
To:	Tammy Lepage
From:	Jamie Robinson
Date:	April 24, 2018
File:	12134AW
Subject:	Jones Minor Variance Application

This memorandum has been prepared to summarize our initial review and discussions with the applicant's consultant regarding a proposed minor variance application for the lot located at Lot 4, Plan 36M-610 Parcel 4-1 on Fox Run, Cassels Lake, in the Municipality of Temagami.

1. The applicants have short term and long term development aspirations for the property.
2. In the short term, they would like a small building to stay in while they are working in the area. In the long term, they would like to develop a larger dwelling on the property.
3. The desire is to create a detached garage with living accommodations. The intent would be that these living accommodations would be converted to a sleeping cabin when a new dwelling is constructed on the lot.
4. The proposed approach was undertake a minor variance, calling the proposed structure a sleeping cabin:
 - a) To construct a detached garage prior to constructing the main dwelling.
 - b) To permit direct access from the sleep cabin to the garage bathroom facilities.
5. The more appropriate approach would seem to be to construct the proposed building as a dwelling now - complete with washroom, kitchen and attached garage.
6. When a larger dwelling is proposed, along with the building permit for the construction of the larger dwelling, the owner would also be required to submit a permit to convert the dwelling, to a garage with sleep area by removing the kitchen. This would enable the structure to be occupied during construction and until final occupancy is granted for the new larger dwelling.

7. The Zoning By-law only permits a washroom or a kitchen in sleeping cabins on lots that are greater than 0.4 hectares. The lot area of the subject lands must be confirmed as information provided by the proponent indicates a lot area of 0.4 hectares.
8. There are two issues that exist with respect to the Zoning By-law. The first is that the Zoning By-law does not specifically permit a sleeping cabin to be located in a detached garage. The second is that the maximum size of a detached garage is 72.5 square metres. The size of the proposed building is 80.5 square metres.
9. In order to ensure the conversion could take place in the future the zoning of the property should be updated. We would suggest that a Zoning By-law Amendment (ZBA) be undertaken over a minor variance. The ZBA would increase the maximum permitted size of a detached garage and would specifically permit a sleeping area in the detached garage.
10. The proponent has the option of submitting a building permit application now for the first dwelling. A ZBA would not be required prior to issuing this permit. A ZBA would be required in order for a future conversion to occur. On this basis, it may be appropriate to submit such a ZBA at this time, in order to facilitate the future conversion of the first dwelling.