



ITEM: Consent to Sever Recommendation Report
DATE: September 17, 2025
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2025-08
LOCATION: 281 Ouellette Road

1. Introduction

An application has been submitted to the Municipality of East Ferris for consent to sever for the purposes of creating one new lot from the subject property at 281 Ouellette 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.

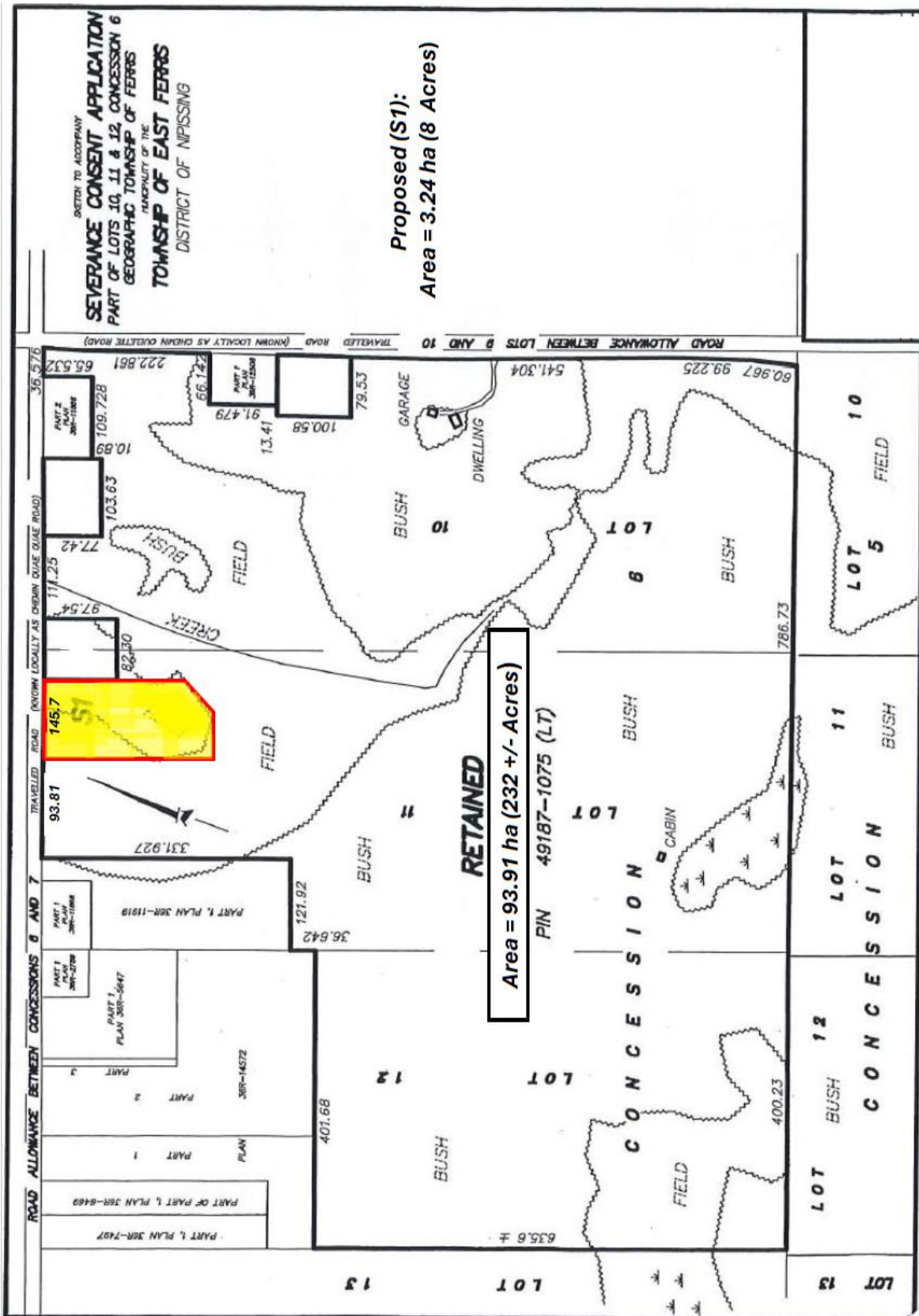
The lot that the applicant is requesting permission to create was previously approved under file B-2022-20; however, the approval lapsed in August 2024. This approval was part of an application to create 4 lots total. The other 3 lots were finalized and have been created.

The applicant is reapplying for the 4th lot with an increase in both lot area and lot frontage to better suit the topography of the area. The original building lot would have had a tight building envelope due to the adjacent wetlands, so the reconfigured 8 acre lot would provide more flexibility for dwelling locations.

2. Description of Property

A map showing the area to be severed is shown in **Figure 1**.

Figure 1: Severance Map



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 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. Official Plan and Zoning By-law

The subject property is designated Rural in the Municipality of East Ferris Official Plan and is zoned Rural by Zoning By-law 2021-60. The minimum lot frontage required is 60 m and the applicant is proposing approximately 145.7m of frontage for the severed lands. The Official Plan requires 0.8 ha for lot area. The applicant’s proposal would create a lot with approximately 3.24 ha of lot area.

The adjacent wetlands are a consideration when determining whether a suitable building site exists on the lot. At the time of writing this report, comments have not been received from the North Bay-Mattawa Conservation Authority; however, 2022 comments from the NBMCA indicated that a suitable location existed for the installation of a septic system as well as the placement of a dwelling based on their regulations.

Given that the proposed lot is in the same location but has increased in size from 82m in frontage to 145m in frontage and from 0.8ha to 3.24ha, it is clear that the proposed lot will have no issues meeting NBMCA regulations. A site visit by planning staff also supports this conclusion.

Planning staff have 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.

4. Recommendation

It is recommended that Consent Application B-2025-08 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