



ITEM: Consent to Sever Recommendation Report
DATE: February 25, 2026
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2026-01
LOCATION: 244 Groulx Road

1. Introduction

An application has been submitted to the Municipality of East Ferris for consent to sever for the purposes of creating one new lot from the subject property at 244 Groulx Road. The property has a split zoning with the bulk of the property being zoned Rural (R) under Zoning By-Law 2021-60. A smaller portion of the property where Groulx equipment is located is zoned Light Industrial (M1). The Municipality of East Ferris Official plan designates the property Rural.

The applicant originally submitted the application for review at the January 21, 2026 Committee of Adjustment meeting; however, the application was deferred due to a lack of information in the original submission. The applicant has since provided an updated sketch and met with staff to discuss the proposal, which has provided clarity on the request.

2. Description of Property

A location map is contained in **Figure 1** and an updated plan of the area to be severed in **Figure 2**. The applicant is proposing to sever the existing shop with 140m (460 ft.) of frontage, which would leave the retained lands with approximately 67m (220 ft.) of frontage.

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 & Zoning By-law

The subject has split zoning, with Rural and Light Industrial zoning on the property. Based on the existing zoning, the applicant has redesigned their severance proposal to indicate the lot being created at the southern end of the property. This would also be staff’s preferred location for lot creation on this lot as it created the most natural access to the remainder of the property on the retained lands once the shop area is severed.

The applicant is proposing to sever the existing shop with 140m (460 ft.) of frontage, which would leave the retained lands with approximately 67m (220 ft.) of frontage. Each of these frontage values exceed the minimum requirements outlined in Zoning By-law 2021-60. The severed lands would have about 5 acres (2.0ha) of area with the retained lands having about 60 acres (24ha).

The proposed severance, as redesigned, would also be compliant with the split zoning on the property. Staff do note that to comply with this redesigned layout, a portion of the outdoor storage associated with the shop would need to be relocated to the south side of the shop building in order to comply with zoning regulations. Staff recommend a condition be added, if the application is approved, to address this.

4. Recommendation

It is recommended that Consent Application B-2026-01 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 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