

# The Township of The Archipelago

## Recommendation Report

**Report No.:** Report Number

**Date:** July 19, 2025

**Originator:** Maria Pinto, Planner

**Subject:** Recommendation Report – Zoning By-law Amendment Z02-25

**Owner:** Jim Frazer and Lynn Beech

**Location:** 428 Healey Lake Water, The Archipelago

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### **RECOMMENDATION**

It is recommended that Council approves the Zoning By-law Amendment to permit three sleeping cabins on the subject property.

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### **PROPOSAL**

The purpose of the proposed Zoning By-law Amendment No. Z02-25 is to rezone 428 Healey Lake Water, Lot 4, Plan M-192, Part 4, RP 42R8446, PCL 10795 S/S, geographic Township of Conger, now in the Township of The Archipelago, from the 'Inland Lakes Residential (IR)' Zone to the 'Inland Lakes Residential Exception 22 (IR-)' Zone.

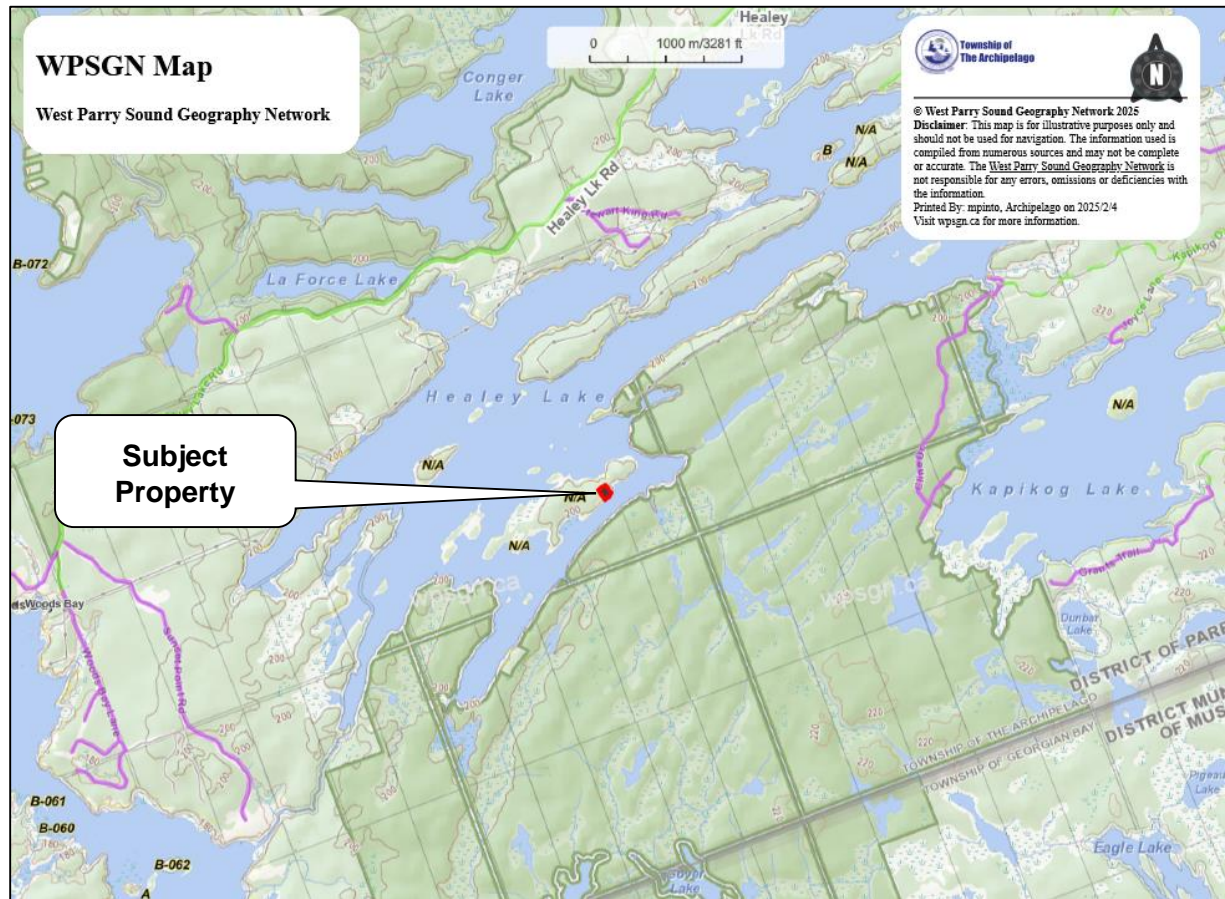
The effect of the proposed Zoning By-law Amendment No. Z02-25 is to permit a total of three sleeping cabins on the subject property.

