

# Municipality of East Ferris

## Report to Council

Report No.: PLAN-2021-01

Date: January 26, 2021

Originator: Greg Kirton, Manager of Planning and Economic Development

Subject: Nosbonsing Park Road Surplus Lands

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### RECOMMENDATION

1. That Council declare the subject lands surplus and that staff proceed to delineate appropriate lot shapes and sizes in accordance with our Official Plan and Zoning By-law policies, engaging the required consultants to do so. Further, staff will bring a future report to Council for final review of the planning process and direction on the disposition of the lots.
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### BACKGROUND

The Municipality of East Ferris owns approximately 4.5 ha (11.12 ac) of land on Nosbonsing Park Road with approximately 300 m (984.25 ft.) of frontage along Lake Nosbonsing (**See Schedule A & Schedule B**). This land is currently vacant and unused by the municipality. At the May 12, 2020 regular meeting of Council, a number of properties were declared surplus by the municipality through the review of the municipal land holdings. During that process there were a select few properties that were not declared surplus, pending further review. This property was one of the few held back for further review.

Through a closer review of these lands on Nosbonsing Park Road, staff are of the opinion that they represent an opportunity for the municipality to generate revenue through the division and sale of individual lots. These lands are unused for municipal purposes but are good candidates for infill residential development, especially when there is currently significant demand. There is adequate lot frontage and lot area to accommodate 4 total lots from the existing parcel of land.

Although the municipality is not required to go to the Committee of Adjustment in order to convey a parcel of land, as per Section 50(3)(c) of the *Planning Act*, the review process in creating the lot pattern would involve a similar review by staff, including circulation to the North Bay-Mattawa Conservation Authority and an environmental review to determine any restrictions required as a result of the wetland areas that are present along the shoreline in some locations. The culmination of this review will result in another report to Council outlining the proposed lot pattern and supporting background information.

Through this process, staff considered alternate uses of these lands for public purposes; however, it is our opinion that these lands do not represent an ideal location for parkland or other municipal services. Nosbonsing Park Road is a dead-end road with limited traffic, aside from local residents. Of all the lots on Nosbonsing Park Road, all but 3 have direct access to the water from their own properties, which makes it unlikely that many residents in the immediate area would make use of a local boat launch or park area in the same way that other parts of the municipality would. Further, there are other existing municipal facilities on Lake Nosbonsing that would see a greater benefit through upgrade and redevelopment in the future.

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## **OPTIONS**

### Option 1

That Council declare the subject lands surplus and that staff proceed to delineate appropriate lot shapes and sizes in accordance with our Official Plan and Zoning By-law policies, engaging the required consultants to do so. Further, staff will bring a future report to Council for final review of the planning process and direction on the disposition of the lots.

### Option 2

That Council declare the subject lands surplus and market them for sale prior to any lot creation.

### Option 3

That the subject lands are not to be declared surplus and no further action is taken.

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## **FINANCIAL IMPLICATIONS**

The creation and sale of lots developed from this parcel of land has the possibility of raising significant revenue for the municipality for lands that are otherwise unused. The revenue generated will depend on market prices at the time of sale. There will be some up front costs required in the form of legal fees, surveying work, and environmental assessment work; however, these costs will be recouped through the sale process.

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**RECOMMENDATION**

It is recommend that Council declare the subject lands surplus and that staff proceed to delineate appropriate lot shapes and sizes in accordance with our Official Plan and Zoning By-law policies, engaging the required consultants to do so. Further, staff will bring a future report to Council for final review of the planning process and direction on the disposition of the lots.

Respectfully Submitted,

I concur with this report,  
and recommendation



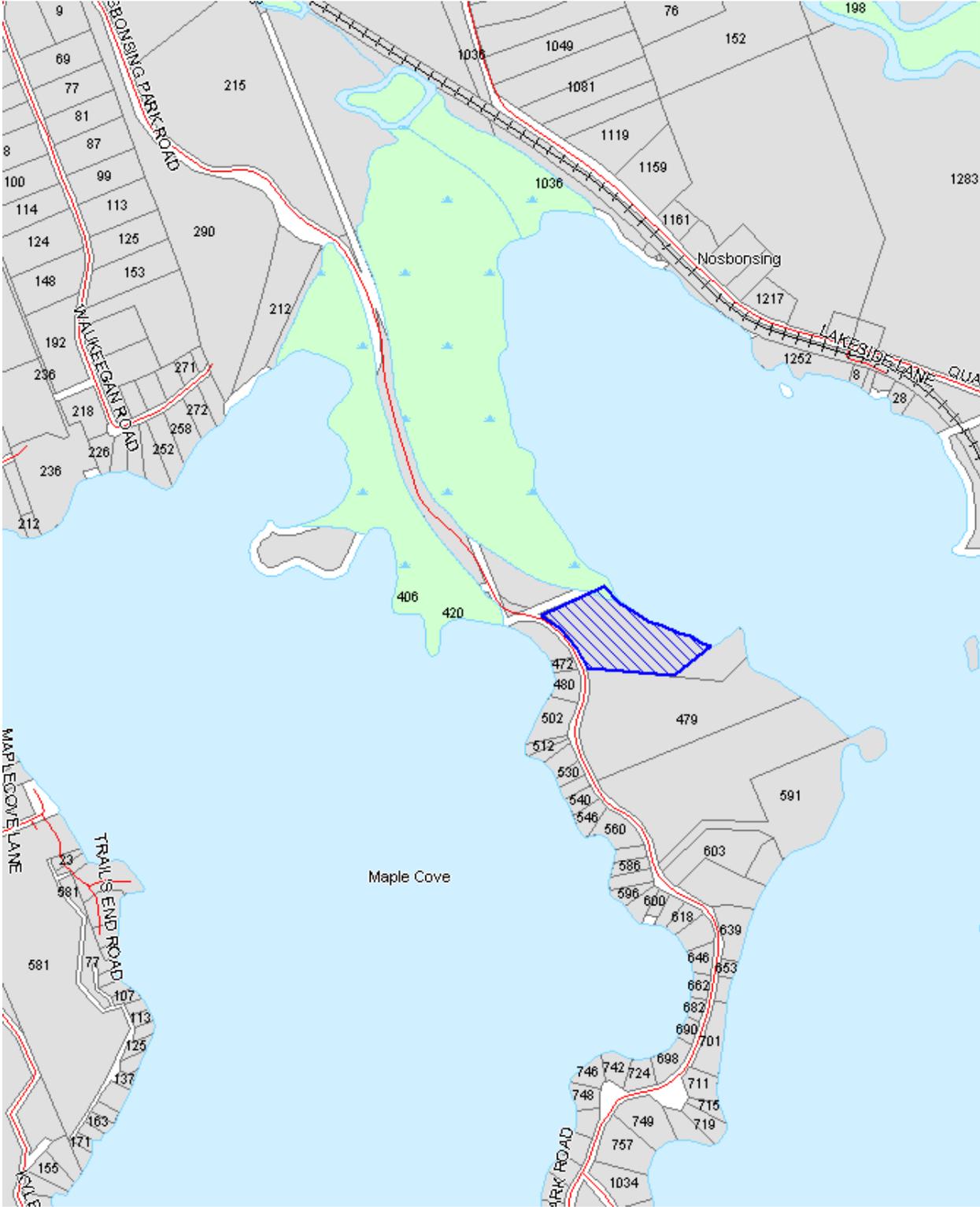
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Greg Kirton  
Manager of Planning and  
Economic Development

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Jason H. Trottier, HBBA, CPA, CMA  
CAO/Treasurer

Schedule A – Key Map



**Schedule B – Location Map (lot lines approximate)**

