



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-2025-04
OWNER(S): Janice and Alan Renaud
ADDRESS: 142 Taillefer Road

1. Description of Property

This property is located at 142 Taillefer Road. There is a residential detached dwelling located on the property.

2. Proposed Development

The applicant is proposing to construct a new detached garage and they are requesting approval from the committee to permit a maximum floor area of 1500 sq. ft. whereas Zoning By-law 2021-60 permits 960 sq. ft. based on their property area.

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 has indicated that the requested increase in accessory structure floor area is intended to accommodate additional storage area for their vehicles and equipment, including a tractor and other tools used on their property. Their application indicated a preference to construct once larger building to house all of their equipment together rather than two separate small buildings totalling the same floor area, which would be permitted as of right by the zoning by-law.

The intent of limiting the accessory structure floor area in the zoning by-law is to ensure that all accessory structures are built in a way that compatible with the lot and does not impact any adjacent neighbours in a negative way. Rural lots have a lot of variability in their layout and size and the variance process gives the committee an opportunity to assess each lot on a case by case basis to determine the appropriateness of each proposal. In this case, the applicant's proposal is in a location that makes sense on the lot, is not directly against a property line and would not create any undue hardship on adjacent property owners based on the design characteristics.

Staff are of the opinion that the application is reasonable in the context of the lot and the increase is minor in nature in that it will not create any impacts in the neighbourhood. Further, the proposal is consistent with past municipal practice when considering accessory structure floor area increase to accommodate additional storage. The proposal is also generally consistent with the official plan policies promoting orderly rural development patterns.

E. Recommendation

That Minor Variance Application A-2025-04 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 'G. Kirton', written in a cursive style.

Greg Kirton, RPP, MCIP
Director of Community Services

Location of Property (Not to Scale)



Site Plan

