



C-19-02

Applicants: Nicole Poirier – 852 Tonomo Lake Road

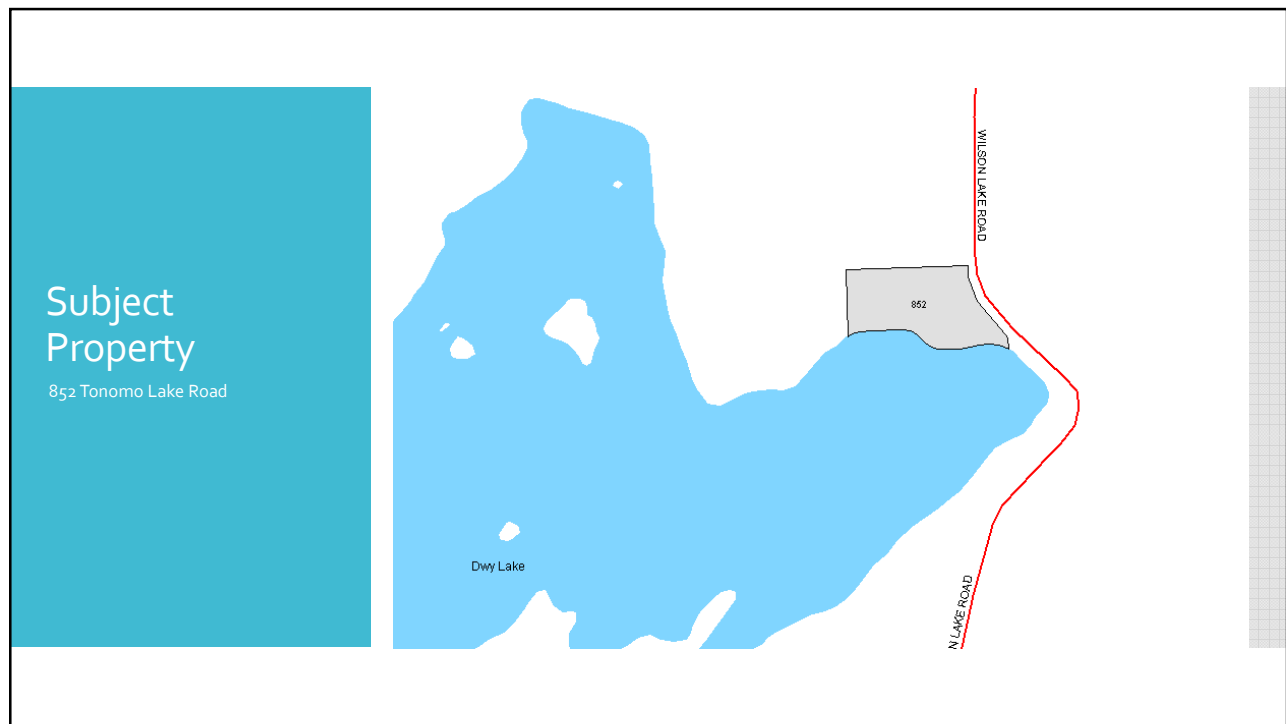
Date: July 25, 2019



Purpose and Effect of the Application

The purpose of the Application is:

- To create one new lot within the subject lands.
- The subject lands are currently located within the Tourist Commercial (TC) Zone.
- The subject lands are currently 1.6 hectares (4 acres) in lot area.
- Each of the proposed lots will be 0.8 hectares (2 acres).
- The proposed retained lot will contain three (existing) cabins.
- The proposed severed lot will contain one (existing) dwelling and accessory buildings.



Application Site Sketch

852 Tonomo Road Proposed Severance



Proposed Lot Characteristics

Zone Provisions	TC Standard	Severed (Proposed)	R ₃ Standard	Retained (Proposed)
Frontage (min.)	200 m	+/- 70 m	50 m	+/- 70 m
Lot Area (min.)	0.6 ha	0.8 ha	0.8 ha	0.8 ha
Lot Area (max.)	6.0 ha	0.8 ha	1.5 ha	0.8 ha

Conformity to the Official Plan

- Permanent or seasonal detached dwelling units/Tourist Commercial establishments are permitted within the Marten River Neighborhood (S. 6.3.2, 6.4.1)
- The proposed lots conform to the consent policies in S.9.7.1 of the Official plan including:
 - Represent orderly and efficient use of land;
 - Adequate size to accommodate the proposed uses; and
 - Have access from a municipally maintained road.

Conditions of Provisional Consent

- Preparation of an updated Reference Plan.
- The completion of a Zoning By-law Amendment to address the intended use of the retained lands and the severed lands, and to ensure the retained lands and severed lands comply with the Zoning By-law.
- Confirmation that the severed lands have a strip of lands with a minimum width of 10 metres, and a minimum of 10 metres frontage on Wilson Lake Road/Tonomo Lake Road to accommodate a new driveway and access.
- That the new driveway entrance be approved by the Public Works department of the Municipality.
- That the Timiskaming Health Unit provide confirmation that the existing development on the severed lands (three cabins) is appropriately serviced (water supply and septic system).
- The Site Plan Agreement No. SPC-08-17 be amended to reference the two lots with the Municipality of Temagami; and,
- The standard conditions of the Municipality.

Thank you



MV-19-02

Applicants: John and Ronda Pecaric – 16 Lake Temagami Island 1002

DATE: July 16, 2019



Purpose and Effect of the Application

The Effect of the application is:

1. To permit an expansion of a non-complying sleep cabin that is located within the Shoreline Activity Area. 30.5 square metres to 44.53 square metres which is an increase of 14.03 square metres. A deck is also proposed that is 17.52 square metres in size (S.6.28).
2. To permit an increase in the maximum area of structures within the Shoreline Activity Area of 183 square metres where 100 square metres is permitted. (S.6.40)
3. To permit an addition to an existing sleep cabin that is located 8 metres from the shore on the north side of the subject property, and 8 metres from the shore on the west side of the subject property. 15 metres is required. Existing is 9 metres on west and 22 metres on north side.. (S. 7.4.2 (a))
 - To permit a new deck attached to a sleeping cabin that is located 7 metres from the shore on the north side of the subject property.
4. To permit a total lot coverage of 11% . 9.2 % existing and 8 % permitted. where a maximum of 8% is permitted. (S. 7.4.2 (g))

Zoning Provisions

<u>Zone Provisions</u>	<u>Required Standard</u>	<u>Proposed</u>
Minimum distance from the shore	15.0 m	8.0 m – Sleep Cabin (to the north and west shoreline) 7.0 m – Covered Deck (to the north shoreline)
Shoreline Activity Area	100 m ²	183 m ²
Lot Coverage (max.)	8%	11%

Photos of the Area

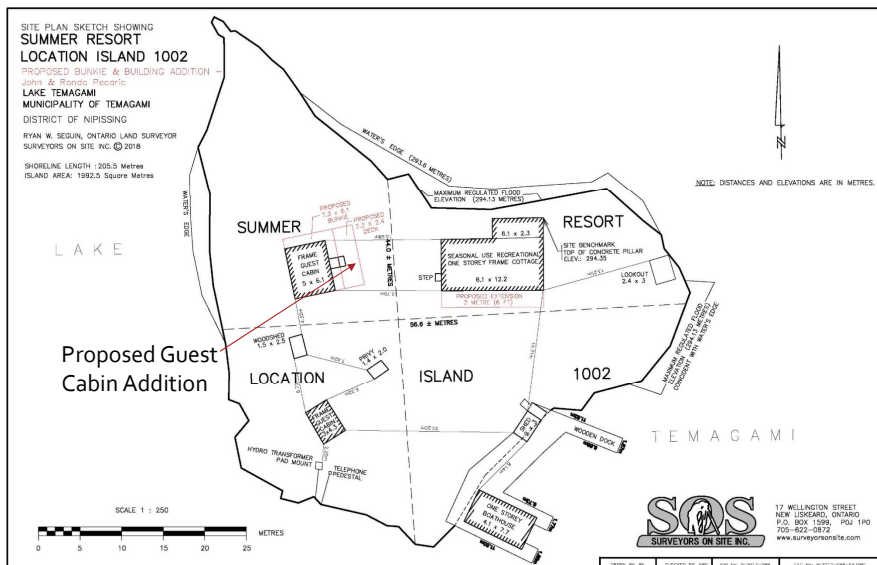


Photos of the Area Continued





Site Plan Sketch



THE FOUR TESTS OF A VARIANCE

In-keeping with the intent of the Official Plan

- Section 2.17 – Includes policies that promote preservation of vegetative buffers and screening from shorelines.
- Section 5.2.1 – References the goals of the Lake Temagami Neighbourhood:
 - To preserve the natural environment;
 - To protect the wilderness and semi-wilderness values; and,
 - To ensure the protection of visual aesthetics.
- Section 5.3.2 – Permits residential uses, including accessory uses, within the Lake Temagami Neighbourhood.

In-Keeping with the intent of the Zoning By-Law

- The intent of Zoning By-law Sections:
- 6.28,
- 6.40,
- 7.4.2 Dwelling Unit a) and the lot g).
- Limit expansion to non-conforming buildings
- Maintain an appropriate setback for development to the shoreline.
- Protection vegetation areas adjacent to shoreline.
- The intent of the above provisions is also to implement the goals of the Official Plan including protection of the wilderness and semi-wilderness values.

Will the variance provide for the desirable development of the land?

- The test of desirability is one that relates to the public interest. For the Lake Temagami Neighbourhood, the Official Plan establishes that it is important to protect the semi-wilderness values of Lake Temagami.
- The addition is to an existing structure common to an island property.

Is the Variance Minor?

- An overall review and conclusion based on the three previous test, the variance appears to be minor in nature.

Conclusion

- Based on the review of Application No. MV-19-02, the proposed application meets the intent of the Official Plan, the intent of the Zoning By-law, is desirable, and appears to be minor in nature.
- It is recommended that the variance be subject to the following conditions:
 - That the variance apply to the location of the development proposed in the application sketch (excluding the addition to the cottage dwelling); and
 - The application be required to enter into a Site Plan Agreement with the Municipality.

Thank You

