



# PLANNING JUSTIFICATION BRIEFING

Corbeil Road and Quae Quae Road, Corbeil, ON

Consent to Sever applications for the purpose of creating two (2) rural residential building lots, plus retained, in the Municipality of East Ferris

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Prepared by: Steve McArthur, MCIP., RPP.  
Senior Planner – Project Manager

Prepared for: 100328150 Ontario Inc.

## CONTENTS

<b>1. PROPOSAL .....</b>	<b>3</b>
<b>2. SUBJECT SITE AND SURROUNDING LAND USES.....</b>	<b>3</b>
<b>3. PROPOSED DEVELOPMENT .....</b>	<b>4</b>
<b>4. PLANNING POLICY REVIEW .....</b>	<b>5</b>
<b>4.1 PROVINCIAL PLANNING STATEMENT, 2024 (PPS) .....</b>	<b>5</b>
<b>4.2 OFFICIAL PLAN .....</b>	<b>6</b>
<b>4.3 ZONING BY-LAW NO. 2021-60.....</b>	<b>8</b>
<b>5. CONCLUSION.....</b>	<b>8</b>

## 1. PROPOSAL

TULLOCH has been retained by the owners of property with frontage on Corbeil Road and Quae Quae Road in the Municipality of East Ferris, to prepare a Planning Justification Briefing as part of a complete application package submitted to the Municipality. The Consent to Sever applications are for the purpose of creating two (2) new residential building lots, plus retained, in the Municipality of East Ferris.

This briefing reviews the consistency and conformity of the application in the context of the applicable policies and direction found within the following documents and plans:

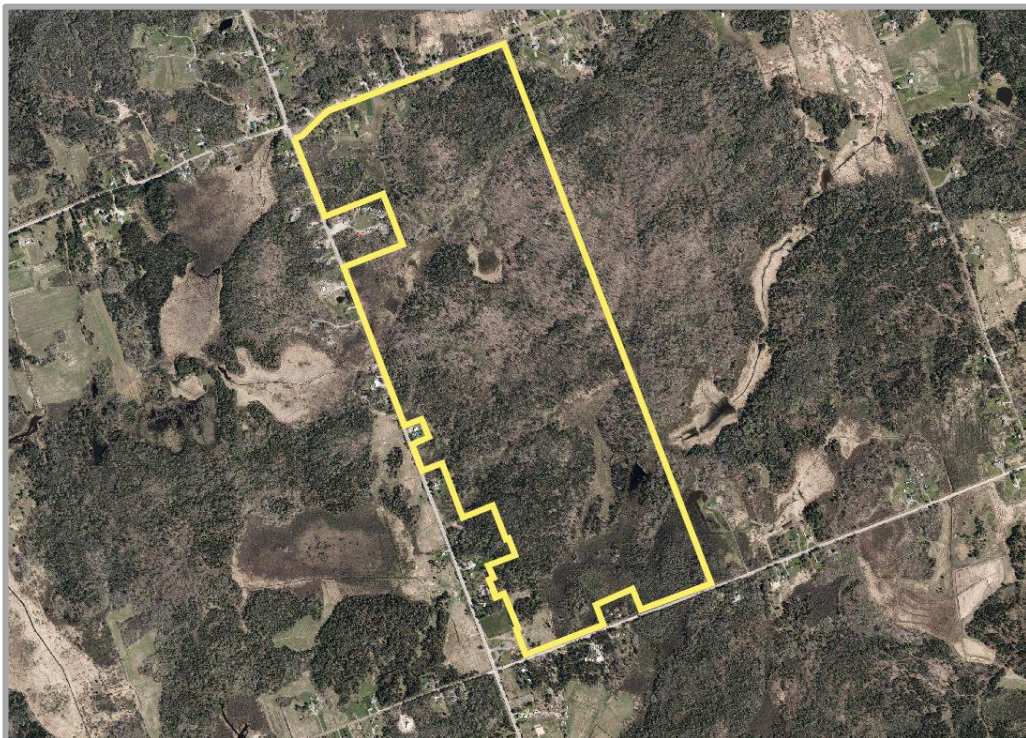
- *2024 Provincial Planning Statement (PPS)*
- *Municipality of East Ferris Official Plan*
- *Municipality of East Ferris Zoning By-Law*

Overall, the author finds that the proposed consent applications conform with the *Municipality of East Ferris Official Plan* and are consistent with the *2024 PPS* and therefore represent good planning.

## 2. SUBJECT SITE AND SURROUNDING LAND USES

The subject property is +/-120 hectares in area, with frontage of +/-1,415 metres on Corbeil Road and Quae Quae Road, with a depth of +/-1,725 metres at its deepest point. The subject property is made up of four (4) original township lots except for lands removed through previous severance applications. The lands that are represented by this application are legally described as Concessions 7 & 8, Lot 14, in the Municipality of East Ferris, in the District of Nipissing.

The lands are vacant. Three (3) wetland pockets and associated watercourses exist on the property and were evaluated by FRiCorp Ecological Services in September of 2024. A copy of the Environmental Impact Study is attached. The remainder of the lot is naturally vegetated. Corbeil Road and Quae Quae Road are characterized by rural residential uses with dwellings located on both sides.



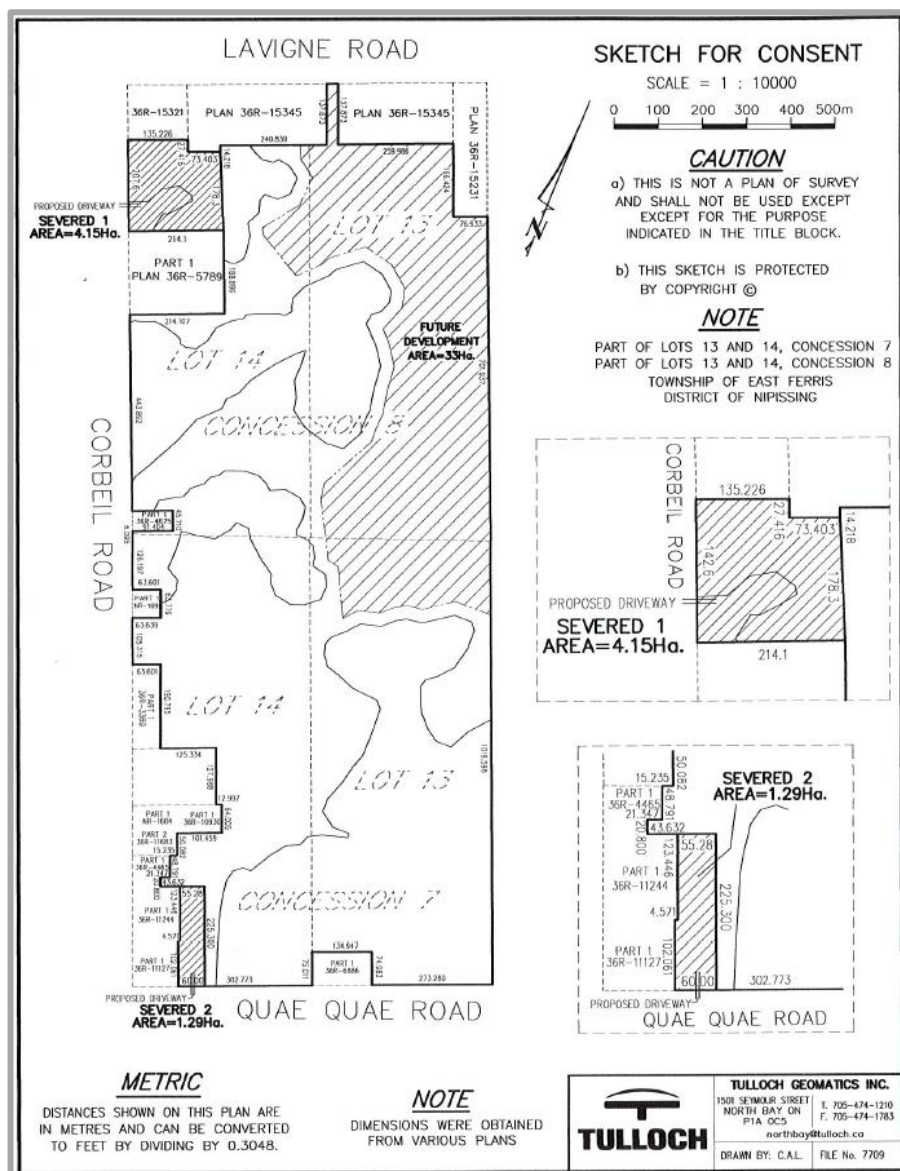
**Figure 1.0: Subject property and surrounding uses (yellow outline marks the site)**

### 3. PROPOSED DEVELOPMENT

Consent applications are being made for the purpose of creating two (2) new rural residential lots. Table 1 below provides the proposed lot sizes and frontages for each lot as well as for the retained. All lots are currently vacant. The rural zoning on the new lots, plus retained, will permit future residential use. The proposal is shown in Figure 2.0 – Sketch for Consent.

**Table 1 - Lot Descriptions**

Proposed New Lot / Retained	Frontage (Meters)	Area (Hectares)
Severed 1	142.6m	4.15ha
Severed 2	60m	1.29ha
Retained	+/-1,415m	+/-120ha



**Figure 2.0: Severance sketch showing proposed (2) new lots plus retained**

## 4. PLANNING POLICY REVIEW

The following section sets out the relevant planning policy framework to assess the appropriateness of the proposed application in the context of Provincial and Municipal policies and regulations. Each sub-section will outline relevant policies and provide a planning analysis with respect to how the consent application is consistent with or conforms to such policy.

