



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0
TEL.: (705) 752-2740 FAX.: (705) 752-2452
municipality@eastferris.ca

ITEM: Minor Variance – Recommendation Report
DATE: February 19th, 2025
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: A-2025-01
OWNER(S): Francoise and John Weinhardt
ADDRESS: 240 Waukegan Road

1. Description of Property

This property is located at 240 Waukegan Road in Corbeil Ontario. The lot is currently developed with a single detached dwelling, detached garage and carport.

2. Proposed Development

The applicant is proposing to expand the existing garage on the property, which will exceed the permitted accessory structure floor area. The proposed floor area of the garage is 1,600 square feet square, whereas 960 square feet is currently permitted by the Zoning By-law.

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 Policy 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 general intent of the official plan and zoning by-law policies that limit accessory structure size are to ensure that accessory structures are proportionate in scale to the lot and are not imposing on neighbouring properties. The baseline floor area limitations are intended to apply to most situations and the minor variance process is available to consider case by case exceptions.

There are multiple factors that need to be considered when evaluating impacts from larger accessory structures, such as location on the lot, location relative to neighbouring properties and other design considerations such as height and orientation. In this instance, the proposed garage addition is central to the lot with large setbacks from adjacent property lines on both sides. Further, the property is tree covered, which further reduces any potential visual impacts from the large mass of the building.

In this instance, the proposed addition is well designed and any impacts associated with the addition are minor in nature.

E. Recommendation

That Minor Variance Application A-2025-01 to permit the construction of an addition to the detached garage on the subject property be approved.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Greg Kirton', written in a cursive style.

Greg Kirton, RPP, MCIP
Director of Community Services

Location of Property (Not to Scale)



Proposed Garage Expansion Location

