



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0
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ITEM: Minor Variance – Recommendation Report
DATE: May 20th, 2026
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: A-2026-04
OWNER(S): Tyler Lecappelain & Carly McGurrin
ADDRESS: 398 Ouellette Road

1. Description of Property

This property is located at 398 Ouellette Road in Corbeil Ontario. The lot is currently developed with a single detached dwelling.

2. Proposed Development

The applicant is proposing to construct a detached garage on the property, which will exceed the permitted accessory structure floor area. The proposed floor area of the garage is 1008 square feet square feet, whereas 960 square feet is currently permitted by the Zoning By-law. The applicant is also applying for a reduction in the front yard setback from 15m to 7.62m.

3. Planning Review

A. Ontario Planning Act

Section 45 (1) of the Ontario Planning Act establishes four 'tests' for the review and consideration of a minor variance. The four 'tests' are:

1. Is the proposal minor in nature?
2. Is the proposal desirable for the appropriate development or use of land, building or structure?
3. Does the proposal maintain the purpose and intent of the Official Plan?

4. Does the proposal maintain the general purpose and intent of the Zoning By-law?

The four tests must be considered when reviewing a minor variance application and all tests must be met in order for an application to be approved.

B. Provincial Policy Statement

The Provincial Planning Statement (PPS 2024) was issued under Section 3 of the Planning Act, and came into effect October 20th, 2024. The PPS 2024 requires that decisions affecting planning matters “shall be consistent with” policy statements issued under said Act. The PPS 2024 contains high level direction for planning matters in the Province of Ontario, with the general vision being implemented through local Official Plans.

The current proposal has been reviewed in the context of the PPS 2024 and deemed to be consistent with the policies outlined in it.

C. 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. Similar to the PPS 2024, the Growth Plan provides high level direction for broad planning matters in Northern Ontario. The current proposal is in conformity with the Growth Plan for Northern Ontario

D. Policy Review / Four Tests

The applicant is seeking a minor variance to permit the construction of a detached garage that exceeds the permitted floor areas in the zoning by-law. They are also seeking a reduction in the required front yard setback of 15m.

The subject property is a corner lot with equal frontage on both Quae Quae Road and Ouelette Road and is subject to increased setbacks from each road that match the required front yard setback of the zone. In this case the required front yard setback is 15m. Typical yard setbacks for accessory structures are 2m; however, the rationale for the increased front yard setback is that from a lot layout consistency perspective and neighbourhood aesthetics perspective is it usually more uniform and visually appealing to restrict garages to be at least the same distance from the road as the standard main building setback. In also serves the purpose of not imposing on a neighbouring property and blocking sight lines out of driveways or other desirable visual features. These effects are more apparent in uniform subdivision style lots with tighter spacing and regular house placement.

In this case, the applicant’s proposed location for the garage is located along the southerly lot boundary along the Ouelette frontage. The neighbouring lot wraps around 398 Ouellette but the bulk of the development is on the Quae Quae Road side. The lack of traditional lot pattern or presence of any neighbouring development minimize the traditional concerns with in front of house development of accessory structures. The applicants proposed 7.62m also allows for the parking of a vehicle in front of the garage without extending beyond the front property line.

With regards to the applicants floor area increase, the requested increase to 1008 sq. ft. is both numerically insignificant as well as minor in any impacts to the overall presence of the garage structure.

E. Recommendation

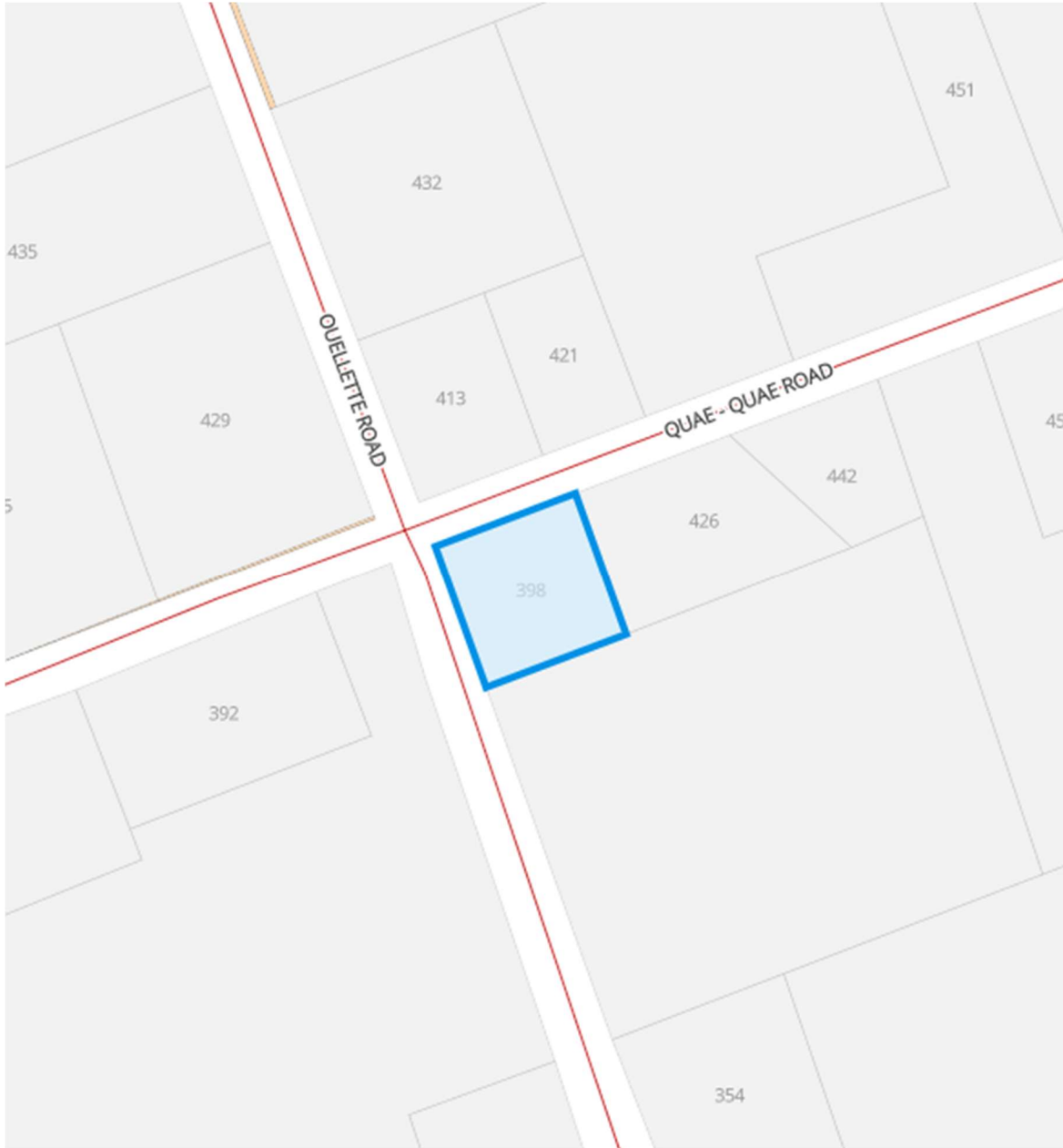
That Minor Variance Application A-2026-04 to permit the construction of a detached garage on the subject property be approved.

Respectfully Submitted,



Greg Kirton, RPP, MCIP
Director of Community Services

Location of Property (Not to Scale)



Site Plan

