



ITEM: Consent to Sever Recommendation Report
DATE: January 21, 2026
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2026-01
LOCATION: 244 Groulx 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 244 Groulx Road. The property has a split zoning with the bulk of the property being zoned Rural (R) under Zoning By-Law 2021-60. A smaller portion of the property where Groulx equipment is located is zoned Light Industrial (M1). The Municipality of East Ferris Official plan designates the property Rural.

The applicant is seeking to create a new parcel of land in the general location of Groulx Equipment; however, it is unclear exactly where the shop would be located relative the proposed lot from the applicant's proposal. Further, there are significant discrepancies between the application and East Ferris mapping data. The applications states in multiple locations that the severed lands would have 1500m of frontage, a figure which was confirmed by the applicant prior to writing this report. East Ferris GIS data shows the remaining frontage on Groulx Road to be approximately 200m. Staff have requested documentation from the applicant to address this discrepancy but this information has been received as of the writing of this report.

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

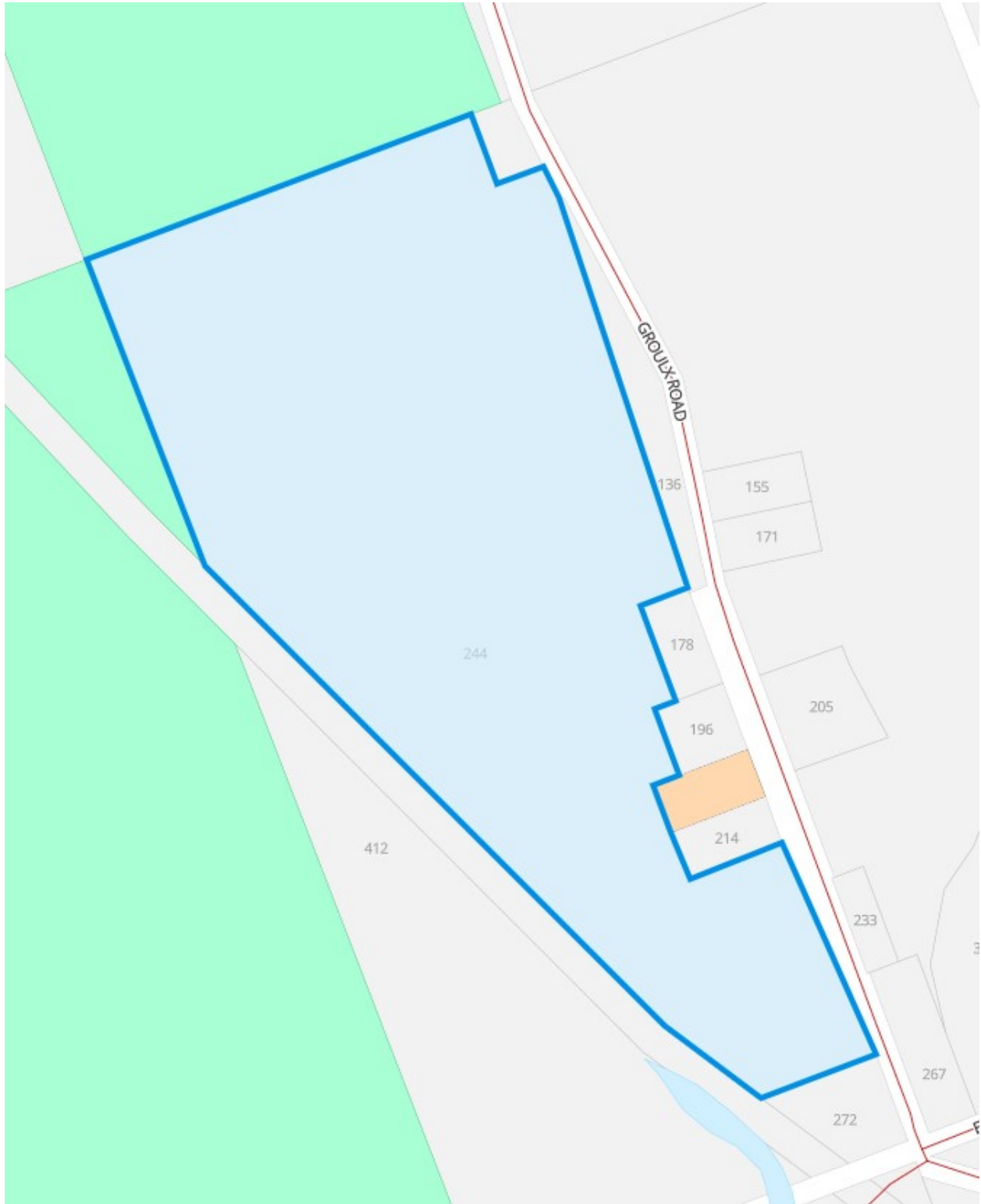
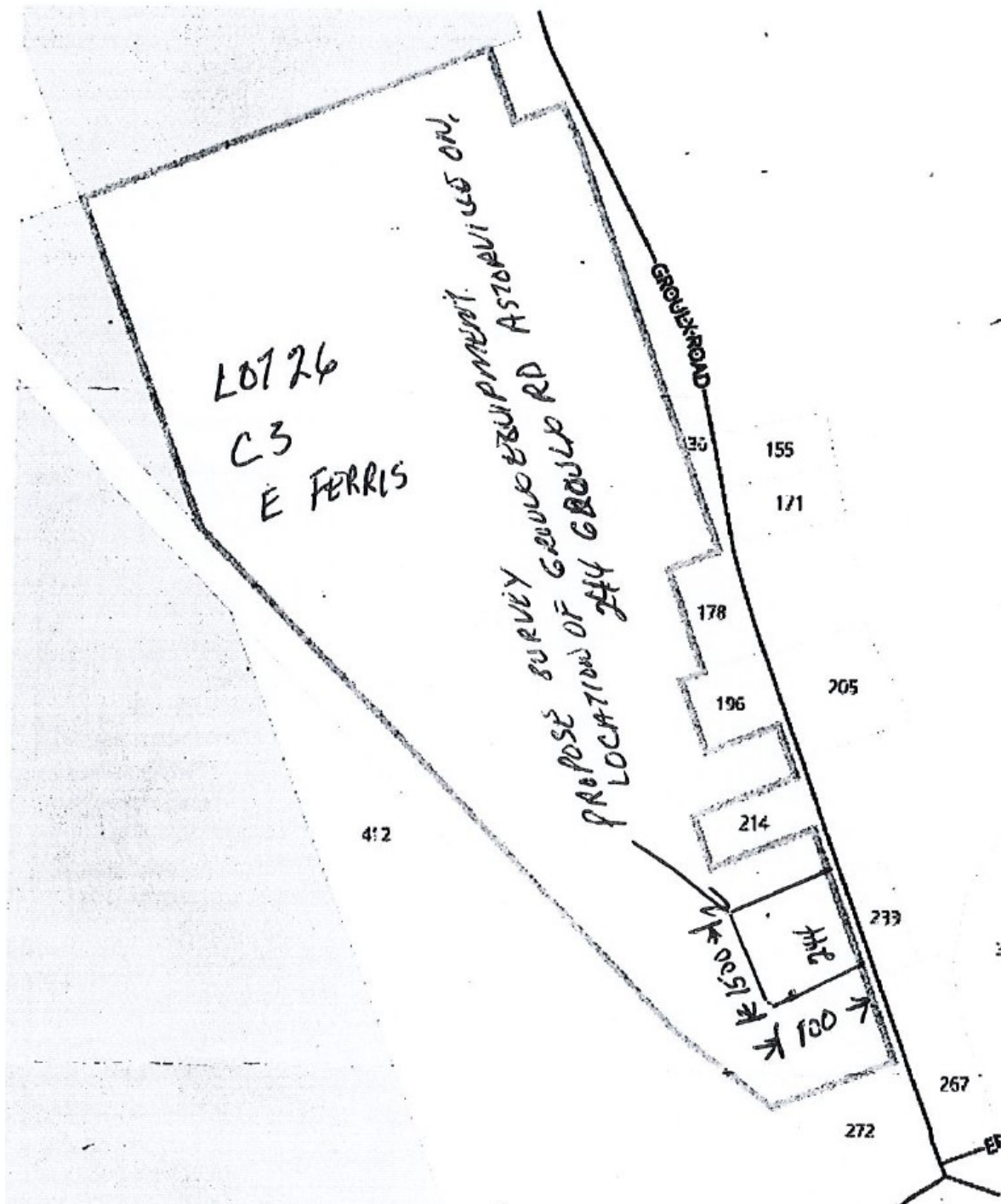


Figure 2: Area to be severed (not to scale)



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. Official Plan & Zoning By-law

The subject has split zoning, with Rural and Light Industrial zoning on the property. Based on the applicant’s submission, it is unclear how the proposed severance location would be impacted by the split zoning and whether there would be setback issues associated with the Groulx equipment buildings, which would form part of the severed lands.

Based on the minimum requirements of Zoning By-law 2021-60, the lot frontage as shown on East Ferris mapping could theoretically support the creation of a lot that meets minimum requirements; however, the significant discrepancies between the application and our records require further clarification before a recommendation can be made. Notwithstanding the above, a severance in this location has the potential to create difficult access considerations for the retained lands due to the irregular shape of the property and this location being the only access to the rest of the lands to the north that run behind the existing homes along Groulx Road.

A much more detailed plan is required for staff to make a formal recommendation.

4. Recommendation

It is recommended that Consent Application B-2026-02 be deferred to allow the applicant time to prepare the required documents for staff and the committee to properly evaluate the proposal, otherwise the application should be refused in its current form.

Respectfully Submitted,



Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris