



MV-19-01

Applicants: Mary S. Shepard & John O. Shepard, 2 Lake Temagami Island 1176

Date: April 16, 2019



## Subject Property

2 Lake Temagami Island 1176

# Purpose and Effect of the Application

- **The purpose of the Application is:**

- To permit the construction of a new cottage. A portion of the cottage is located within the Shoreline Activity Area (SAA) and within the minimum required distance from the shore required by the Zoning By-law.

- **The effect of the Application is:**

- To permit a new cottage that is located 14 metres from the shore on the west and east side of the island, where a setback of 15 metres from the shore is required. (Section 7.4.2 Any Dwelling Unit a)). The existing cottage is located 24 metres from the shore on the east side of the island.





# The Four Test of a Minor Variance



# Keep with the intent of the Official Plan

- Conforms with Section 2.17 – Development and retention of vegetative buffers to screen development from the shoreline.
- Conforms with Section 5.2.1- Provides direction to the land use within Lake Temagami Neighbourhood.
- Conforms with 5.3.2 – A broad range of permitted uses, including residential uses within the Lake Temagami Neighbourhood.



# Keep with the intent of the Zoning By-Law

## **Section 7.4.2 Any Dwelling Unit a)**

- The intent of the above provisions is to limit the amount of buildings/structures within proximity to the shoreline.
- The intent of the above provisions is also to implement the goals of the Official Plan, which protect the wilderness & semi-wilderness values.
- The proposed cottage meets the other standards of the R1 Lake Temagami Zone.



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

- The proposed variances would not change the existing land use;
- The existing building is screened by vegetation and the existing vegetation would appear to screen the new proposed cottage from the lake; and
- The proposed variance will provide for the desirable development of the land.





# Is the variance minor?

- Based on the review of the three previous tests of a minor variance, the proposed variances could be considered minor.



# Conclusion

- Based on the Planning Consultant's review, the application meets the intent of the Official Plan, the intent of the Zoning By-law and is desirable. The Committee of Adjustment should be satisfied from their local knowledge, or a site visit that the variances are minor.
- Comments (**Will input if any are received.**)



# Conditions

- The variances only apply as demonstrated in the application sketch.
- The Site Plan Agreement No. SPC-18-23 be amended.



Thank you