

Municipality of East Ferris

Report to Council

Report No.: COMM-2026-09

Date: July 14, 2026

Originator: Valerie Murphy, By-Law Enforcement Officer

Subject: Review of provision 3.2.7 of Zoning By-Law 2021-60 – Maximum permitted floor area for accessory structures to residential uses

RECOMMENDATION

That the Council for the Municipality of East Ferris directs staff to maintain Section 3.2.7 of Zoning By-Law 2021-60 with respect to the maximum permitted size of accessory structures to residential uses on all lots in rural or residential zones.

BACKGROUND

The Municipality of East Ferris Zoning By-Law 2021-60 contains standards and requirements for the floor area of accessory structures within the Municipality. A property owner may request a change to the requirements of the Zoning By-Law through an application for minor variance.

An accessory structure is a structure which is normally incidental or subordinate and located on the same lot as the primary use.

Zoning By-Law 2021-60 regulates the floor area of accessory structures to residential uses in rural and residential zones. Section 3.2.7 of Zoning By-Law regulates accessory structure size based on lot area and is summarized in the following table:

Property size (ha/ac)	Maximum Accessory Building Size
0-0.6ha / 0-1.49ac	89.2m ² / 960ft ²
0.61-4.0ha / 1.5-9.9ac	115.2m ² / 1200ft ²
4.01ha+ / 10ac+	148.2m ² / 1600ft ²

The Committee of Adjustment noted a perceived increase of minor variance applications being received seeking exemption from Section 3.2.7 of Zoning By-Law 2021-60. As such, at the Council meeting held October 28, 2025, Council directed staff to undertake a review of provision

3.2.7 of the Zoning By-Law to determine whether it would be appropriate to increase the maximum permitted floor area for accessory structures to residential uses on all lots in rural or residential zones.

The purpose of this report is to outline the results of this review and recommended actions.

REVIEW AND RESULTS

Zoning By-Law 2021-60 was approved and adopted by East Ferris Council on January 11, 2022.

The Committee of Adjustment regularly reviews applications for minor variances requesting permission to increase the maximum size of an accessory structure greater than that permitted by the Zoning By-Law.

An assessment of the total requests for minor variance for accessory structure size, since the adoption of Zoning By-Law 2021-60, has been completed. The results of the review were used in the consideration of increasing the maximum permitted floor area for accessory structures in Zoning By-Law 2021-60.

The following table summarizes the total number of building permit applications for accessory structures and the total number of applications for minor variance for accessory structure size that were received by the Municipality since the adoption of Zoning By-Law 2021-60.

Year	Number of Building Permit Applications for Accessory Structures	Number of Minor Variance Applications to Increase Accessory Structure Size
2022	29	4
2023	29	0
2024	40	1
2025	25	3
2026	3	1

Note: 2026 includes data up to and including May 14, 2026.

The results indicate that in most years the Committee of Adjustment receives at least one application for minor variance for accessory structure size. Since the adoption of the current Zoning By-Law, the greatest number of minor variance requests for accessory structures was received in 2022 with four (4) applications.

Since 2022, the annual number of requests for minor variance is much lower than the total number of building permit applications received for the construction of accessory structures by

the Municipality. As such, the majority of the constructed accessory structures to residential uses in rural or residential zones fall within the current provisions of the Zoning By-Law for accessory structure size. The number of minor variance applications for accessory structure size is low with four (4) applications for minor variance being the greatest number of applications in one year since the adoption of Zoning By-Law 2021-60.

OPTIONS

Option 1

That the Council for the Municipality of East Ferris directs staff to maintain Section 3.2.7 of Zoning By-Law 2021-60 with respect to the maximum permitted size of accessory structures to residential uses on all lots in rural or residential zones.

Option 2

That the Council for the Municipality of East Ferris directs staff to determine an increased maximum permitted size of accessory structures, on a sliding scale relative to lot size, to residential uses on all lots in rural or residential zones within the Municipality of East Ferris.

Option 3

That the Council for the Municipality of East Ferris directs staff to determine a revised accessory structure criterion, based on maximum allowable lot coverage, to residential uses on all lots in rural or residential zones within the Municipality of East Ferris.

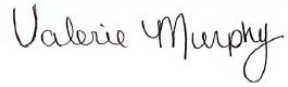
FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report and recommendation at this time.

RECOMMENDATION

That the Council for the Municipality of East Ferris directs staff to maintain Section 3.2.7 of Zoning By-Law 2021-60 with respect to the maximum permitted size of accessory structures to residential uses on all lots in rural or residential zones.

Respectfully Submitted,



Valerie Murphy
By-Law Enforcement Officer

I concur with this report,
and recommendation



Greg Kirton, RPP, MCIP
Director of Community Services



Jason Trottier, HBBA, MPA, CPA, CMA
CAO/ Treasurer