



MV-19-03

Applicants: K.J. Allen Investments Inc. - 20 Lake Temagami Island 337

DATE: September 26, 2019



Purpose and Effect of the Application

The Effect of the application is:

1. To permit an expansion of a non-complying cottage that is located within the SAA. The cottage has a current size of 45.5 square metres (490 square feet) and is proposed to be expanded to 95.5 square metres (1026 square feet) which is an increase of 50 square metres (536 square feet). (S.6.28).
2. To permit the additions to the existing cottage with minimum distances from the shoreline of 5 metres from the north shoreline of the subject property, 6.5 metres from the east shoreline of the subject property, and 11 metres from the south shoreline of the subject property. (S.7.4.2 a) Any Dwelling Unit)
3. To permit an increase in the maximum area of structures within the Shoreline Activity Area of 117 square metres (1,259 square feet) where 100 square metres (1,076 square feet) is permitted. (S.6.40)
4. To permit a sleep cabin that is located 6 metres (20 feet) from the shore on the southside of the subject property. The minimum setback is 15 metres (49.2 feet) (S. 7.4.2 (a) Sleep Cabin)

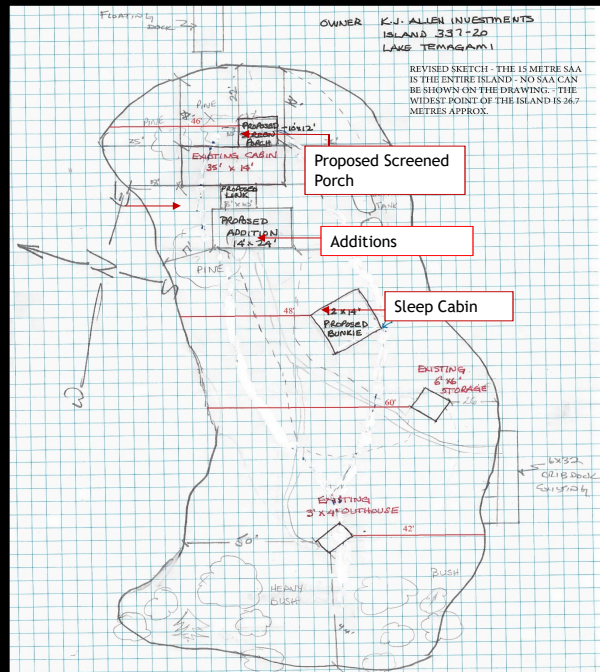
Zoning Provisions

Zone Provisions	Required Standard	Proposed
Minimum distance from the shore	15.0 m	<p>Cottage - 5 metres to the north shoreline</p> <p>Cottage - 6.5 metres to the east shoreline</p> <p>Cottage - 11 metres to the south shoreline</p> <p>Sleep Cabin - 6 metres</p>
Shoreline Activity Area	100 m ²	117 m ²
Lot Coverage (max.)	8%	5%

Photos of the Area



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)
 - 7.4.2 Sleep Cabin without both bathroom and kitchen facilities a)
- Limit expansion to non-complying 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 additions are to an existing structure and sleep cabin are 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-19-03, 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 ; and
 - The application be required to enter into a Site Plan Agreement with the Municipality.

Thank You

