



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0
TEL.: (705) 752-2740 FAX.: (705) 752-2452
municipality@eastferris.ca

ITEM: Minor Variance – Recommendation Report
DATE: July 22nd, 2026
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: A-2026-07
OWNER(S): M & M Holdings Co. Ltd c/o Glenn Martin
ADDRESS: Vacant – Sunrise Lane (CON 3 PT LOT 9 RP NR124
PART A PCL 17492 WF RP 36R5589 PART 1 PCL
16895 WF)

1. Description of Property

This property is located on Sunrise Lane in Corbeil Ontario. The lot is currently vacant.

2. Proposed Development

The applicant is proposing to construct an accessory garage with a floor area of 2,067.6 sq. ft; whereas the Zoning By-law No. 2021-60 permits a maximum accessory structure floor area off 1,200 sq. ft. on this lot.

The applicant is also proposing to build a new home on the property that would be done in accordance with zoning by-law standards and is not subject to this application.

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 Planning 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 general intent of East Ferris Official Plan and Zoning By-law policies related to accessory structures is to ensure that they are not constructed in a way that causes negatives impacts to surrounding property owners or the general streetscape in the immediate area.

In this instance, the applicant is proposing to construct the garage in a location that is not directly adjacent to any neighbouring properties and is situated in a way that large stands of existing tree cover block the view of the garage from most adjacent locations. The way the garage is located on the lot is generally in line with the intent of East Ferris planning policies.

When assessing whether the application is minor or not, the test is generally also related to impact. Staff are of the opinion that in this case, there would be no impacts to adjacent property owners and the request is minor in nature.

E. Recommendation

That Minor Variance Application A-2026-07 to permit the construction of an accessory garage with a floor area of 2,067.6 sq. ft be approved.

Respectfully Submitted,

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

Greg Kirton, RPP, MCIP
Director of Community Services

Location of Property (Not to Scale)



Proposed Garage Location (as per the application)

