

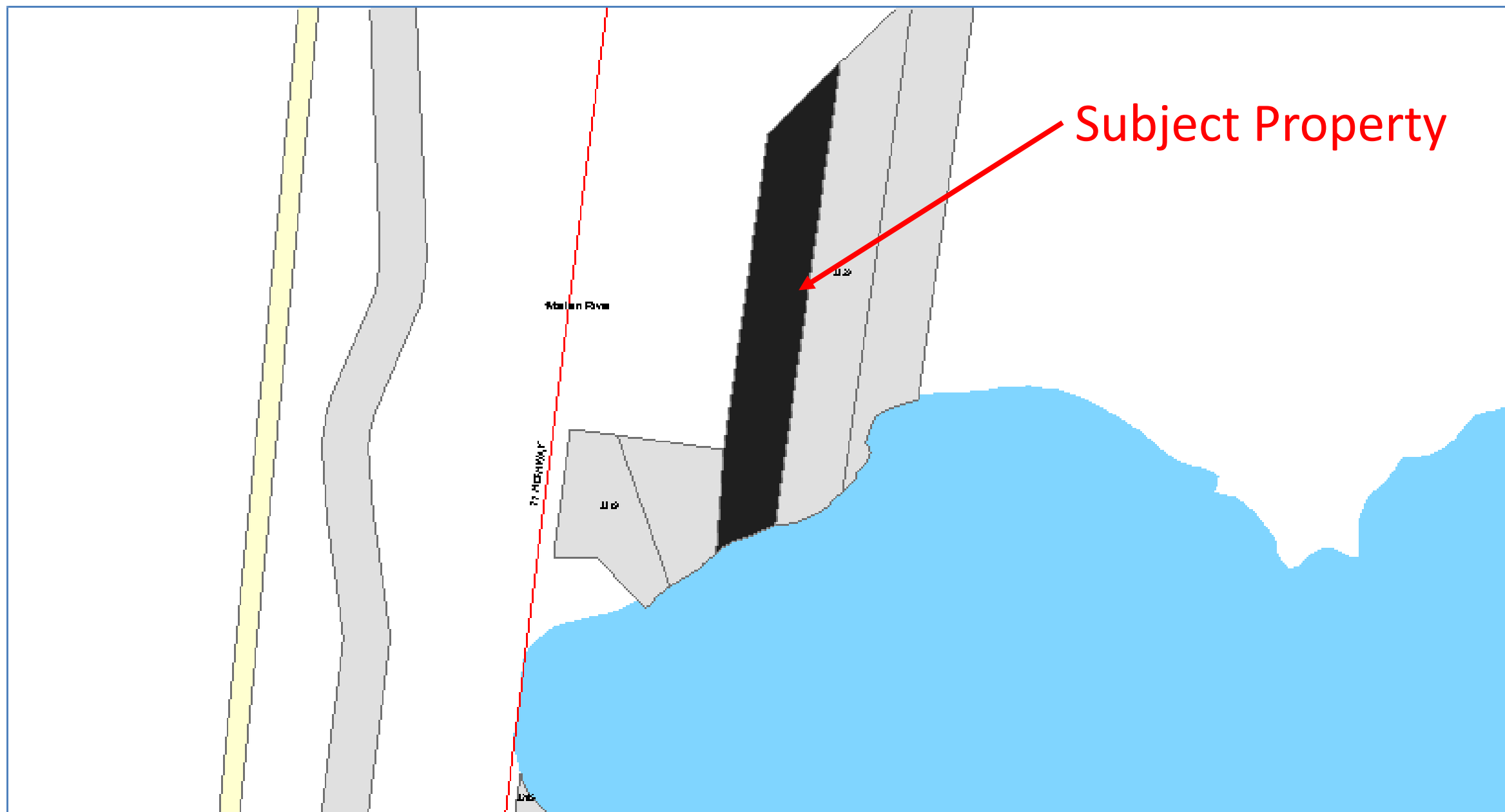
MINOR VARIANCE (MV-20-02)

