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ITEM: Minor Variance – Recommendation Report
DATE: July 19, 2023
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: A-2023-07
OWNER(S): Robert Chatarpaul
ADDRESS: 16 Pargeter Drive

1. Description of Property

This property is located on Pargeter Drive. The lot is currently developed with a single detached dwelling, and garage.

2. Proposed Development

The applicant is requesting permission for an increase in the permitted height for the recently constructed garage on the property. The applicant received a building permit for the garage structure, which originally complied with the height restrictions in our zoning by-law. The maximum height is measured to the midpoint between the eaves and the peak of the roof.

During the construction process, the applicant modified their building plans slightly to include dormers in the roofline of the garage. When the permit amendment was applied for it was noted that the roofline on the dormers exceeded the permitted accessory structure height. The original ridgeline of the main roof and the highest point of the structure did not change.

The dormer roof line requires a variance to permit a maximum height of 6.6m whereas 6.0m is permitted by By-law 2021-60.

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 2020) was issued under Section 3 of the Planning Act, and came into effect May 1st, 2020. The PPS 2020 requires that decisions affecting planning matters "shall be consistent with" policy statements issued under said Act. The PPS 2020 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 2020 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 2020, 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. Official Plan Policies

The property is designated as Waterfront Designation in the Official Plan.

The Waterfront designation permits a variety of land uses including low density residential and accessory structures, such as a garage.

The applicant's proposal is consistent with the general intent and purpose of the Municipality's Official Plan. The garage structure is in scale with the context of the area and fits with the expected uses permitted in the Waterfront Designation.

E. Zoning By-Law

The property is currently zoned Lakefront Residential Zone (RL), which permits a residential dwelling and accessory structures. There is no conflict with the Zoning By-Law from a use perspective. The applicant is seeking permission to exceed the Zoning By-Law's provisions regarding the maximum height for an accessory structure. Given that the bulk of the structure complies with the maximum height provisions of the zoning by-law and the only conflict lies with the dormers on either side of the roof line, staff are of the opinion that the impact of the height increase would be negligible from an appearance perspective. The proposed structure is consistent with the intent of the maximum height policies of the zoning by-law.

F. Conclusions

The application has been reviewed with the four 'tests' of Section 45(1) of the Ontario Planning Act. Staff are of the opinion that the requested increase in maximum height is in conformity with the general intent of the official plan and zoning by-law as is minor in nature and appropriate given the context of only being applicable to the dormers.

G. Recommendation

That Minor Variance Application A-2023-07 to permit an increase in maximum height for an accessory structure on the subject property be approved.

Respectfully Submitted,



Greg Kirton, RPP, MCIP
Director of Community Services

Location of Property (Not to Scale)

