



ITEM: Consent to Sever Recommendation Report
DATE: March 20th, 2024
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2024-06
LOCATION: 1750 Corbeil Road

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 at 1750 Corbeil Road. The property is zoned General Industrial Special (M2S 2021-23) under Zoning By-Law 2021-60, and under the Municipality of East Ferris Official plan, the subject property is designated Rural.

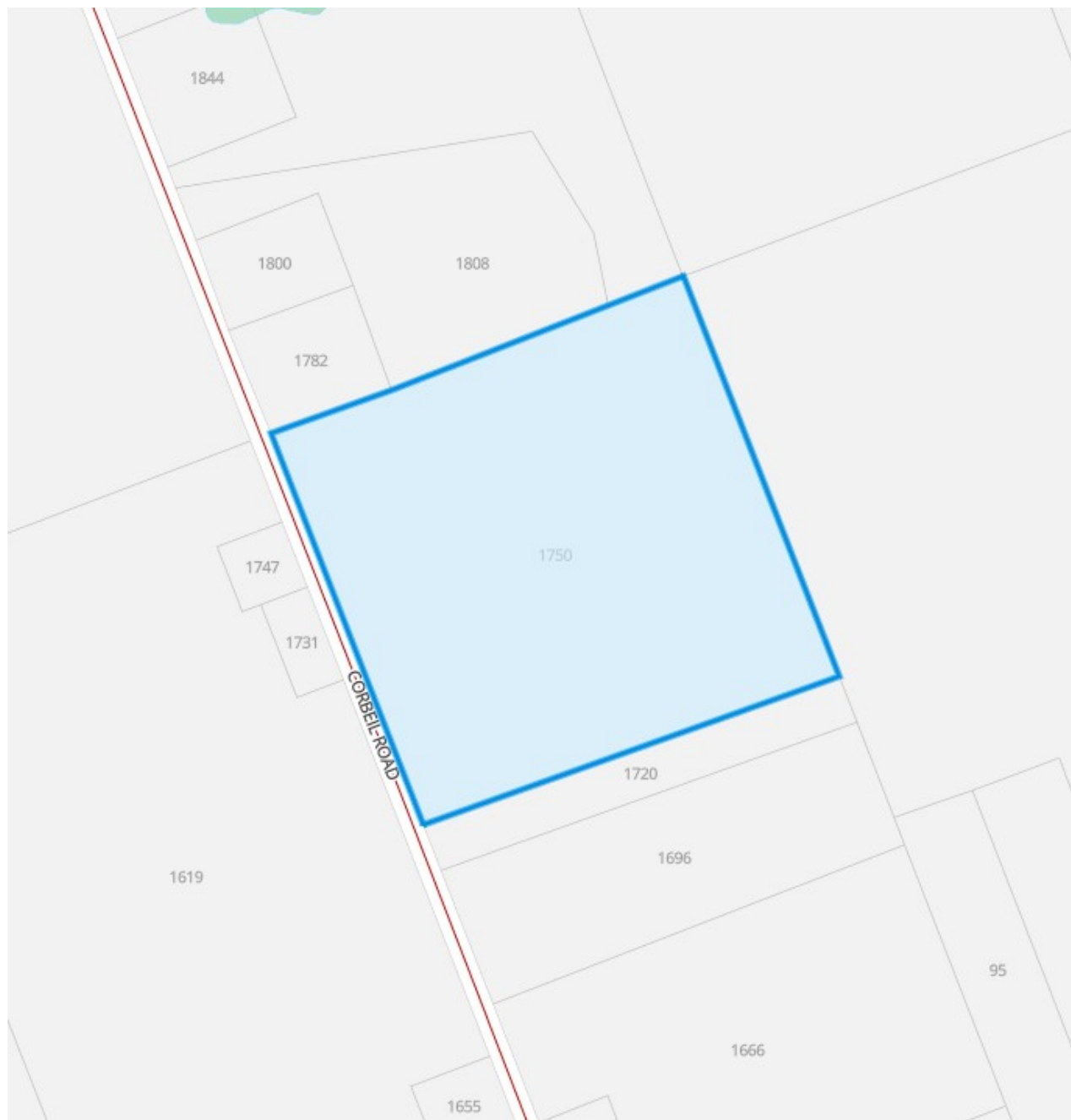
The subject property was rezoned in 2021 with the intention of being used for a new shop build for the Degagne Group. Our understanding is that this is still the intention with the proposed retained lands; however, for future development potential, the applicant is seeking to sever the parcel along the natural severance line along the watercourse that flows through the property.

There are two existing entrances to this property, one on either side of the watercourse that could be used by both the retained and severed lands.

