

Consent Application B46-2021 (Sim)

Location: 41 Burnside Bridge Road

Zoning: Waterfront Residential One –
Limited Service (WF1-LS) and Rural (RU)

Official Plan: Waterfront

Current Use: Residential



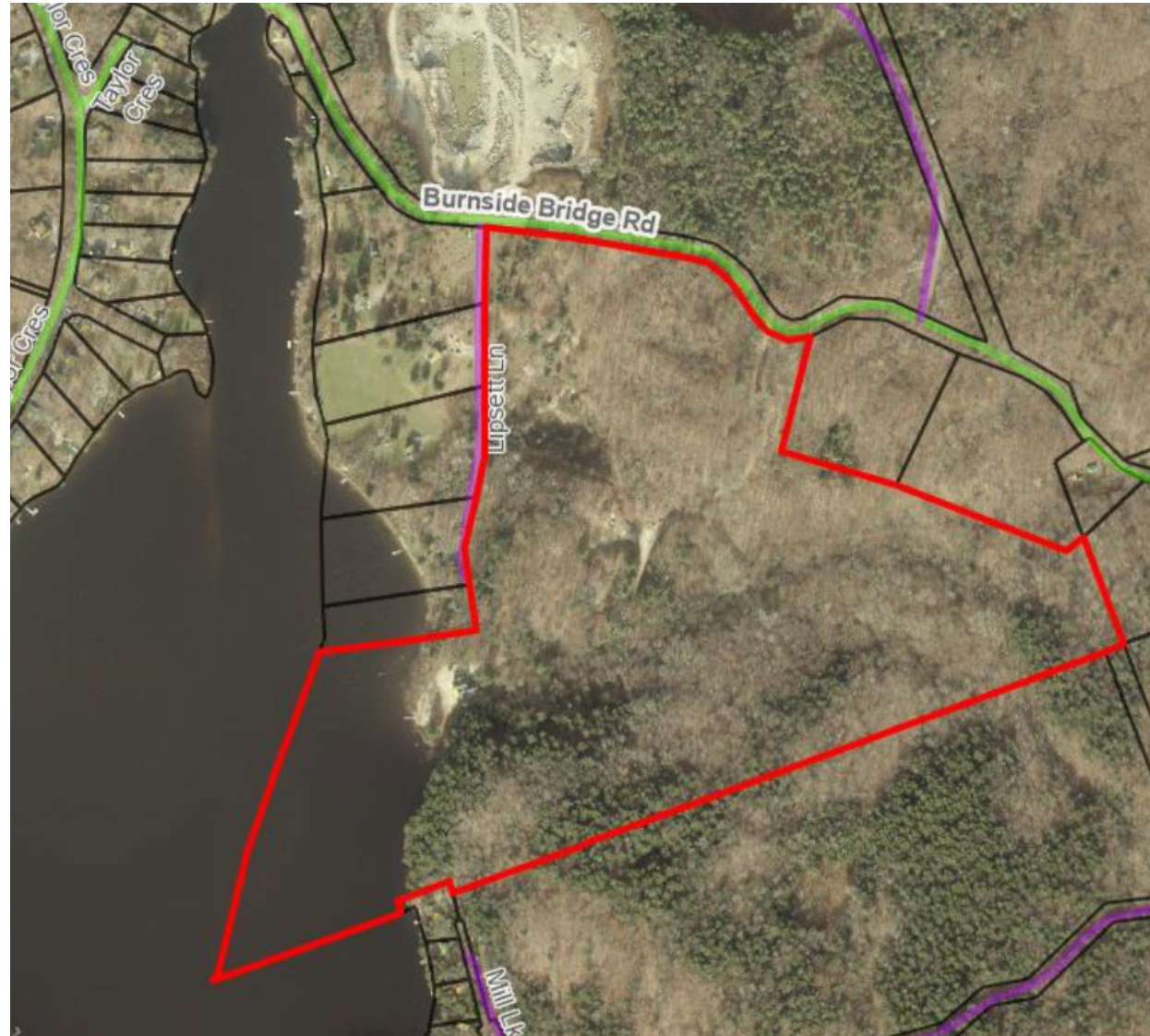
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Purpose: The purpose of Consent Application B46-2021 is for the severance of three (3) new residential lots. The details of the proposed consent (severance) are:

	Lot Area	Lot Depth	Minimum Lot Frontage
Minimum Lot Requirements of the RU Zone	1.0 ha (2.47 acres)	100 m	100 m
Retained Land	Approximately 21.5 ha (53.1 acres)	Irregular	Approximately 65.0 m
Severed 1 Land	Approximately 3.5 ha (8.6 acres)	Approximately 381 m	Approximately 100.0 m
Severed 2 Land	Approximately 3.0 ha (7.4 acres)	Approximately 356 m	Approximately 100.0 m
Severed 3 Land	Approximately 2.6 ha (6.4 acres)	Approximately 276 m	Approximately 100.0 m

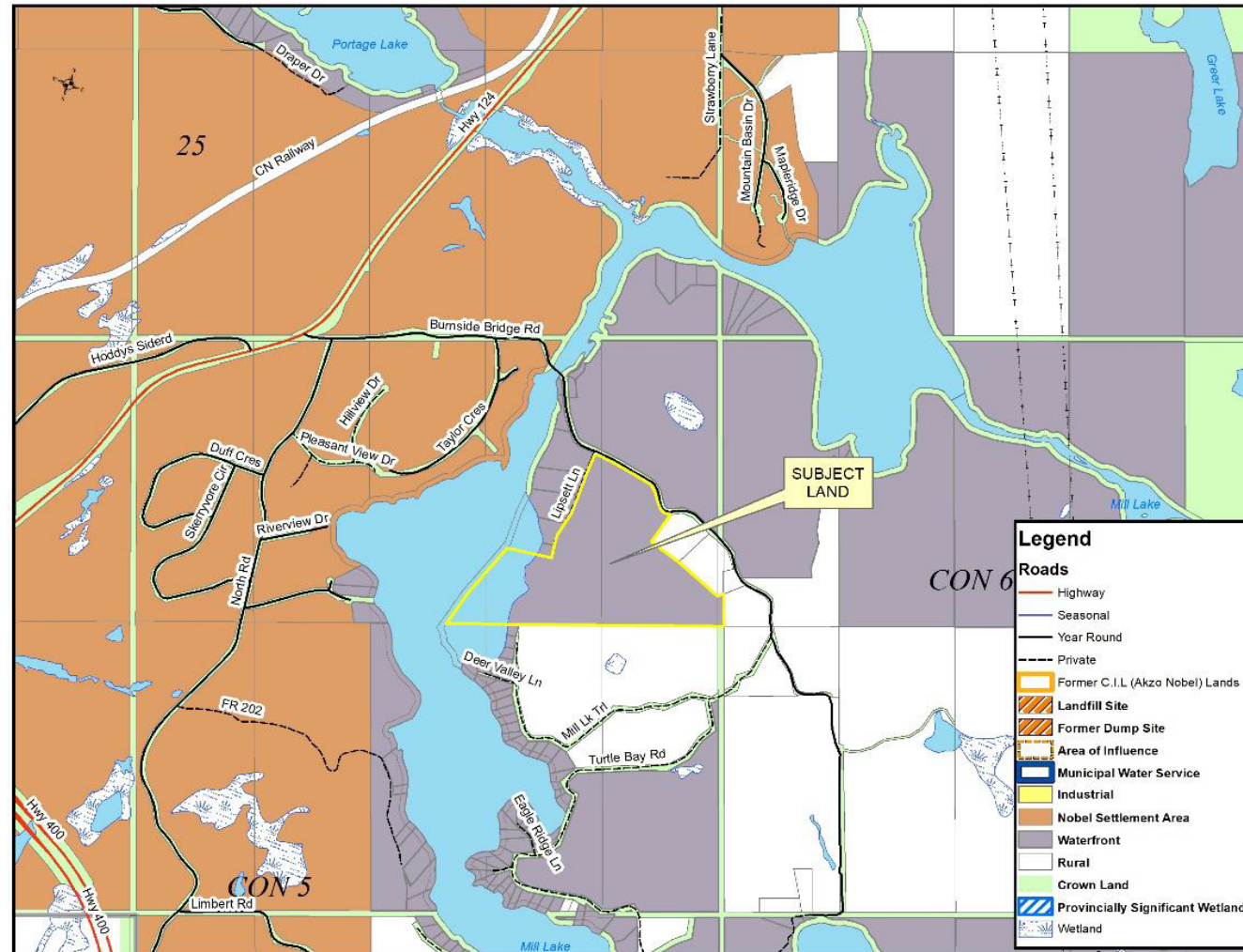
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Aerial Photo:



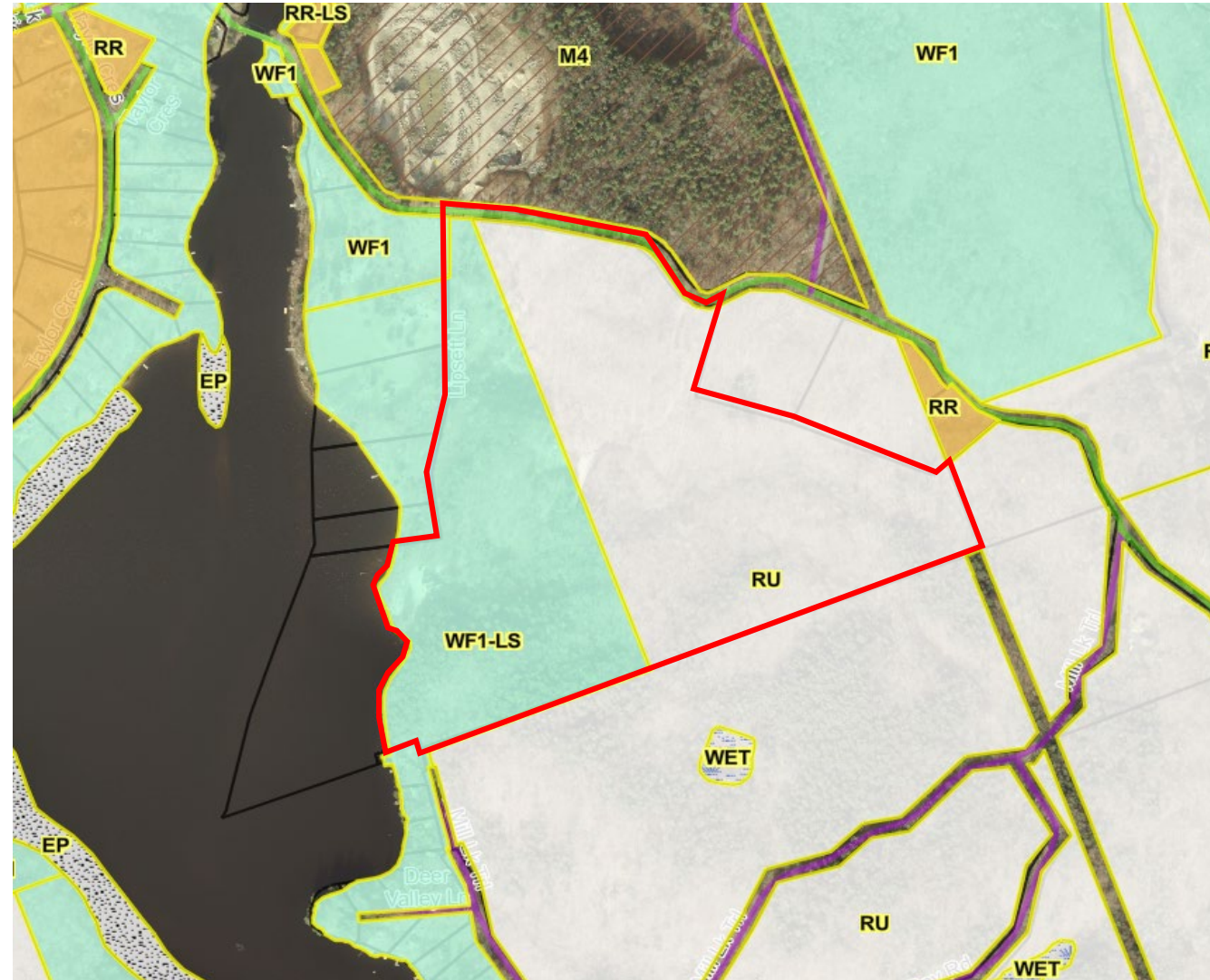
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Official Plan Land Use:



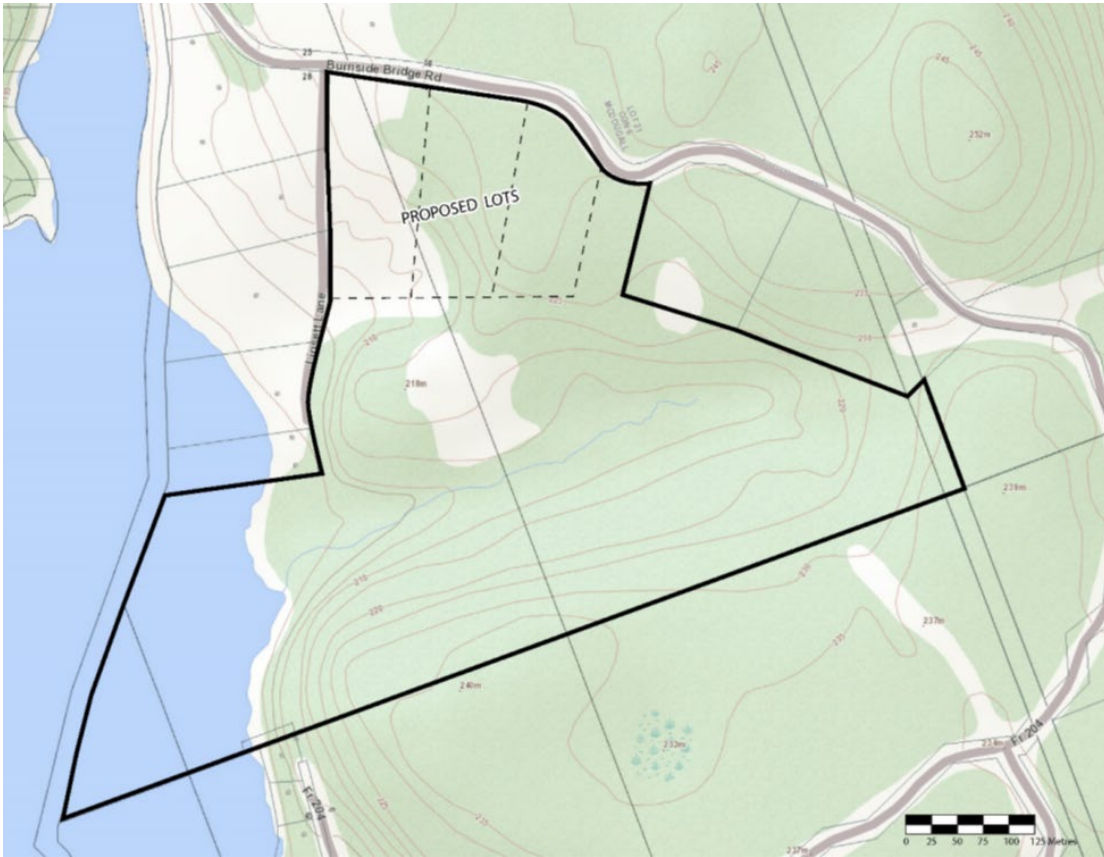
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Existing Zoning:

