



MUNICIPALITY OF
GREENSTONE

**COMMITTEE OF ADJUSTMENT
AGENDA**

Monday, June 22, 2026 6:00 PM

Greenstone Council Chambers, 1800 Main Street, Geraldton Ward

Page

1.1. CALL TO ORDER

1.2. LAND ACKNOWLEDGEMENT

- 1.2.1. We respectfully acknowledge that the Municipality of Greenstone is situated on the traditional territory of Robinson Superior Treaty and James Bay Treaty No 9. To do so recognizes and respects Indigenous People's long-standing presence in the territory, which is a key step towards reconciliation. The Municipality is committed to its relationships and partnerships with First Nation, Metis, and Inuit people and their communities.

1.3. VISION AND MISSION STATEMENT

- 1.3.1. Vision: Greenstone strives to be an inviting and inclusive community of communities by fostering quality of life for all in an economically sustainable way.

Mission: Through collaboration and connection with rights holders, communities, and other partners, we will balance Greenstone's needs and expectations by adapting policies and programs to economic realities.

1.4. DISCLOSURES OF INTEREST

1.5. CONFIRMATION OF PREVIOUS MEETING MINUTES

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- 1.5.1. **Recommendation:** **THAT** the Committee of Adjustment Meeting Minutes of March 23, 2026 be approved as presented.

1.6. INTRODUCTION

- 1.6.1. This Committee of Adjustment Meeting has been called and is being held in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

1.7. PURPOSE

- 1.7.1. The purpose of the Meeting is to consider Minor Variance Application File Number MV-2026-002 that would allow the construction of a new single detached dwelling at 42 Rintas Road. The Owners require the Authority of the Committee of Adjustment for minor variances from Zoning By-Law 23-77 as follows:
- a. To permit a reduced setback of 20 metres (65.6 feet) from the highwater mark, whereas the By-Law requires a minimum setback of 30 metres from the highwater mark;
 - b. To permit a reduced front yard setback (with water frontage) of 20 metres (65.6 feet), whereas the By-Law requires a minimum front yard setback (with water frontage) of 30 metres;
 - c. To permit a porch projection of 3.05 m (10 feet) into the required front yard, whereas the By-Law permits a maximum porch projection of 3.0 m (9.8 feet) into the required front yard; and
 - d. To permit the existing single detached dwelling to remain on the subject property for temporary use during construction until the construction of the new single detached dwelling is completed, whereas the By-Law requires a maximum of one dwelling per lot.

The subject property is the parcel legally described as PLAN M132 LOT 28 PCL 10713 TBF Wild Goose Lake, Lindsay Township, located at 42 Rintas Road, in the Municipality of Greenstone, Ontario. The subject property is zoned Waterfront Residential (RW) in the Municipality of Greenstone Zoning By-Law 23-77.

1.8. STATEMENTS

Any person is welcome to make a verbal or written statement in either support or opposition to the proposed application.

- 1.8.1. Verbal statements in support.
- 1.8.2. Written statements in support.
There were no statements received.
- 1.8.3. Verbal statement in opposition.
- 1.8.4. Written statement in opposition.
There were no statements received.
- 1.8.5. Applicant response to submissions.

1.9. DECISION

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- 1.9.1. Director of Planning, Communication and Economic Development, For Your Decision: Application for a Minor Variance (MV-2026-02)

Recommendation: THAT the Committee of Adjustment approve Minor Variance Application File No. MV-2026-002 for the lands municipally known as 42 Rintas Road and legally described as PLAN M132 LOT 28 PCL 10713 TBF, Lindsay Township, Municipality of Greenstone, to permit the following variances from Municipality of Greenstone Zoning By-Law 23-77:

1. A reduced setback of 20.0 metres (65.6 ft) from the high-water mark of Wildgoose Lake, whereas a minimum setback of 30.0 metres (98.4 ft) is required;
2. A reduced front yard setback (water frontage) of 20.0 metres (65.6 ft), whereas a minimum front yard setback of 30.0 metres (98.4 ft) is required;
3. A porch projection of 3.05 metres (10.0 ft) into the provided front yard, whereas a maximum projection of 3.0 metres (9.8 ft) is permitted; and
4. The temporary maintenance of the existing single detached dwelling on the subject property during construction of the proposed replacement dwelling, whereas a maximum of one dwelling is permitted on a lot; and

THAT the Committee of Adjustment finds that the proposed variances satisfy the four tests of a minor variance under Section 45(1) of the Planning Act; and

THAT the approval be subject to the following condition:

1. The existing dwelling shall be demolished within twelve (12)

months of the issuance of an Occupancy Permit for the proposed dwelling, or such longer period as may be approved by the Municipality.

1.10. ADJOURNMENT

1.10.1. **Recommendation: THAT** having reached the hour of _____ p.m. we now adjourn.



MUNICIPALITY OF
GREENSTONE

COMMITTEE OF ADJUSTMENT MINUTES

Monday, March 23, 2026 6:00 PM

Greenstone Council Chambers, 1800 Main Street, Geraldton Ward

Members Present:

Chair: Mayor James McPherson

Committee Members: Vicky Budge, Matthew Donovan, Fran Koning, Elaine Mannisto, Eric Pietsch, Claudette Trottier, Chris Walterson

Regrets:

Alan Ouellet

Staff:

Mark Wright, CAO

Kristina Miousse, Clerk

Darcy Chapman, Director of Corporate Services/Treasurer

Brian Aaltonen, Director of Public Services

Adam Lopatka, Director of Fire Services

Haley Garvie, Economic Development and Communications Officer

Al Gordon, Director of Human Resources

Maxx Kochar, Greenstone Airports Manager

Also Present:

Anita Sott, WSP

1.1. CALL TO ORDER

- 1.1.1. Chair McPherson called the meeting to order at 6:00 p.m. and provided opening remarks.

Mar 23, 2026 Committee of Adjustment Meeting

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1.2. LAND ACKNOWLEDGEMENT

1.2.1. Chair McPherson delivered the Land Acknowledgement.

We respectfully acknowledge that the Municipality of Greenstone is situated on the traditional territory of Robinson Superior Treaty and James Bay Treaty No 9. To do so recognizes and respects Indigenous People's long-standing presence in the territory, which is a key step towards reconciliation. The Municipality is committed to its relationships and partnerships with First Nation, Metis, and Inuit people and their communities.

1.3. VISION AND MISSION STATEMENT

1.3.1. Chair McPherson delivered the Vision and Mission Statement.

Vision: Greenstone strives to be an inviting and inclusive community of communities by fostering quality of life for all in an economically sustainable way.

Mission: Through collaboration and connection with rights holders, communities, and other partners, we will balance Greenstone's needs and expectations by adapting policies and programs to economic realities.

1.4. DISCLOSURES OF INTEREST

1.4.1. Claudette Trottier declared a conflict of interest on Application MV-2026-001 and left the Chambers. The general nature being the applicant is a relative.

1.5. CONFIRMATION OF PREVIOUS MEETING MINUTES

1.5.1.

COA26-01 **Moved by Chris Walterson, Seconded by Elaine Mannisto**
THAT The Committee of Adjustment Meeting Minutes from July 14, 2025 be approved as presented.

CARRIED.

1.6. INTRODUCTION

1.6.1. Chair McPherson introduced the meeting.

This Committee of Adjustment meeting has been called and is being held in accordance with Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended.

1.7. PURPOSE

1.7.1. Chair McPherson identified the purpose of the meeting and provided remarks. The purpose of this meeting is to consider Minor Variance Application File Number MV-2026-001:

Mar 23, 2026 Committee of Adjustment Meeting

The Municipality of Greenstone received an application for a Minor Variance that would allow the construction of an attached deck and screened three-season porch/sunroom as an addition to the existing cottage building at 22 Peter Drive. The Owners require the Authority of the Committee of Adjustment for minor variances from Zoning By-Law 23-77 as follows:

- a) To permit a reduced front yard setback of 23.47 metres (77 feet), whereas the By-Law requires a minimum front yard setback (waterfront) of 30 metres; and
- b) To permit a reduced setback of 24.38 metres (80 feet), whereas the By-Law requires a minimum setback from the highwater mark of 30 metres.

The subject property is the parcel located at 22 Peter Drive, Beardmore Ward, (consisting of PIN 62423 -0549 and PIN 62423 -0068), in the Municipality of Greenstone. The subject property is zoned Waterfront Residential.

1.8. STATEMENTS

Any person is welcome to make a verbal or written statement in either support or opposition to the proposed application.

- 1.8.1. Chair McPherson provided opening comments including requesting any person wishing to receive a copy of the Committee of Adjustment Decision to make the request to the Director of Planning, Communication and Economic Development and further advised that if a specified person or public body that files an appeal of the decision in respect to the application does not make verbal or written submissions to the Committee of Adjustment before it approves or refuses the variance, the Ontario Land Tribunal may dismiss the appeal.

Verbal statements in support. There were no statements in support.

- 1.8.2. Written statements in support.
None received.
- 1.8.3. Verbal statements in opposition.
There were no statements in opposition.
- 1.8.4. Written statements in opposition.
None received.
- 1.8.5. Applicant response to submissions.
There was no response.

1.9. DECISION

- 1.9.1. Director of Planning, Communication and Economic Development, For Your Decision: Application for a Minor Variance

Mar 23, 2026 Committee of Adjustment Meeting

COA26-02

Moved by Chris Walterson, Seconded by Elaine Mannisto
THAT Minor Variance Application MV-2026-001, for the property municipally known as 22 Peter Drive, be approved, to permit:

- A reduced front yard setback (water frontage) of 23.47 metres to the overhang and 24.08 metres to the main wall of the proposed elevated screened porch/sunroom, whereas the Municipality of Greenstone Zoning By-law 23-77 requires a minimum front yard setback of 30 metres; and
- A reduced setback from the high-water mark of Lake Nipigon of 24.38 metres to the overhang and 24.99 metres to the main wall of the proposed elevated screened porch/sunroom, whereas the Zoning By-law requires a minimum setback of 30 metres.

AND THAT the Committee of Adjustment is satisfied that the requested variances are minor in nature, desirable for the appropriate development and use of the land, and maintain the general intent and purpose of the Municipality of Greenstone Official Plan and Zoning By-law 23-77, thereby satisfying the four tests for a minor variance under Section 45(1) of the Planning Act.

AND THAT the Committee has considered the planning report, supporting materials submitted with the application, and any comments received from agencies and the public in making its decision.

CARRIED.

1.10. ADJOURNMENT

1.10.1.

COA26-03

Moved by Chris Walterson, Seconded by Elaine Mannisto
THAT having reached the hour of 6:08 p.m. we now adjourn.

CARRIED.



REPORT

To: Committee of Adjustment
From: Director of Planning, Communication, and Economic Development
Subject: For Your Decision: Application for a Minor Variance (MV-2026-02)
Date: June 22, 2026

Issue

The Committee of Adjustment, must decide whether to approve Minor Variance Application MV-2026-02.

Facts

- The subject property is municipally known as 42 Rintas Road and is legally described as Plan M132, Lot 28, Lindsay Township. The property is located on the west side of Rintas Road and fronts onto Wildgoose Lake.
- The lands are designated Rural Area District in the Municipality of Greenstone Official Plan and zoned Waterfront Residential (RW) under Zoning By-law 23-77.
- The property currently contains a one-storey cottage, two accessory sheds, and a cold storage building. The applicant proposes to construct a new one-storey single detached dwelling (cottage) with a floor area of approximately 148.6 m² (1,600 ft²). The existing cottage would remain temporarily during construction and would be demolished upon completion of the new dwelling and issuance of an Occupancy Permit.
- To facilitate the proposed development, the applicant has requested the following variances:
 - Reduce the required setback from the high-water mark from 30 metres to 20 metres.
 - Reduce the required waterfront front yard setback from 30 metres to 20 metres.
 - Permit a porch projection of 3.05 metres into the front yard where a maximum projection of 3.0 metres is permitted.

- Permit the temporary presence of two dwellings on the lot during construction, whereas only one dwelling is permitted.
- The proposed development represents the replacement of an existing shoreline cottage with a new dwelling in substantially the same location.
- The requested shoreline and front yard setback reductions largely recognize an existing development pattern, as the new dwelling would be located approximately 0.2 metres further from the shoreline than the existing cottage.
- The proposal does not intensify the use of the property and maintains compatibility with surrounding shoreline residential development.
- Minor variances must satisfy the four tests under Section 45(1) of the Planning Act: the variance must be minor, desirable for the appropriate development of the land, and maintain the general intent of both the Official Plan and the Zoning By-law.
- The Official Plan permits a reduced 20-metre shoreline setback for lots of record created prior to approval of the current Official Plan. As the subject lot was created in 1950, the proposed setback conforms with Official Plan policy even though zoning relief is required.
- The Municipality's planning staff reviewed the application in consultation with the Municipality's retained planning consultant, WSP, who prepared a detailed planning analysis evaluating the proposal against applicable planning policies and legislation. The consultant's report is attached and forms the main part of the materials to be considered by the Committee of Adjustment.
- Planning staff concluded that the proposed variances satisfy the four tests of a minor variance under Section 45(1) of the Planning Act.
- No public objections were received, and no agency concerns remain outstanding.

Analysis

- The proposal is considered to meet the four tests of a minor variance under the Planning Act.
- Staff determined that the proposal maintains the intent of the Official Plan and Zoning By-law, is desirable for the appropriate development of the property, and is minor in nature.

Option #1: Approve Minor Variance Application MV-2026-02 - RECOMMENDED

- The proposal satisfies the four tests of a minor variance under the Planning Act.
- The requested setbacks generally reflect the location of the existing dwelling and do not introduce a new shoreline development pattern.
- The proposal conforms with the intent of the Official Plan, which permits a 20-metre setback on existing lots of record.
- No public objections were received and no technical agency concerns remain outstanding.
- The development facilitates reinvestment in an existing residential property while maintaining neighbourhood character and shoreline compatibility.

Option #2: Refuse Minor Variance Application MV-2026-02

- Maintaining the 30 m setback in the Zoning By-Law supports shoreline protection and consistent application of municipal standards.

Recommendation

THAT the Committee of Adjustment approve Minor Variance Application File No. MV-2026-002 for the lands municipally known as 42 Rintas Road and legally described as PLAN M132 LOT 28 PCL 10713 TBF, Lindsay Township, Municipality of Greenstone, to permit the following variances from Municipality of Greenstone Zoning By-law 23-77:

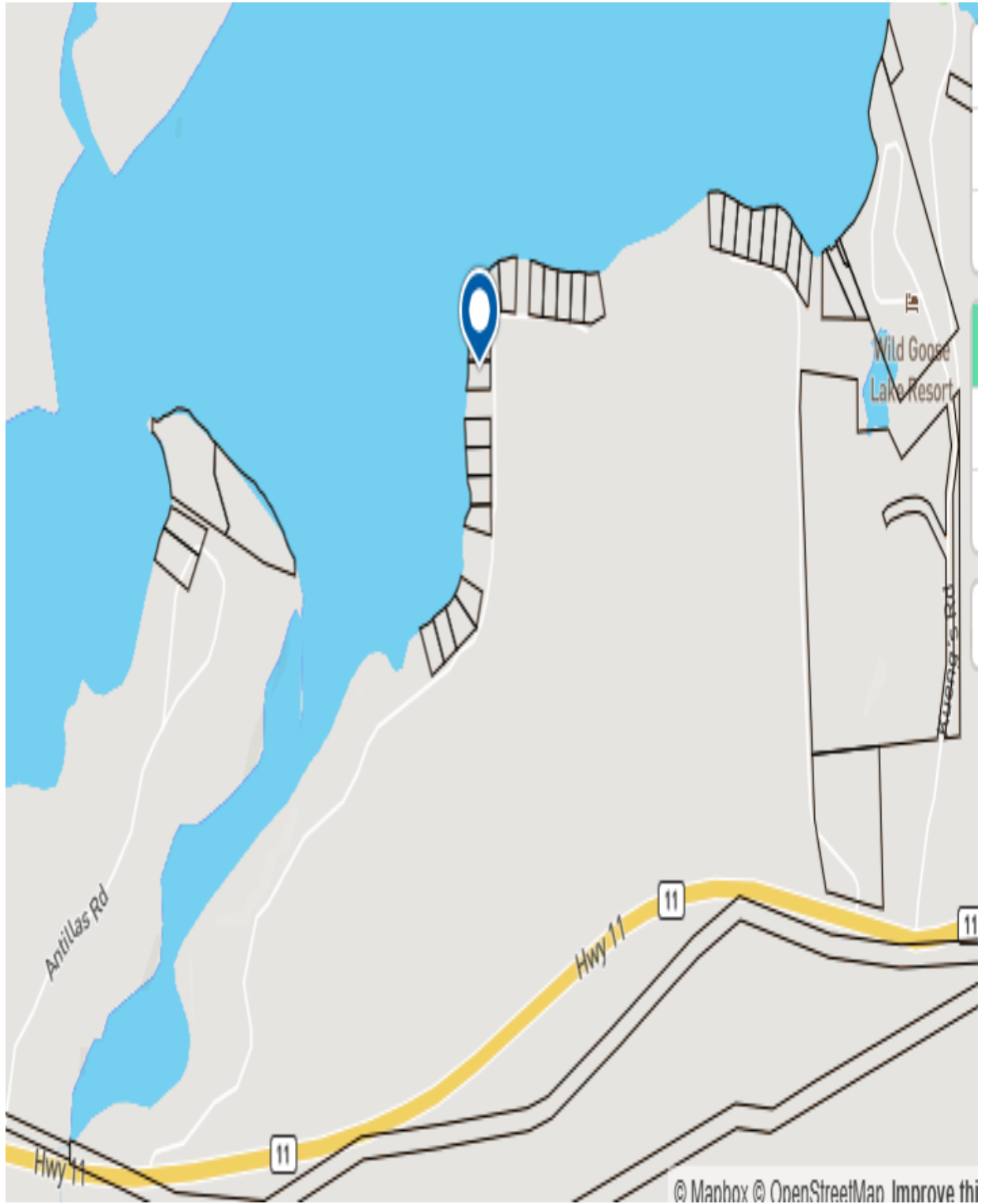
1. A reduced setback of 20.0 metres (65.6 ft) from the high-water mark of Wildgoose Lake, whereas a minimum setback of 30.0 metres (98.4 ft) is required;
2. A reduced front yard setback (water frontage) of 20.0 metres (65.6 ft), whereas a minimum front yard setback of 30.0 metres (98.4 ft) is required;
3. A porch projection of 3.05 metres (10.0 ft) into the provided front yard, whereas a maximum projection of 3.0 metres (9.8 ft) is permitted; and
4. The temporary maintenance of the existing single detached dwelling on the subject property during construction of the proposed replacement dwelling, whereas a maximum of one dwelling is permitted on a lot; and

