



ITEM: Consent to Sever Recommendation Report
DATE: May 20th, 2026
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2026-04 & A-2026-05
LOCATION: Bertha Road (Vacant)

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 to 212 Bertha Road. 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

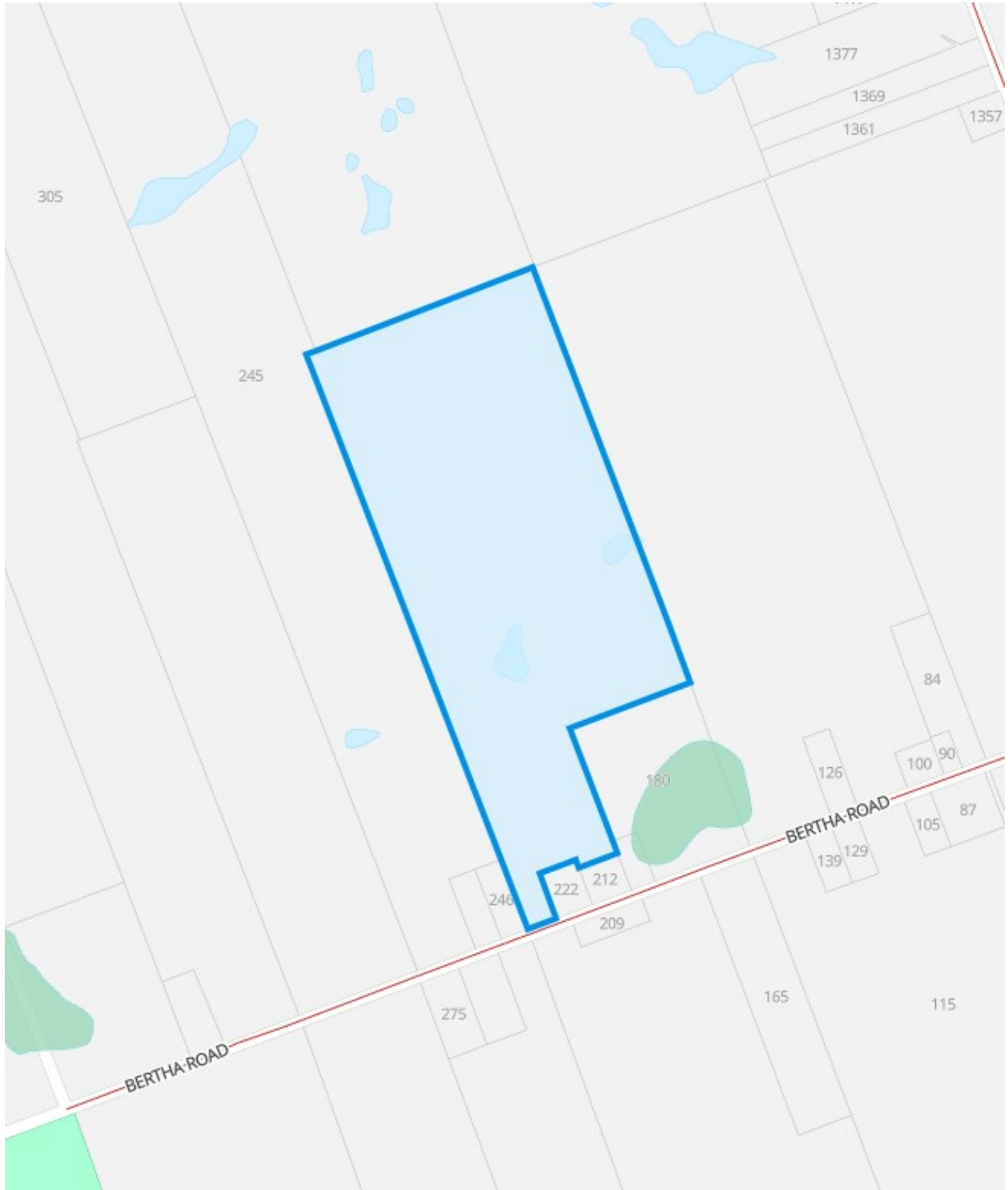
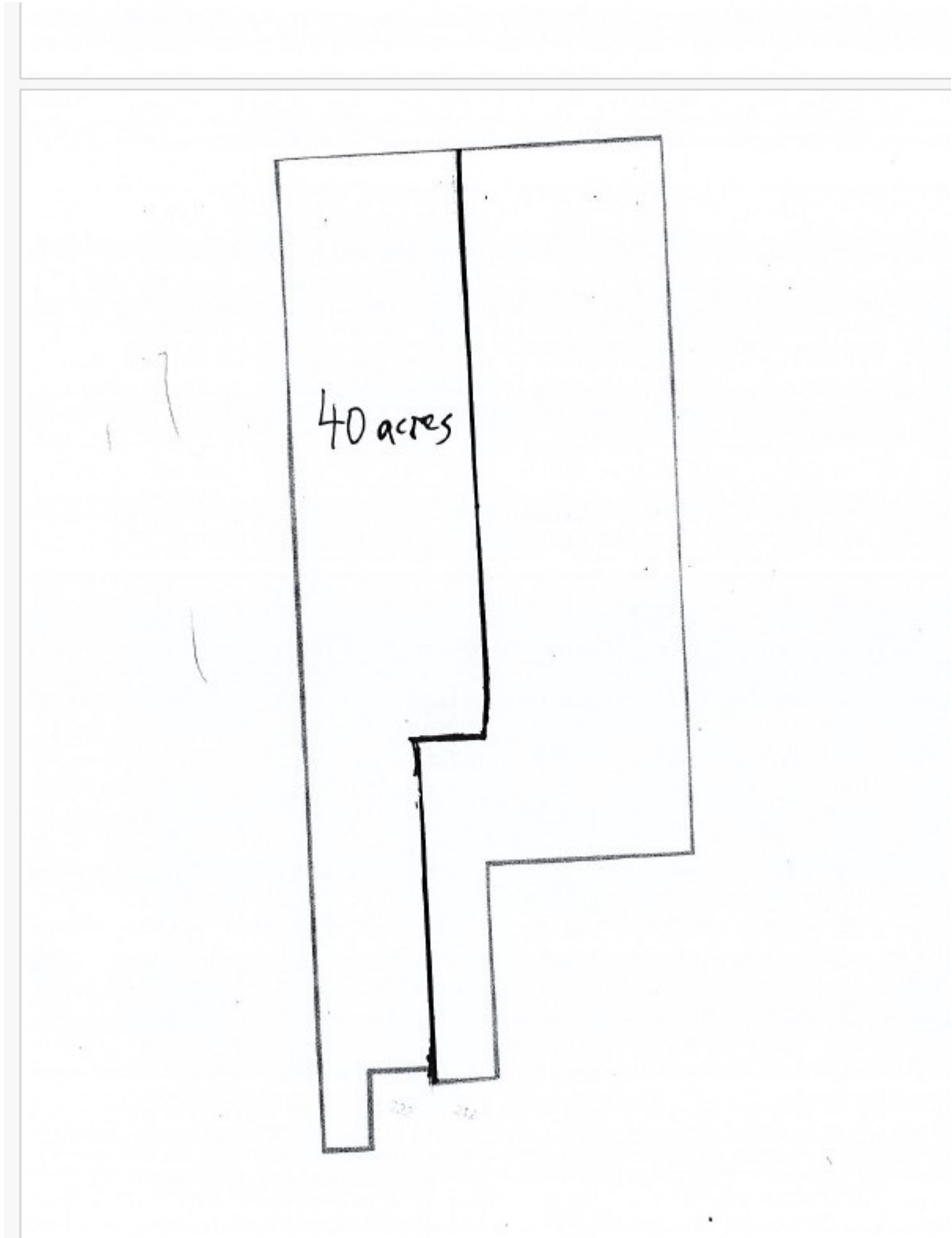


Figure 2: Area to be severed (not to scale)



3. Planning Review

A. Provincial 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 and Zoning By-law

The subject property is designated Rural by the Official Plan and zoned Rural by By-law 2021-60. These planning documents require 60m of frontage and 0.8ha of lot area. The applicant is requesting a minor variance to permit a lot frontage reduction from 60m to 45m, which is the existing lot frontage of the vacant lands.

The applicant also owns the adjacent property at 212 Bertha Road, which is approximately 1 acre in size and has their primary residence situated on it. They are seeking a severance to permit a lot addition from their vacant land to their residential property at 212 Bertha. The vacant lands would retain 40 acres and maintain the existing frontage. No new building lots are proposed through this application.

4. Recommendation

It is recommended that Minor Variance application A-2026-05 be approved and further that Consent Application B-2026-04 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 and retained lands comply with the provisions of Zoning By-law 2021-60, as amended.

Respectfully Submitted,



Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris