



*7 Third Avenue
Whitney, Ontario*

**COMMITTEE OF ADJUSTMENT MEETING &
PUBLIC HEARINGS**

AGENDA

February 15, 2023 9:00 a.m.

IN PERSON & ZOOM MEETING

Live Streamed to YouTube Channel: South Algonquin Council

Open Meeting/Call to order-9:00 a.m.

1. Additions / Amendments to the Agenda
2. Adoption of the Agenda
3. Disclosure of Pecuniary Interest
4. Adoption of Minutes
That the Minutes of the September 21, 2022 Committee of Adjustment Meeting be approved as submitted.
5. Public Hearing
- 5.1 **Consider Consent Application (Lot Addition)-C.2022-07**
Staff Report: Anthony Hommik, MCIP, RPP
Legal Description: AIRY CON 5 PT PART LOT 7 REM;PCL 19108 NIP
Civic Address: 40 Kenny Road
- 5.2 **Consider Minor Variance Application MV.2023-01**
Staff Report: Anthony Hommik, MCIP, RPP
Legal Description: LYELL PLAN M382 LOT 23 PT;SHORE RD ALLOW AND
RP;36R12466 PART 4
Civic Address: 123B Woodland Lane
- 5.3 **Consent Application (Lot Addition) – C.2022-06**
Staff Report: Anthony Hommik, MCIP, RPP
6. Other
7. Next meeting tentatively scheduled for Wednesday, March 15, 2023

Adjournment

NOTE: Submissions received from the public, either orally or in writing, may become part of the public record.

There may be limited capacity in the Council Chambers.

**THE CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN
COMMITTEE OF ADJUSTMENT**

PUBLIC MEETING VIA ZOOM – September 21, 2022 –9:00 a.m.

There was a public meeting of the Committee of Adjustment via ZOOM and in-person to hear Minor Variance Application No. M.V. 2021-02 and Consent Applications No. C.2022-05 and C.2022-06. Present were Committee Members: Committee Chair Councillor Shalla, Councillor Bongo, Councillor Collins, Councillor Florent, Councillor Harper.

Staff: Bryan Martin, CAO/Clerk Treasurer
Tracy Cannon, Secretary/Treasurer of the Committee of Adjustment

Guests – Holly Richards, Applicant M.V.2021-02
Adrian Taylor, Bradley Law Corporation, Solicitor & Agent; C.2022-06

Councillor Shalla called the public meeting to order at 9:02 a.m.

1. ADDITIONS/AMENDMENTS TO THE AGENDA: None

2. ADOPTION OF THE AGENDA

Moved by: Councillor Harper

Seconded by: Councillor Bongo

To adopt the agenda as prepared for the Committee of Adjustment meeting of Wednesday, September 21, 2022 as circulated.

-Carried-

3. DECLARATION OF PECUNIARY INTEREST: None

4. ADOPTION OF MINUTES

Moved by: Councillor Florent

Seconded by: Councillor Collins

To adopt the minutes of June 22, 2022 Committee of Adjustment meeting as circulated.

-Carried-

5. PUBLIC HEARING

Chair, Councillor Shalla turned the meeting over to T. Cannon, Planning & Building Administrator.

5.1 CONSIDER MINOR VARIANCE APPLICATION – M.V. 2021-02

This portion of the meeting is to consider one application for a Minor Variance under Section 45 of the Planning Act Part for lands locally known as 468 Moonlight Bay Road.

The subject property has frontage on Aylen Lake and is currently improved with two single-storey frame cottages and a woodshed. The northern cottage and the majority of the southern cottage are located on the shore road allowance that was recently purchased by the owner.

The southern cottage is proposed to be enlarged with a sunroom/screened in porch with a floor area of approximately 252 square feet.

The subject property is zoned Shoreline Residential (SR). The Shoreline Residential zone permits the existing cottage, however, the existing cottage does not meet the required 20-metre setback from Aylen Lake therefore is considered a legal non-conforming use. Any change, alteration or replacement of the existing cottage requires approval for an expansion of a legal non-conforming use.

Due to the proposed enlargement being located in close proximity to Aylen Lake that is a managed lake trout lake, an Environmental Impact Study (EIS) was required in order to consider the application. Ravenwood Environment provided a report dated June 9, 2022.

The results of the EIS conclude that no adverse impacts on the adjacent natural features, including Aylen Lake, are anticipated and the area where the addition will be constructed is highly disturbed, with no further disturbance to occur within the vegetated area down-slope of the construction area.

REQUIREMENTS FOR NOTICE

T. Cannon reported, the notice signs were provided to the property owner on August 26th and mailed to property owners within the required 60 metres of the subject property on August 29th.

COMMENTS FROM THE PLANNER:

Comments from Anthony Hommik, Planner Jp2g Consultant Inc were provided in the circulated planner's report.

PUBLIC/AGENCY COMMENT ON APPLICATION:

T. Cannon received one comments in support of the development from Richard & Cathy Shillington, an adjacent property owner.

COMMENTS FROM THE COMMITTEE:

Councillor Florent: No concerns with the proposed construction as it is going to be further away from the lake than part of the cottage. Doesn't appear that there will be any change to the shoreline.

Councillor Bongo: Thanked the applicant and echoed Councillor Florent's comment.

COMMENTS FROM THE APPLICANT:

Holly Richards: Has reviewed the EIS Report with her parents and they have no issues with the conclusions of the report and are willing to put up a heavy-duty sedimentation barrier along the shoreline to protect it.

RECOMMENDATION AND CONDITIONS OF THE MINOR VARIANCE APPLICATION

Based on the planning analysis provided in the planner's report and the findings of the EIS prepared by Ravenwood Environmental, it is recommended that the Committee of Adjustment approve the Permission to Enlarge application with the below conditions;

- 1) That the approved development is constructed substantially in accordance with the sketch submitted by the applicant.
- 2) That an approved Sedimentation Barrier be installed downslope of the construction area during all active phases which may result in movement or disturbance of substrate material, to ensure there is no erosion or resulting sedimentation of Aylen Lake as result of activities on site. This barrier is to utilize Best Management Practices for construction materials, and be installed properly, and inspected and maintained as required.
- 3) That the Sedimentation Barrier remain in place until all disturbed substrate has been stabilized using approved methods (geotextile, hydroseeding, etc.).
- 4) Payment of all municipal legal and planning fees associated with the processing of the application.

DECISION

Moved by: Councillor Florent

Seconded by: Councillor Bongo

In making the decision upon the application, the committee has considered whether or not the application meets the requirements of subsection 45(2) of the Planning Act.

THEREFORE, the Committee of Adjustment grant the Permission to Enlarge subject to the conditions read by the Secretary Treasurer.

-CARRIED-

T.Cannon thanked Holly Richards for attendance and advised that she will follow up regarding the Notice of Decision.

5.2 CONSIDER CONSENT APPLICATION – C. 2022-05

This portion of the Committee of Adjustment meeting is to consider a Consent under Section 53 of the Planning Act for lands locally known as 814 North McKenzie Lake Road. The applicant was not in attendance for the hearing.

Application # C.2022-05 requests municipal consent to create one new lot, resulting in:

Severed Lot – approximately 1.0 hectare (2.47 acres) lot area and approximately 100 metres frontage on North McKenzie Lake Road.

Retained Lot – approximately 19.2 hectares (47.5 acres) lot area and approximately 107 metres of frontage on North McKenzie Lake Road.

The lot to be severed is currently vacant and is proposed to be used for residential purposes. The retained lot currently contains an existing cabin and an accessory structure.

REQUIREMENTS FOR NOTICE

The requirement to hold this meeting is there must be at least 14 days notice as prescribed by Section 53 (5) of the Planning Act. Notice signs were posted on the property on September 4th and mailed to property owners within the required 60 metres of the subject property on August 29th.

COMMENTS FROM THE PLANNER:

Comments from the Anthony Hommik, Planner Jp2g Consultant Inc were provided in the circulated planner's report.

PUBLIC/AGENCY COMMENT ON APPLICATION:

MNRF Algonquin Land team responded to the notice they have no comments on the application due to the lands not being within a settlement area of the Algonquin Land claim. No other comments from the public were received.

COMMENTS FROM THE COMMITTEE:

Discussion regarding the road the property fronts on, which is North McKenzie Lake Road and the reference to Old Hastings Road. Councillor Shalla provided clarification on the term.

Councillor Collins inquired why the application had to come in front of the committee when all the criteria have been met? T. Cannon responded that all severance application requires the approval of the Committee of Adjustment other than lands that are considered "Natural Severances".

RECOMMENDATION AND CONDITIONS FOR CONSENT APPLICATION DECISION

The application is consistent with the PPS and conforms to the Official Plan and complies with the Zoning By-Law, it is recommended the Committee of Adjustment approve the Consent application subject to the following conditions;

1. That the applicant provide the Township with:
 - a. The original executed transfer (deed), a duplicate original and one photocopy;
 - b. A copy of the Reference Plan to be deposited in the Land Registry office that is substantially in compliance with the application sketch; and
 - c. A schedule describing the severed lot and naming the grantor and grantee attached to the transfer for approval purposes.
2. That an entrance permit be obtained from the township for the severed lot.
3. Payment of all municipal legal and planning fees associated with the processing of the application.
4. If applicable, that the applicant meet all financial requirements of the Township, including payment of the balance of any outstanding taxes, including penalties and interest.

DECISION

Moved by: Councillor Shalla

Seconded by: Councillor Collins

That the Committee of Adjustment accepts Application C.2022-05 and the conditions as read by the Secretary-Treasurer.

-Carried-

5.3 CONSIDER CONSENT APPLICATION – C. 2022-06

This portion of the Committee of Adjustment meeting is to consider a Consent for Lot-Addition under Section 53 of the Planning Act for lands described as Lots 18-19, Plan M334 Dickens Ward, locally known as 2874 and 2884 Aylen Lake. Adrian Taylor, Bradley Law Corporation, Solicitor & Agent was present to act on behalf of the owner.

The shore road allowance in front of Lots 18 and 19 were purchased by the owners of the lots but have merged on title into one parcel.

To correct the title error Application # C.2022-06 requests municipal consent for a lot-addition to add the portion of the shore road allowance in front of Lot 18, Plan M334 (2884 Aylen Lake) to those lands so that the shore road allowance and Lot 18 can be conveyed together.

Lot 18 is currently improved with a sleep cabin and a shed. There is another cabin situated on the portion of the shore road allowance that is proposed to be added to Lot 18. The lot has approximately 113 metres of water frontage on Aylen Lake and an area of approximately 0.27 hectares. The area of the shore road allowance proposed to be added to Lot 18 is approximately 0.13 hectares. Together, the overall property would have an area of approximately 0.4 hectares.

Due to Lots 18 and 19 being on a registered plan of subdivision they remain individual lots but the shore road allowance cannot be added to Lot 18 and 19 without a Part Lot Control by-law. This by-law will allow the shore road allowance to be added to the lots and allow for the lands to maintain their plan of subdivision status. This will be added as a condition for both Lots 18 and 19.

Adding the shore road allowance to Lots 18 and 19, will ensure that the shore road allowance will no longer be individually conveyable. At present, the shore road allowance could be transferred independently of Lots 18 and 19.

Prior to proceeding further, T. Cannon inquired if anyone had any questions or comments. Discussion between the committee and Ms. Taylor regarding the previously sold Shore Road Allowance.

REQUIREMENT FOR NOTICE

The requirement to hold this meeting is there must be at least 14 days notice as prescribed by Section 53 (5) of the Planning Act. Notice signs were posted on the property on August 30th and mailed to property owners within the required 60 metres of the subject property on August 29th.

COMMENTS FROM THE PLANNER

Comments from Anthony Hommik, Planner Jp2g Consultant Inc were provided in the circulated planner's report.

COMMENTS FROM THE PUBLIC

MNRF Algonquin Land team responded to the notice and since the lands are to "correct" a title error and it does not access to or use a settlement parcel they have no comments. No other comments from the public were received.

No one had any further comments.

RECOMMENDATION AND CONDITIONS FOR CONSENT APPLICATION DECISION

The application is consistent with the PPS and conforms to the Official Plan and complies with the Zoning By-Law, therefore it is recommended the Committee of Adjustment approve the Consent application subject to the following conditions;

1. The applicant submit a request to the Township to lift Part Lot Control to effect the merging of the shore road allowance in front of Lots 18 and 19, Plan M334 with the respective lots. As per conditions 2. b., the applicant shall provide the Township with a copy of the Reference Plan to be deposited in the Land Registry Office that is substantially in compliance with the application sketch.
2. That the applicant provide the Township with:
 - a. The original executed transfer (deed), a duplicate original and one photocopy;
 - b. A copy of the Reference Plan to be deposited in the Land Registry Office that is substantially in compliance with the application sketch; and
 - c. A schedule describing the severed lot and naming the grantor and grantee attached to the transfer for approval purposes.
3. Payment of all municipal legal and planning fees associated with the processing of the application.
4. If applicable, that the applicant meet all financial requirements of the Township, including payment of the balance of any outstanding taxes, including penalties and interest.

DECISION

Moved by: Councillor Florent

Seconded by: Councillor Harper

That the Committee of Adjustment accepts Application C.2022-06 and the conditions as read by the Secretary-Treasurer.

-Carried-

6. OTHER: None

ADJOURNMENT

Moved by: Councillor Bongo

Seconded by: Councillor Collins

The Committee adjourned the Committee of Adjustment meeting at 9:34 a.m.
-Carried-

Committee Chair, Richard Shalla

Secretary/Treasurer, Tracy Cannon

DRAFT

PLANNING REPORT



Meeting Date: February 15, 2023
Agency: Township of South Algonquin
Staff Contact: Tracy Cannon, Planning & Building Administrator
Agenda Title: C.2022-07 – Avery
Agenda Action: Approve with Conditions

Recommendation

That the Committee of Adjustment approve consent application No. C.2022-07 for the lands municipally known as 40 Kenny Road subject to the conditions recommended in this report.

Background

The Township has received a consent application (lot addition) from the owner of the lands municipally known as 40 Kenny Road in Airy Ward. The proposal, as shown on Appendix 1, is to sever a portion of the existing property in order to add it to the property municipally known as 19 Avery Lane. According to Township records, the existing properties at 40 Kenny Road and 19 Avery Lane are approximately 2.3 hectares (5.65 acres) and 1.02 hectares (2.53 acres) in size, respectively. The area of the land proposed to be added to 19 Avery Lane, according to the applicant's submission, is approximately 0.45 hectares (1.11 acres). With the addition, the new area of 19 Avery Lane would be approximately 1.47 hectares (3.63 acres) while the area of 40 Kenny Road would be approximately 1.82 hectares (4.5 acres).

There are discrepancies between the areas calculated based on the Township's records and those included in the application materials. A survey prepared by an Ontario Land Surveyor, which if the application is approved, would be a requirement for final approval, will provide accurate dimensions and areas for the retained lands and those being added to.

Existing uses on the lands are as follows:

- Severed: fuel tanks, storage shed.
- Retained (40 Kenny Road): dwelling, mobile home, icehouse, shed.
- Lands Being Added to (19 Avery Lane): dwelling, garage, shed.

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning to provide for appropriate development, while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. All planning decisions must be consistent with the PPS.

The subject property is considered *rural lands* by the PPS definition. Section 1.1.5 of the PPS sets out the policies for rural lands in municipalities. Policy 1.1.5.2 states that on rural lands

located in municipalities, permitted uses are: c) residential development, including lot creation, that is locally appropriate. Policy 1.1.5.4 states that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. Policy 1.1.5.5 states that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

South Algonquin Official Plan

The Township of South Algonquin Official Plan designates the subject property Hamlets. Section 3 of the Official Plan contains the policies applicable to the Hamlets. Policy 3.1.1 states that "... in keeping with provincial planning policies, and in the interest of efficient land use planning, new development will be especially encouraged within these settings." Permitted uses in the Hamlets include residential uses, such as those that exist on the subject lands.

Section 11 of the Official Plan contains the land division policies and Policy 11.1.6 states that the minimum size of all new lots shall be one hectare.

South Algonquin Zoning By-law No. 2017-527

The subject property is zoned "Settlement Area Residential (R1)" under South Algonquin Zoning By-law No. 2017-527. The R1 zone permits detached dwellings and three accessory structures, but does not permit mobile homes.

Planning Analysis

No development is proposed at this time, rather the purpose of this application is to add a portion the lands municipally known as 40 Kenny Road to lands municipally known as 19 Avery Lane. As noted above, the Official Plan typically requires new lots to be one hectare (2.47 acres) in size. Both the lands being added to and the retained lands would meet the minimum lot size and would continue to have access to year round maintained roads.

Conclusion and Recommendation

The proposal to sever a portion of lands known as 40 Kenny Road for the purposes of adding the severed portion to the lands known as 19 Avery Lane is consistent with the PPS, conforms to the relevant Official Plan policies and complies with Zoning By-law No. 2017-527. Based on the above analysis, it is recommended that the Committee of Adjustment approve the application subject to the following conditions:

1. That the applicant provide the Township with:
 - a. The original executed transfer (deed), a duplicate original and one photocopy;
 - b. A copy of the Reference Plan to be deposited in the Land Registry Office that is substantially in compliance with the application sketch; and
 - c. A schedule describing the severed lot and naming the grantor and grantee attached to the transfer for approval purposes.
2. Payment of all municipal legal and planning fees associated with the processing of the application.

3. If applicable, that the applicant meet all financial requirements of the Township, including payment of the balance of any outstanding taxes, including penalties and interest.

Respectfully,

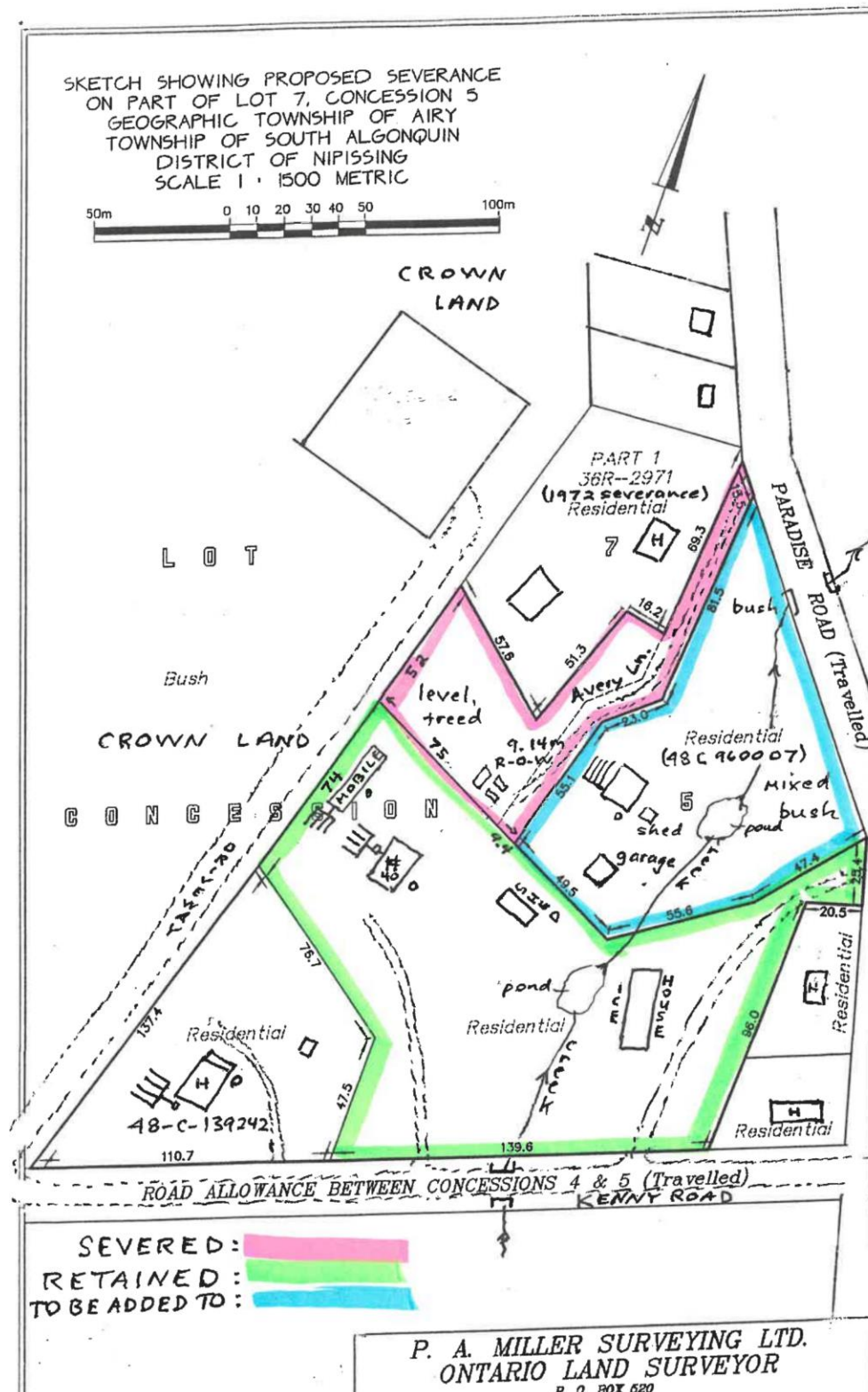
Jp2g Consultants Inc.
Engineers • Planners • Project Managers

Prepared By:

A handwritten signature in black ink, appearing to read 'A. Hommik'.

Anthony Hommik, MCIP, RPP
Senior Planner | Planning Services

Appendix 1 – Proposed Severed, Retained and Lands Being Added to (Applicant's Submitted Drawing)



PLANNING REPORT



Meeting Date: February 15, 2023
Agency: Township of South Algonquin
Staff Contact: Tracy Cannon, Planning & Building Administrator
Agenda Title: MV. 2023-01 – Malcolm
Agenda Action: Approve Subject To Conditions

Recommendation

That Committee of Adjustment for the Township of South Algonquin approve the requested Minor Variance application to permit a two-storey detached garage, including habitable space on the second floor for the lands municipally known as 123B Woodland Lane subject to the conditions identified in this report.

Background

The Township has received a Minor Variance application from the owner of the property municipally known as 123B Woodland Lane to permit a two-storey detached garage with habitable space on the second floor. The subject property has frontage on Cross Lake (also known as Lyell Lake) and is currently improved with an existing dwelling and storage shed. Cross/Lyell Lake is identified in the Official Plan as a lake trout lake, “not at capacity”. The proposed detached garage would be located between the existing dwelling and Woodland Lane at a distance of approximately 41 metres from the shoreline of Cross/Lyell Lake. The applicant’s site plan, prepared by Colin Darling Architectural Design, showing the location of the existing structures and the proposed garage has been attached to this report as Appendix 1. Minor variances are required to permit a two-storey detached garage, whereas Zoning By-law 2017-527 only permits a one and one half storey detached garage.

South Algonquin Official Plan

The Township of South Algonquin Official Plan designates the subject property Waterfront. Section 5 of the Official Plan contains the policies applicable to lands designated “Waterfront Areas”. The Official Plan recognizes that the “Township’s Waterfront lands have played, and will continue to play, an important role in the municipality’s physical development.” Section 5.2 permits single-detached dwellings located on individual lots along the shoreline.

Section 5.4.4 states that “development and site alteration will be set back from all watercourses within the Township in order to protect the natural features and functions of the watercourse, provide riparian habitat, and minimize the risk to public safety and property. Buildings, structures and sewage disposal systems will be set back at least 30 m (100 feet) from the high water mark of all of lakes, rivers and streams”

The Official Plan is generally silent on accessory structures, however, Section 5.4.5 permits guest cabins on lots that are designated Waterfront.

South Algonquin Zoning By-law No. 2017-527

The subject property is zoned Shoreline Residential (SR) under Zoning By-law No. 2017-527. The Shoreline Residential zone permits a maximum of three accessory structures (4.1.3 b) and the maximum height of any accessory structure is 4.5 metres (4.1.4). Section 4.1.10 limits human habitation in accessory structures to guest cabins or one and one half storey detached garages. Lastly, section 4.1.11 permits only one guest cabin or one, one and one half storey detached garage per lot.

As Zoning By-law No. 2017-527 only contemplates one and one half storey garages, a variance is required to both sections 4.1.10 and 4.1.11 to permit the detached garage that would be two storeys in height.

Variances Requested

1. Section 4.1.10

The use of any accessory building or structure for a habitable room is not permitted except in the case of a guest cabin or a one and one half storey detached garage. Occupancy of any accessory structures shall not be permitted until an occupancy permit has been issued by the Township.

Varied to:

The use of any accessory building or structure for a habitable room is not permitted except in the case of a guest cabin or a **two-storey** detached garage. Occupancy of any accessory structures shall not be permitted until an occupancy permit has been issued by the Township.

2. Section 4.1.11

Only one guest cabin or one, one and one half storey detached garage shall be permitted per lot.

Varied to:

One guest cabin or one, **two-storey** detached garage shall be permitted **on the subject lot**.

Planning Analysis

Section 45(1) of the *Planning Act* provides the Committee of Adjustment with the power to grant minor variances, provided four tests are met. How the application meets the tests is described below:

Is the application in keeping with the general intent and purpose of the Official Plan?

As noted above, the application seeks to construct a new detached garage on the subject lot. While the Official Plan does not speak to garages/accessory structures it does contemplate standalone guest cabins. The habitable space that is proposed on the second floor of the garage is consistent with the guest cabin use and is in keeping with the general intent and purpose of the Official Plan.

Is the application in keeping with the general intent and purpose of the Zoning By-law?

The design of the roof line and second floor of the proposed garage is such that it cannot be considered one and one half storeys. However, the proposed two-storey garage complies with all other Zoning By-law standards, including the overall maximum height of 4.5 metres, and is therefore in keeping with the general intent and purpose of the Zoning By-law.

Is the application minor in nature?

The policy framework for the Township of South Algonquin provides for accessory structures that include habitable space on an upper level, which is what is being proposed by this application. The permission to configure the second floor such that the detached garage would not be considered one and one half storeys is minor in nature.

Is the application desirable for the appropriate development or use of the land, building or structure?

The proposed garage would be located a considerable distance from the shoreline (over 41 metres) and would be generously setback from the neighbouring properties (minimum of over 13 metres). No adverse impacts are anticipated on any neighbouring properties, nor on the quality of the lake. The application is therefore considered desirable for the appropriate development of the land.

Conclusion and Recommendation

The application for minor variance has been evaluated against the four tests of Section 45(1) of the *Planning Act* and it is concluded that the application meets said tests and should be approved, subject to the following two conditions:

- 1) That the approved development be constructed substantially in accordance with the plans prepared by Colin Darling Architectural Design, dated December 19, 2022, attached hereto as Appendix 1.
- 2) Payment of all municipal legal and planning fees associated with the processing of the application.

