



ITEM: Consent to Sever Recommendation Report
DATE: November 27th, 2024
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2024-37
LOCATION: 1852 Corbeil Road

1. Introduction

An application has been submitted to the Municipality of East Ferris for consent to sever for the purpose of a lot addition from 1852 Corbeil Road to the abutting property at 1808 Corbeil 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. No new lots are proposed through this application.

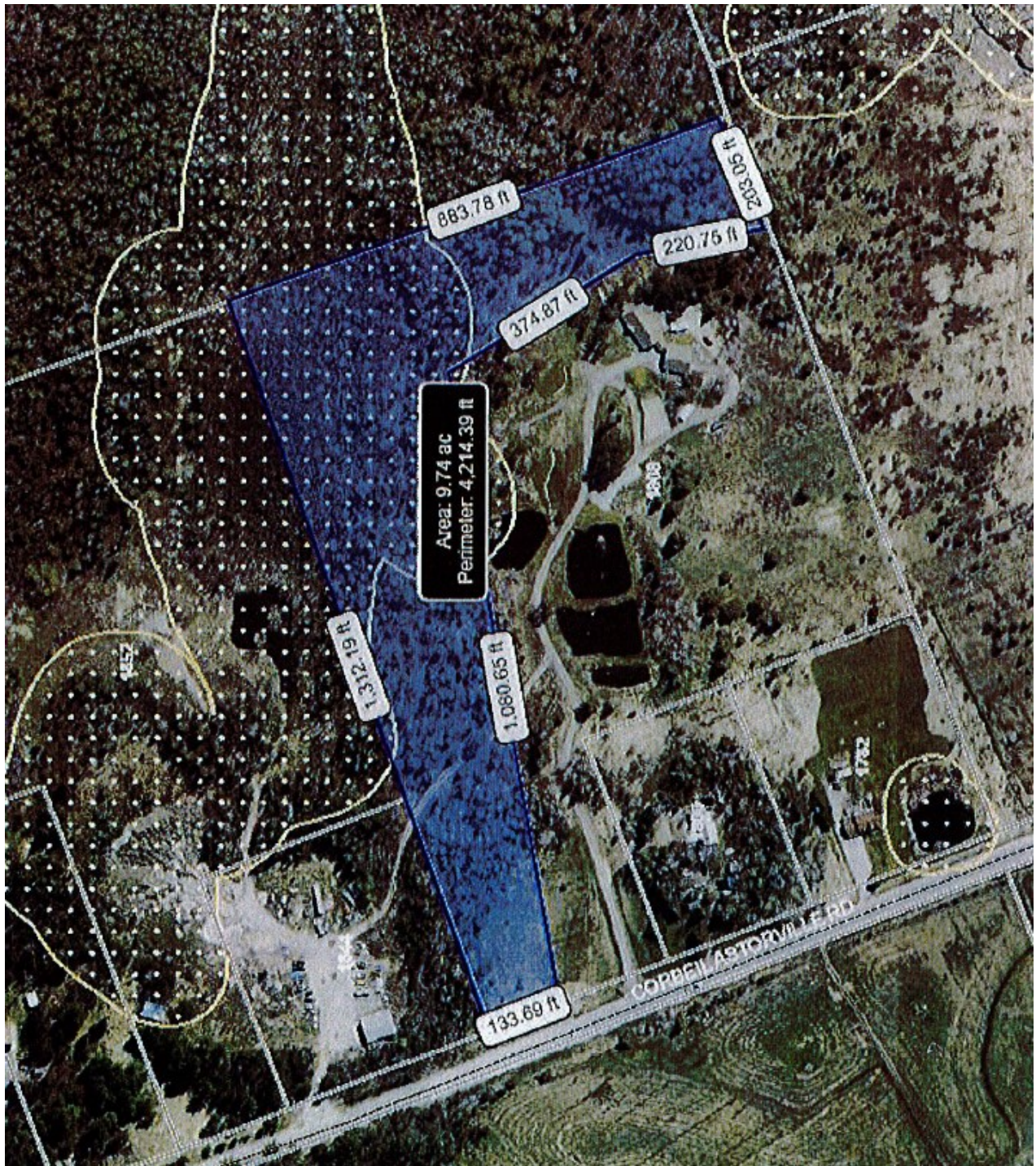
2. Description of Property

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 transferred (not to scale)



3. Planning Review

A. Provincial Policy Statement

The Provincial Policy 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 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 East Ferris Official Plan and zoned Rural by by-law 2021-60. These planning documents both require 60m of frontage and 0.8ha of lot area. The applicant’s proposal does not seek to create any new lots but any time a lot line adjustment is made to accommodate a lot addition then current planning document standards must be applied. In this case the neighbouring lot that would receive the lot addition as well as the retained lands both maintain the required minimum lot frontage and lot area.

Additional policies around lot additions are limited in our planning documents. The applicant’s proposal would result in squaring off 1808 Corbeil Road in a way that provides that property with more land towards the rear of their existing lot. The resulting lots would be compatible with the general lot fabric in the area.

5. Recommendation

It is recommended that Consent Application B-2024-37 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.

Respectfully Submitted,



Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris