

Inquiry:  
Plan 23R -11403,  
Parts 5-10  
Consent to Sever

## Property Description:

Plan 23R-11403, Parts 5 - 10

Located on the north side of McKenzie Island

Zoned Recreational Residential (R5)

Designated Natural Resources

Total area of 21.219 ha  
(2.052 ha under water)

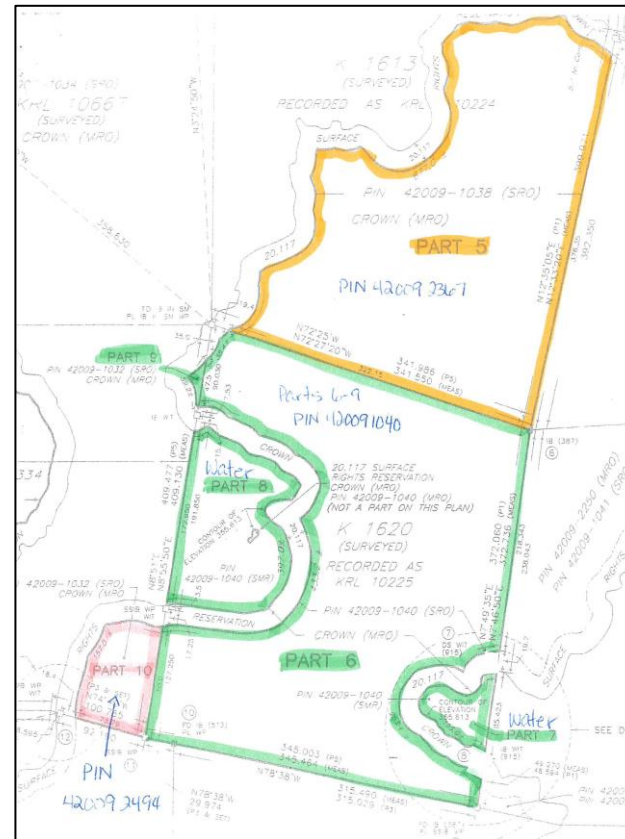
Currently vacant

## Background

Consists of 3 PINs  
but resulted in a  
consolidation under  
the Planning Act



# Subject Location



Orange – New Lot

Green – Retained Lot

Pink – New Lot

# Proposed Application

2 New Lots and 1 Retained Lot.

New Lot #1 – Part 5 – 8.465 ha

New Lot #2 – Part 10 – 0.722 ha

Retained Lot – Parts 5 to 9 – 12.032 ha  
(Parts 7 & 8 under water 2.052 ha)

New Lot #2 – Part 10

Requires Official Plan Amendment and  
Zoning By-Law Amendment as it is under  
1 ha.

New Lot #1 and Retained Lot meet all  
zoning requirements.

# Official Plan: Natural Resources

## Section 4.8.12:

Shall be a minimum of 1 ha in size, with a minimum width of 45 m.

## Section 4.8.14:

Recreational Development along the water:

b. Suitable for individual water and sewage systems (NWHU & MOE Standards)

# Zoning By- Law: Natural Resources

Permitted:  
Recreational Dwelling

Zone Requirements:  
Minimum Lot Area – 1 ha  
Minimum Frontage – 45 m

## 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.
- 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.