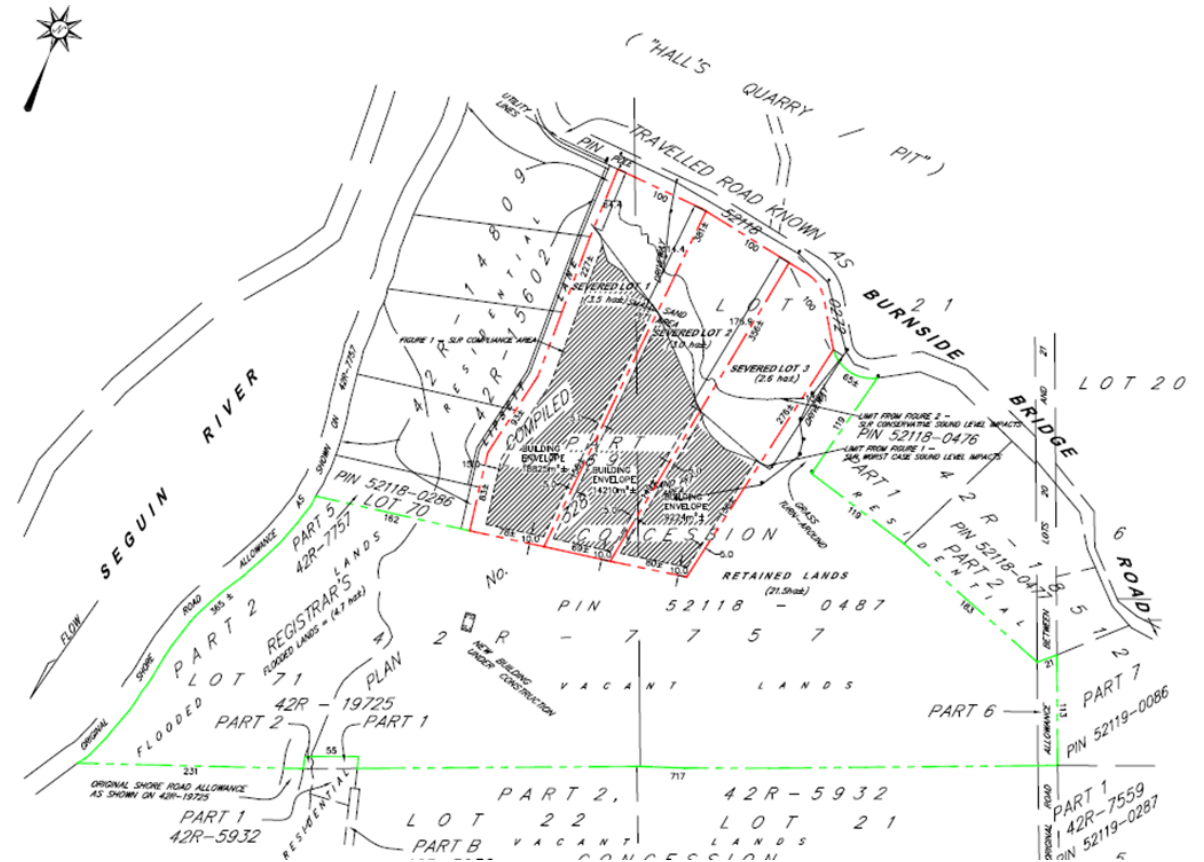


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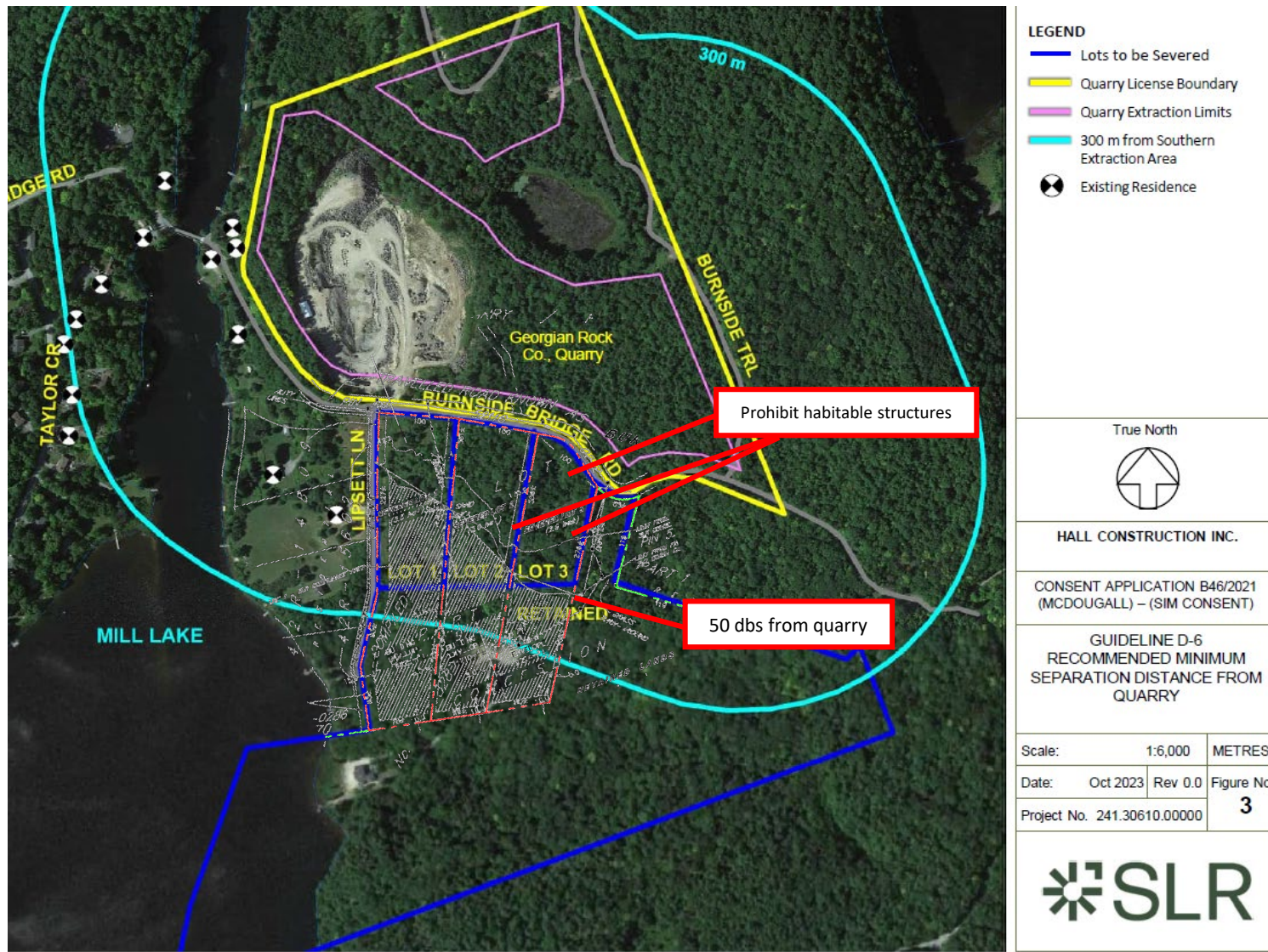
Consent Sketch 2021:



Revised Consent Sketch 2024:



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Prohibit habitable structures

50 dbs from quarry

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It is recommended:

1. That Report PL-2024-20 be received, adopted, and forwarded to PSAPB;
2. That the Parry Sound Area Planning Board impose the following conditions:
 - a. That the applicant applies for and obtains a Zoning By-law Amendment to, among other matters:
 - i. Increase front yard setback for habitable buildings in accordance with the Noise Impact Study for the severed and retained lands;
 - ii. reduced required frontage for retained lands;
 - b. That the applicant enters into and register on title a Consent Agreement (51(26)) for the severed and retained lands to reference the Noise Impact Study recommendations, amongst other matters;
 - c. That approval of driveway location(s) for the proposed severed lots to the satisfaction of the Municipality's Public Works Department;
 - d. That the applicant conveys to the Municipality any portion of Burnside Bridge Road, 10.0 metres from the centre of the travelled road controlled by the applicant;
 - e. That cash in lieu of Parkland in accordance with the Municipality's fee By-Law, be received by the Municipality;
 - f. That all municipal taxes be paid to the Municipality of McDougall;
 - g. That adequate 911 addressing be assigned by the Municipality; and
 - h. That any applicable planning fees be paid to the Municipality.