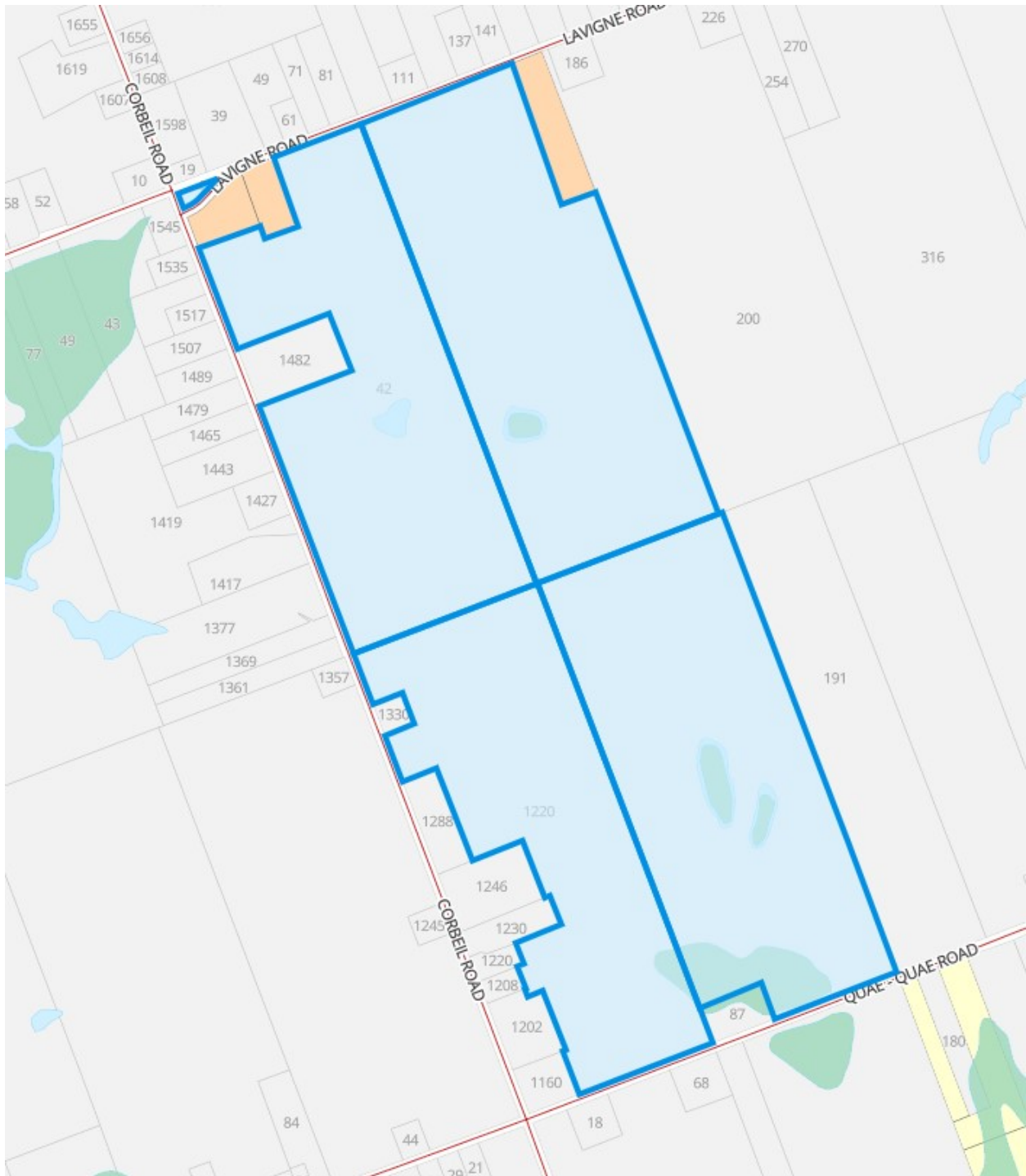
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Greg Kirton, RPP, MCIP