Respectfully,

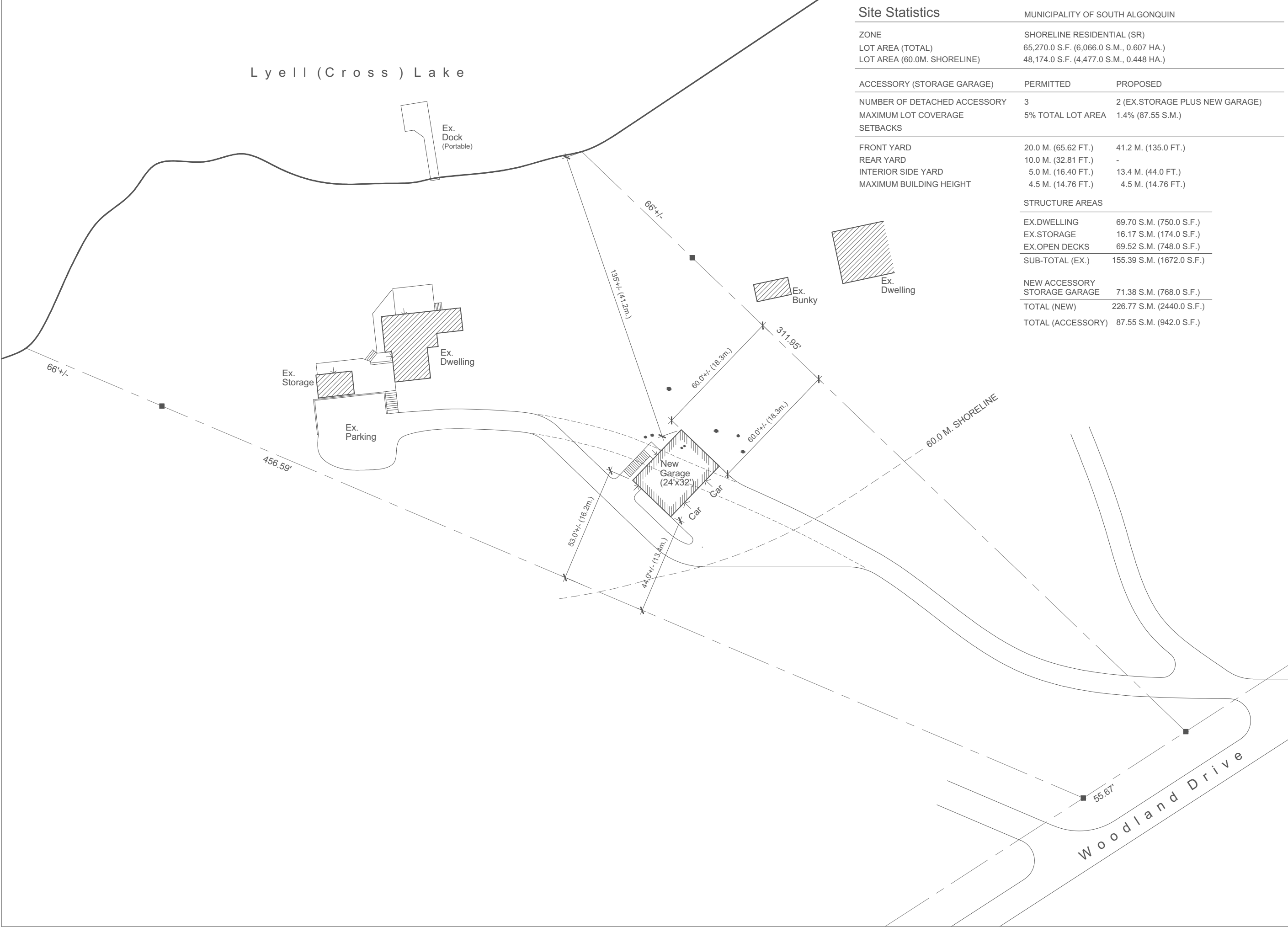
Jp2g Consultants Inc.
Engineers • Planners • Project Managers

Prepared By:



Anthony Hommik, MCIP, RPP
 Senior Planner | Planning Services

Appendix 1 – Proposed Two-Storey Garage (Applicant's Submitted Drawings)



Site Statistics

MUNICIPALITY OF SOUTH ALGONQUIN

ZONE

LOT AREA (TOTAL)

LOT AREA (60.0M. SHORELINE)

SHORELINE RESIDENTIAL (SR)

65,270.0 S.F. (6,066.0 S.M., 0.607 HA.)

48,174.0 S.F. (4,477.0 S.M., 0.448 HA.)

ACCESSORY (STORAGE GARAGE)

NUMBER OF DETACHED ACCESSORY

MAXIMUM LOT COVERAGE

SETBACKS

PERMITTED

3

5% TOTAL LOT AREA

PROPOSED

2 (EX.STORAGE PLUS NEW GARAGE)

1.4% (87.55 S.M.)

FRONT YARD

REAR YARD

INTERIOR SIDE YARD

MAXIMUM BUILDING HEIGHT

20.0 M. (65.62 FT.)

10.0 M. (32.81 FT.)

5.0 M. (16.40 FT.)

4.5 M. (14.76 FT.)

41.2 M. (135.0 FT.)

-

13.4 M. (44.0 FT.)

4.5 M. (14.76 FT.)

STRUCTURE AREAS

EX.DWELLING

EX.STORAGE

EX.OPEN DECKS

SUB-TOTAL (EX.)

NEW ACCESSORY STORAGE GARAGE

TOTAL (NEW)

TOTAL (ACCESSORY)

69.70 S.M. (750.0 S.F.)

16.17 S.M. (174.0 S.F.)

69.52 S.M. (748.0 S.F.)

155.39 S.M. (1672.0 S.F.)

71.38 S.M. (768.0 S.F.)

226.77 S.M. (2440.0 S.F.)

87.55 S.M. (942.0 S.F.)

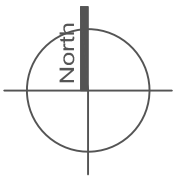
Ex.
Dwelling

NOTE:
SITE PLAN SKETCH IS NOT
A PLAN OF SURVEY
INFORMATION TAKEN FROM:

PLAN AND FIELD NOTES
OF SUBDIVISION OF
**PART OF BROKEN LOT 17
CONCESSION III**
TOWNSHIP OF LYELL
DISTRICT OF NIPISSING
B.THOMPSETT O.L.S., 1966

DARLING DESIGN SERVICES AND
COLIN DARLING ARE A REGISTERED
DESIGN FIRM AND DESIGNER
MMAH., O.B.C., O.REG.332/12,O.REG.191/14
DARLING DESIGN SERVICES BCIN 29899
COLIN DARLING BCIN 23392
ALL DRAWING/SPECIFICATION HEIREN

COLIN DARLING
ARCHITECTURAL DESIGN
colindarlingdesign.ca
darlingdesign@accel.net
705.755.0814
Peterborough



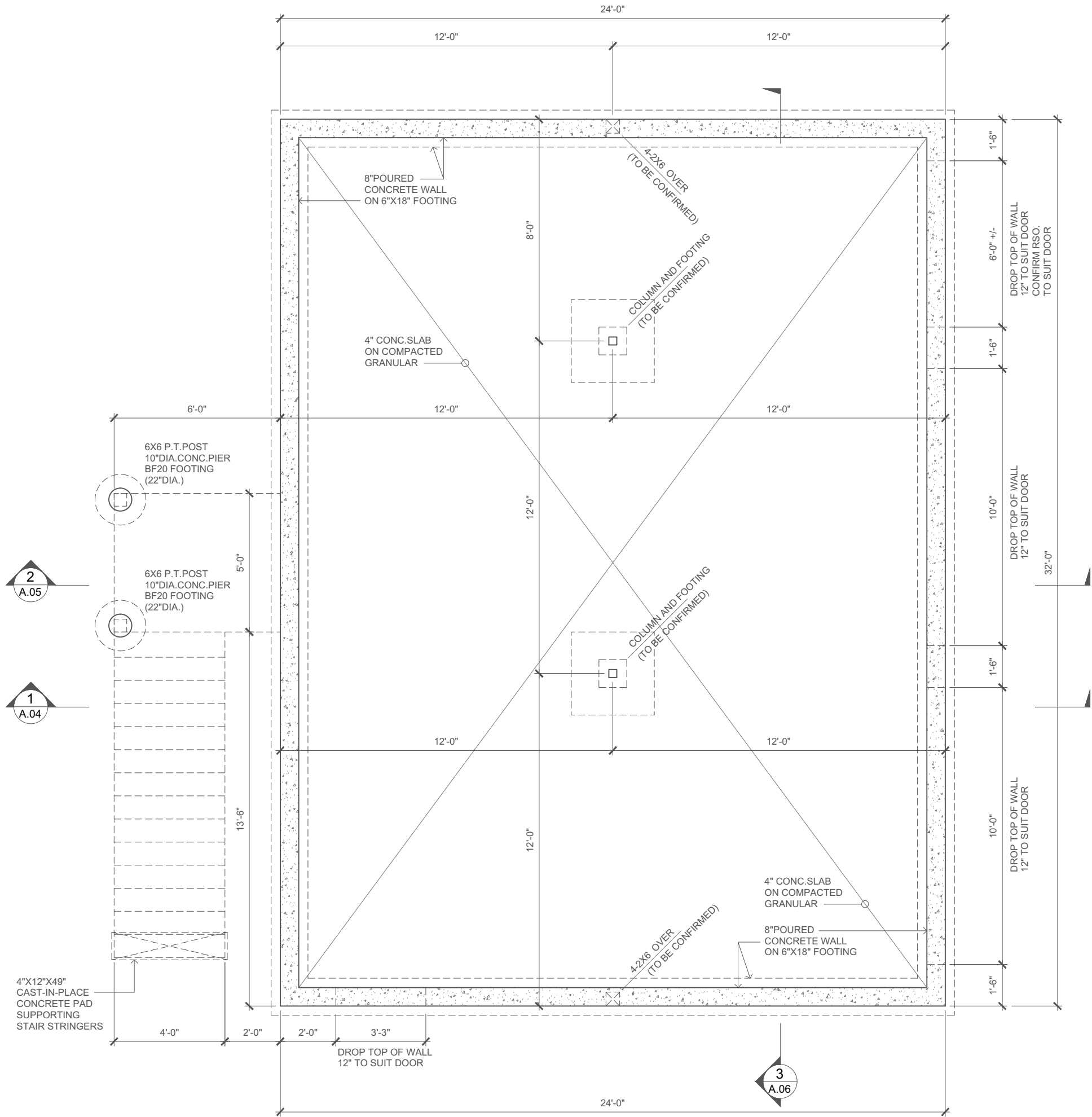
ACTIVITY	
DEC.5/22	PRELIMINARY FOR REVIEW

PROJECT:
Storage Garage
123B Woodland Drive
Lyell (Cross) Lake
Municipality of South Algonquin

TITLE:
Site Plan Sketch

SCALE: 1"=40'	PROJECT 22-933
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Sp-1

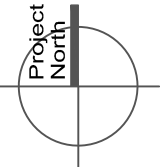


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A.01 Foundation

DARLING DESIGN SERVICES AND COLIN DARLING ARE A REGISTERED DESIGN FIRM AND DESIGNER
MMAH., O.B.C., O.REG.332/12,O.REG.191/14
DARLING DESIGN SERVICES BCIN 29899
COLIN DARLING BCIN 23392
ALL DRAWING/SPECIFICATION HEIREN

COLIN DARLING

■■■■ COLIN DARLING
■■■■ ARCHITECTURAL DESIGN
colindarlingdesign.ca
darlingdesign@accel.net
705.755.0814
Peterborough



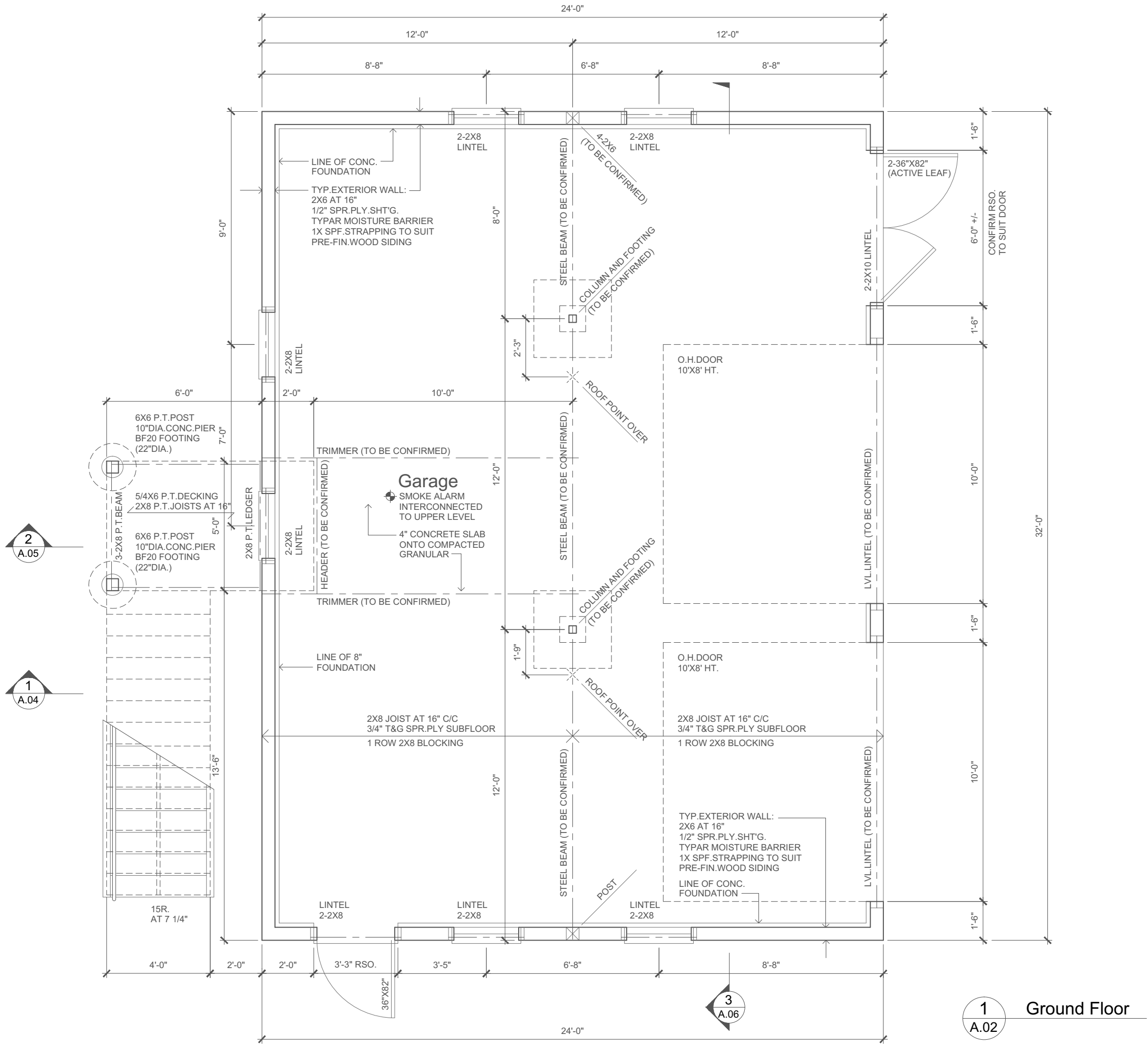
ACTIVITY	
DEC.19/22	FOR MINOR VARIANCE APPLICATION

PROJECT:
Storage Garage
123B Woodland Drive
Lyell (Cross) Lake
Township of South Algonquin

TITLE:
Foundation

SCALE: 1/4"=1'-0"	PROJECT 22-933
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A.01

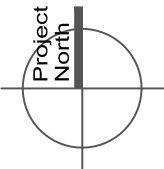


DARLING DESIGN SERVICES AND COLIN DARLING ARE A REGISTERED DESIGN FIRM AND DESIGNER
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DARLING DESIGN SERVICES BCIN 29899
COLIN DARLING BCIN 23392
ALL DRAWING/SPECIFICATION HEIREN

COLIN DARLING

COLIN DARLING
ARCHITECTURAL DESIGN

colindarlingdesign.ca
darlingdesign@accl.net
705.755.0814
Peterborough



ACTIVITY

DEC.19/22 FOR MINOR VARIANCE APPLICATION

PROJECT:

Storage Garage

123B Woodland Drive
Lyll (Cross) Lake
Township of South Algonquin

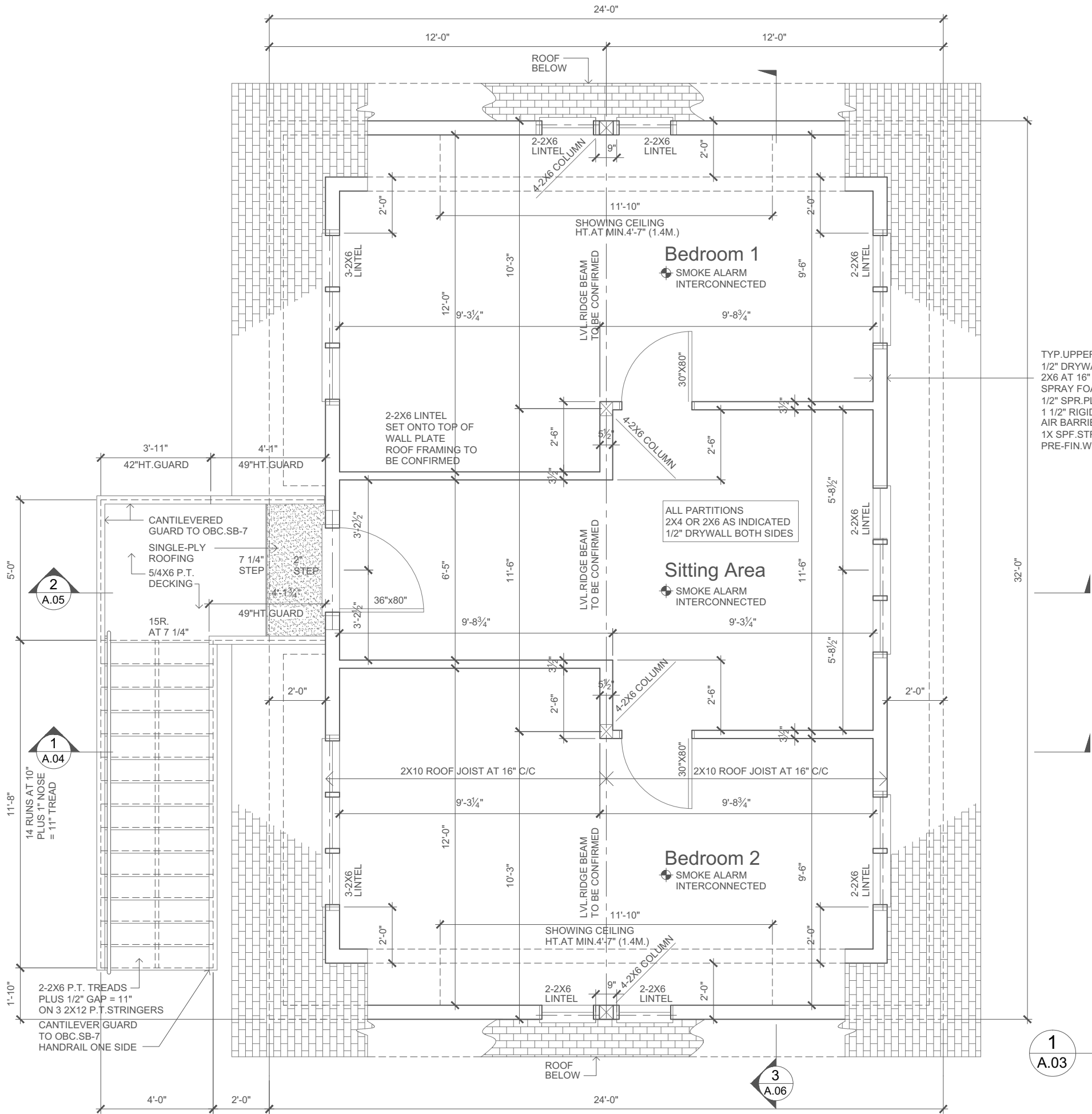
TITLE:

Ground Floor

SCALE:
1/4"=1'-0"

PROJECT
22-933

A.02



TYP. UPPER EXTERIOR WALL:
1/2" DRYWALL
2X6 AT 16"
SPRAY FOAM INSULATION (R22)
1/2" SPR. PLY. SHT'G.
1 1/2" RIGID INSUL. (R7.5)
AIR BARRIER
1X SPF. STRAPPING TO SUIT
PRE-FIN. WOOD SIDING

Upper Level - Guest Cabin

NOTE:
FLOOR AREA OF UPPER LEVEL:
ANY PART OF FLOOR AREA HAVING
A CLEAR HEIGHT OF LESS THAN 1.4M. (4'-7")
SHALL NOT BE CONSIDERED IN COMPUTING
THE REQUIRED FLOOR AREA (OBC.9.5.3.1)
APPLICABLE FLOOR AREA = 560.0 S.F.
AS INDICATED

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Project North

ACTIVITY	
DEC.19/22	FOR MINOR VARIANCE APPLICATION

PROJECT:

Storage Garage

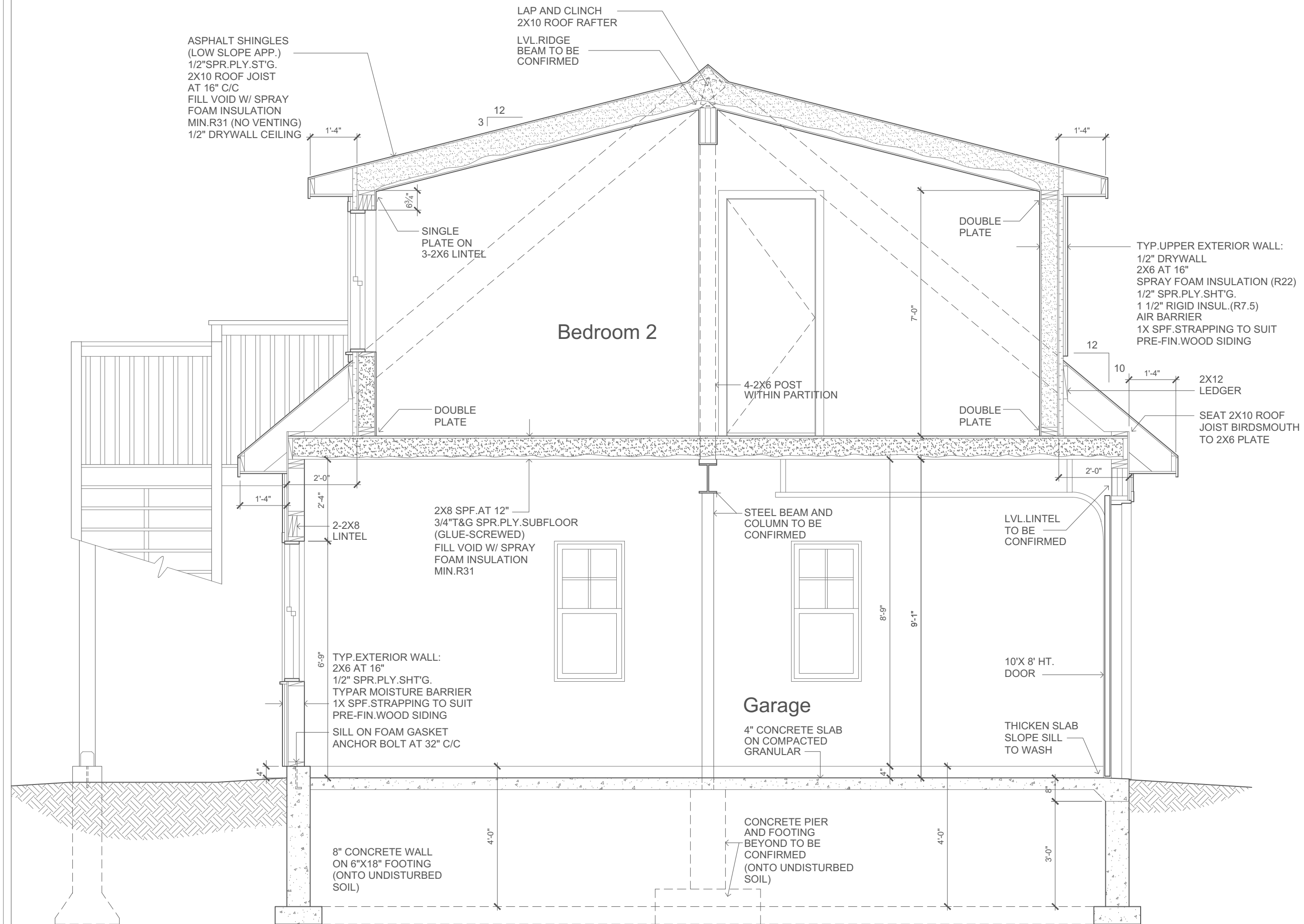
123B Woodland Drive
Lyll (Cross) Lake
Township of South Algonguin

TITLE:

Upper Level
Guest Cabin

SCALE:	PROJECT
1/4"=1'-0"	22-933

A.03

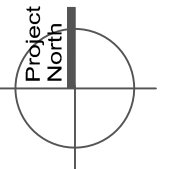


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ACTIVITY

DEC.19/22

FOR MINOR VARIANCE APPLICATION

PROJECT:

Storage Garage

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Township of South Algonquin

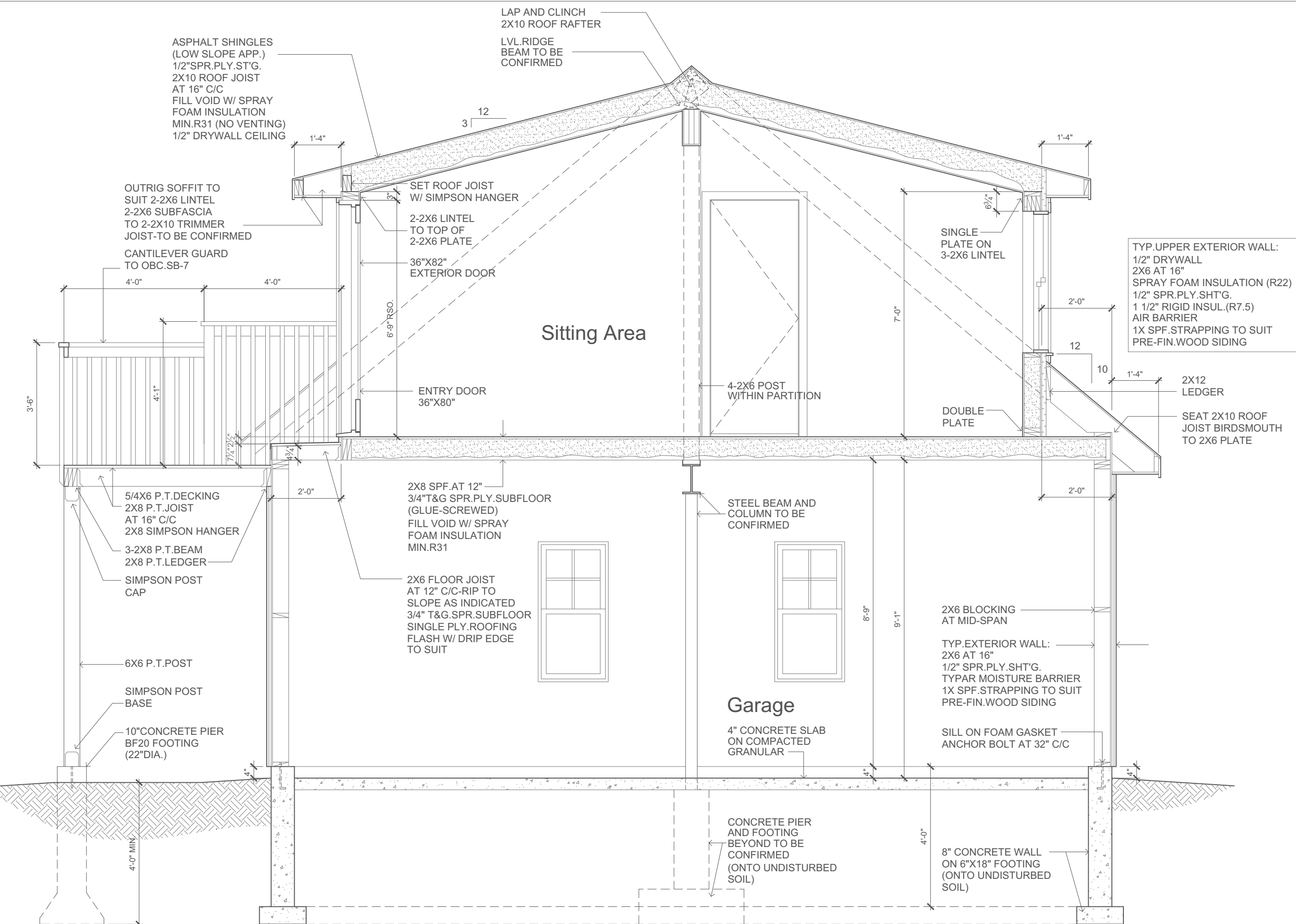
TITLE:

Building Section

SCALE:
3/8"=1'-0"

PROJECT 22-933

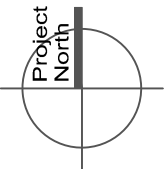
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ACTIVITY

DEC.19/22 FOR MINOR VARIANCE APPLICATION

PROJECT:

Storage Garage

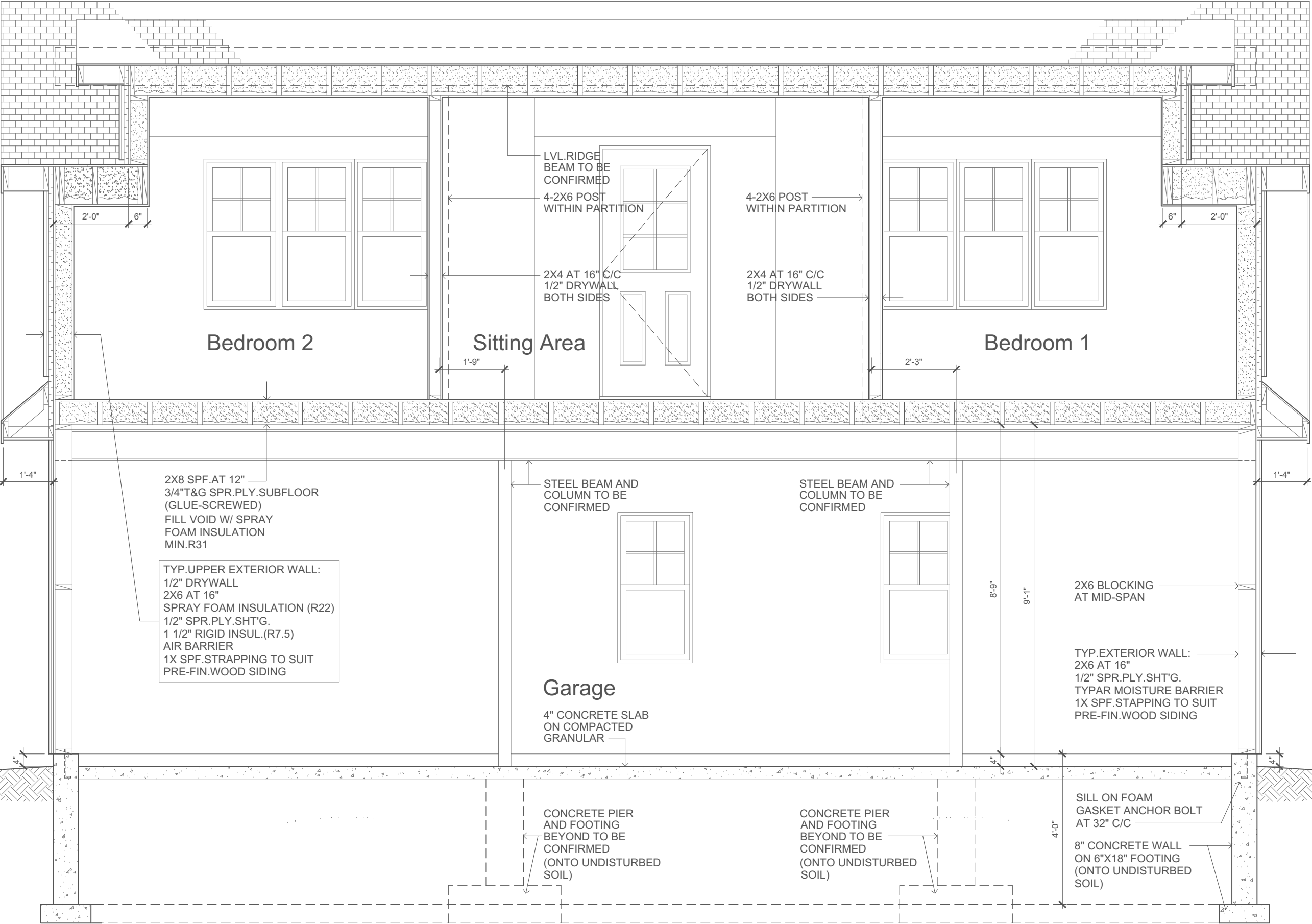
123B Woodland Drive
Lyll (Cross) Lake
Township of South Algonquin

TITLE:

Building Section

SCALE:
3/8"=1'-0"

PROJECT
22-933

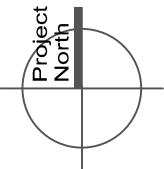


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DEC.19/22 FOR MINOR VARIANCE APPLICATION

PROJECT:

Storage Garage

123B Woodland Drive
Lyell (Cross) Lake
Township of South Algonquin

TITLE:

Building Section

SCALE:
3/8"=1'-0"

PROJECT
22-933

3
A.06

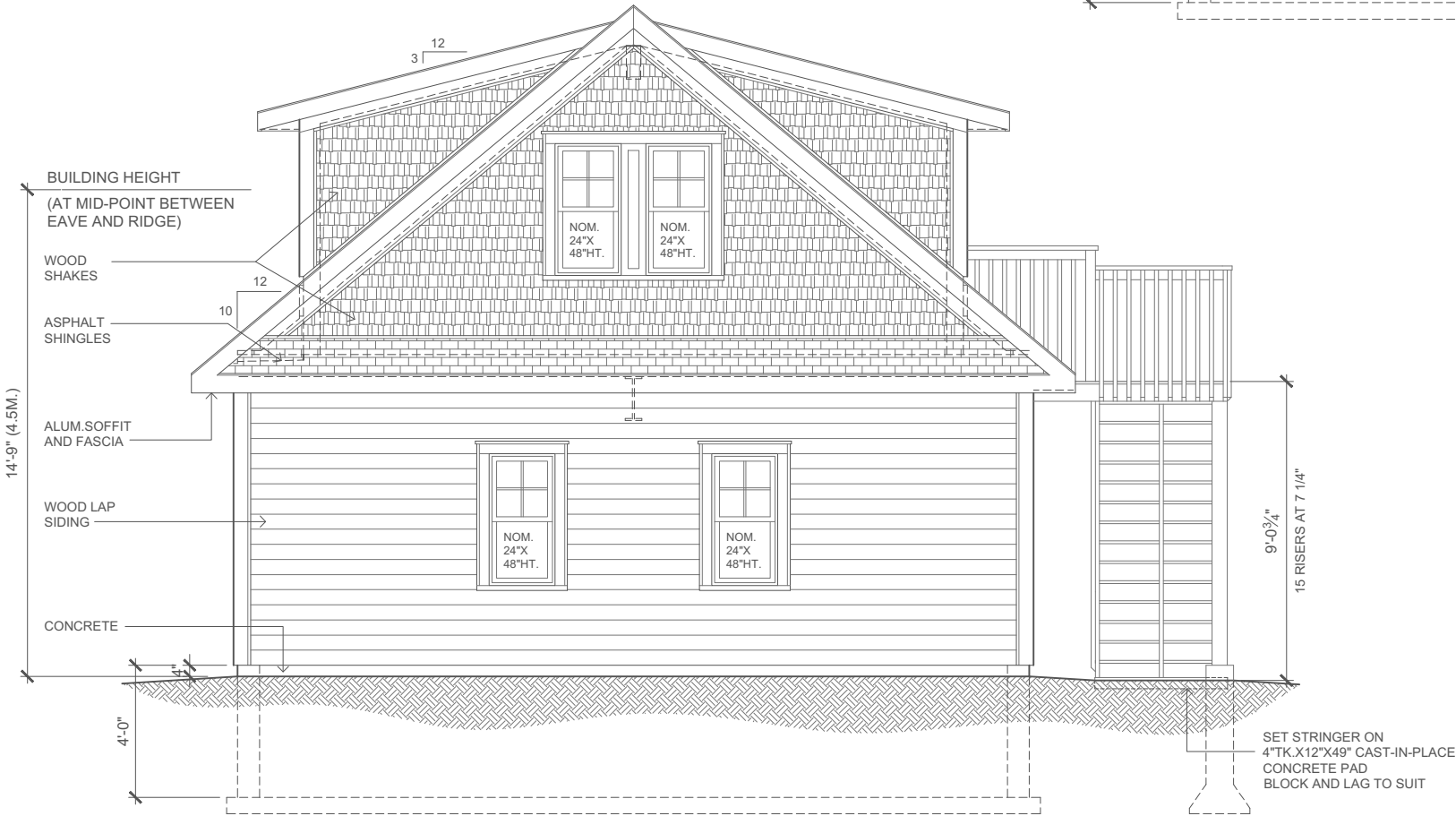
Building Section

A.06



-
A.07

East Elevation (Facing Drive)



