



ITEM: Consent to Sever Recommendation Report
DATE: July 22nd, 2026
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2026-09
LOCATION: 1063 Highway 94

1. Introduction

An application has been submitted to the Municipality of East Ferris for consent to sever for the purposes of a lot addition to the adjacent residential property. The property has a split zoning with the main shop area zoned General Industrial (M2) under Zoning By-Law 2021-60 and the edges of the property zoned Rural. The Municipality of East Ferris Official plan designates the subject property as 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

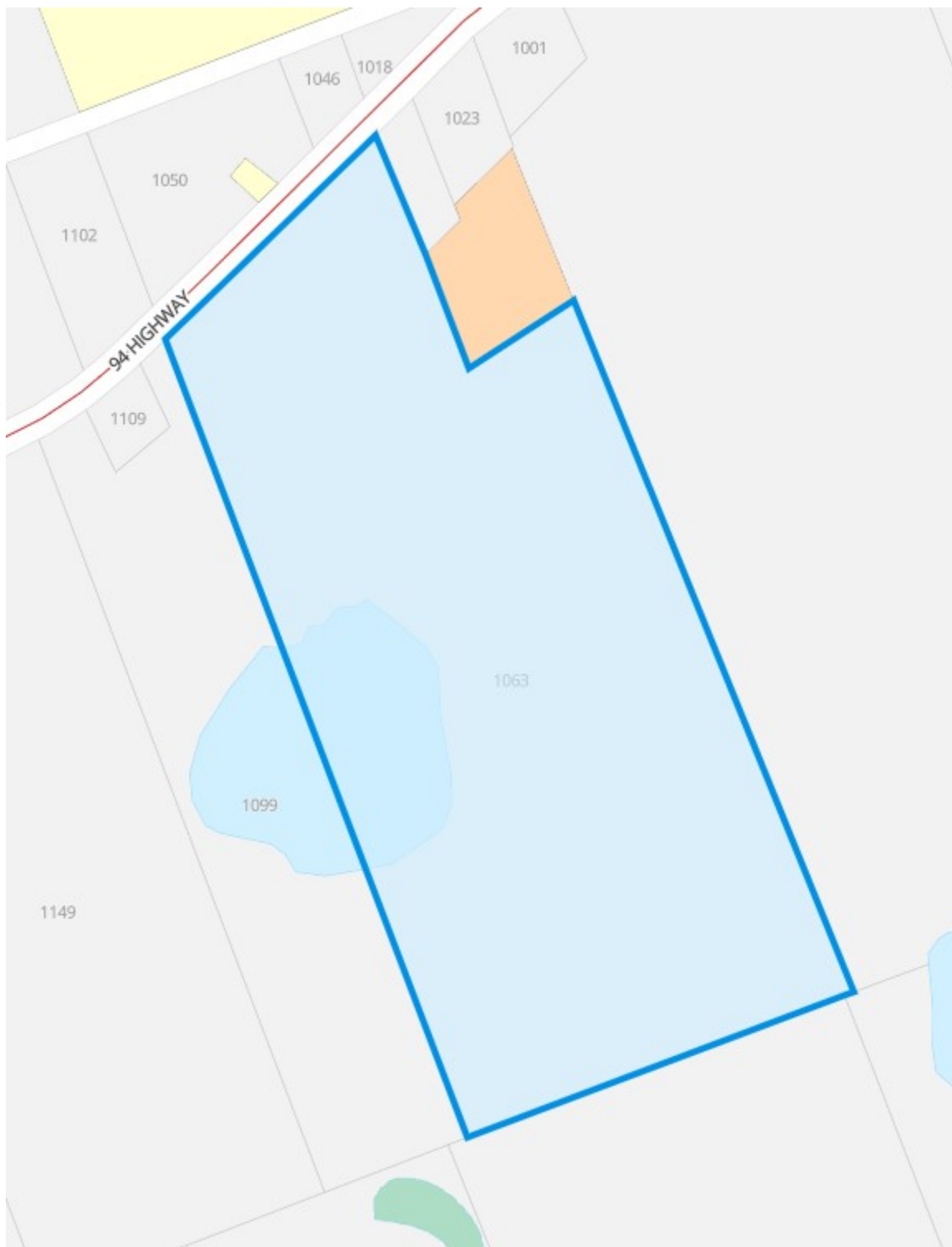
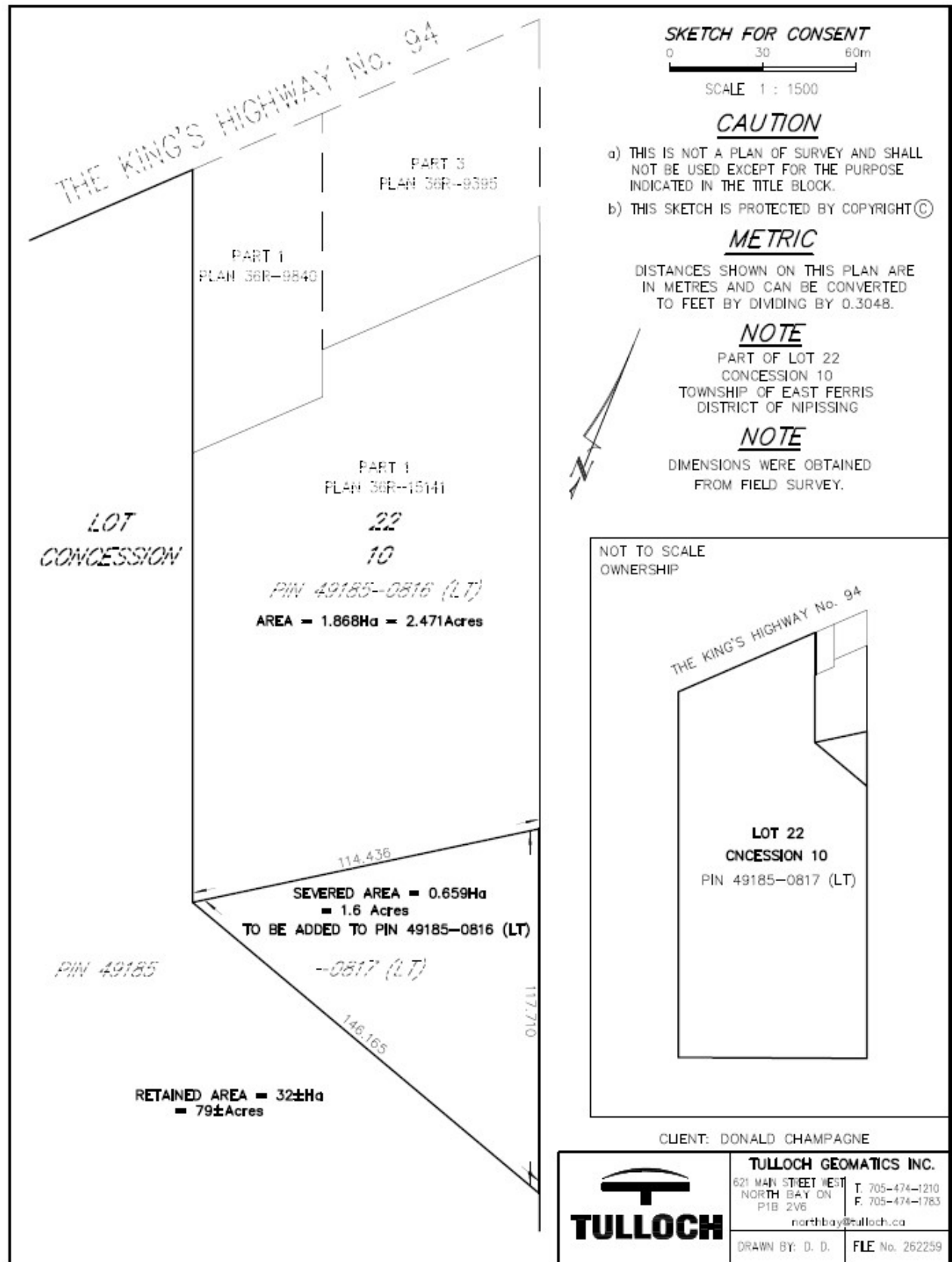


Figure 2: Area to be severed (not to scale)



3. Planning Review

A. Provincial 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. Planning Review

The applicant is seeking a lot addition to the adjacent property that they also own and has their personal residence located on it. The lot addition seeks to add a relatively small additional parcel of land to the residential property to allow for additional space for accessory structure construction and general personal use.

The proposed lot addition would leave sufficient lot area and frontage for both the severed and retained lands.

No new lots are proposed through the application.

4. Recommendation

It is recommended that Consent Application B-2026-09 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.
- 8) That the severed and retained lands comply with the provisions of Zoning By-law 2021-60, as amended.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Greg Kirton', written in a cursive style.

Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris