

5.4.5 Special Condition CR-5:

Three properties (without municipal addresses) are impacted by this special condition. They are parts of Mining Location 11B and the former shoreline road allowances in front of the lots, which were severed in 2008 and re-zoned under By-law Number 790-2008.

As of September 6, 2017, the properties had the following Roll Numbers and legal descriptions:

1. Roll Number 58-01-040-007-25510

Part of Mining Location 11B and the former shoreline road allowance adjacent to it, now described as Parts 6, 9 and 14 on Reference Plan of Survey 55R-12762, in the geographic Township of Crooks and Municipality of Neebing.

2. Roll Number 58-01-040-007-25520

Part of Mining Location 11B and the former shoreline road allowance adjacent to it, now described as Parts 4, 5, 8, 10, 12 and 15 on Reference Plan of Survey 55R-12762, in the geographic Township of Crooks and Municipality of Neebing.

3. Roll Number 58-01-040-007-25530

Part of Mining Location 11B and the former shoreline road allowance adjacent to it, now described as Parts 1, 2, 3, 7, 11, 13 and 16 on Reference Plan of Survey 55R-12762, in the geographic Township of Crooks and Municipality of Neebing.

These properties are zoned “Seasonal” with the “use limitation” zone applied.

Except where they contravene the provisions of this special condition, the provisions of this By-law that apply to lots in the Seasonal Zone apply to these lots.

The only uses permitted on these lots are:

- Recreational dwellings;
- Recreational modular dwellings;
- Conservation uses;
- Forestry uses; or
- Wildlife management uses.

Schedule “B” of By-law 790-2008 illustrates portions of two of the lots that have special considerations. The portions of land subject to this restriction are labelled “PT4”, “PT2” and “PT1” on that Schedule. The following restrictions apply to these portions of the property:

- (a) buildings or structures are prohibited;
- (b) construction of any type is prohibited;
- (c) site alteration is prohibited;
- (d) permanent and/or temporary roads are prohibited;
- (e) access trails are prohibited; and

(f) the removal of trees and/or natural vegetation is prohibited.

Despite (f) above, trees and/or natural vegetation may be removed only in the following circumstances:

- the trees and/or vegetation are dying or dead;
- the trees and/or vegetation present a danger to health or safety; and/or
- the trees and/or vegetation need to be removed for surveying purposes, provided that such removal is kept to a minimal amount as determined by an Ontario Land Surveyor.

Any permitted development on any of these lots may only be undertaken between August 30th and March 1st of any year unless a qualified biologist determines, based on a mid- to late- June assessment, that the environmental protection zone shown on Schedule "B" of By-law 790-2008, is a non-active site for that nesting season.

The minimum lot area for the lots subject to this special condition is 0.6 hectares.

The minimum area for a recreational dwelling on the lots subject to this special condition is 45 square meters.

The lot owners acknowledge that, unless the private roads or access roads servicing the lots are passable, no emergency or protective service vehicles will traverse them.

5.4.6 Special Condition CR-6:

The property to which this special condition applies is legally described as Lot 29, Plan W-765, together with the former shoreline road allowance, Part 3 on Reference Plan of Survey 55R-6693, Geographic Crooks Township. The By-law which originally applied the special condition is By-law Number 267-1993.

On September 6, 2017, this property had municipal address 52 Cottage Drive West and Roll Number 58-01-040-007-39214.

Except where they contravene the provisions of this special condition, the provisions of this By-law that apply to lots in the Residential 1 Zone apply to this lot.

The minimum rear yard as it relates to a dwelling on this lot is 10 meters.

5.4.7 Special Condition CR-7:

The property to which this special condition applies is legally described as Lots 21 and 22, Plan W-765, Geographic Crooks Township. The By-law which originally applied the special conditions is By-law Number 318-1994.

On September 6, 2017, this property had municipal address 35 Cottage Drive West and Roll Number 58-01-040-007-39207.

Except where they contravene the provisions of this special condition, the provisions of this By-law that apply to lots in the Residential 1 Zone apply to this lot.

The minimum side yard as it relates to an accessory wood storage structure is 0.2 meters.