



ITEM: Consent to Sever Recommendation Report
DATE: July 19, 2023
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2023-14 & B-2023-15
LOCATION: Vacant Land – Highway 17 and Centennial Crescent

1. Introduction

An application has been submitted to the Municipality of East Ferris for consent to sever for the purposes of creating one new lot from the subject property. The application also requests an access easement in order to use the existing driveway off of Centennial Crescent as the entrance point for both the severed and retained lands. The property is located at the corner of Highway 17 and Centennial Crescent and is currently vacant. The applicant has submitted a concurrent zoning by-law amendment application to rezone the entire property, including both the severed and retained lands, to a General Commercial Special zoning. The intention is that the northerly lot would be used to accommodate a animal hospital and kennel use and the southerly lot would be for future commercial development.

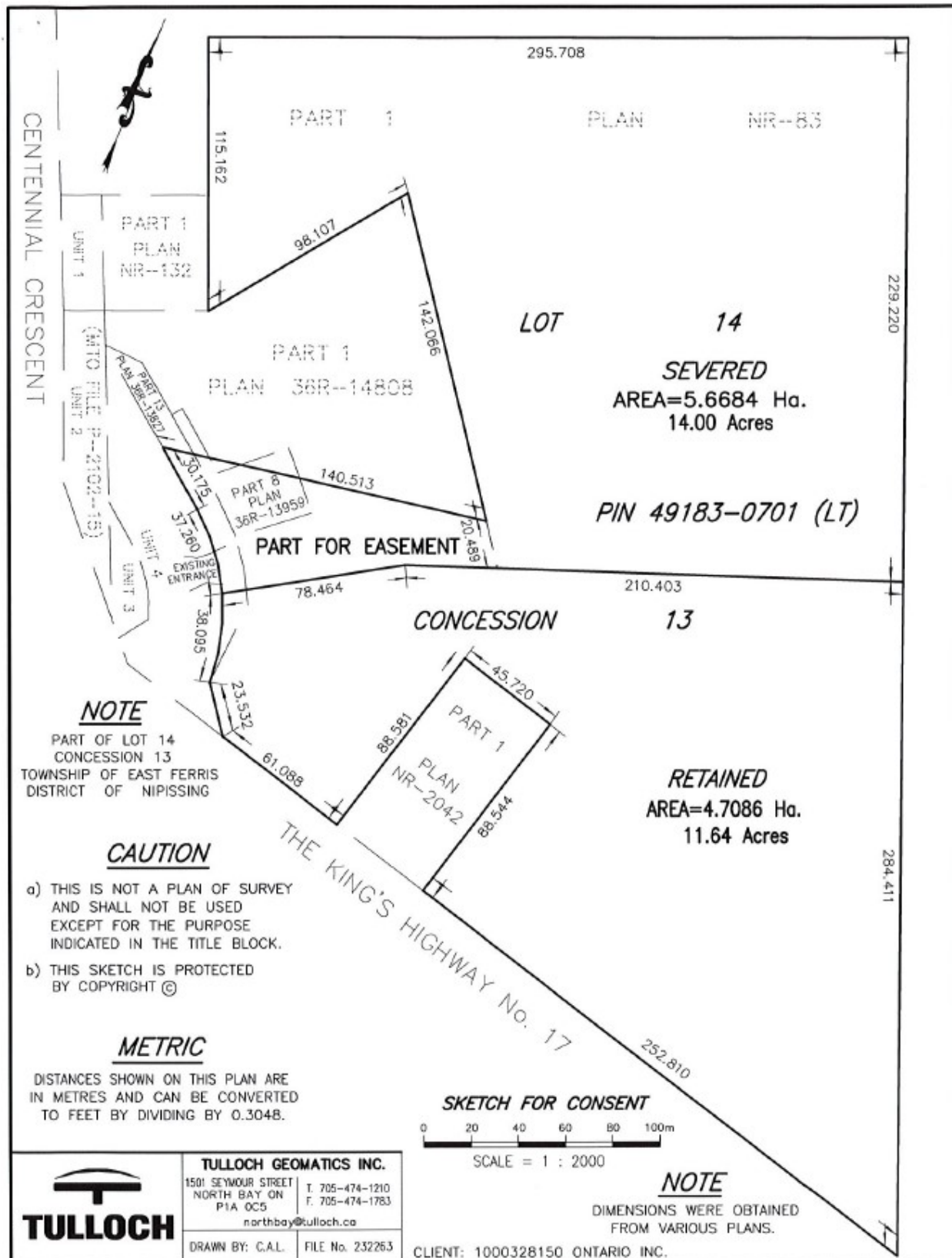
2. Description of Property

A location map is contained in **Figure 1** and the plan of the area to be severed in **Figure 2**.

Figure 1: Property Location



Figure 2: Area to be severed (not to scale)



3. Planning Review

A. Provincial Policy Statement

The Provincial Policy Statement, (PPS 2020) was issued under Section 3 of the Planning Act, and came into effect May 1st, 2020. The Policy requires that decisions affecting planning matters “shall be consistent with” policy statements issued under said Act. The applicant’s proposal for a lot addition for one new rural lot is consistent with the PPS 2020.

B. Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario 2011 was 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. Official Plan and Zoning By-law

The subject property is designated Rural in the Municipality of East Ferris Official Plan and is currently zoned Rural. The applicant is also applying for a concurrent zoning by-law amendment application to rezone the property to a General Commercial Special zone. In the case of both zoning classifications, the applicant’s propose meets the minimum requirements of the Zoning By-law and Official Plan for lot standards.

The applicant is proposing two commercial lots at this location. Section 5.2 of the Official Plan speaks to the policies around development in the Rural designation. Specifically section 5.2.5 speaks to commercial uses within the Rural designation.

5.2.5 (1): “A strategic node for commercial development is the intersection of Highway 94, 17 and Johnson Road.”

The Official Plan recognizes this location as a primary location for commercial development within the municipality. The current property is roughly 13 ha in area with significant frontage along the intersection of Highway 17 and Centennial Crescent. Severing this property into two commercial lots is desirable in order to make more efficient use of the space in an area that is designated as a major commercial hub.

5. Recommendation

It is recommended that Consent Application B-2023-14 and B-2023-15 be approved, conditional upon the following;

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris’ Director of Community Services;
- 4) That the applicant is required to pay \$250.00 per consent application to the Municipality of East

Ferris for the Finalization

Fee prior to the transfer of the severed land;

- 5) That the applicant is required to pay \$1250.00 to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land;
- 6) That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the Issuance of the Certificate of Consent under subsection 53 (42) of the Planning Act, R.S.O. 1990, c.P.13, as amended;
- 7) That prior to the endorsement of the transfer(s) the owner grants simply unto the Municipality of East Ferris free of any charges, all lands measured 10.0 metres (33 feet) from the centerline of any existing publicly maintained road along the full length of the owner's total holdings being the subject of this consent; and
- 8) That all conditions must be filled within two years from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53 (41) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

Respectfully Submitted,



Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris