



Inquiry for Minor Variance

PT MINING CLAIM KRL10667

Committee of Adjustment
December 13th, 2022

Application Description

- Request relief from the following:
 - Section 9.2 - Recreational Residential (R5) Zone Requirements
 - Reduce front yard setback from 10 metres to 0 metres.
 - Section 3.26(g) - Special Setbacks and Separation Distances
 - No buildings or structures and no accessory buildings or structures shall be erected less than 30 m from the highwater mark of any waterbody or watercourse.
 - Shoreline Reserve is 20 metres.

Subject Property

- Designated Natural Resources in the Official Plan.
- Zoned Recreational Residential (R5) in the Zoning By-Law.
- Currently use - Vacant.
- Waterfront Property – Majority of Island
- Lot size – approx. 0.663 hectares

Official Plan – Natural Resources

Permitted Uses

1. Permitted uses include forestry operations, mining and aggregate removal, mineral exploration, agriculture, public and tourist recreation facilities, recreational residences, wildlife management, wayside pits and quarries, communications facilities, and dormitories associated with mineral mining or forestry operations. Extensive forms of outdoor recreation activity such as hunting, fishing, nature trails, boating, fishing and hunting camps, tourist lodges, and marinas are also permitted.

Zoning By-Law – Recreational Residential

9.1 Permitted Uses

- Dwelling, Recreational

9.2 Zone Requirements

General Provisions	
Minimum Lot Area	1 ha (2.47 ac)
Minimum Lot Frontage	45 m (147.64 ft)
Maximum Number of Dwelling Units / Lot	1
Main Buildings	
Maximum Lot Coverage	15%
Maximum Height	7.5 m (24.61 ft)
Minimum Front Yard	10 m (32.81 ft)
Minimum Side Yard	5 m (16.4 ft)
Minimum Rear Yard	7.5 m (24.61 ft)

3.26 Special Setback and Separation Distances

g. Waterbodies and Watercourses

- i. No ***buildings*** or ***structures*** and no ***accessory buildings*** or ***structures*** shall be ***erected*** less than 30 m (98.4 ft) from the ***high water mark*** of any ***waterbody*** or ***watercourse***.

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Consideration:

- Proposed building location. Advised property is mostly bedrock and steep.
- Is the variance considered minor?
- Does it maintain the intent of the Zoning By-Law?
- Does it set a precedent?
- Comments from Ministry of Natural Resources & Forestry.