### 4.1 PROVINCIAL PLANNING STATEMENT, 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS) provides high-level provincial policy direction for planning approval authorities in preparing municipal planning documents, and in making decisions on Planning Act applications. Municipal Official Plans and decisions made by the approval authorities must be consistent with the PPS. Policies applicable to the proposed consent application are outlined and analyzed below.

**Section 2.5** of the PPS provides policies for rural areas in municipalities. **Section 2.6** of the PPS provides policies for rural lands in Municipalities and states that:

**2.6.1.** On rural lands located in municipalities, permitted uses are:

...

c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;

...

**2.6.2.** Development that can be sustained by rural service levels should be promoted.

**2.6.3.** Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

**2.6.4.** Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

The area is predominantly used for rural residential purposes with dozens of single detached dwellings have been constructed over the decades on both Corbeil Road and Quae Quae Road. This application would facilitate the creation of two new lots which are proposed to be used for rural residential development, permitted as per **Section 2.6.1**. As part of the circulation process, the North Bay-Mattawa Conservation Authority will review the applications and confirm whether a sewage system can be accommodated on the new lots. It is reasonable to assume that these lots, each exceeding 0.8 hectares in size, can accommodate private water and sewage services, meeting **Section 2.6.2** of the PPS as the development can be sustained by rural service levels.

The severed lots and retained parcel will both have frontage on a year-round, publicly maintained road, eliminating the need for new road construction. This approach represents efficient development by making use of existing land use patterns, infrastructure, and services, while avoiding unnecessary expansion of infrastructure. This is consistent with **Section 2.6.3**.

This application has been reviewed in the context of policies contained within the Provincial Planning Statement, 2024 and has been found to be consistent with all matters of Provincial interest.



## 4.2 OFFICIAL PLAN

The *Municipality of East Ferris Official Plan* (OP) is the principal land use planning policy document for the Municipality. The OP provides Council with a set of land use development policies, consistent with accepted planning principles and local goals and aspirations.

The subject property is designated “**Rural**” on Official Plan Schedule A which identifies the various land use designations in the Municipality. **Section 5.2** of the OP provides policies that apply to the Rural designation. As per **Section 5.2.2** “*within areas designated Rural on Land Use Schedule ‘A’, the scope of permitted uses shall include limited low density residential...*”. **Section 5.2.4** of the Plan, Rural - Residential Uses, Scope of Uses Permitted, lists residential uses include single detached dwellings, secondary units and accessory uses as permitted uses. That section goes on to state that: “*It is a basic objective of Council to control the amount and type of new residential development in the Rural designation in order to preserve agricultural land and to ensure that neither municipal water supply nor municipal sewage disposal facilities shall be required. It is therefore the policy of Council to only permit residences in the Rural designation where:*

- A) The lot on which the residential use is to be located is on a road which has been opened, established and is presently maintained year-round by the Municipality;*
- B) The residential use will not lead to a demand for urban services or strip development along the roads and highways of the Municipality. To this end infilling will be encouraged in existing pockets of residential development as a means of consolidating these pockets of development;*
- C) The residential use will be located on an existing lot of record; or*
- D) The lot conforms to the consent policies of this Plan (see Section 9.15.2)...*”

The new lots and retained parcel will front on existing Corbeil Road and there is no requirement for the extension of services. The proposal represents infilling as the new lots are proposed in an existing pocket of residential development.

**Section 9.15.2** provides a set of criteria that are reviewed when considering applications for consent. **Section 9.15.2.2** states that “*Consent should be given only when the land fronts on and has direct access to a year-round maintained public road which is of a reasonable standard of construction...*” The severed lots and retained lot front onto Corbeil Road and Quae Quae Road which are municipal roads maintained year-round.

**Section 9.15.2.6** states that “*Consents should be granted only when it has been established by the public authority having jurisdiction, that soil and drainage conditions are suitable to permit the proper siting of buildings, to obtain a sufficient and potable water supply and to permit the installation of an adequate means of sewage disposal. Consideration should be given to the adequacy of water supply and sewage disposal for both the severed and retained portions of the subject property. It is the responsibility of the applicant to obtain the necessary clearances from the approval authority for on-site sewage disposal systems and to conduct the necessary studies (e.g., hydro geological or terrain evaluation) prior to the submission of an application...*”. The proposed new lots and retained lot meet or exceed the minimum lot size requirement in the Rural zone.

