



NOTICE OF DECISION

1. Application No.: MV-20-02 (Minor Variance Application)
 2. Applicant/ Owner: Allan Com 
 3. Date of Hearing: August 27, 2020
 4. Date of Decision: August 27, 2020
 5. Date of Notice of Application: August 17, 2020
 6. Zoning: Remote Residential (R2) Zone
 7. Designation: Integrated Management Area (Marten River Neighbourhood)
 8. Location and Legal Description of Property: at 3329A Highway 11 North, by the owner Allan Casimir Com . The subject property is legally described as: SISK PT SUMMER RESORT LOC EM7 RP 36R8797 PT PART 7 PCL 27936 NIP; MUNICIPALITY OF TEMAGAMI.
-

9. Decision

The purpose of this minor variance application is to seek a variance to the maximum permitted gross floor area of a detached garage in the Remote Residential (R2) Zone. Section 7.5.2 Detached Garage a) permits a detached garage within the R2 Zone with a maximum gross floor area of 72.5 square metres (780 square feet). The applicant is proposing to construct a new detached garage that is 9.1 metres by 9.1 metres (30 feet by 30 feet) with 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.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT THE REQUESTED BE:

- ☐ Granted subject to no conditions
- ☐ Refused
- ☐ Deferred
- ☐ Adjourned
- ☐ Granted subject to the following 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.

10. Reasons:

The Committee of Adjustment has reviewed this application in accordance with the *Planning Act* and has made its decisions for the following reason:

- Based on the review of the Minor Variance application MV-20-02 submitted by Allan Com  , the application meets the intent of the Official Plan, the intent of the Zoning By-law, is desirable development, and appears to be minor.

11. Comments received in writing and verbally at the meeting related to:

- Email from Ministry of Natural Resources and Forestry dated August 17, 2020 – No objections.
- Email from John Dickinson, Timiskaming Health Unit dated August 18, 2020 – No septic on this property; however, if one is present the system would need to be exposed so that it can be shown that the proposed garage will meet minimum clearance from the septic.

12. The comments received had the following effect on the decision:

- The committee considered the application in coming to their decision.

Concur in the decision:

Cathy Dwyer, Chair

Barry Graham, Member

Barret Leudke, Member

Bruce Rice, Member

Gary Cline, Member

Ken Ballentine, Member

Nicole Brooker, Member

13. Notice for Last day of Appeal

The last day for appealing this decision to the Local Planning Appeal Tribunal is **September 16, 2020 [20 days following the date of Notice]**. The notice of appeal should be sent to the Municipality of Temagami. It must, (1) set out the reasons for the appeal, and (2) be accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act, payable to the Minister of Finance, Province of Ontario.

Notice of Decision
Application # M-20-02
Page 3

Only individuals, corporations or public bodies may appeal decisions in respect of applications for Minor Variances to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

Date of Notice: August _____, 2020

Certified by:

Tammy Lepage, Planning Clerk,
Secretary-Treasurer, Committee of Adjustment