Director of Community Services  
Municipality of East Ferris

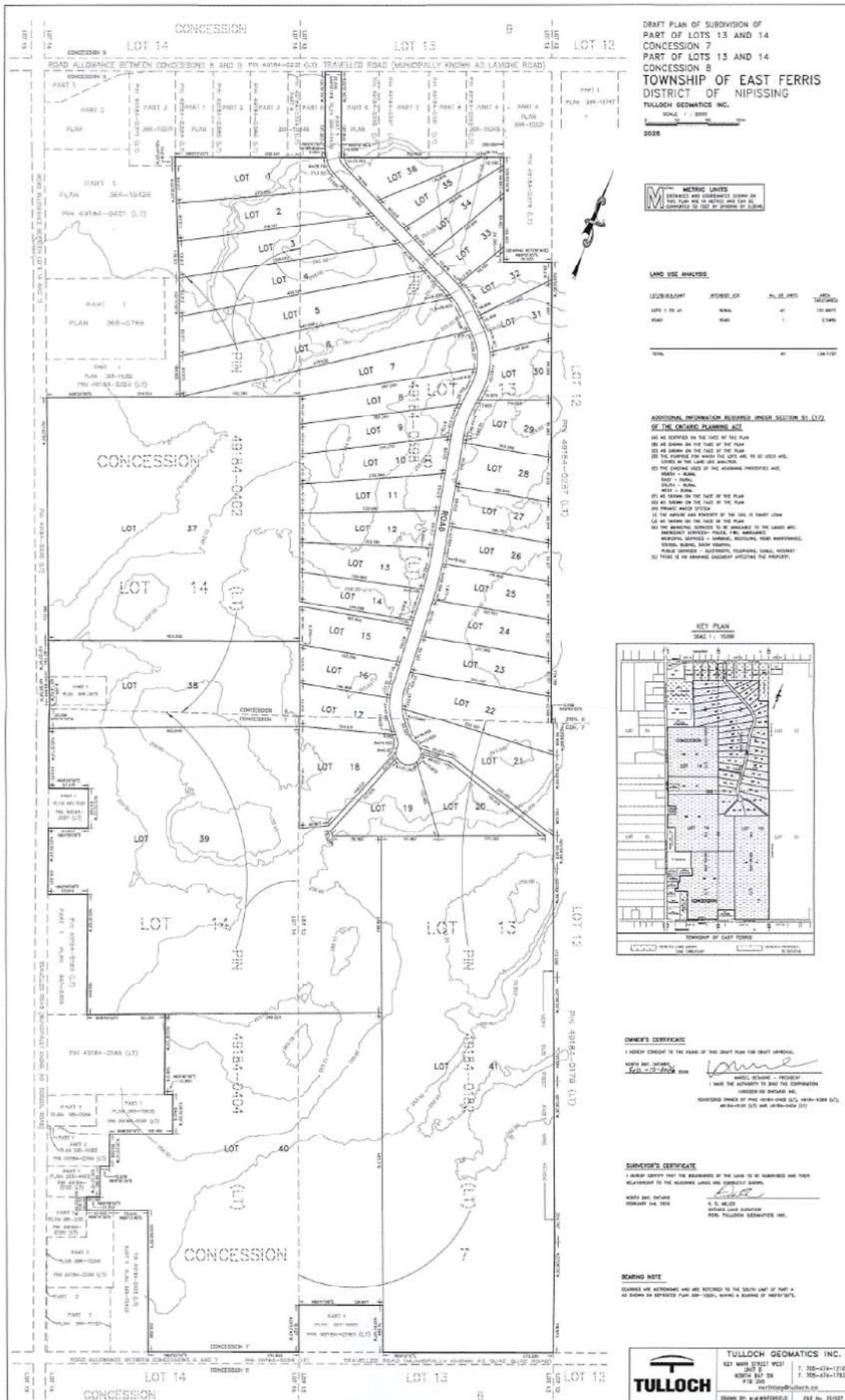
## Appendix 1 – Location Map



Appendix 2 – Aerial Photo



# Appendix 3 – Draft Plan of Subdivision Sketch





**Appendix 5 – Draft Zoning By-law Amendment**

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS  
DRAFT BY-LAW NO. 2026-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 Rural (R) Zone to the Estate Residential Special 2026-XX (RE Sp. 2026-XX) Zone and the Estate Residential Special Holding 2026-XX (RE Sp. H 2026-XX) Zone.
2. The Estate Residential Special 2026-XX (RE Sp. 2026-XX) Zone permits all uses in the Estate Residential (RE) zone and all zoning standards in the Estate Residential (RE) zone shall apply, with the following amendments:

**Special Zone Standards:**

The following special zone requirements shall apply:

- |  |      |
|--|------|
| • Minimum lot frontage requirements (Lot 18) | 27 m |
| • Minimum lot frontage requirements (Lot 19) | 37 m |
| • Minimum lot frontage requirements (Lot 20) | 15 m |

3. All other zone standards associated with the Estate Residential (RE) zone shall apply.
4. Holding Provision

Lots 5, 6, 32 & 33 as shown on Schedule A are subject to the holding provisions.

The holding zone H, as shown on Schedule A, shall be removed from the Estate Residential Special 2026-XX (RE Sp. 2026-XX) Zone by way of further amendment to this by-law once the following conditions are satisfied:

- That the applicant provides confirmation to the satisfaction of the municipality that lots 5, 6, 32 & 33 are suitable for development. This confirmation shall be in the form of permits or appropriate clearance letters

from the North Bay-Mattawa Conservation Authority and confirmation that suitable building envelopes exist to comply with East Ferris Zoning By-law 2021-60 regulations regarding the construction of a dwelling and installation of a septic system.

**READ A FIRST AND SECOND** time this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**READ A THIRD TIME, AND FINALLY** passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Richard Champagne  
Mayor

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Kari Hanselman  
Clerk