A **Hydrogeological Study for Proposed Estate Lots On and Around Corbeil Road** was prepared for the Degagne Group of Companies in early 2024. In summary, it offers the following in support:

“A hydrogeological site assessment was undertaken to characterize the geological and hydrogeological conditions of the subject properties to support the proposed rural lot subdivision. Based on the review of

available background information and site investigations and a review of 173 well records in the vicinity of the subject properties indicated that supply of enough water to support single family dwellings is highly likely. Five test wells and pumping tests were completed. Based on the test well completion and pump testing, it is anticipated that there will be adequate domestic water supply for the proposed single family dwellings. Review of water quality data from samples taken at the end of the pump test show that the groundwater quality is generally acceptable for human consumption with all parameters below health criteria limits except some elevated levels of coliform and a 1 ppm result for e-coli. Proper well development, flushing and disinfection of all new systems prior to commissioning will address this. A review of on-site septic systems indicate that a minimum lot size of 0.5 hectares should be maintained and that standard filter bed construction with imported mantles where required for soil or groundwater conditions will be satisfactory.”

Furthermore, as part of the circulation, the proposed must be reviewed and approved by the North Bay-Mattawa Conservation Authority to ensure that there is sufficient area on each lot for a new septic system.

**Section 9.15.2.7** states that *“Consents should not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on a curve or grade.”* Driveway access can be reviewed during the consent process, but we have identified potential driveway locations based on on-site topography and sightlines. The new lots meet the minimum lot frontage requirement with +-60 metres of frontage a relatively straight portion of both Corbeil Road and Quae Quae Road. It is reasonable to assume that this amount of frontage can accommodate safe access for each new lot, as was supported by the recently completed Traffic Study for Corbeil Road (Feb/2024).

**Section 9.15.2.8** states that *“The size of any parcel of land to be created by consent should be appropriate for the use proposed and in no case should any parcel be created which does not conform to the provisions of the implementing Zoning By-Law.”* It is expected that the proposed severed and the retained (and eventual building envelopes) will meet all of the lot area, frontage, setback and lot coverage requirements of the Zoning By-law.

**Section 9.15.2.14** states that *“Except as expressly permitted in Section 9.15.2 (16), it shall be a policy of Council to generally permit a maximum of two severances (e.g., creation of two additional lots) from any parcel of land. The number of new lots permitted to be created by severance within the combined Rural and Waterfront designations within any calendar year shall be limited to a maximum of 25, provided that the severance(s) conform(s) to all other applicable sections of this Plan. Council will only consider more than two severances from one property by way of consent if:*

- *there is no need for the extension of Municipal services as a result of the approval of the consents;*
- *the proposed new lots are located on an existing publicly maintained and assumed road;*
- *the approval of the consents will be in keeping with the existing character of the area; and,*
- *the severance would conform with all other applicable sections of this Plan”*

The new lots are located on an existing publicly maintained and assumed roads, the proposal is in keeping with the existing character of the area, and conforms with all other applicable sections of the OP. Thus, Council can consider more than two (2) severances from this property. It should be noted that the maximum number of lots, as per Section 9.15.2.16, has not been met for 2025.

In our opinion, the proposal meets the Municipalities overall development goals as the lots represent a limited amount of rural residential growth without the need for the extension of municipal services. This proposal has been reviewed in the context of the policies of the Municipality of East Ferris Official Plan and is in conformity with it, specifically the consent policies of **Section 9.15.2**.

### 4.3 ZONING BY-LAW NO. 2021-60

The subject lands are currently zoned 'Rural' in the Municipality of East Ferris' Comprehensive Zoning By-law 2021-60. **Section 5 – Rural and Residential Zones** – lists Single Detached Dwellings as a permitted use in the Rural zone. The proposed severed and the retained (and eventual building envelopes) will meet all of the lot area, frontage, setback and lot coverage requirements listed under Section 5.

## 5. CONCLUSION

A Traffic Study and a Hydrogeological Study for Proposed Estate Lots On and Around Corbeil Road was prepared for the applicant in early 2024. The HydroG Report concluded that there was adequate water (quantity and quality) to service the proposed lots. Any new construction on these proposed lots would require approval from the North Bay-Mattawa Conservation Authority (NBMCA) and would include new, modern sewage systems that would meet the minimum requirements for development as set out in Part 8 of the Ontario Building Code (OBC).

It is requested that the proposal to create two (2) new rural residential lots, plus retained, from the owners' land holdings be approved by the Municipality of East Ferris.

Based on the preceding planning analysis, the proposed consent to sever application would:

- Be consistent with the Provincial Planning Statement, 2024;
- Is in conformity with the Municipality of East Ferris Official Plan;
- Will have frontage and access to a fully maintained, existing road; and therefore
- Represents good planning.

Respectfully submitted,



Steve McArthur, MCIP., RPP.  
Senior Planner | Project Manager  
(705) 474-1210 x.561  
[steve.mcarthur@tulloch.ca](mailto:steve.mcarthur@tulloch.ca)