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**ITEM:** **Minor Variance – Recommendation Report**  
**DATE:** **January 21, 2026**  
**TO:** **Committee of Adjustment**  
**FROM:** **Planning & Development Department**  
**FILE NO:** **A-2026-01**  
**ADDRESS:** **688 Quae Quae Road**

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## **1. Description of Property**

This property is located at 688 Quae Quae Road. This property has frontage on both Quae Quae and Waukegan and was subject to a consent and minor variance application in 2025 to create one new lot on the Waukegan frontage, with the existing dwelling staying with the retained lands on Quae Quae.

## **2. Proposed Development**

The applicant is seeking a minor variance to permit a reduction in the required lot area from the required 0.8ha to 0.7762ha. This application is related to consent application B-2025-03, which was approved by the East Ferris Committee of Adjustment on April 16, 2025. When completing the survey work for the severance it was noted that the retained lands were 0.0238ha short of the required 0.8ha and therefore the severance could not be finalized until this discrepancy is addressed.

The applicant is not planning any additional development or any new lot creation and this application is solely intended to allow them to finalize their 2025 application, which was previously approved by the committee. In the 2025 application, the applicant received approval for a minor variance to reduce the lot area of the severed lands from 0.8ha to 0.6ha. At the time, the applicant did not have a formal survey complete and 0.6ha appeared to be sufficient to cover the lot area deficiency. Had this information been available at that time, the applicant would have amended their request to 0.5762ha from 0.6ha, which fundamentally does not change the nature of the application.

This application seeks to permit a variance for the retained lands rather than further reduce the lot area of the severed lands associated with file B-2025-03. The reason for this request is because reducing the lot area of the retained lands will allow the applicant to use their existing survey to complete their severance rather than having to complete new field work and amended the survey.

### **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 applicant's request is essentially a technical variance that is directly related to previously approved applications. The nature of the request does not fundamentally change the previous approvals and will not create any noticeable changes to the development pattern on site or in the neighbourhood. The request is minor in nature and will have no impact at all beyond previous approvals that were already granted by the East Ferris Committee of Adjustment. The request represents a very slight deviation in lot area, with no change to lot frontage. The resulting lot pattern is consistent with the intent of the policies contained within the East Ferris Official Plan and Zoning By-law 2021-60. The application is desirable because it allows for the finalization of a previously approved application that was deemed to be good planning and consistent with East Ferris planning policies.

## E. Recommendation

That Minor Variance Application A-2026-01 to permit the a reduction in lot area from 0.8ha to 0.7762ha on the subject property be approved.

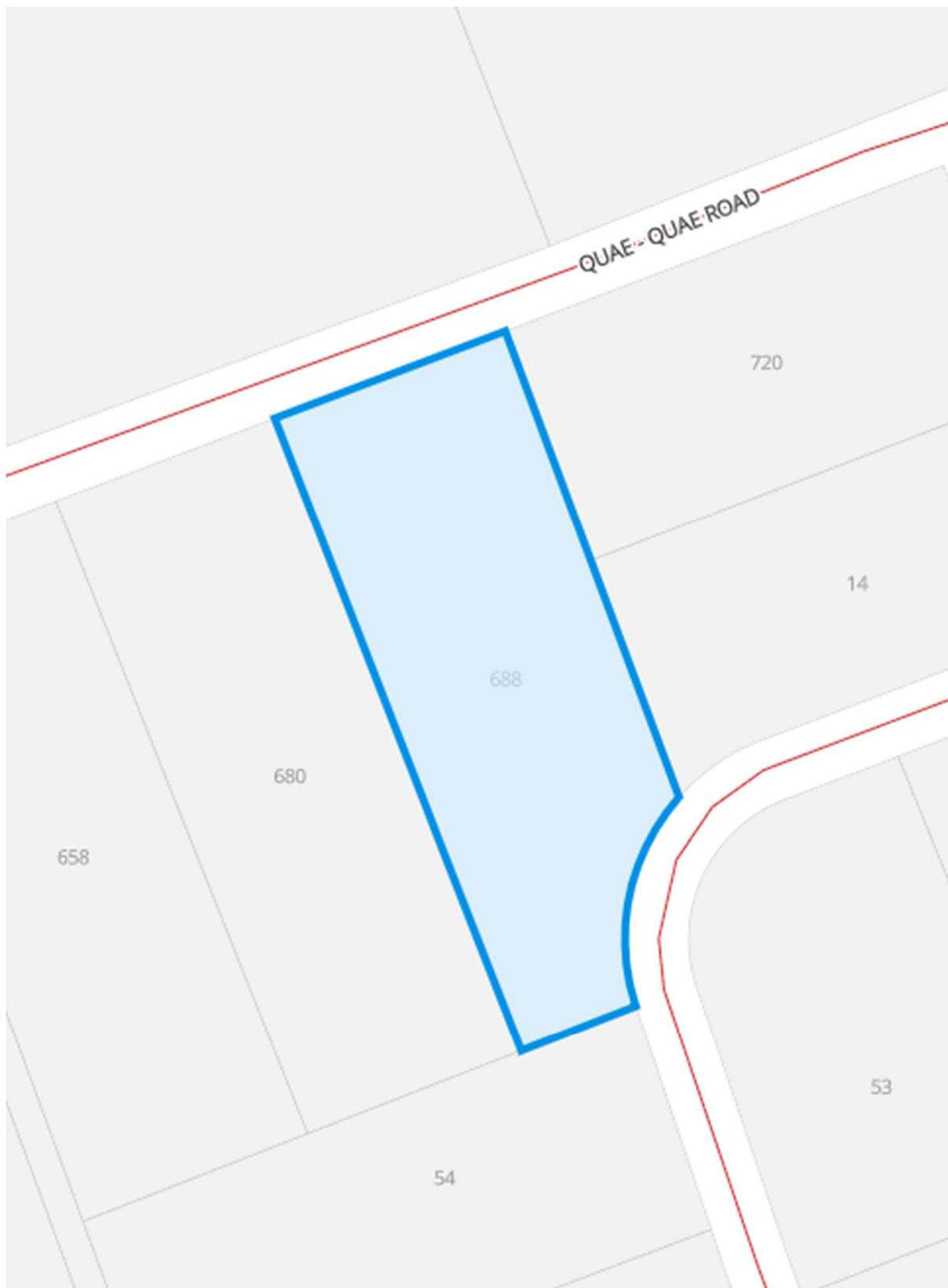
Respectfully Submitted,



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Greg Kirton, RPP, MCIP  
Director of Community Services

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



## Site Plan

