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ITEM: Minor Variance – Recommendation Report
DATE: May 22nd, 2024
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: A-2024-05
OWNER(S): Allan and Lynne Amyotte
ADDRESS: 770 Ouellette Road

1. Description of Property

This property is located at 770 Ouellette Road in Corbeil Ontario. The lot is currently developed with a single detached dwelling, and detached garage.

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 1,950 square feet square feet, whereas 1,200 square feet is currently permitted by the Zoning By-law. The proposed addition is also closer to the dwelling than permitted by the Zoning By-law. The by-law requires 2m between a dwelling and accessory structure. The applicant is proposing to extend the existing garage directly forward which results in a 1.56m setback.

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 2020) was issued under Section 3 of the Planning Act, and came into effect May 1st, 2020. The PPS 2020 requires that decisions affecting planning matters “shall be consistent with” policy statements issued under said Act. The PPS 2020 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 2020 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 2020, 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 property is designated and zoned rural in the East Ferris Official Plan / Zoning By-law. The rural zone permits accessory garages and residential uses. The applicant is requesting a variance to permit the construction of a garage with an additional 750 sq. ft. beyond the current permitted maximum. The general intent of the policies limited garage sizes are to ensure that accessory structures aren't overly large in a way that impacts adjacent property owners or takes away from the primarily residential character of the area. In this instance the existing development and proposed addition is setback from the road and adjacent properties significantly. Further, the existing width and appearance of the garage from the road would be maintained and would end up in line with the front wall of the dwelling. The proposal is consistent with the policies in the East Ferris planning documents.

The second variance is required as a result of the setback between the garage and the dwelling. The garage is currently separated from the dwelling by 1.56m from the existing front corner of the garage to the existing rear corner of the dwelling. By extending the garage along the length of the dwelling it would require a reduction in setback from 2.00m to 1.56m along the length of the structure. The intent of the separation between structures is to ensure that adequate room remains for eaves, maintenance and also to ensure a standard level of design. The applicants proposal meets these general intentions of the policies.

E. Recommendation

That Minor Variance Application A-2024-05 to permit the construction of an addition to the detached garage on the subject property be approved.

Respectfully Submitted,



Greg Kirton, RPP, MCIP
Director of Community Services

Location of Property (Not to Scale)



