



ITEM: Consent to Sever Recommendation Report
DATE: June 18, 2025
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2025-05 & 06
LOCATION: Vacant Land (Lavigne Road / Corbeil Road / Quae Quae Road)

1. Introduction

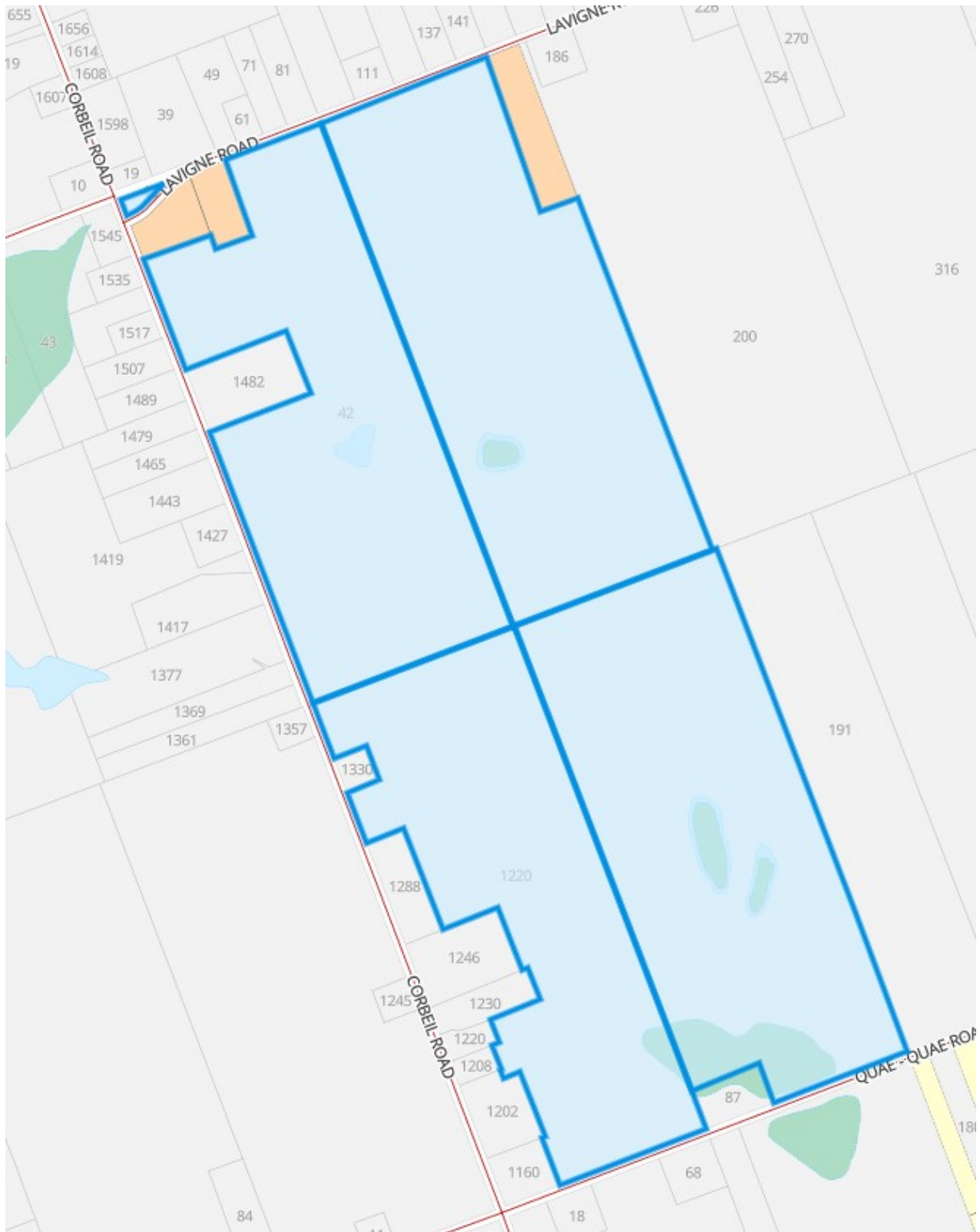
An application has been submitted to the Municipality of East Ferris for consent to sever for the purposes of creating two new lots from the subject property. The property is zoned Rural (R) under Zoning By-Law 2021-60, and is designated Rural by the East Ferris Official Plan.

Additional information to support the requested consents has been provided by the applicant, including a hydrogeological study that was originally submitted with a prior application that considered these lands as well as an environmental impact study. A draft concept plan for future development on this site was also prepared for the committees information, but is not part of the application for the two currently proposed lots.

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



LAVIGNE ROAD

SKETCH FOR CONSENT

SCALE = 1 : 10000

0 100 200 300 400 500m

CAUTION

a) THIS IS NOT A PLAN OF SURVEY
AND SHALL NOT BE USED EXCEPT
EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK.

b) THIS SKETCH IS PROTECTED
BY COPYRIGHT ©

NOTE

PART OF LOTS 13 AND 14, CONCESSION 7
PART OF LOTS 13 AND 14, CONCESSION 8
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING

SEVERED 1
AREA=4.15Ha.

SEVERED 2
AREA=1.29Ha.

QUAE QUAE ROAD

METRIC

DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

NOTE

DIMENSIONS WERE OBTAINED
FROM VARIOUS PLANS

TULLOCH

TULLOCH GEOMATICS INC.

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DRAWN BY: C.A.L. FILE NO. 7709

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 two new rural lots 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 and zoned Rural in the East Ferris Official Plan and Zoning By-law. The applicant is proposing two new lots, one fronting onto Corbeil Road and one fronting onto Quae Quae Road. The proposed lot sizes are as follows:

	Lot Frontage	Lot Area
Lot 1 (Corbeil Road)	142.6m / 467.8ft.	4.15ha / 10.25ac
Lot 2 (Quae Quae Road)	60m / 200ft.	1.29ha / 3.19ac

Each of these lots meet or exceed the minimum requirements of the East Ferris Zoning By-law and Official Plan, with each document requiring a minimum of 0.8ha / 2.00ac lot area and 60m / 200ft. of frontage. Each of these lots provide direct access to a publicly maintained road and meet all of the requirements of section 9.15 of the East Ferris Official plan regarding consent applications. Further, the lot sizes far exceed the recommended minimum lot areas from the previously prepared hydrogeological study, which recommended a minimum lot area of 0.5ha for any lots on this parcel of land.

The additional information submitted as part of the application package for future development has not been assessed as part of this application review. The information has been provided to give the committee some insight into future development possibilities given the size of the parcel of land; however, the specifics of that proposal will be commented on when a formal application is received.

5. Recommendation

It is recommended that Consent Application B-2025-05 & 06 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 \$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;
- 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