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**ITEM:** Minor Variance – Recommendation Report  
**DATE:** September 17, 2025  
**TO:** Committee of Adjustment  
**FROM:** Planning & Development Department  
**FILE NO:** A-2025-05  
**OWNER(S):** Renee Lacoursiere  
**ADDRESS:** 64 Eglington Road North

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## **1. Description of Property**

This property is located at 64 Eglington Road North. 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 1,200 square feet square feet, 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 Planning Statement**

The Provincial Planning Statement (PPS 2024) was issued under Section 3 of the Planning Act, and came into effect October 20<sup>th</sup>, 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 intent of the zoning by-law and official plan policies around accessory structures primarily intend to ensure that accessory structures are secondary in nature to the main use on the property, ensure that their scale is consistent with the surrounding area and that an accessory structure does not cause unreasonable impacts to neighbouring property owners. The applicant is proposing to construct a garage that marginally exceeds the maximum floor area permitted by the zoning by-law and would not exceed any height limitations. The proposed garage location is central on the lot in a location that makes sense in the context of the existing development. Further, it would not create any negative impacts on adjacent property owners.

Staff are of the opinion that the requested variance is minor in nature and generally maintains the intent of municipal planning policies, while being consistent with provincial planning regulations.

## **E. Recommendation**

That Minor Variance Application A-2025-05 to permit the construction of a detached garage on the subject property be approved.

Respectfully Submitted,

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

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Greg Kirton, RPP, MCIP  
Director of Community Services

**Location of Property (Not to Scale)**



# Site Plan

