



ITEM: Consent to Sever Recommendation Report
DATE: October 15, 2025
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2025-10 / A-2025-06 / A-2025-07
LOCATION: 1385 & 1389 Village Road

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 1389 Village Road to 1385 Village Road. No new lots are proposed through this application. Currently 1385 Village Road accesses their property through the former church (1389 Village Road) parking lot and doesn't not have direct access to the road. The intent of this application is to transfer enough land from the church property to 1385 Village Road to accommodate the driveway fully within their property boundaries. An additional portion of land to the rear of 1385 Village Road would also be transferred through this application.

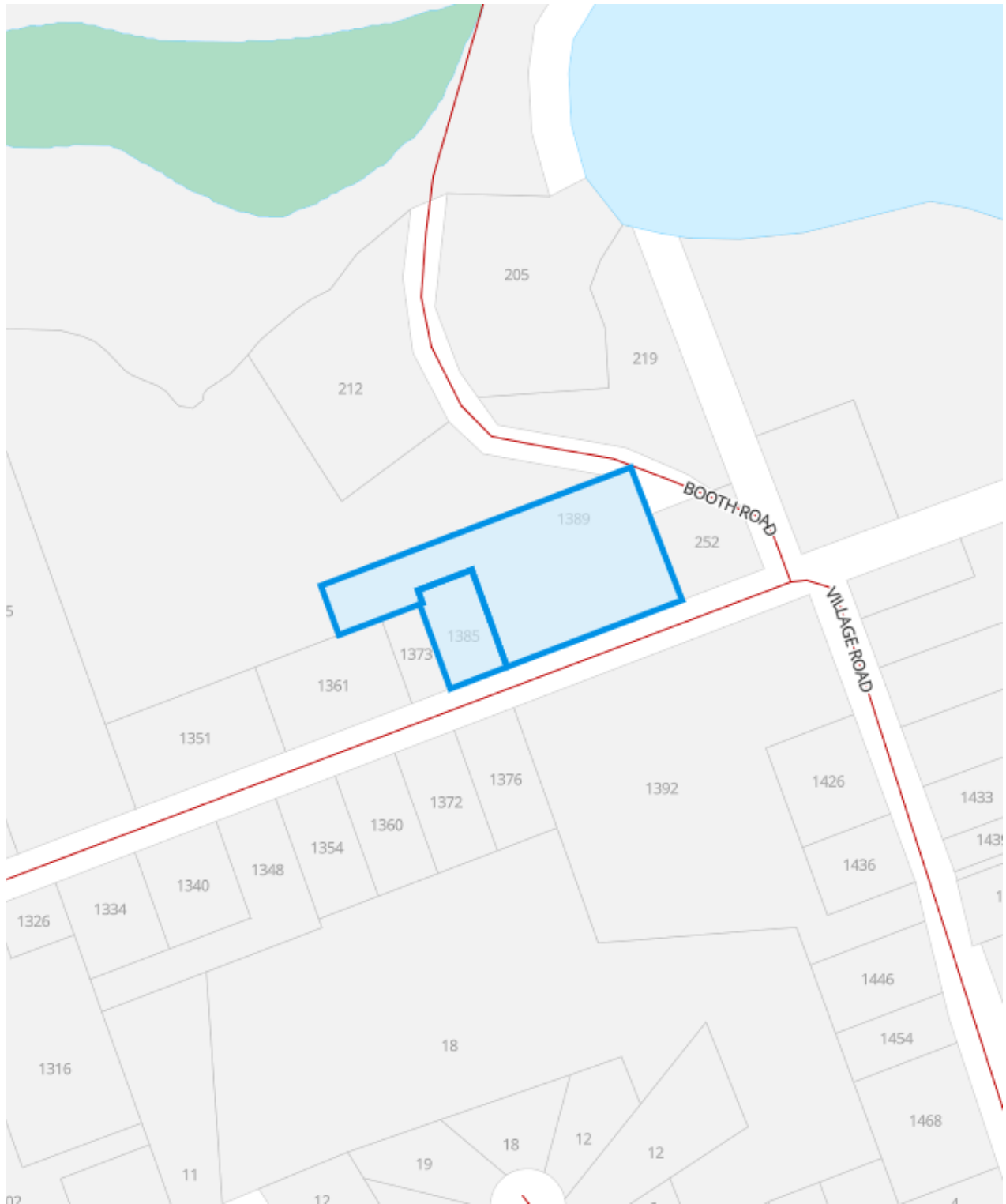
Consent application B-2025-10 is accompanied by two separate minor variance applications, one for each property involved in this application process. When lot lines are adjusted, current zoning by-law standards are required to be applied. Zoning By-law 2021-60 requires a minimum lot area of 2.0 acres and neither 1385 or 1389 Village Road will meet these minimum requirements. In order to address the deficiencies, a minor variance is being requested by both properties owners in order to allow the consent to sever application to proceed.

Through the review of the application it was identified that an additional variance request should be added to the application for 1385 Village Road. The existing lot frontage is deficient to the zoning by-law requirement of 60m. Although the lot frontage will be increasing as a result of the lot addition, a minor variance approval will still be required because the total frontage will remain deficient. An amended request to include a lot frontage of 36m whereas 60m is required by By-law 2021-60 should be considered by the committee.

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



LOT 20, CONCESSION 2
 PARCEL 545 W.B.F.
 PARCEL 7508 W.B.F.
 ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3
 ROAD ALLOWANCE BETWEEN LOTS 19 AND 20
 PART I
 SE CORNER LOT 20, CONCESSION 2
 CON. 4
 CON. 3
 NE CORNER
 LOT 20, CONCESSION 3
 PART 1
 MR-574

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 & Zoning By-law

The subject property is designated Village in the Municipality of East Ferris Official Plan and both properties are zoned Hamlet Residential (RH). No new lots are proposed through these applications and the intent is to facilitate the transfer of lands to accommodate the existing driveway to 1385 Village Road. On site conditions will not change in any ways as a result of this lot line restructuring. The applications represent more of a technical exercise than anything else, with no tangible impacts to any surrounding neighbours or any conflicts with provincial policy or municipal planning documents.

Staff do note that minor variance application A-2025-06 should be amended to include a request for 36m of lot frontage whereas By-law 2021-60 requires 60m of lot frontage. The applicants proposal will increase their existing lot frontage from 30m to approximately 36m of frontage, or greater.

5. Recommendation

It is recommended that Minor Variance applications A-2025-06 & 07 be approved and further that Consent Application B-2025-10 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) (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.

Respectfully Submitted,



Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris