

Subject: RE: April 15, 2026 East Ferris Planning Advisory Committee Meeting

Hi Greg,

I reviewed the applications and have the following comments:

C-2026-02 – Amendment to Zoning By-law 2021-60 to amend section 3.2.8 of the zoning by-law with respect to the regulations around Freight Containers (Sea Cans, etc.)

- Freight Containers(Sea Cans, etc.) are considered structures and require a MTO Building and Land Use permit and/or MTO approval prior to be placed within the MTO permit control area.
- The requires setback varies depending on the use of the property and highway. Generally, commercial uses must be setback a minimum of 14m. Residential uses may be permitted at an 8m setback on Highway 94 and Highway 17.
- As specified in the Public Transportation and Highway Improvement Act:
 - The MTO's permit control area around Highway 17 and 11 is 45m from the MTO property line 395m from the centre point of any intersection for buildings and structures.
 - The MTO's permit control area around Highway 94 is 45m from the MTO property line and 180m from the centre point of any intersection for buildings and structures.
- Further information is available on the MTO Highway Corridor Management Website: [Highway corridor management | ontario.ca](https://www.mto.gov.on.ca/highway-corridor-management/)

SB-2026-01 / OPA-2026-03 / C-2026-03 – Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment - Tulloch Engineering c/o Steve McArthur on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne – Vacant Land between Lavigne Road, Corbeil Road & Quae Quae Road

- The site is outside fo the MTO's permit control area. I have no comments.

thanks,

Usman