



ITEM: Consent to Sever, Official Plan Amendment, Zoning By-law Amendment Report
DATE: July 22nd, 2026
TO: Committee of Adjustment & Planning Advisory Committee
FROM: Planning & Development Department
FILE NO: B-2026-10 to B-2026-15, OPA-2026-05 and C-2026-04
LOCATION: 1061 South Shore Road

1. Introduction

Applications have been submitted to the Municipality of East Ferris for a consent to sever, official plan amendment, and zoning by-law amendment to facilitate the creation of four new lots total for a total of six lots from the existing two lots. Two lot additions would also serve to swap lands between the two lots as well as to incorporate a road allowance separating the property.

The Official Plan Amendment would permit the creation of new lots within 300m of certain wetlands on Lake Nosbonsing. The current Official Plan designation for the lands is Waterfront, which is appropriate for the proposed development.

The Zoning By-law Amendment application is seeking to rezone the subject lands from Rural (R) to Lakefront Residential (RL).

The applicant is also pursuing a road allowance purchase request to acquire the lands that separate their two pieces of property. This land has been deemed surplus by the municipality in a 2024-2025 land review process.

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

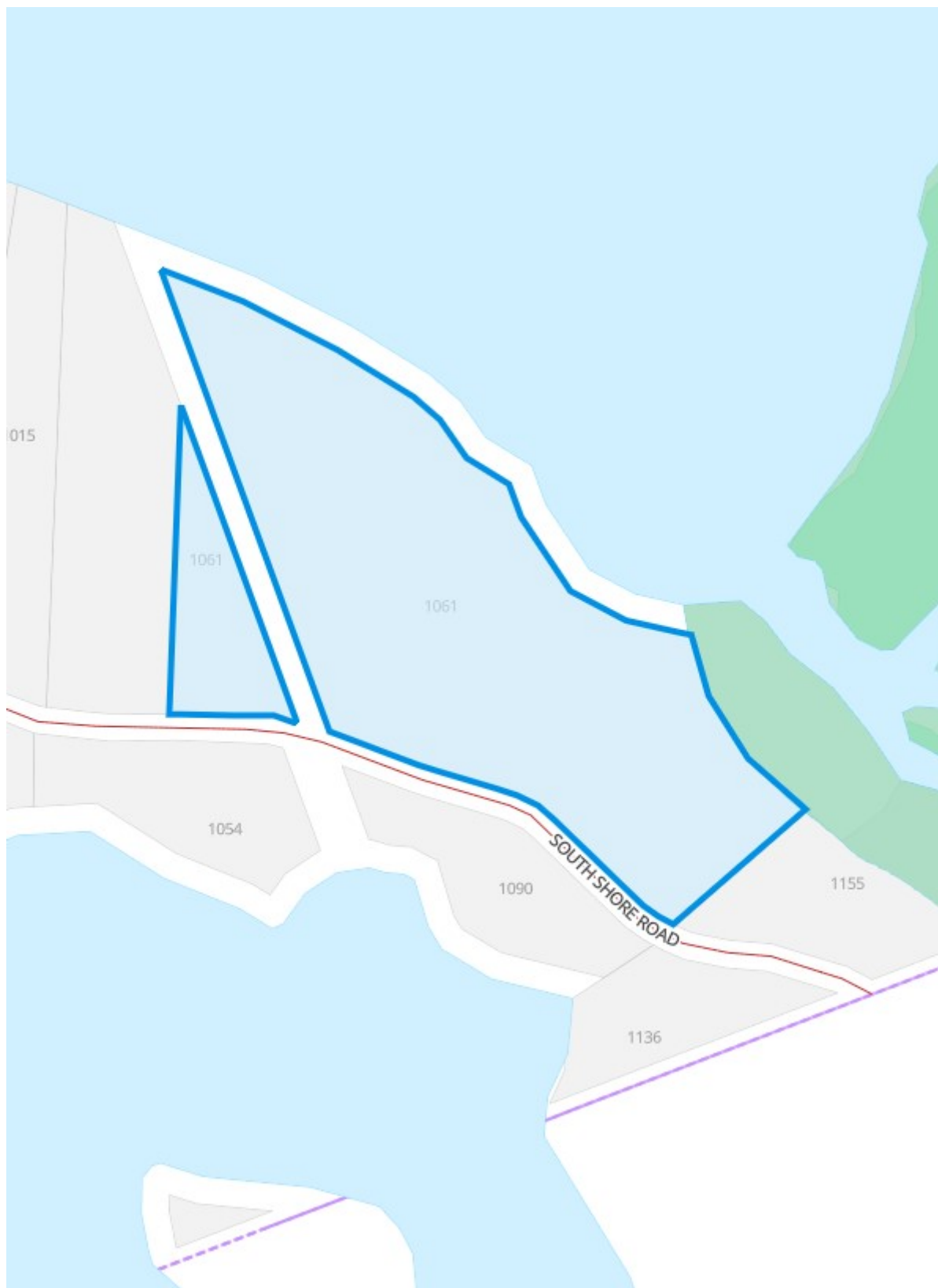


Figure 2: Proposed Lot Layout Plan



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. Municipal Planning Review

The applicant is seeking approval to rezone the subject lands to Lakefront Residential (RL) from the existing Rural (R) Zoning. The RL zoning is the most appropriate zoning classification for residential development on lakefront property in East Ferris. The zoning standards in the RL zone require a minimum frontage of 60m and a minimum lot area of 0.8ha. The East Ferris Official Plan also requires these minimum standards in the Waterfront designation. Both the waterfront designation and the RL zoning permit the development of detached dwellings. The applicant is proposing lot sizes that exceed the minimum frontage and area for the zoning/designation that is proposed and in place.

The requested official plan amendment also addresses the proximity of the proposed development to the Depot Creek Wetland, which is a locally significant wetland. The Depot Creek Wetland covers a large area in the southeastern part of the main basin of Lake Nosbonsing and varies in structure across its extent. The westerly boundary of the wetland, which is adjacent to the applicant’s land, is a well defined transition area with a definitive edge to the wetland. The East Ferris Official Plan requires an in depth review of any development proposals within 300m of the wetland to ensure that the extent of the wetland can be defined and to evaluate any potential impacts to the wetland.

The applicant has provided a wetland assessment with their application. This assessment was completed by FRI Corp Ecological Services in June 2026 and provides a detailed breakdown of the natural heritage features along the site and the wetland characteristics. Due to the well defined boundary of the wetland, FRI has concluded that maintaining a standard 30m setback for development from the edge of the wetland would protect the features associated with the wetland. The report also recommends vegetative buffers and surface run-off mitigation measures. These requirements are common practice in East Ferris Site Plan Control Agreement processes and would be applied at the building permit stage, if this lot development moves forward.

Comments from the East Ferris Director of Public Works have indicated that additional review and assessment is required to confirm entrance locations for each proposed lot. As a result of South Shore Road’s changes in elevation and slight curves adjacent to the project site, staff recommend that an additional condition of approval be applied to these applications that

requires the Director of Public Works to review and authorize driveway location. This would allow the applicant to work on their driveway and sight line data concurrently while working on other conditions of approval. Should a lot(s) not have suitable driveway access, the consent approval for that lot would not be finalized and the application would lapse, leaving the land to merge with an adjacent lot.

The applicants proposal is consistent with the adjacent lot pattern along South Shore Road and residential development is appropriate in this location. Based on the information submitted with the application, staff are of the opinion that the proposal is consistent with provincial policy and municipal planning documents.

4. Recommendation

It is recommended that Consent Applications B-2026-10 to B-2026-15, OPA-2026-05 and C-2026-04 be approved, conditional upon the following for each application;

- 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 \$1,500.00 per consent application to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land(for B-2026-10 to B-2026-13 only, 4 total lots);
- 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.
- 9) That the severed and retained lands comply with the provisions of Zoning By-law 2021-60, as amended.
- 10) That written confirmation be provided by the Director of Public Works for the Municipality of East Ferris that suitable driveway locations exist for each proposed lot.

Respectfully Submitted,

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

Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris