

# Municipality of East Ferris

## Report to Council

Report No.: COMM-2026-04

Date: February 24, 2026

Originator: Greg Kirton, Director of Community Services

Subject: Road Allowance Purchase Request – Cherry Lane Surplus Land

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### RECOMMENDATION

THAT the Council for the Municipality of East Ferris approve the sale of the road allowance shown on **Schedule A**, generally in accordance with the layout shown on **Schedule B**, subject to minor changes where one abutting owner does not wish to purchase, and the other abutting owner wishes to purchase the entire width of road allowance;

AND FURTHER THAT the lands be transferred to adjacent owners as per the provisions of the municipal Disposition of Land By-law 2218.

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### BACKGROUND

The road allowance shown on **Schedule A** of this report was deemed surplus by Council on October 25, 2025, by Resolution 2025-225. The resolution deeming these lands surplus was part of the comprehensive staff review of all road allowances adjacent to Lake Nosbonsing and Trout Lake.

Through the review process public consultation was done to gather feedback on each section of road allowance. Through the feedback process a number of residents adjacent to this section of road allowance expressed interest in purchasing portions of the land. Based on our municipal disposition of land by-law (By-law 2218), each adjacent owner is entitled to purchase the section adjacent to their own property to the midway point of the road allowance. The owner on the other side would be entitled to the half adjacent to their property. With these criteria in mind, the sketch on **Schedule B** was developed to outline how the road allowance would be distributed if the sale and closure is approved.

By-law 2218 permits the sale of the entire width of the road allowance to an owner on one side of the road allowance, provided that the abutting property owner on the opposite side does not have an interest in the lands. In this case, not all property owners adjacent to this section of road allowance wish to move forward with the purchase and, therefore, staff recommend that the option be provided to the other adjacent property owners to purchase the entirety of the

municipal road allowance abutting their property. Staff are aware of an interest in this course of action from the current applicants.

The following table outlines the property owners adjacent to this section of road allowance and their application to purchase status.

Property Address	Application Status
11 Cherry Lane	N/A
32 Cherry Lane	Application Received
40 Cherry Lane	Application Received
470 Guillemette Road	Application Received
0 Guillemette Road (CON 3 PT LT 10)	N/A
68 Ellas Road	N/A

Staff contacted all property owners to advise them of the applications that had been made to purchase a part of these lands. Through this process, staff advised these property owners of their option to apply to purchase a part of the unopened road allowance and have either received no response or have not received an application.

Given that this road allowance has already been deemed surplus by Council, staff recommend that Council approve the applications to purchase these lands and direct staff to work with the applicants in accordance with the steps outlined in By-law 2218 regarding the disposition of municipal lands.

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## OPTIONS

1. Option 1

That the Council for the Municipality of East Ferris approve the sale of the road allowance shown on **Schedule A**, generally in accordance with the layout shown on **Schedule B**, subject to minor changes where one abutting owner does not wish to purchase and the other abutting owner wishes to purchase the entire width of road allowance. The lands would be transferred to adjacent owners as per the provisions of the municipal Disposition of Land By-law 2218.

2. Option 2

That the Council for the Municipality of East Ferris **does not** approve the sale of the road allowance shown on Schedule A.

## FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with the application; however, if Council approves the sale there will be future revenue generated from the sale of a section of road allowance that was previously deemed surplus by Council and not necessary for municipal operations.

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## RECOMMENDATION

It is recommended that the Council for the Municipality of East Ferris approve the sale of the road allowance shown on **Schedule A**, generally in accordance with the layout shown on **Schedule B**, subject to minor changes where one abutting owner does not wish to purchase and the other abutting owner wishes to purchase the entire width of road allowance. The lands would be transferred to adjacent owners as per the provisions of the municipal Disposition of Land By-law 2218.

Respectfully Submitted,



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Greg Kirton, RPP, MCIP  
Director of Community Services

I concur with this report,  
and recommendation



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Jason Trottier, HBBA, MPA, CPA, CMA  
CAO/Treasurer

# Schedule A