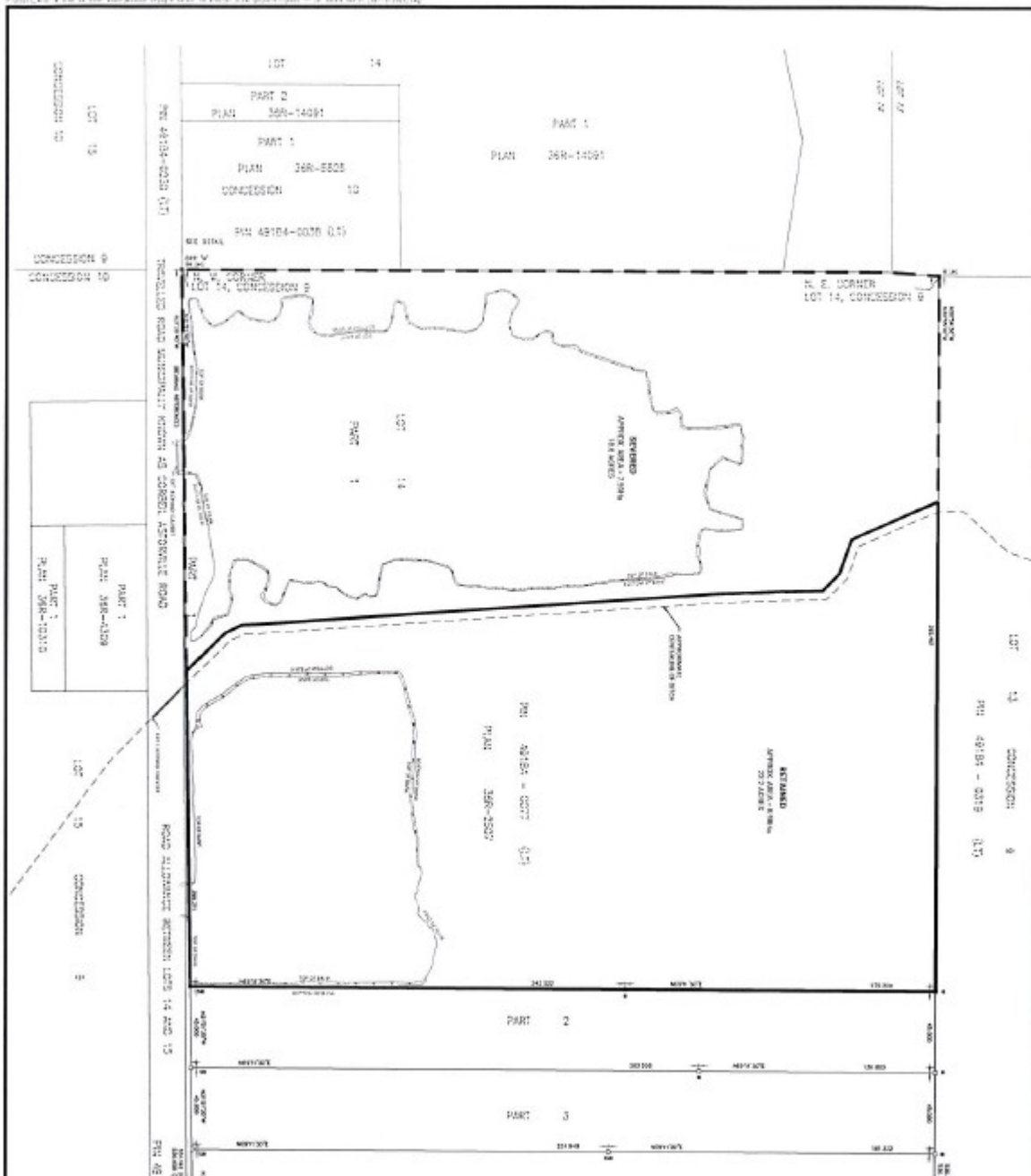
2. Description of Property

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

Figure 1: Property Location



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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

Both the proposed severed and retained lands would have significant frontage and area and would be well in excess of our zoning by-law standards. The General Industrial Special Zoning is appropriate zoning for new lot creation to take place in and additional development in this zone is well suited to Corbeil Road. The watercourse that runs through the middle of the property, which is being used as the rough boundary for the proposed severance line, is a natural dividing point for the two parcels and creates a natural break in the existing property. It would be preferable to have the properties separate and make use of the existing access points along Corbeil Road rather than attempt to install a connection across the watercourse.

5. Recommendation

It is recommended that Consent Application B-2024-06 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 per consent application 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