



ITEM: Consent to Sever Recommendation Report
DATE: May 20th, 2026
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2026-07 and B-2026-08
LOCATION: 117 Pargeter Drive

1. Introduction

An application has been submitted to the Municipality of East Ferris for consent to sever for the purposes of creating two new lots from the subject property at 117 Pargeter Drive. 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 Village.

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



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 Village in the East Ferris Official Plan, which permits residential lot development through consent. Minimum lot standards associated with the Village designation are 60m for lot frontage and 0.8ha for lot area. The East Ferris Zoning By-law also requires 60m of lot frontage and 0.8ha of lot area for the property.

All of the other lots on Pargeter Drive are part of the Waterfront designation; however the subject property is included in the Village designation as the far easterly portion of the core area of Astorville. The Village designation promotes infill development and efficient use of land resources. The applicant has roughly 8.5 acres of land and is seeking to create two new lots of just over 2 acres each. They have identified suitable driveway locations on both Roger Road and Pargeter Drive for each lot.

Staff are of the opinion that the proposed lots are consistent with the lot fabric in the area and are well suited to the proposed location on Pargeter Drive. The proposed lots are generally in conformity with the policies contained within the East Ferris Official Plan and Zoning By-law.

4. Recommendation

It is recommended that Consent Application B-2026-07 and B-2026-08 be approved, conditional upon the following for each application;

- 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 applicant is required to pay \$1,500.00 per consent application to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land;
- 6) 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;
- 7) 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
- 8) 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.
- 9) 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