



ITEM: Consent to Sever Recommendation Report
DATE: April 16th, 2025
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2025-04
LOCATION: 82 Highway 94

1. Introduction

An application has been submitted to the Municipality of East Ferris for consent to sever for the purposes of a lot addition from the subject property at 82 Highway 94 to 84 Highway 94. 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

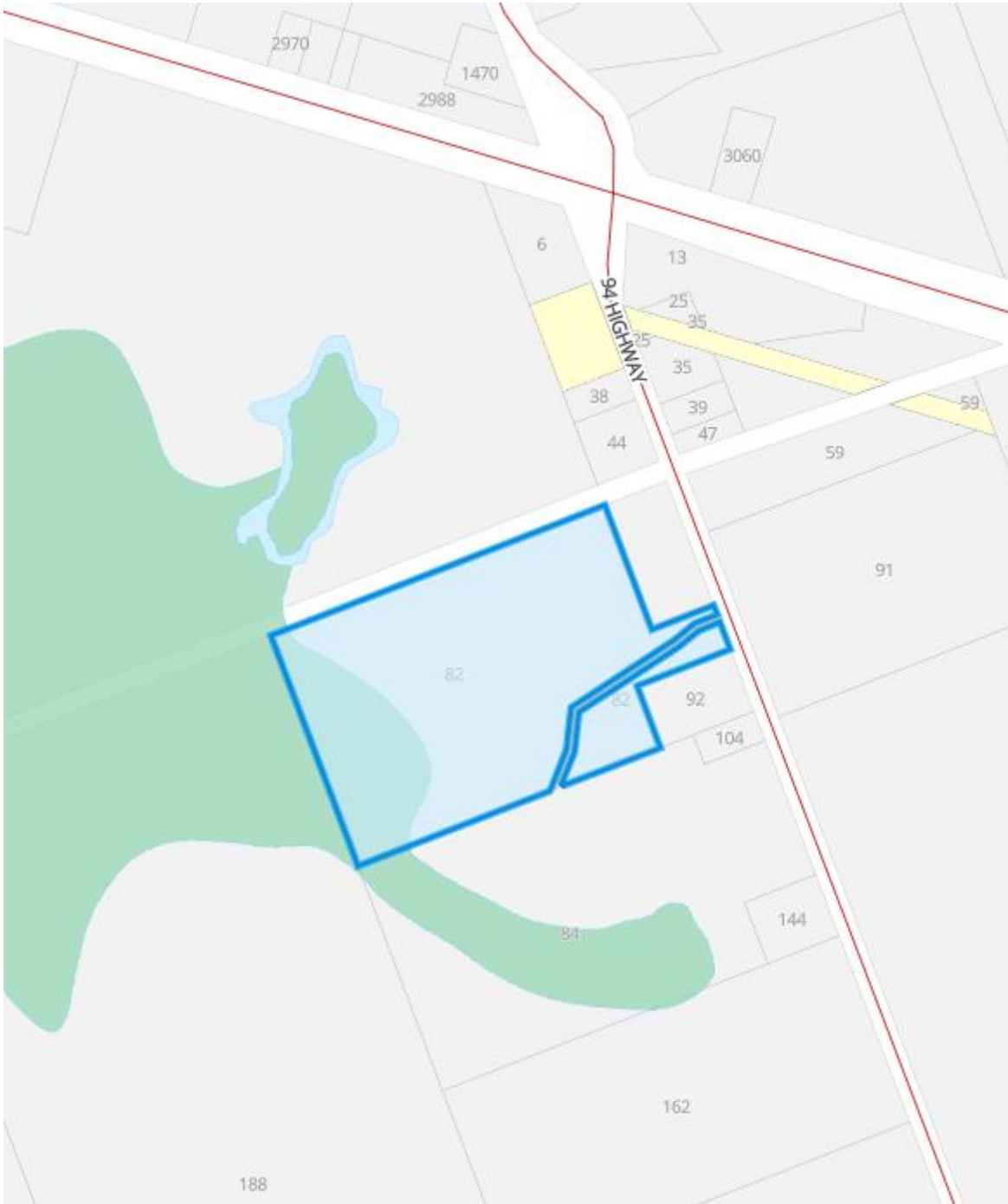
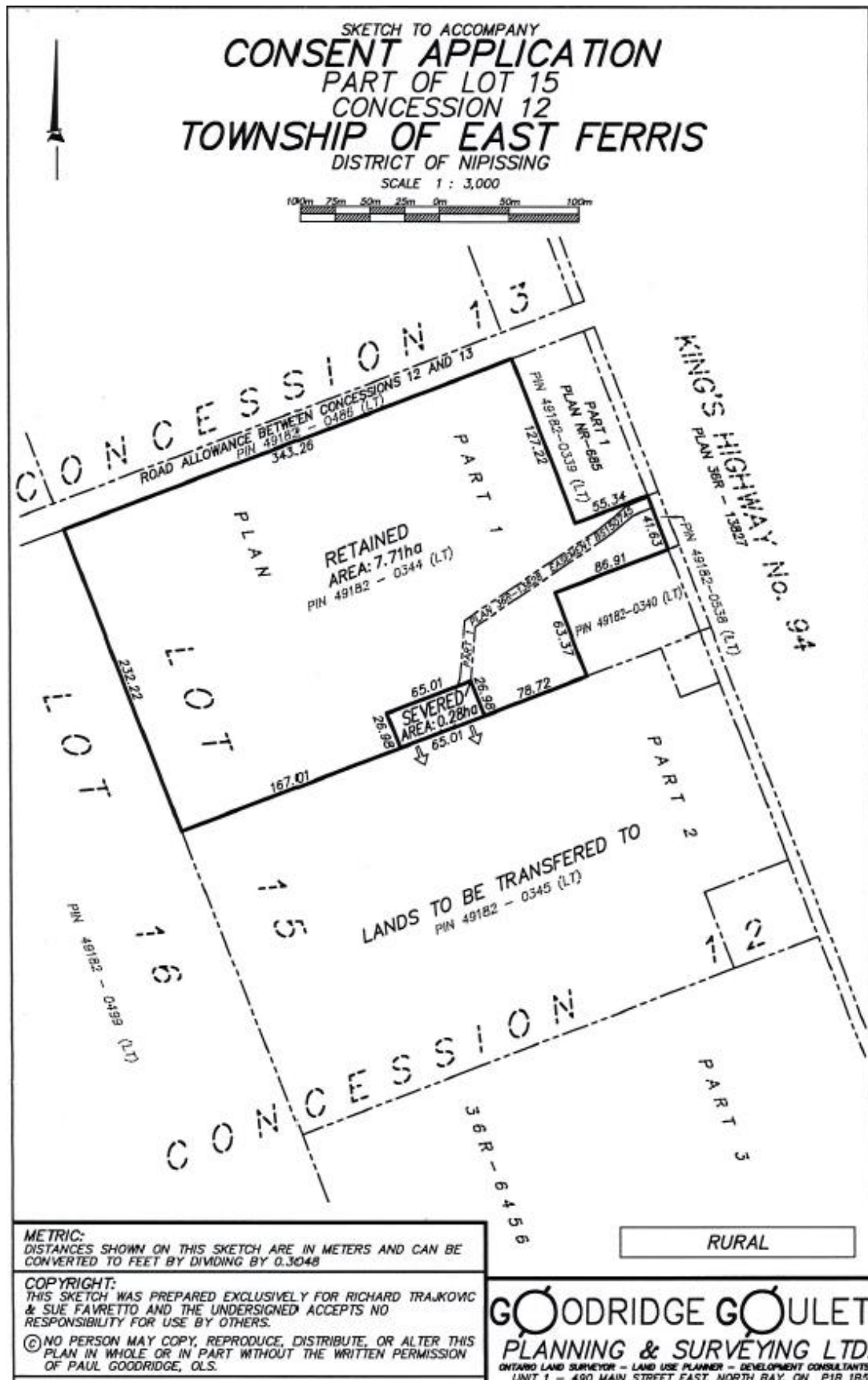


Figure 2: Area to be severed (not to scale)



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 for one new rural lot 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 & Zoning By-law

The subject property is designated Rural in the Municipality of East Ferris Official Plan and is also zoned rural by Zoning By-law 2021-60. The adjacent lands which the severed lands will be merged with are also designated and zoned rural.

Each of these properties far exceed the zoning by-law standards for lot lot area and both have detached homes built on them. The lot addition from one to the other will not create any zoning by-law deficiencies. 84 Highway 94 received access to their property through an easement over 82 Highway 94, which would be unchanged following the lot addition. Shared access arrangements are unusual for large rural lots, but the access does not create any issues related to the proposed lot addition. The applicant has indicated that the lot addition would facilitate the construction of a garage adjacent to the home at 84 Highway 94. The home on 84 Highway 94 is built close to the existing lot line and the current layout does not allow for an accessory structure to be built in a desirable location based on the lot layout.

The lot line adjustment does not have any impacts on the neighbourhood in a general sense and no new lots will be created and no new dwelling units would be permitted as a result of this application.

5. Recommendation

It is recommended that Consent Application B-2025-04 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.
- 8) That the severed lands be merged with the adjacent lands at 84 Highway 94.

Respectfully Submitted,



Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris