



ITEM: Consent to Sever Recommendation Report
DATE: February 19th, 2025
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2025-01
LOCATION: Vacant (Lavigne Road)

1. Introduction

An application has been submitted to the Municipality of East Ferris for consent to sever for the purpose of a lot addition to adjacent lands owned by the Degagne Group of Companies. No new lots are proposed. 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

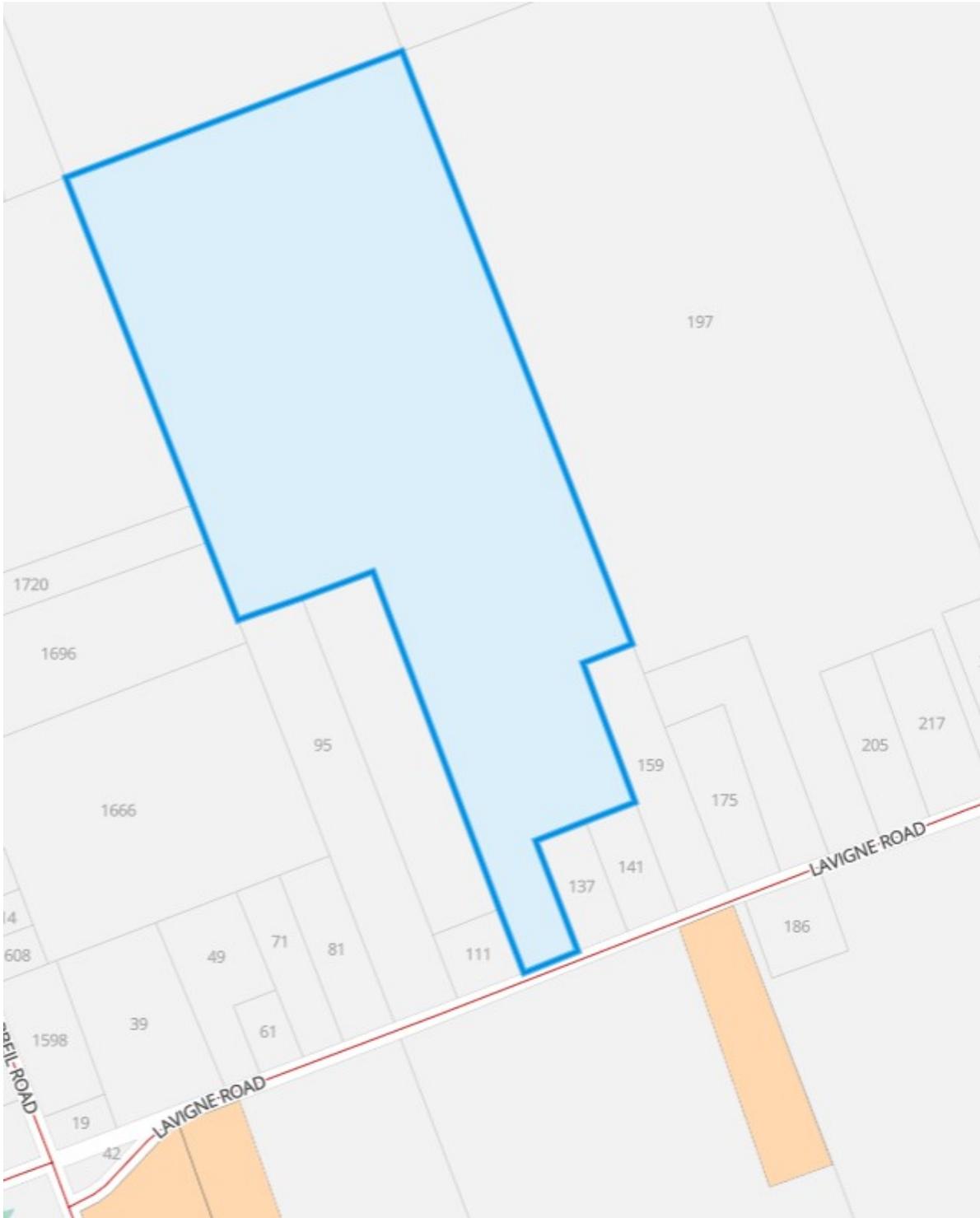
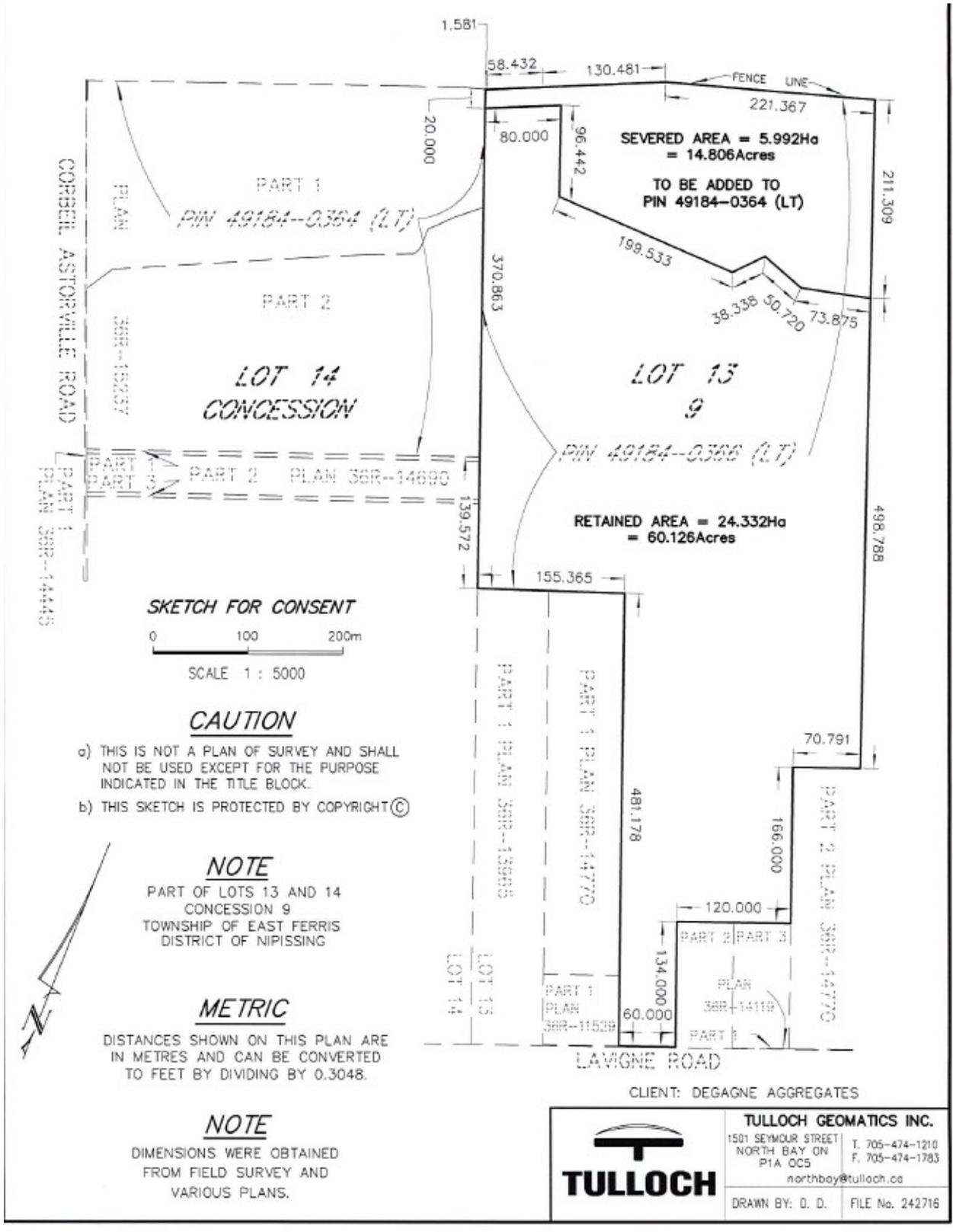


Figure 2: Area to be severed (not to scale)



3. Planning Review

A. Provincial Policy Statement

The Provincial Policy Statement, (PPS 2024) was issued under Section 3 of the Planning Act, and came into effect October 20th, 2024. 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 is consistent with the PPS 2024.

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 zoned Rural through By-law 2021-60. The intent of this application is to consolidate lands owned by the Degagne Group. The proposed severed lands would be sold and transferred to the Degagne Group to allow for the consolidation of lands along Corbeil Road and adjacent to Meadow Drive.

The municipality has not yet received an application for a draft plan of subdivision or the associated zoning by-law and official plan amendment applications. Those applications would be required to go through the full planning review process and be evaluated based on the information submitted. An approval of this application would not imply any outcome of any future planning applications related to the proposed subdivision.

The East Ferris Official Plan and Zoning By-law contain general policies around lot additions. In this instance the proposed lot addition has no impact to lot frontages on any of the lands and transfer of the lands would not create any non-compliance with regards to lot area on any of the parcels of land.

5. Recommendation

It is recommended that consent application B-2025-01 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