A copy of the application is attached to this report as Appendix A.

### **PLANNING INFORMATION**

Zoning By-law Amendment Application Z02-25	
Property:	428 Healey Lake Water
Official Plan Neighbourhood:	Healey Lake
Ward:	6
Existing Zone:	Inland Lakes Residential (IR)
Existing Use:	Residential
Property Size:	0.44 ha (1.08 ac)

## **LOCATION MAP**



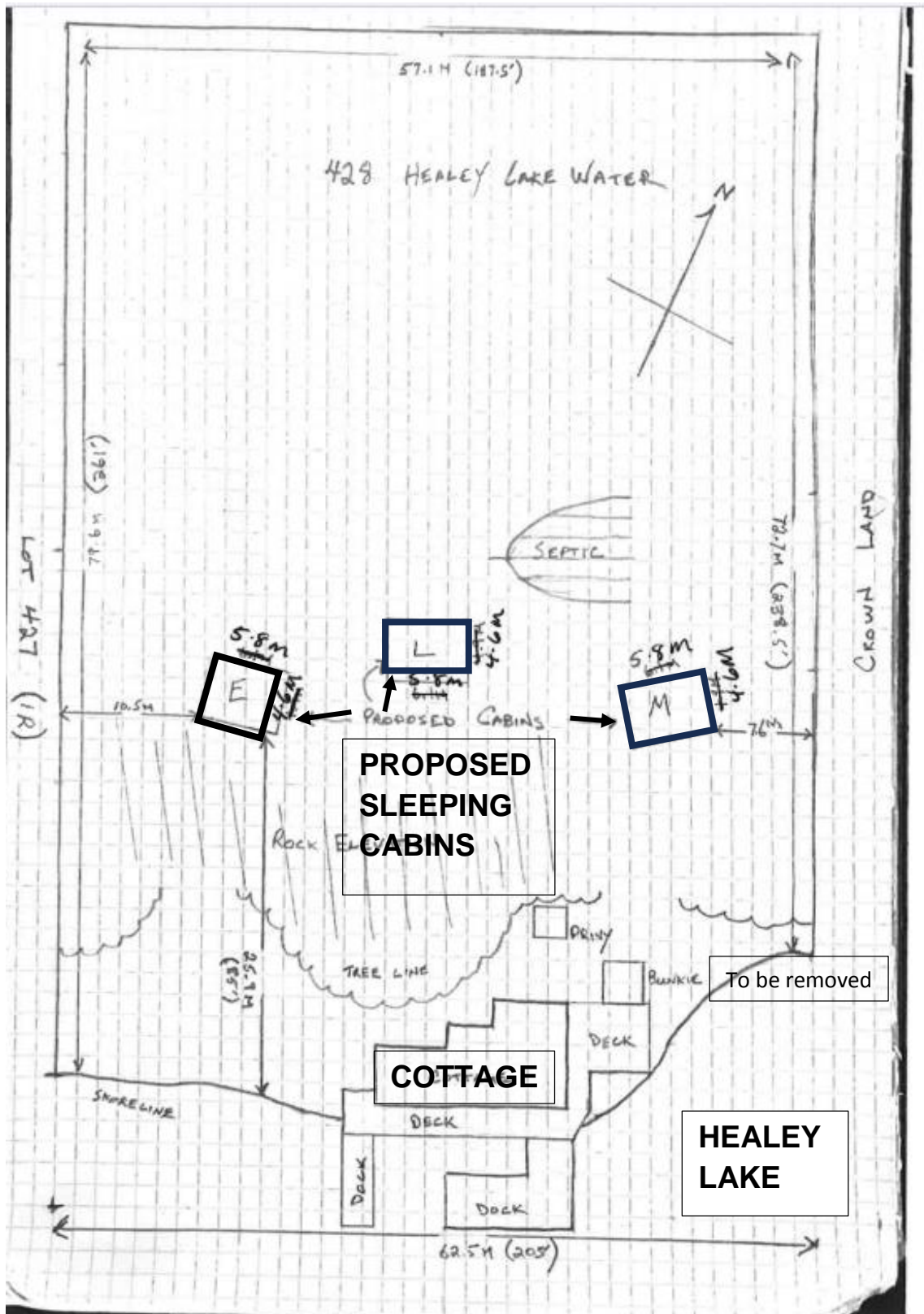
## **BACKGROUND**

The subject property, 428 Healey Lake Water, is located within the Healey Lake Neighbourhood in the Official Plan. The subject property has a lot area of 0.44 ha (1.08 ac), and is zoned Inland Lakes Residential (IR). The surrounding uses include residential and Crown land. The subject property is currently developed with an existing dwelling, a sleeping cabin and accessory buildings/structures. The applicant is proposing that the subject property contains three sleeping cabin with a cumulative Total Floor Area of 80 m<sup>2</sup> (861.1 ft<sup>2</sup>). Planning staff inspected the property in May 2025.

## **PUBLIC MEETING SUMMARY**

A public meeting was completed on June 20, 2025. No public comments were received prior to the meeting, and no members of the public attended the public meeting. The owners, Mr. Jim Frazer and Ms. Lynn Beech attended the meeting and spoke to the application. Council provided general comments regarding the proposal.

**SITE PLAN**



## **PLANNING ANALYSIS**

### **1. PROVINCIAL PLANNING STATEMENT**

The subject property is located within a rural area as per Section 2.5 of the Provincial Planning Statement, 2024 (PPS). Section 2.6 of the Provincial Planning Statement recognizes limited residential development and resource-based recreational activities on the subject property, it states:

2.6.1. *On rural lands located in municipalities, permitted uses are:*

- b) *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- c) *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*

Further, Section 2.6.2. of the Provincial Planning Statement states:

2.6.2. *Development that can be sustained by rural service levels should be promoted.*

The proposal would allow for the subject property to be used recreationally, including recreational dwellings for residential uses that can be sustained by rural service levels, is supported by the above policies.

### **Conclusion**

The proposal is consistent with the Provincial Planning Statement.

### **2. OFFICIAL PLAN**

The subject property is located within the Healey Lake Neighbourhood, and is characterized by small residential lots and Crown land. The neighbourhood is influenced by the presence of The Massasauga Provincial Park.

It is the intent of the Official Plan to preserve the natural environment and where appropriate have development that complements the natural landscape. The subject property is an existing developed parcel on an island in Healey Lake.

Section 14.6 of the Official Plan states:

*'Development must be appropriate for an area in terms of its density or prematurity.'*

Section 14.23 of the Official Plan states:

*'The aesthetics of the Township's waterfront lands will be preserved using detailed land use regulations and control during the consent, subdivision, site plan and building application processes. Principles that will be applied to afford a measure of aesthetic control will include: screening, setbacks and building locations.'*

In addition, Section 14.25 of the Official Plan States:

*'New buildings and structures will be sited to minimize their impact on existing development so that maximum privacy is provided.'*

Section 14.24 of the Official Plan states:

*'The preservation of the natural landscape is fundamental to maintaining the Georgian Bay and Inland Lake aesthetic. In an effort to preserve the natural landscape, the visual impact of the built form shall be minimized through limiting the size of buildings (i.e. area and height), sighting structures below and behind trees, using muted colours on structures to blend with the natural landscape, and designing and constructing a building to fit with the natural landscape rather than altering the landscape to fit a building design.'*

Section 14.10 of the Official Plan states:

*'Sleeping or guest cabins are permitted accessory uses so long as they remain subordinate and incidental to the main dwelling subject to the requirements of the Zoning By-law implementing this Plan. The Zoning By-law will include regulations that ensure that sleeping cabins are:*

- a) Subordinate in size to any residential use;*
- b) Retained as an accessory function (i.e. no cooking facilities); and*
- c) Restricted in number so as to preserve the residential use.'*

The proposed sleeping cabins will be subordinate in size to the residential use of the property and will retain the accessory function.

Section 14.11 of the Official Plan states:

*'Sleeping cabins are an integral component of the seasonal residential land use within the Township. The historical development of Georgian Bay has typically seen the construction of a principal cottage with two or three sleeping cabins for the use of the extended family. This heritage component of the development of the islands is reflected in the Comprehensive Zoning By-law regulations.'*

*Council is concerned that those undertaking new development or re-development of a property may seek to unduly exploit by-law regulations through a proliferation of minor variances to sleeping cabin regulations. The result of a number of minor variances to sleeping cabin regulations could result in more obtrusive structures or a greater number of cabins than the intent of the by-law regulations.*

*Through the review of the Comprehensive Zoning By-law, sleeping cabin regulations were examined with a neighbourhood approach used as a solution to the number of cabins allowed, the individual cabin floor and the total area of cabins permitted.*

*Site specific variations to the sleeping cabin regulations should generally proceed through a zoning by-law amendment process to properly assess the requested regulatory change. In some circumstances, a minor variance may be warranted to address minor regulatory change for the site relating to sleeping cabins.*

*Council will have regard for the general impact of the requested amendment, assess the extent of the change to the regulation being varied from the adjacent waterbody, the impact on the neighbourhood because of the change of the cumulative effect of variances for sleeping cabins to evaluate the appropriateness of the change from the intent of the regulations.*

*Sleeping cabins that are proposed to be:*

- i) Larger than the regulated maximum total floor area for each sleeping cabin; or*
- ii) Larger than the total floor area on a lot collectively; or*
- iii) Greater in height than the regulated maximum height; or*
- iv) Increased in the number of sleeping cabins for the site,*

*Will be accessed in accordance with the following criteria:*

- a) The size of the structure relative to the shoreline frontage and area of the property;*

The proposed sleeping cabins will not exceed the cumulative Total Floor Area permitted in Ward 6. The sleeping cabins will also be located behind the existing dwelling and will exceed the setback requirements from the shoreline.

- b) A demonstrated need for the regulation change;*

In the submission, the applicants indicated the need for the three sleeping cabins is to accommodate their three children and the inability to expand the existing main dwelling. See the attached application, Appendix A – Application Submission.

- c) The proposal will not have a significant adverse impact on the aesthetics of the area when viewed from adjacent properties or waterways;*

The proposed sleeping cabins will be located approximately 20 m from the shoreline and will be located behind the existing dwelling. There is not anticipated to be a negative impact on the aesthetics of the area from the waterways or adjacent properties.

- d) The elevation of the sleeping cabins relative to existing landscaping and tree coverage to ensure buffering and screening from the waterways;*

The shoreline is developed with an existing dwelling and the portion of the shoreline that is not developed contains mature vegetation. The vegetation helps to mitigate the visual impact of the sleeping cabins. The sleeping cabins will be constructed within the 5 m height requirement.

- e) Special design features or landscaping that can be implemented to reduce the visual impact of the larger structure and increased number of structures;*

The location of the proposed sleeping cabins have utilized the topography of the property to minimize any visual impact of the sleeping cabins. The cumulative Total Floor Area of all sleeping cabins will not exceed 80 m<sup>2</sup> (861.1 ft<sup>2</sup>) which is the maximum permitted in Ward 6.

- f) The internal use of the sleeping cabin and the assurance that the cabin will not be used for anything other than what the by-law permits;*

The proposed sleeping cabins will have each a floor area of 26.5 m<sup>2</sup> (285 ft<sup>2</sup>). Due to the proposed size, the sleeping cabins will not be able to accommodate any other uses.

- g) The conformity of the request with other by-law regulations or neighbourhood policies; and*  
*h) Detailed drawings will accompany any application to clearly demonstrate mitigation measures to reduce the visual impact of the modified cabin.'*

The proposed sleeping cabins will comply with all other Zoning By-law requirements for sleeping cabins.