-
A.07

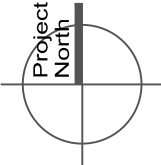
North Elevation (Facing Side Yard)

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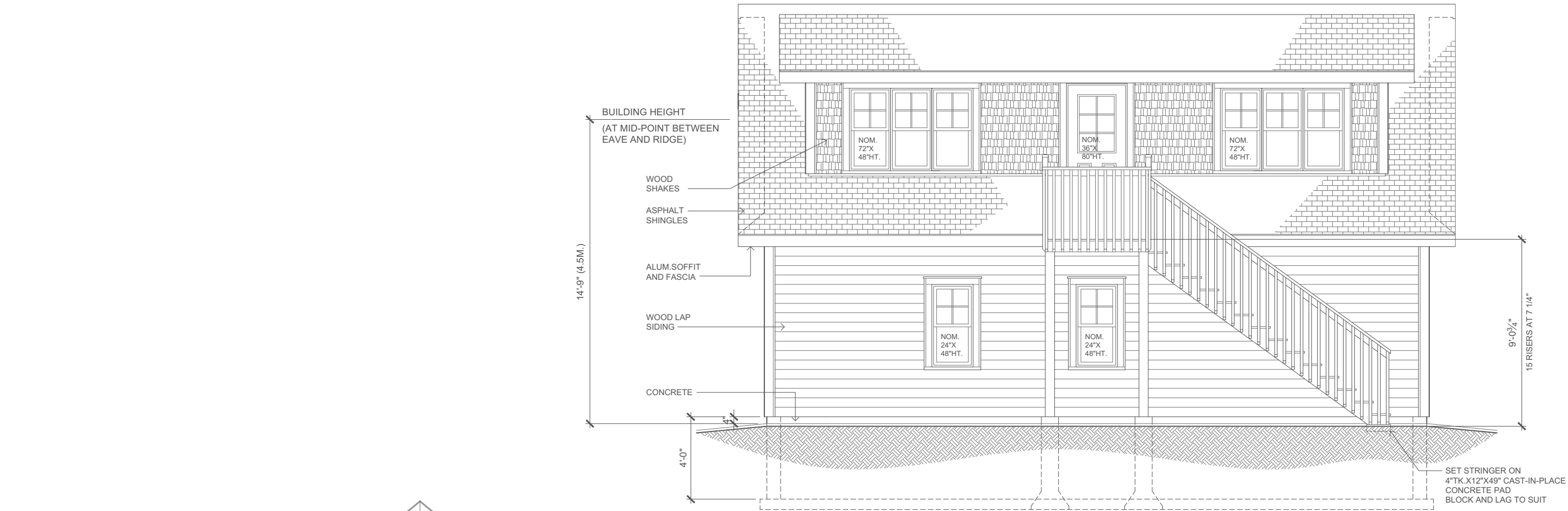
TITLE:

Building Elevations

SCALE:
3/16"=1'-0"

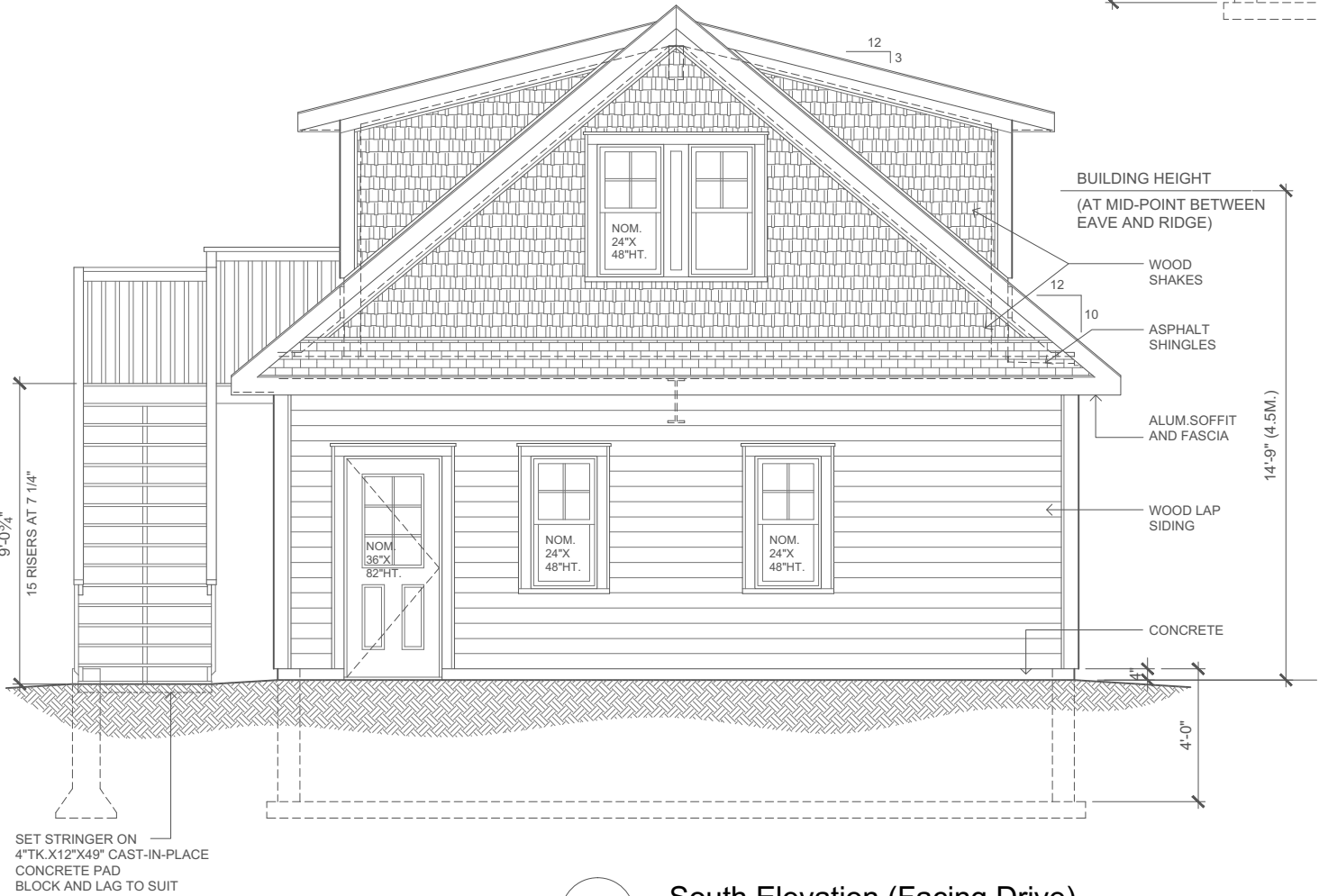
PROJECT
22-933

A.07



-
A.08

West Elevation (Facing Lake)



-
A.08

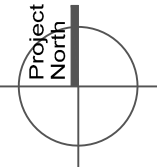
South Elevation (Facing Drive)

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ACTIVITY

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PROJECT:

Storage Garage

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Lyell (Cross) Lake
Township of South Algonguin

TITLE:

Building Elevations

SCALE:
3/16"=1'-0"

PROJECT
22-933

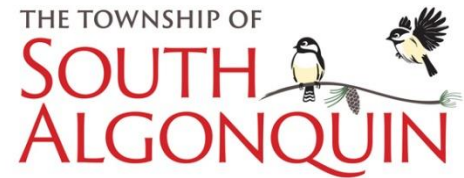
A.08

STAFF REPORT

Meeting Date: February 15, 2023

Agency: Township of South Algonquin

Staff Contact: Tracy Cannon Planning & Building
Administrator



Agenda Title: 5.3 Consent Application (Lot Addition) – C.2022-06

Agenda Action: Direction

Recommendation

That the Committee of Adjustment approve staff to revise Condition #1 of the Decision of the Committee of Adjustment for the applicant to request the township to lift Part Lot Control for the merging of the shore road allowance in front of Lots 18 and 19, Plan M334;

And that Condition #1 be revised in accordance with the applicant's request that the township instead pass a Deeming By-Law for the merging of the shore road allowance in front of Lots 18 and 19, Plan M334.

Background

The Committee of Adjustment approved Consent Application #C.2022-06 for a lot-addition on September 21, 2022.

The shore road allowance in front of Lots 18 and 19 was purchased by the owners of Lots 18 and 19 but merged on title into one parcel. Lots 18 and 19, being lots in a registered plan of subdivision remain individually conveyable lots.

The effect of the consent is to add a portion of shore road allowance to existing lots of record in a registered plan of subdivision. However, the Planning Act prohibits the shore road allowance from being added to the lots without approval from council either by lifting Part Lot Control or a Deeming By-Law. The Deeming By-law effectively removes the lots from the existing plan of subdivision.

Since the hearing date, it has been determined that a Deeming By-Law is the most desirable means for the applicants and their solicitor.

A Deeming By-Law passed by council will produce the same result for the township and is in keeping with the decision made by the Committee of Adjustment, in that the shore road allowance will not be individually conveyable.

Attachments

Planning Report for Committee of Adjustment Meeting- September 21,2022

Consultation

Anthony Hommik, MCIP,RPP Jp2g Consultant Inc

Tony Fleming, Cunningham, Swan, Carty, Little & Bonham LLP

Robert Howe, Bradley Law Professional Corporation