APPLICANTS: ALLAN CASIMIR COMÉ
PROPERTY: 3329A HIGHWAY 11 NORTH
DATE: AUGUST 21, 2020

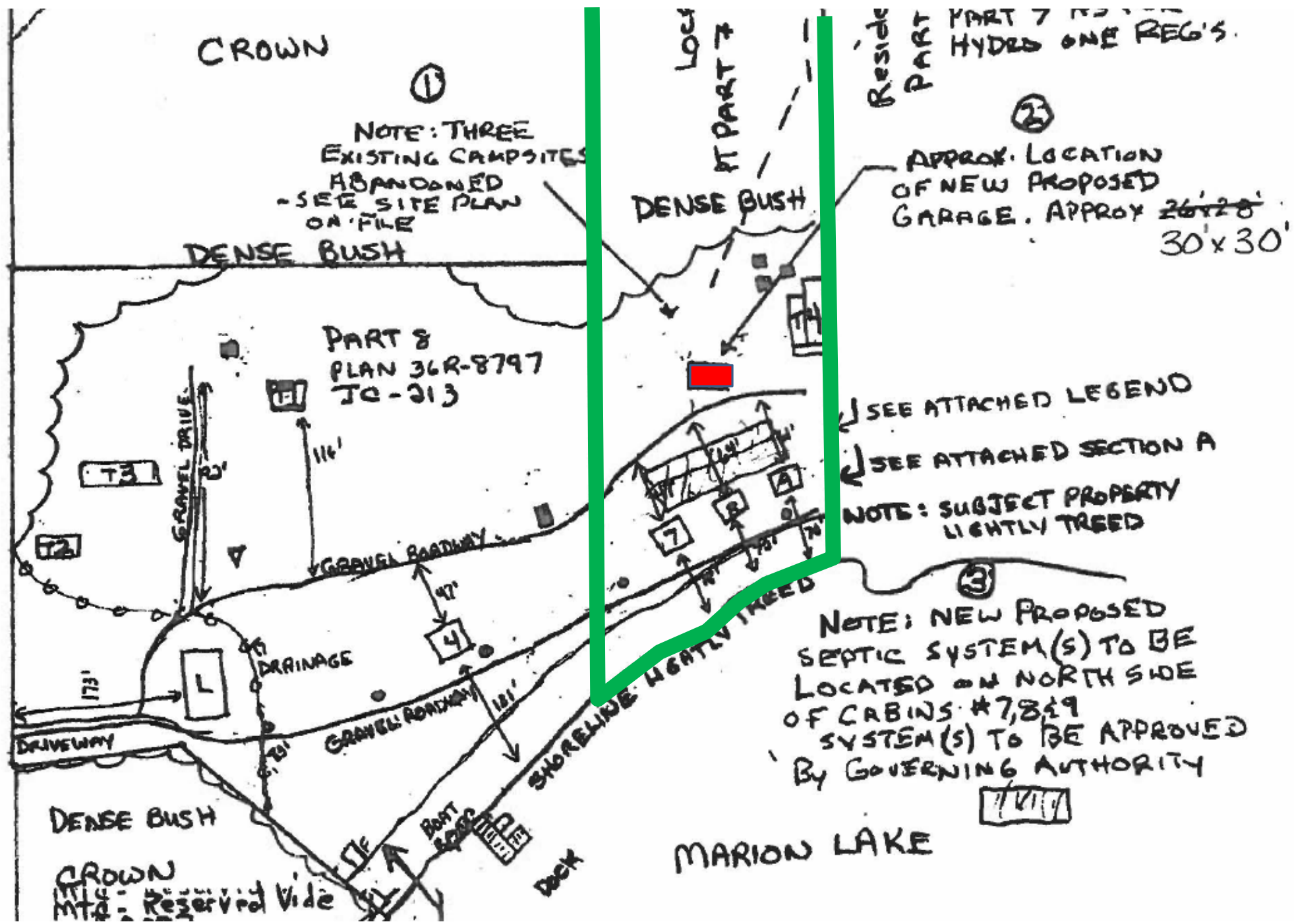


Purpose and Effect of the Applications

- To permit a variance to the maximum permitted gross floor area of a detached garage in the Remote Residential (R2).
- A maximum gross floor area for a detached garage in the R2 Zone is 72.5 square metres (780 square feet) – Section 7.5.2 a) (Detached Garage).
- The proposed detached garage has a gross floor area of 84 square metres (900 square feet).
- A variance to permit a detached garage to be 11.5 square metres (124 square feet) larger than permitted in the Zoning By-law is being sought.











THE FOUR TESTS OF A VARIANCE

In-keeping with the intent of the Official Plan

- Section 2.14 (Cultural Heritage Resources) – There is one known archaeological site located approximately 3.92 km from the subject property. Portions of land on the south side of Marian Lake are identified as “High Potential Heritage Areas.”
- Complete review of environment features such as: Aquatic Feeding Area, Areas of Natural & Scientific Interest, Calving Fawning Sites, Significant Ecological Area, Wetlands and Spawning Areas was completed and none of these features were identified on the subject property or within adjacent lands. A known canoe route has been identified throughout Marian Lake.
- Section 2.17 (Waterfront Development) – Guide development on waterfront properties and promotes the retention of vegetative buffers to screen development from the shoreline.
- Section 6.3.2 - Permanent and seasonal singled detached dwellings are permitted in the Marten River Neighbourhood.



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

- Variances proposed to:
 - Section 7.5.2 a) – Detached Garage for the R2 Remote Residential Zone of 72.5 square metres.
 - Proposed garage is 84 square metres.
 - Variance of 11.5 square metres larger than permitted by the Zoning By-law is being sought.
- Intent of a maximum gross floor area for a detached garage is to :
 - Limit the scale and built form of development on a lot.
 - Ensure that there is an appropriate relationship between the principal buildings and accessory buildings.

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

- The test of desirability is one that relates to the public interest.
- Existing character to remain. No impact on views from the lake.
- Residential uses are permitted.

Is the Variance Minor?

- A site visit was conducted.
- Based on a review of the variance and the application, the variance appears to be minor.

Comments Received

- Email from Ministry of Natural Resources and Forestry dated August 17, 2020 – no objections to the proposed construction.
- Email from Timiskaming Health Unit dated August 18, 2020 – as no septic is located on the subject property, (if septic system is located on the property) the proposed garage will need to meet the minimum clearance from the septic.

Recommendation

- Based on the review of Minor Variance application, it is recommended that the application be approved based on the application meets the four tests in the Planning Act.

Recommended Conditions:

- 1) That the variance apply to the proposed detached garage referenced in the application sketch; and
- 2) Prior to the issuance of a building permit, the Site Plan Control Agreement for the subject property be amended, as necessary to reflect the proposed variance, and registered on title.

