



ITEM: Consent to Sever Recommendation Report
DATE: October 15, 2025
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2025-11 / A-2025-08
LOCATION: 1) FERRIS CON 2 PT LOT 19 PT RD ALLOW AND RP
36R2838 PART 6 PT PART 2 RP 36R3361 PARTS 7 TO 10
(Vacant Land Village Road and South Shore Road)
2) 48 South Shore Road

1. Introduction

An application has been submitted to the Municipality of East Ferris for consent to sever for the purposes of a lot addition. The applicant, owners of vacant land fronting onto South Shore Road and Village Road is proposing to sever a portion of land fronting onto South Shore Road for the purpose of a lot addition to 48 South Shore Road. No new lots are proposed through this application.

Through survey work that was being done by the owners of the subject lands, it came to their attention that the septic system servicing 48 South Shore Road was largely located on the vacant lands owned by the applicant. In order to rectify this issue, both parties would prefer to move forward by doing a lot addition to 48 South Shore Road to ensure that the septic system is entirely located on their property. In order to do this, a minor variance application is also required to recognize the existing lot area deficiency at 48 South Shore Road.

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

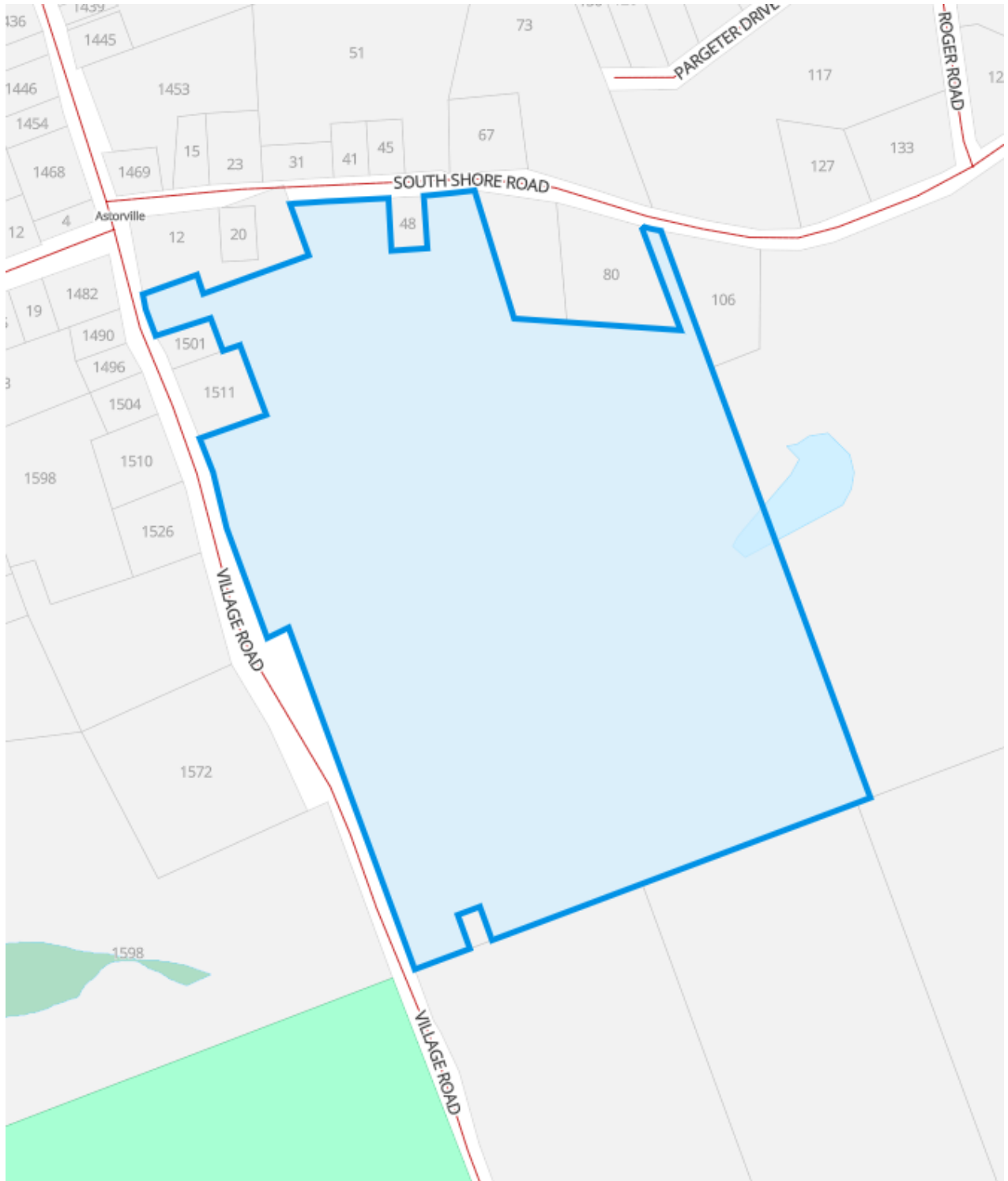
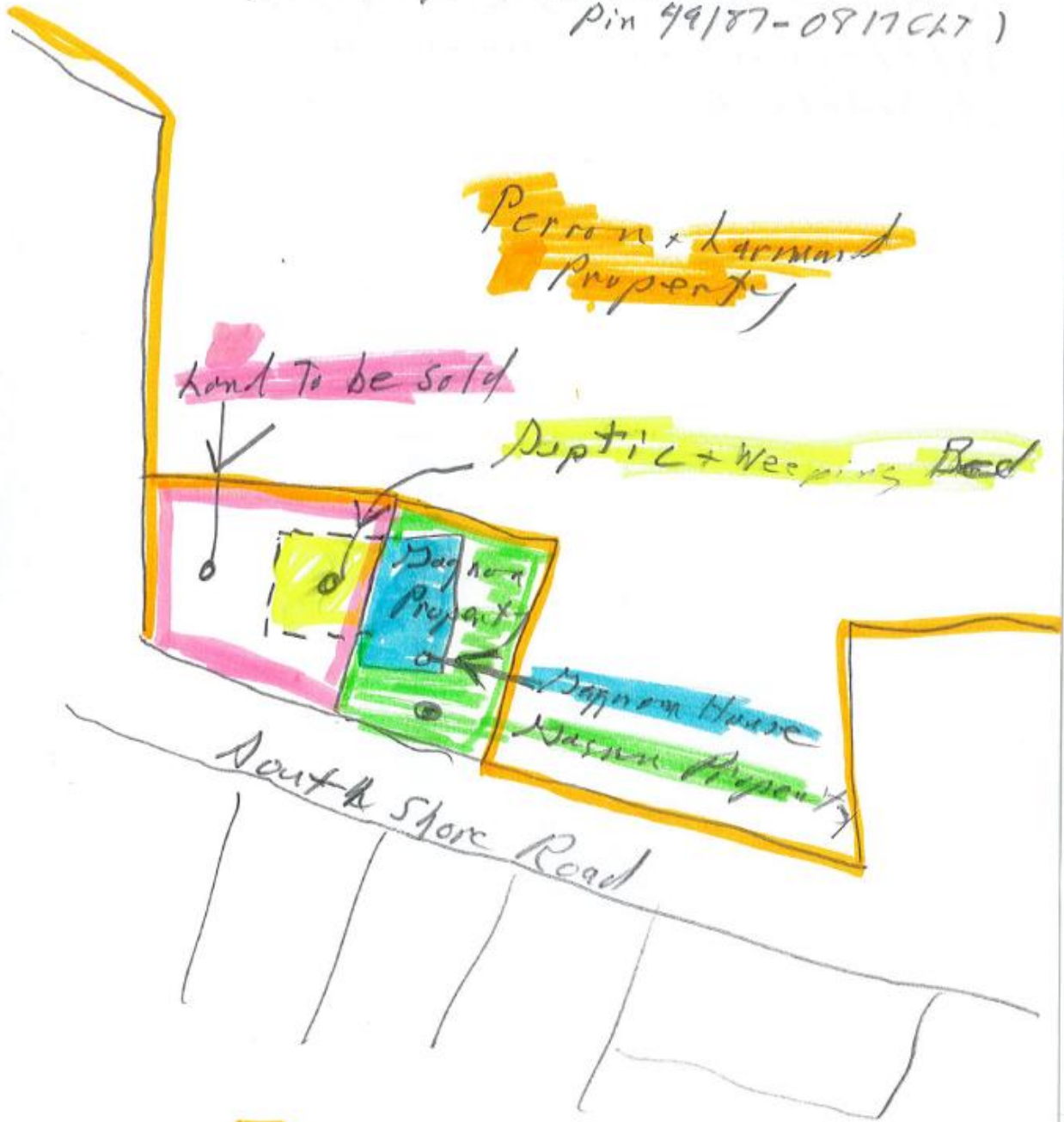


Figure 2: Area to be severed (not to scale)

Dagnon Property: Part 6 PL NR 2346
Pin 99/87-0917CK7)



Part of PCL 3143 Sec WF; PT Broken LT
19 con East Ferris As in LT 55857
Except PT 1-3 NR 34, PT 5 and 6 NR 2346 Part
land 2 36K 7263 and PT 36K 7270 East Ferris
(over)

3. Planning Review

A. Provincial Planning Statement

The Provincial Planning 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 Village in the Municipality of East Ferris Official Plan. The zoning of this portion of the subject lands is Rural. Although the lot area of 48 South Shore Road would increase through the proposed consent application, a minor variance application is still required because the final lot area will remain deficient of the 2.0 acre lot area minimum in By-law 2021-60. The application seeks to improve an existing situation and would not create any new lots. Staff are of the opinion that this application represents a technical exercise where there are no conflicts with provincial policy or municipal planning documents.

Planning staff has reviewed the official plan 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 Minor Variance application A-2025-08 be approved and further that Consent Application B-2025-11 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