The Official Plan recognizes the importance of the waterfront area to the Township with the goal to preserve the unique and high quality of the natural environment, which leads to an experience that is aesthetically appealing to property owners and to visitors who use the area. The proposal appears to maintain the general intent of the Official Plan as the proposed sleeping cabins will not impact the aesthetics of the shoreline as they will be well setback from the water. The proposal is not anticipated to have a negative impact to the neighbouring property owners or visitors who use the area. The proposed development will continue to maintain the preserve the natural landscape of the area.



Conclusion:

Based on a review of the above policies, the use of the subject property appears to be consistent with the use of a residential property. The proposal appears to conform with the intent of the relevant Official Plan policies.

**3. COMPREHENSIVE ZONING BY-LAW A2000-07, AS AMENDED**

The subject property is zoned 'Inland Lakes Residential (IR)' in Comprehensive Zoning By-law A2000-07, as amended. The subject property has a lot area of 0.44 ha (1.08 ac), lot frontage of approximately 56 m (183.7 ft), and is developed with an existing main dwelling, a sleeping cabin, and accessory structures/buildings. The applicant is seeking relief to allow three sleeping cabins on the subject property whereas only two are permitted. Each sleeping cabin will have a Total Floor area of 26.5 m<sup>2</sup> (285.2 ft<sup>2</sup>) for a cumulative Total Floor Area of 80 m<sup>2</sup> for all three sleeping cabins.

Section 5.36 b) states:

*'b) Wards 5 and 6:*

- i) The maximum Total Floor Area of each sleeping cabin, including the floor area of any basement, does not exceed 40 m<sup>2</sup> or the ground floor area of the main dwelling on the lot, whichever is the lesser;*
- ii) The maximum number of sleeping cabins permitted on one lot is two cabins; and*
- iii) The maximum Total Floor Area of all sleeping cabins on a lot, including the floor area of any basement, shall not collectively exceed 80 m<sup>2</sup>.'*

The proposal is to have three sleeping cabins whereas a maximum of two are permitted but each sleeping cabin will be smaller than the maximum Total Floor Area permitted for each sleeping cabin, and the cumulative area will not exceed 80 m<sup>2</sup> (861.1 ft<sup>2</sup>). It appears that all other aspects of the proposed development would comply with the requirements of Comprehensive Zoning By-law No. A2000-07, as amended.

The proposal is not anticipated to have any negative impacts to the surrounding properties and neighbourhood. The proposal appears to be appropriate development, and will maintain the existing character of the property and neighbourhood. The proposal is not anticipated to result in undue adverse impacts to the surrounding properties. While the proposal is to increase the number of sleeping cabins on the property, the maximum total floor area of all of the sleeping cabins will not exceed what is permitted in the Zoning By-law. The increase in the number of sleeping cabins to three on the subject property appears appropriate.



## Conclusion

All other aspects of the proposed development would appear to comply with the requirements of Comprehensive Zoning By-law No. A2000-07, as amended. The request appears to maintain the general intent and purpose of the Zoning By-law.

## **4. CONCLUSION**

The proposed application would:

- 1) Appear to conform to the relevant policies of the Provincial Planning Statement;
- 2) Appear to conform with the intent of the Official Plan of the Township of The Archipelago;
- 3) Maintain the intent of the Comprehensive Zoning By-law implementing the Official Plan;
- 4) Allow for an appropriate land use.

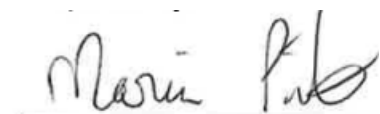
## **CORRESPONDENCE**

The proposed Zoning By-law Amendment application was circulated to the required agencies and property owners as per the requirements of the *Planning Act*, R.S.O. 1990, cP.13 and associated regulations. No comments were received prior to the public meeting on June 20, 2025.

## **RECOMMENDATION**

Staff recommends that a decision with respect to the application be deferred until a future date, to permit a review of any comments received from the public, agencies and Council.

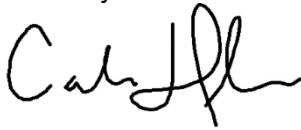
Respectfully submitted,



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Maria Pinto,  
Planner

Approved by:



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Cale Henderson, MCIP, RPP  
Director, Development Services & Environmental Initiatives

**ATTACHMENTS**

1. Appendix A – Application Submission
2. Appendix B – Site Visit Photos
3. Appendix C – By-law A2118-25