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ITEM: Zoning By-law Amendment - Recommendation Report
DATE: April 16th, 2025
TO: Planning Advisory Committee
FROM: Planning & Development Department
FILE NO.: C-2025-01

1. Description of Property

The subject property is located in the core area of Corbeil at 31 Champagne Road and is currently zoned Rural (R) and designated a mix of Rural and Village by the East Ferris Official Plan. The property has frontage along both Champagne Road and Corbeil Road and surrounds a number of other residential and commercial properties at the corner of Champagne Road and Corbeil Road. This land is primarily vacant and is a mix of forested land, former farmland and some active farmland that is used for grazing by adjacent farm properties.

The proposed land that is subject to the rezoning represents 2.8 ha (7 acres) with a frontage along Corbeil Road of 90 m (300 feet).

2. Background

The Council for the Municipality of East Ferris has directed staff to undertake the process of preparing the subject lands for the future construction of a fire hall. An agreement in principle is in place, subject to a series of conditions, including completing a rezoning exercise to zone the subject lands to permit the fire hall use.

This project would be subject to further approvals prior to construction, such as a site plan control agreement that would examine drainage patterns and site grading, site layout and access, lighting and on site storage.

3. Planning Review

A. Provincial Policy Statement

The Provincial Planning Statement 2024 (PPS 2024) 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 2024 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.

The PPS 2024 specifically speaks to public service facilities and their development within communities. Complete communities are promoted through the PPS 2024, which include properly located public service facilities that cover all needs within a community. Chapter 3 of the PPS 2024 provides some guidance on the location of public service facilities:

“3.1.1 Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;
- b) leverage the capacity of development proponents, where appropriate; and
- c) are available to meet current and projected needs...

3. Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety”

The proposed fire hall would be located in the core area of Corbeil and would serve the same catchment area as the existing fire hall that is nearing the end of its lifespan. The proposed location is on a major road and close to a major provincial highway that provides easy access to other parts of the community. This location is appropriate for the long term service needs of East Ferris and Corbeil in particular.

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 2024.

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 Framework

The East Ferris Official Plan considers the need to develop new public service facilities throughout the life of the plan. Section 4.16 states that “it is Council’s policy to ensure the adequacy of public services facilities. Council will monitor the delivery of health care services, educational services, protections services (fire and police) and cultural services.

With the construction of the new East Ferris municipal office, which opened in early 2023, the formed municipal office and fire hall site needed to be reviewed from an operations perspective.

Currently, the fire hall operates out of the former office site alone and is home to 2 full time staff. The existing fire hall is currently able to sustain operations; however, as the community continues on its growth trajectory, more significant and updated fire services operations will be required. Considering the relocation of the municipal office and the age of condition of the former office / fire hall building, Council has started the process of planning for a new fire hall. Multiple options were considered and the decision was made to relocate the fire hall to another site in a new facility.

As the PPS 2024 requires, new public service facilities must be designed in a way to provide adequate service coverage to the community. The proposed zoning by-law amendment for the subject property to establish a fire hall use is consistent with these policy directives as it serves the same area as the existing fire hall and is located on a major road in the core of Corbeil.

The establishment of a new public services facility must also consider servicing and any potential impacts it may have. The fire hall would be serviced by a private well and septic system. The well would be used for servicing the building for the office administration and would not be used for filling water trucks for fire suppression activities. An on site pond fed by rainwater runoff and/or a cistern would be used to fill trucks for operations. The well water would be used for washrooms and daily use for office staff, which would have a low demand with only 2 staff working out of the site at any given time. The exception to this would be during training sessions for the volunteer department, which take place one night per week. Staff are of the opinion that, accounting for one weekly spike, the overall water demand of the fire hall does not warrant a hydrogeological study and the demands placed on the water table would be low.

4. Recommendation

It is recommended that Zoning By-law Amendment Application C-2025-01 be approved.

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

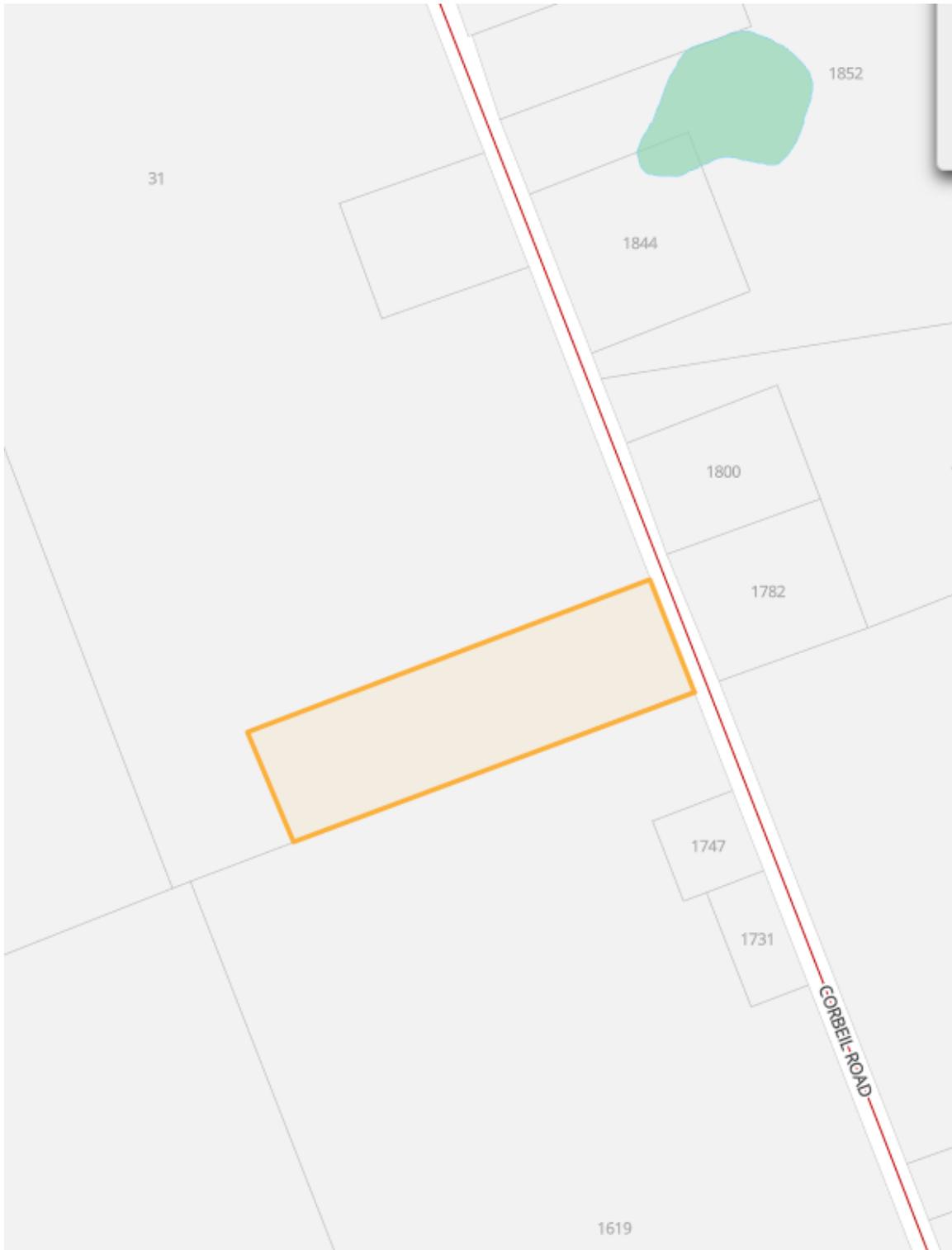
Respectfully Submitted,



Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris

Appendix 'A'



Appendix 'C'

Draft By-law

**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" and Schedule "B" from the Rural (R) Zone to the Institutional Special (I 2025-XX) Zone.
2. The Institutional Special 2025-XX (I 2025-XX) zone permits all uses in the Institutional (I) zone in addition to a Municipal or Public Authority Facility use, as defined by East Ferris Zoning By-law 2021-60.
3. All zone other zone standards associated with Institutional (I) 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
Pauline Rochefort

Clerk
Kari Hanselman