



ITEM: Consent to Sever Recommendation Report
DATE: February 21, 2024
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2024-05
LOCATION: 244 Groulx Road

1. Introduction

The applicant is proposing a lot addition from 244 Groulx Road to the adjacent property at 214 Groulx Road. Both properties are owned by the applicant. The purpose of the lot addition is to accommodate a garage build on 214 Groulx Road. Currently the property does not have adequate space in the applicants desired location and other locations are limited by the location of the septic system. The applicant is proposing to roughly double the size of their existing property to accommodate the garage build.

The property is zoned Rural (R) under Zoning By-Law 2021-60, and under the Municipality of East Ferris Official plan, the subject property is designated Rural.

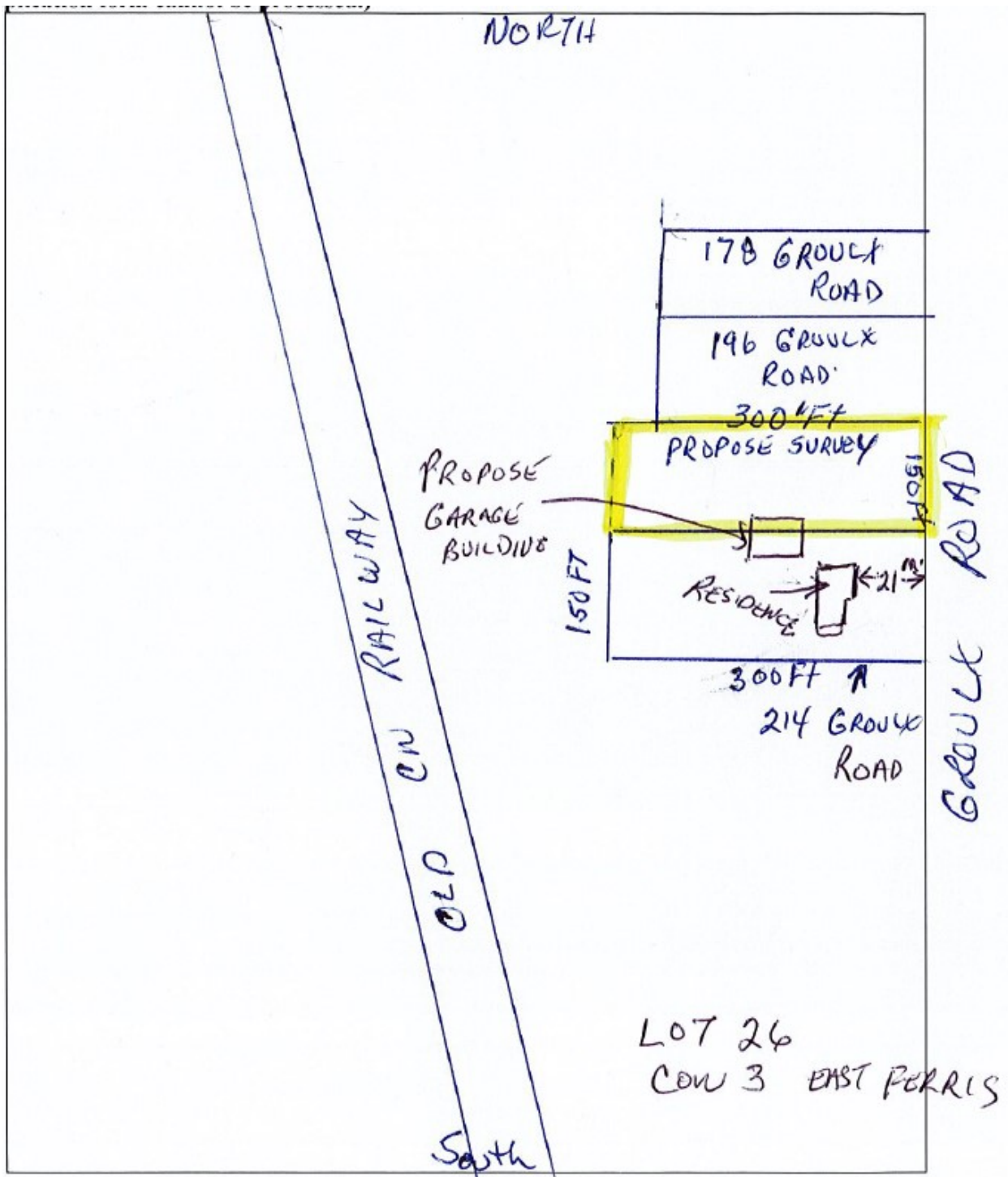
2. Description of Property

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 zoned Rural by Zoning By-law 2021-60.

The applicants existing property at 214 Groulx Road is deficient to the current zoning by-law standards with respect to lot frontage and lot area. The existing frontage is 45m and the existing lot area is 0.4ha. The official plan and zoning by-law each require 60m of frontage and 0.8ha of lot area. The applicant is proposing a lot addition from their property at 244 Groulx which would provide 214 Groulx Road with enough land to meet the minimum requirements. Once the lot addition is complete, the property at 214 Groulx Road would have 90m of frontage with 0.8ha of lot area. The retained lands at 244 Groulx Road significantly exceed the minimum standards in both regards.

Planning staff has reviewed the official plan and zoning by-law policies surrounding consents as well as all other relevant policies and are of the opinion that the applicant’s proposal is in conformity with the official plan and zoning by-law.

5. Recommendation

It is recommended that Consent Application B-2024-05 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 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;
- 6) 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
- 7) 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