

Planning Rationale

Minor Variance Request - Non-conforming Residential Accessory Structure in Tourist Recreational Zone

351 Peterson Road

Con 2 M PT LOT 11 DES KR453 PARTS 7 REM PCL 23847

Kenora Ontario

MCL Holdings Inc. purchased 351 Peterson Road from Moncrief Construction Limited in September 2022.

The property is fronted on the Peterson Road to the West and Black Surgeon Lake to the East. The property was rezoned by the City of Kenora in 2006 from Rural to Tourist Recreational in conjunction with a subdivision plan submitted by Moncrief Construction Limited for 5 lots that were created to the North of the property. At that time, Moncrief Construction Limited had contemplated a marina as a future use of this property.

The lot currently has a single-family residence that is approved as a non-conforming residential use in a Tourist Recreational Zone.

We are proposing to expand the existing shoreline deck and docks. We are proposing that the shoreline deck and dock structure combined is 550m².

The dock structures are pipe docks and will have a negligible effect on the environment. The proposed deck and dock structures are in keeping with the general surroundings and will result in no more of an impact than the docking facilities in the area.

Access to the house property is off Peterson Road.

The infrastructure is already in place for Hydro, Bell, school buses and waste collection. Peterson Road has year-round road access.

The properties in the immediate vicinity are lakeshore and interior lots with year-round and seasonal residences. The lake properties in the vicinity have docks. The current use of the lot as a single-family residence is in keeping with the surrounding properties. As such the intended use meets the general intent of the Official Plan. It is an appropriate and reasonable use of the property and is minor in nature.

There is a plan to develop this property into a marina soon, as a marina is a permitted use in the Tourist Recreational Zoning By-law. The proposed deck and dock structures will be utilized as a fueling location and temporary parking for customers.

The location is a desirable spot for tourists and residents. Black Sturgeon Lake has limited tourist attractions and we believe this marina will result in employment opportunities and help maintain active communities.