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ITEM: Zoning By-law Amendment - Recommendation Report
DATE: May 21, 2025
TO: Planning Advisory Committee
FROM: Planning & Development Department
FILE NO.: C-2025-03

1. Description of Property

The subject property is located at the end of Blanche Road and is currently vacant. The property is approximately 1 acre in size with approximately 86m of frontage. The lands are predominantly forested and adjacent to a large wetland complex; however, the wetlands do not extend onto the property. The property is shown on **Appendix 'A'**.

2. Background

The applicant is seeking to rezone the subject property to a Rural (R) zoning from the existing Conservation (O2) zone. Conservation zoning is typically associated with areas that are parkland, floodplain, or environmentally unsuitable for development. The O2 zoning on the subject property is part of a significantly larger area that is all zoned O2 that recognizes the large wetland complex that extends from Lake Nosbonsing to Astorville Road and backs onto the lots along the non-lakeside of Blanche Road. The extent of the O2 zoning is outlined in **Appendix 'B'**.

It appears that that subject property was grouped in with the adjacent wetland complex when the original zoning maps were developed, although the wetlands do not extend onto the property itself.

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 3rd 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. Municipal Planning Review

The subject property falls within the Waterfront designation. The waterfront designation permits residentially zoning and residential uses that are compatible with the surrounding area. Blanche Road is a residential road, which is split between lakefront and standard rural lots and has a generally consistent lot fabric.

Rezoning the subject property to Rural zoning to permit a residential use would be consistent with the existing land uses in the area and the lot is consistent in size to the surrounding uses.

The most pertinent question surrounding the rezoning of this property is whether or not the land is suitable from an environmental perspective to accommodate a dwelling and septic system. East Ferris planning documents do not permit development in a wetland or a floodplain and similar regulations would be imposed by the North Bay-Mattawa Conservation Authority, preventing a land owner from obtaining a permit in these areas.

At the time of writing this report, comments have not yet been received from the conservation authority; however, based on a municipal review of the property, it is clear that the wetland area does not extend into the subject property and the land on the property is high ground that is outside of the floodplain and would be suitable for residential development. **Appendix 'C'** shows contour mapping illustrating the edge of the embankment as well as the shaded purple area which represents the extent of the NBMCA regulated area. Typically the NBMCA regulated area extends 30m beyond the edge of a wetland or protected feature.

The East Ferris Zoning By-law requires a 30m setback from all wetlands for dwelling construction. Based on the mapping contained within **Appendix 'C'** staff are of the opinion that this setback could be easily achieved with a reasonable placement of a new dwelling on the property. There is also ample room to accommodate the required 15m front yard and 8m side yard setbacks while being mindful of the setback from the wetlands.

A draft copy of the enacting Zoning By-law can be found in **Appendix 'D'**.

4. Recommendation

It is recommended that Zoning By-law Amendment Application C-2025-03 be approved.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Greg Kirton', is written above a horizontal line.

Greg Kirton, RPP, MCIP

Director of Community Services

Appendix 'A'
Subject Property



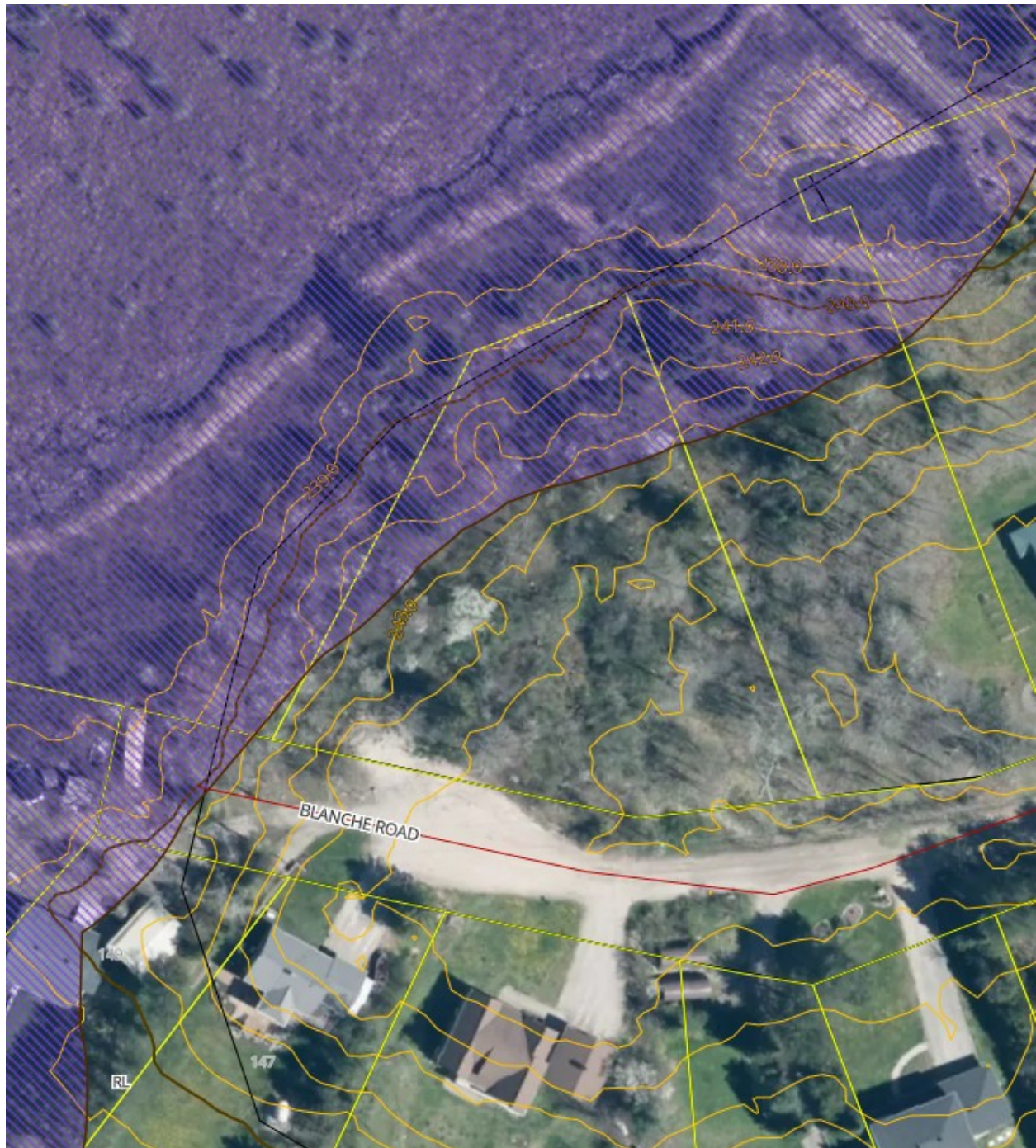
Appendix 'B'

Existing Conservation (O2) Zone Extent



Appendix 'C'

Contour Mapping and NBMCA Regulated Area (Purple Shading)



Appendix 'D'

Draft By-law Amendment

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
BY-LAW NO. 2025-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" & Schedule "B" from the Conservation (O2) Zone to the Rural (R) Zone.
2. All zone standards associated with Rural (R) zone shall apply.

READ A FIRST AND SECOND time this _____ day of _____, 2025.

READ A THIRD TIME, AND FINALLY passed this _____ day of _____, 2025.

Mayor

Clerk

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2025-XX**

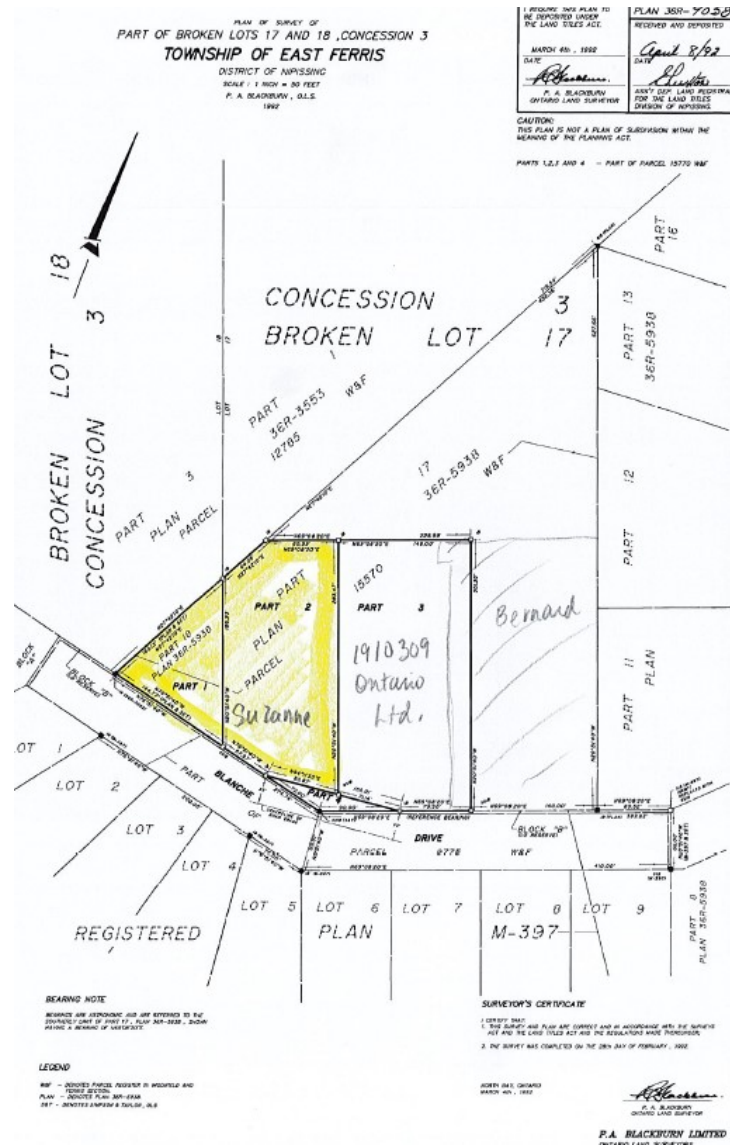


This is Schedule "A" To By-law No. 2025-XX passed by Council on the _____ day of _____, 2025.

Mayor

Clerk

SCHEDULE "B"
BY-LAW NO. 2025-XX



This is Schedule "B" To By-law No. 2025-XX passed by Council on the _____ day of _____, 2025.

Mayor

Clerk