



ITEM: Consent to Sever Recommendation Report
DATE: February 21, 2024
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2024-01 to B-2024-03
LOCATION: Lavigne Road / Corbeil Road

1. Introduction

An application has been submitted to the Municipality of East Ferris for consent to sever for the purposes of creating three new lots from the subject property at the corner of Lavigne Road and 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.

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

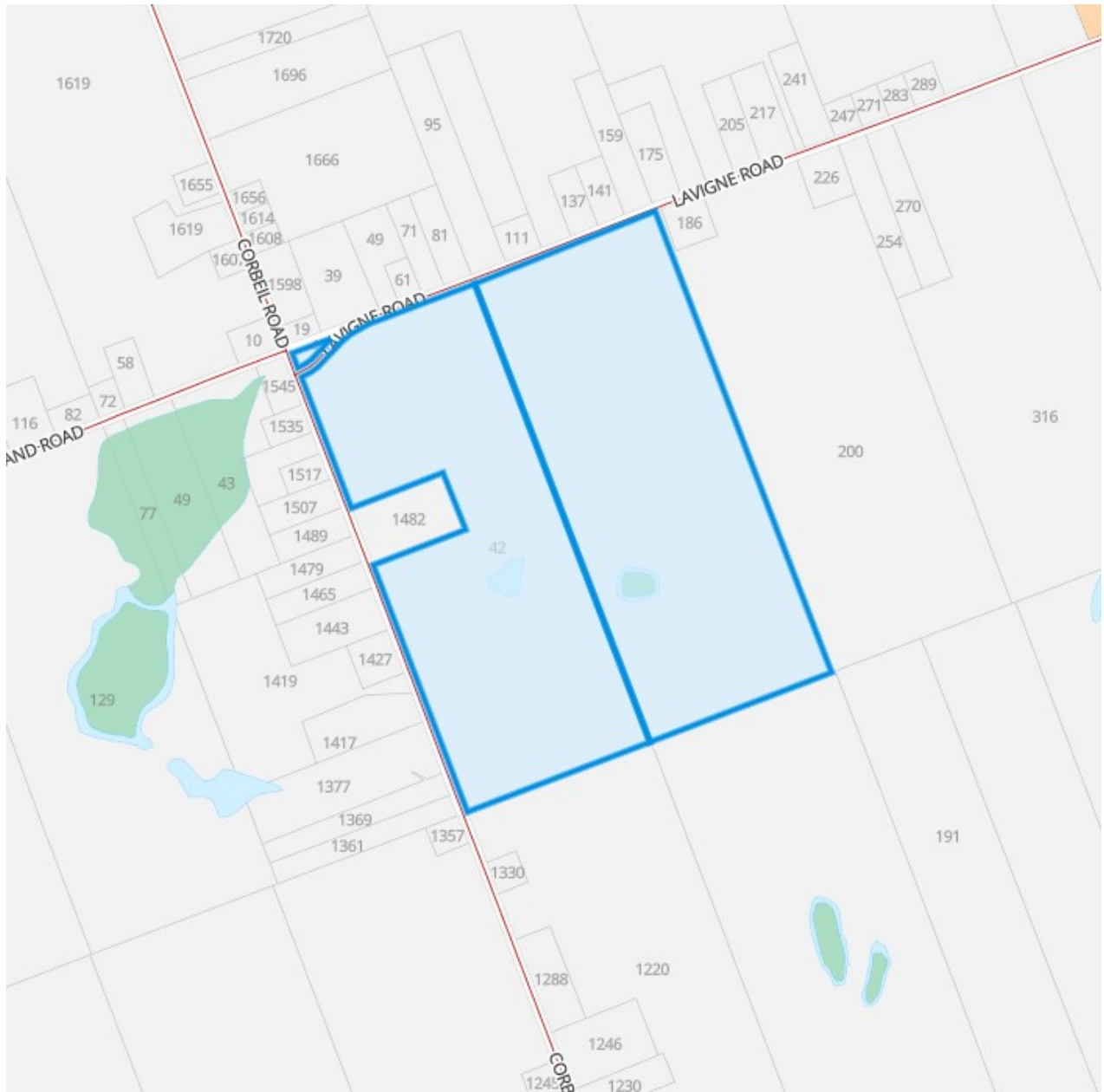
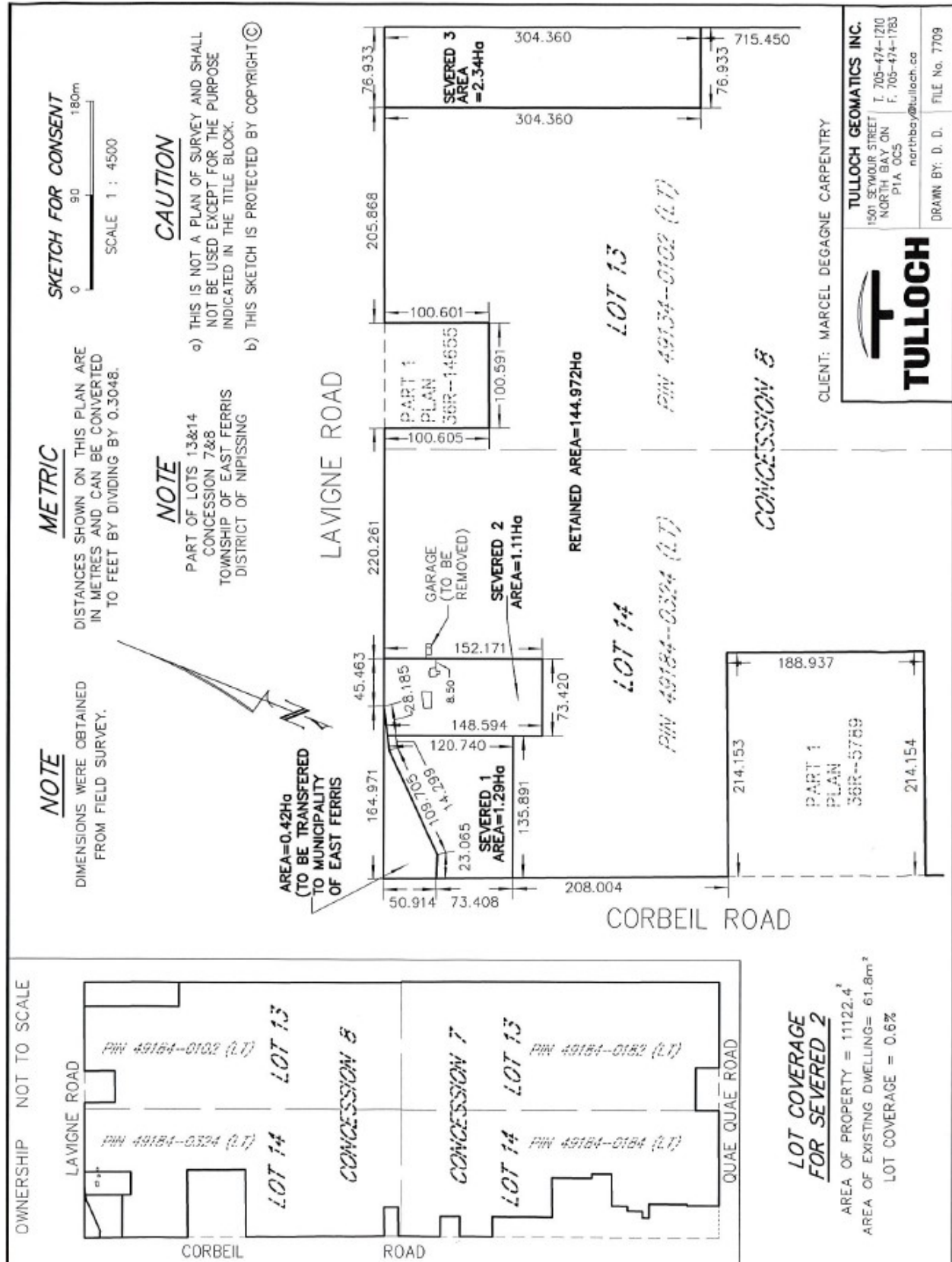


Figure 2: Area to be severed (not to scale)



3. Planning Review

A. Provincial Policy Statement

The Provincial Policy Statement, (PPS 2020) was issued under Section 3 of the Planning Act, and came into effect May 1st, 2020. 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 2020.

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

The subject property is designated Rural in the Municipality of East Ferris Official Plan. The minimum lot frontage required is 60 m and the minimum lot area required is 0.8 ha. The applicant’s proposal would create three lots that all exceed the minimums for lot area and lot frontage. One of the new lots would sever off the existing building into a smaller lot and the other two would create two vacant lots. The retained lands would be vacant.

The applicant is proposing lots with around 73m of frontage and lot areas that range between 1.1ha and 2.3ha.

The rural policies in the East Ferris Official Plan permit infill development in the form of lot creation along existing roadways.

Planning staff has reviewed the official plan policies surrounding consents as well as all other relevant policies and are of the opinion that the applicant’s proposal is in conformity with the official plan.

D. Zoning By-Law

The property is currently zoned Rural. The Rural Zone requires a minimum lot frontage for a residential use to be 60 m, and minimum lot area of 0.8 ha. Both of these requirements are exceeded by the proposed lots as well as the retained lands.

5. Recommendation

It is recommended that Consent Application B-2024-01 to B-2024-03 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 \$1250.00 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.

Respectfully Submitted,



Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris