



**ITEM:** Consent to Sever Recommendation Report  
**DATE:** July 19, 2023  
**TO:** Committee of Adjustment  
**FROM:** Planning & Development Department  
**FILE NO:** B-2023-16  
**LOCATION:** 1063 Highway 94

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## **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 1063 Highway 94 to the adjacent vacant lot. The property is zoned a combination of Rural (R) and General Industrial Special (M2 1678) under Zoning By-Law 2021-60. The subject property is designated Rural in the Municipality of East Ferris Official Plan.

## **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**

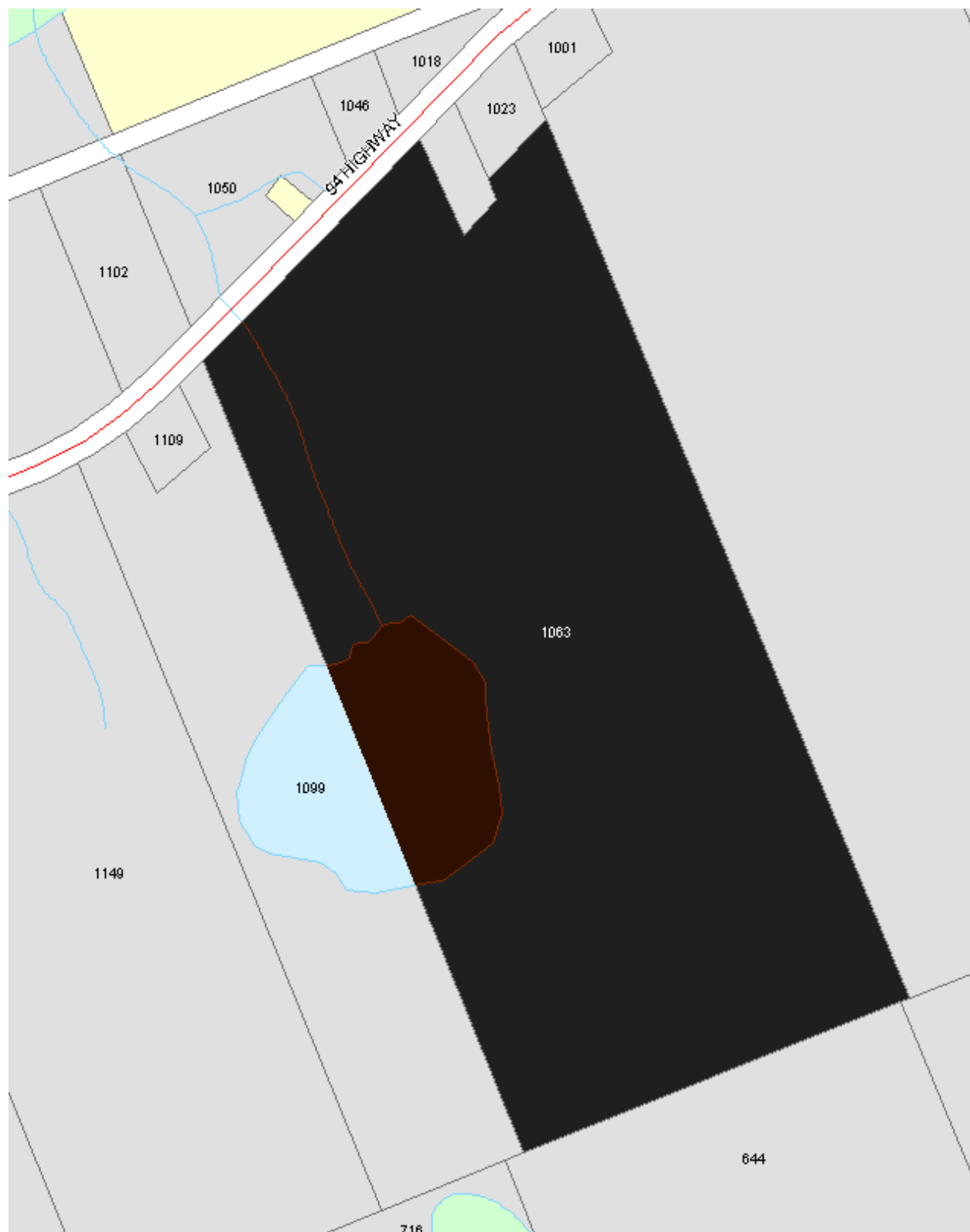


Figure 2: Area to be severed (not to scale)



### **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 1<sup>st</sup>, 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 and Zoning By-law**

The subject property has a split zoning, with the Industrial Special zoning predominantly covering the area that is used for the business operations of North Bay Plastic Molders. The remainder of the lot is zoned Rural. The parcel of land that is subject to the lot addition is zoned almost entirely Rural, which permits residential uses. The applicant intends to construct a home on the lot that is receiving the lot addition. The frontage and area of both the severed and retained lands meet the requirements of Zoning By-law 2021-60 and the intended use is consistent with the zoning. The intended use of the retained lands would not change from the existing business.

### **4. Recommendation**

It is recommended that Consent Application B-2023-16 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,

A handwritten signature in black ink, appearing to read "G. Kirton", written in a cursive style.

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Greg Kirton, RPP, MCIP

Director of Community Services  
Municipality of East Ferris