## Appendix 6 – Draft Conditions of Approval

### Draft Subdivision Conditions:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That this approval expires 5 years from the date of approval shown on the face of the draft plan. If there is an appeal to the Ontario Land Tribunal (OLT), the 5 year expiration period does not begin until the date of the order of the OLT issued in respect of the appeal or from the date of notice issued by the tribunal.
- 3) This draft approval applies to the plan of subdivision prepared by Tulloch Geomatics Inc. as shown on Appendix 3 of the staff planning report, dated Feb 10, 2026.
- 4) That prior to signing the final plan by the municipality, the proposed subdivision conforms to the Zoning By-law or with respect to any zoning conditions or changes related to this application.
- 5) That the owner agrees in writing, by way of entering into an agreement, to satisfy all requirements, financial and otherwise of the Municipality of East Ferris concerning provision of road, installation of services, drainage, and any other aspect of the development proposal.
  - a. The satisfaction of these requirements shall include paving Lavigne Road from the start of the subdivision road to the intersection of Corbeil Road. This shall include any base upgrades and engineering work as laid out in the subdivision agreement to satisfy this requirement.
- 6) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
- 7) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes.
- 8) That the Subdivision Agreement between the owner and the Municipality be registered by the Municipality against the lands to which it applies once the plan of subdivision has been registered prior to any encumbrances.
- 9) That before Municipal Council's final approval is given, the Council shall be advised in writing by the Director of Community Services how condition no. 7 has been satisfied.

### Notes

- 1) That the owner is responsible to obtain any required permits from the North Bay-Mattawa Conservation Authority prior to the issuance of building permits;
- 2) That the owner is responsible to obtain any required permits from the Ministry of Natural Resources (MNR) and follow the legal requirements of the Endangered Species Act, 2007;