



ITEM: Consent to Sever Recommendation Report
DATE: September 17, 2025
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2025-09
LOCATION: 88 Meadow Drive

1. Introduction

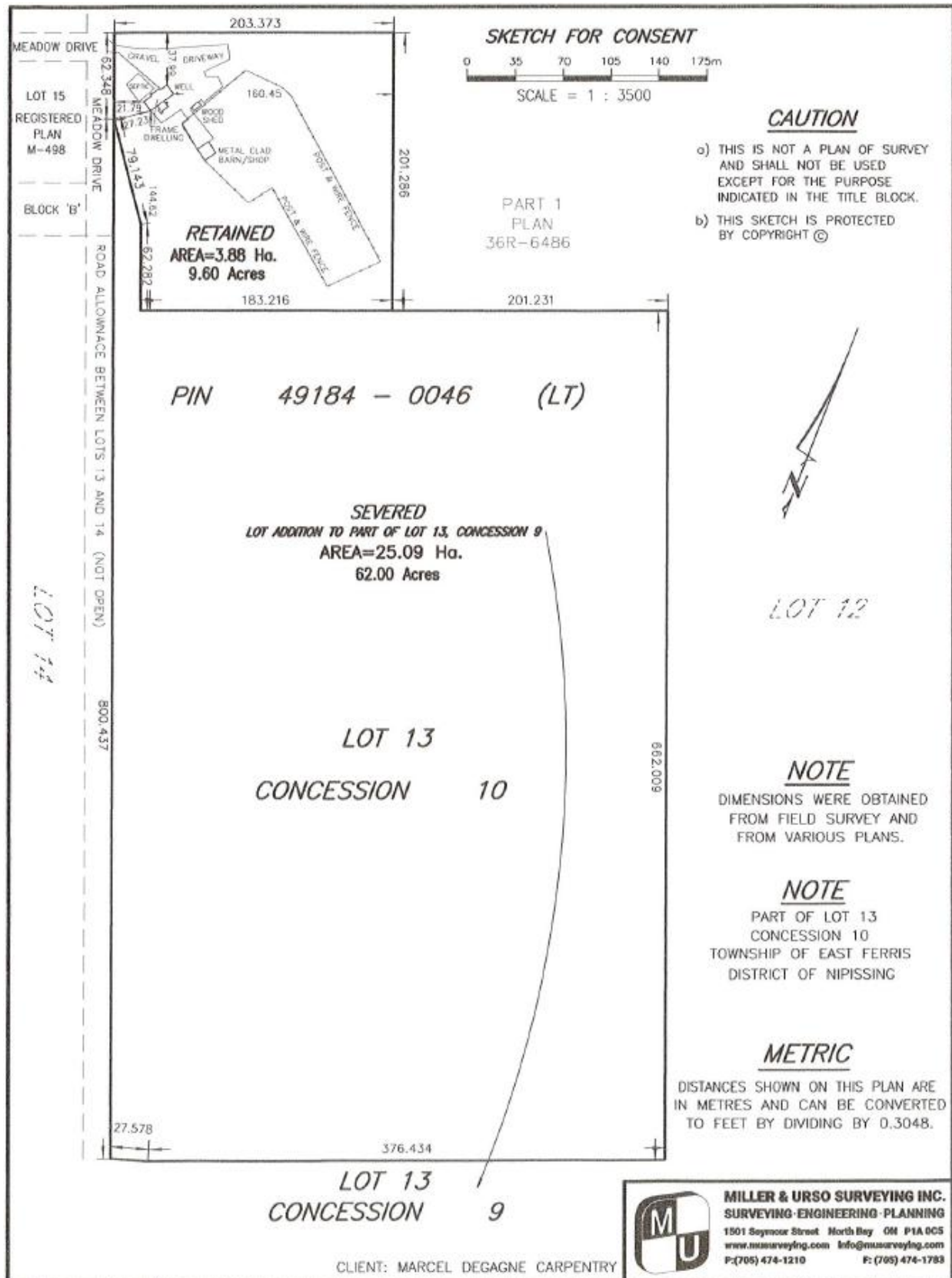
An application has been submitted to the Municipality of East Ferris for consent to sever for the purposes of a lot addition from the subject property at 88 Meadow Drive to the adjacent vacant property, which has frontage on Corbeil Road. The property is zoned Rural (R) under Zoning By-Law 2021-60, and under the Municipality of East Ferris Official plan, the subject property is designated Rural.

The severed lands would be consolidated with other lands to the south and may be subject to future development applications. Any future applications would be considered within the context of the policies in place when the submission is received. No new lots or changes to the existing development at 88 Meadow Drive are proposed through this application for lot addition.

2. Description of Property

A map of 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 zoned Rural by Zoning By-law 2021-60. The minimum lot frontage required is 60m and the minimum lot area is 0.8ha. The applicants proposal meets or exceeds these requirements for both the retained and severed lands. The severed lands are to be consolidated with the parcel to the south and no new lots are proposed through this application. The retained lands will maintain the existing access off of Meadow Drive and no changes are proposed to these lands.

Future development proposals on the retained lands will be evaluated when an application is received in the context of the proposal and the policies in place at the time.

4. Recommendation

It is recommended that Consent Application B-2025-09 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 lands be merged with the adjacent property to the south (Part of Lot 13 Concession 9).

Respectfully Submitted,



Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris