



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0
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ITEM: Minor Variance – Recommendation Report
DATE: June 18, 2025
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: A-2025-03
OWNER(S): Emilien & Rejeanne Groulx
ADDRESS: 525 Groulx Road

1. Description of Property

This property is located at 525 Groulx Road in Corbeil Ontario and has an existing dwelling located on it. The applicant applied to create two new lots from this property in 2024 (File B-2024-34 & 35) and was approved by the Committee of Adjustment in late 2024. The consent applications were also accompanied by a minor variance application for lot area reduction for one of the two severed lots.

2. Proposed Development

The applicant is requesting a reduction in the required lot area for the second lot that received conditional consent approval in 2024. As a condition of consent, a survey of the two lots was required to be done. Through the surveying process it was identified that both proposed lots were undersized and an additional minor variance to permit a lot area of 1.65 acres would be required in order to proceed as originally applied for. The previously identified lot frontage of each lot would remain consistent.

The discrepancy between the original application and the survey findings are due to the rear of the property backing onto the Wasi River. The property boundary extends to the other side of the river; however, the river forms a natural property boundary and is used for the delineation of the rear lot line. A desktop review of the property in 2024 indicated that the property area would accommodate one lot that met the 2 acre lot area minimum but when the field work was completed, the property was 0.35 acres smaller than anticipated.

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 applicant is requesting a reduction in the required lot area from 2 acres to 1.65 acres for the northerly most proposed lot, which would match the previous approval for lot reduction for the central lot on the property.

This minor variance application should be considered in the context of the entire project and whether the requested reduction is appropriate in the context of the previously approved severances and minor variance.

If approved, this would result in two adjacent lots that are both below the minimum required lot

area of the East Ferris Zoning By-law. Although, these lots would technically be under 2 acres each, the specific context of their location mitigates any potential impacts of being slightly undersized.

The first mitigating factor is that each of the proposed lots and the retained lands from the prior consent applications exceed the required lot frontage. The average frontage of the two proposed lots and the retained lands exceeds 100m (330 feet) whereas our zoning by-law requires a minimum of 60m (200 feet). This means that the lots will have driveways that are well spaced out and compatible with the typical rural development pattern that we would expect based on municipal zoning standards.

The second mitigating factor is that the lots back onto the Wasi River. The applicant's property extends beyond the banks of the river and onto the other side of the river in some parts. Because of the natural break in the property boundary, the edge of the river is used as the boundary when determining the lot layout but the lack of additional lots adjacent to the rear of the property mean that there would be no adjacent homes in this location. This means that the potential density of homes in this area would be no different than any other area where 2 acre minimums were maintained. Further, on the other side of the river there are old railways beds that run roughly parallel to the river and further separate these lots from any adjacent development.

From the perspective of Groulx Road, these proposed lots would be very typical rural lots, that from the road, would even appear larger than lots in many rural areas where minimum lot frontages and areas are implemented.

Based on the preceding information, staff are of the opinion that the applicants proposal, with the additional context of the 2024 applications, is appropriate and minor in nature in this specific instance.

E. Recommendation

That Minor Variance Application A-2025-03 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)



Site Plan

