



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

**ITEM:** Minor Variance – Recommendation Report  
**DATE:** May 22<sup>nd</sup>, 2024  
**TO:** Committee of Adjustment  
**FROM:** Planning & Development Department  
**FILE NO:** A-2024-07  
**OWNER(S):** Evan MacKinnon  
**ADDRESS:** 953 South Shore Road

---

## **1. Description of Property**

This property is located at 953 South Shore Road. The lot is currently developed with a single detached dwelling, and detached garage.

## **2. Proposed Development**

The applicant is proposing to construct a boat house with an increased permitted floor area of 55.7m<sup>2</sup> whereas by-law 2021-60 permits 45m<sup>2</sup>.

## **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 1<sup>st</sup>, 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. Policy Review / Four Tests**

The East Ferris Zoning By-law limits the floor area of boat houses beyond the standard limit of accessory structures. The 45m<sup>2</sup> size limitation was a middle ground implemented in 2021 when the new zoning by-law was passed. Boat houses were not permitted prior to 2021 in any capacity. Given the change to allow them, the planning advisory committee and Council wanted to ensure that more care was taken in the review of boat houses and as a result introduced an additional floor area limitation. This was done largely because both Lake Nosbonsing and Trout Lake have a lot of small lots on them that significantly predate our zoning by-law policies regarding lot size minimums. A larger boat house on a small lot could have a significant impact to the shoreline.

In this case, the applicant is proposing a boat port with a small storage room at the rear of the structure. The structure is primarily open on all sides, which lessens the visual impact of the structure. The applicants property is also much larger than the majority of waterfront properties along Lake Nosbonsing. The structure is also proposed in a central location on the lot, which further limits any potential impacts. For all of these reasons, along with the relatively minor numerical increase of approximately 10m<sup>2</sup>, staff is of the opinion the request is minor in nature and in line with the general intent of our planning documents.

## E. Recommendation

That Minor Variance Application A-2024-07 to permit the construction of a boat house on the subject property be approved.

Respectfully Submitted,

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

---

Greg Kirton, RPP, MCIP  
Director of Community Services

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



## Site Plan

