

Inquiry:  
734 Highway 125  
Consent to Sever

## Property Description:

Part of Mining Claims K-1580, K-1600,  
K-1592

Property is zoned Natural Resources  
(NR) and General Industrial (M2)

Property is designated Natural  
Resources (sawmill and treed) and  
Industrial (repair shop/garage)

Total area of 17.81 hectares.

Current use of industrial zoned includes  
equipment and vehicle repair.

Easements for communications tower,  
hydro and utility corridor

## Background

October 14<sup>th</sup>, 2020

Consent to Sever approved for subject property.

Conditions not completed within 1 year, so the application was deemed refused. Property reverted to original property lines.

# Subject Location

Proposed Retained Lot and New Lot



# Proposed Application

1 new lot and 1 retained lot.

New Lot – repair shop, sawmill communications tower, wood chip pile, hydro and utility easements.

Retained – treed and docking on the north shoreline.

Current use would continue with the addition of airplane repairs in the existing repair shop.

Proposed lots would meet minimum zone requirements.

## Official Plan: Natural Resources

Natural Resources Area Policies states proposal evaluations will include the following criteria:

- a. Abuts or direct access is provided to a public road allowance.
- b. Use will not generate volume of traffic that exceeds the capacity of the road.

Additional criteria including agricultural uses, mining, camps, lodges, campgrounds, and recreational residence.

## Official Plan: Industrial

Industrial Area Policies states planning approvals to provide for new or expanded industrial uses may be required to address the following:

- i) Compatibility with surrounding land uses (ie noise, vibration, odour, dust, litter, emissions and contaminants).
- ii) Impacts on vehicular traffic including adequate ingress/egress, parking, loading facilities.
- iii) Visual impact of proposed use.
- iv) Proponents may be required to provide technical studies to assist in evaluation of a development proposal.
- v) Development shall be subject to Site Plan Control.

\*Additional criteria listed not listed.

# Zoning: Permitted Uses

## Natural Resources

- Agricultural Use
- Boat Launch
- Conservation Use
- Forestry
- Mineral Exploration
- Existing Residential Uses
- Sawmill
- Existing Shooting Ranges
- Existing Tourist Commercial establishments

## General Industrial

- Automobile Body Repair Shop
- Automobile Rental Establishment
- Automobile Repair Garage
- Bakery
- Bulk Sales Establishment
- Contractor's Yard
- Equipment Rental Establishment
- Forest Products Processing Facility
- Fuel Depot
- Hydro Generating Station
- Hydro Transmission Station
- Industry Storage
- Kennel
- Light Industrial Uses (Class I)
- Medium Industrial Uses (Class II)
- Recycling Depot or Transfer Station
- Sawmill or Planing Mill
- Self Storage Facility
- Sewage Treatment Facility
- Transportation Depot
- Warehouse
- Water Treatment Facility
- Workshop



## Lot Creation Criteria:

Application for land division is considered based on the underlying land use designation, the associated land use policies, and the policies in the Official Plan.

Plans created by plan of subdivision or consent shall comply with the Zoning By-Law.

## Consent to Server Criteria:

- Granted only if a plan of subdivision or condominium would not be more appropriate.
- Limited to 2 lots plus 1 retained lot per original parcel of land.
- Access to highway or public road.
- Reviewed based on the information obtained from the applicant and as a result of circulation to the public, appropriate agencies, and ministries.
- May be required to enter into an agreement with the Municipality.