THAT the Committee of Adjustment finds that the proposed variances satisfy the four tests of a minor variance under Section 45(1) of the Planning Act; and

THAT the approval be subject to the following condition:

1. The existing dwelling shall be demolished within twelve (12) months of the issuance of an Occupancy Permit for the proposed dwelling, or such longer period as may be approved by the Municipality.







To: Chair & Members of Committee of Adjustment
From: Anita Sott, MCIP, RPP, Project Manager, WSP
Date: June 15, 2026
Applicant/Owner: Blair McGuire
Subject: Minor Variance Application File Number MV-2026-002, 42 Rintas Road,
Municipality of Greenstone, Ontario

1 RECOMMENDATION

Approve Minor Variance Application File Number MV-2026-002 to permit the following variances to the provisions of the Municipality of Greenstone Zoning By-law 23-77 (Approved November 27, 2023):

- 1) A reduced setback of 20 metres (65.6 ft) from the highwater mark, whereas the By-law requires a minimum setback of 30 metres from the highwater mark;
- 2) A reduced front yard setback (with water frontage) of 20 metres (65.6 ft), whereas the By-law requires a minimum front yard setback (with water frontage) of 30 metres;
- 3) A porch projection of 3.05 m (10 ft) into the provided front yard, whereas the By-law permits a maximum porch projection of 3.0 m (9.8 ft) into the required front yard; and
- 4) The existing single detached dwelling to remain on the subject property temporarily, until the construction of the new single detached dwelling is completed, whereas the By-law permits a maximum of one dwelling per lot.

2 SUBJECT PROPERTY

2.1 Location

The subject property, 42 Rintas Road, Greenstone, ON is legally described as PLAN M132 LOT 28 PCL 10713 TBF, Wild Goose Lake, Lindsay Township. It is located on the west side of Rintas Road, from which driveway access is provided. Rintas Road is a Municipal Road maintained year round, based on its designation on Schedule B – Land Use Plan of the Municipality of Greenstone Official Plan (Approved by the Ministry of Municipal Affairs and Housing, November 15, 2022) (“OP”). The subject property has approximately 38.7 m (127 ft) of frontage on Wildgoose Lake, which is considered the front lot line for a waterfront lot based on the definition of “front lot line” in Section 3 of the Municipality of Greenstone Zoning By-law 23-77 (Approved by Council November 27, 2023).

2.2 Surrounding Land Uses

The subject property is surrounded to the north and south by residential dwellings. Lands on the east side of Rintas Road are vacant and comprised of woodlands and natural vegetation. Wildgoose Lake is located immediately west of the subject property.

3 PROPOSAL

The Applicant is proposing to construct a new single detached dwelling (cottage) (“the proposed development”) on the subject property.

The subject property is currently occupied by a one-storey dwelling (cottage), two accessory sheds, and a cold storage building. Servicing is provided through individual on-site servicing, consisting of a well and an existing septic system located to the east of the existing dwelling. The existing driveway access to Rintas Road is proposed to be maintained.

The Municipality of Greenstone Zoning By-law 23-77 (Approved by Council, November 27, 2023) (“ZBL”) zones the subject property Waterfront Residential (RW). Section 9 Waterfront Residential (RW) Zone states, “No person shall use any land or erect, alter or use any building or structure in the Waterfront Residential (RW) Zone except in accordance with the following zone regulations.” Single detached dwellings are permitted in the RW Zone, therefore the proposed dwelling is a permitted use.

Section 4.18.5 Water Bodies and Shoreline Buffer Zone of the ZBL establishes required minimum setbacks for dwellings from the high water mark of waterbodies, as well as shoreline buffer zones to be maintained or re-established in a natural state. Section 9.2 Zone Regulations of the ZBL provides regulations for single detached dwellings and accessory uses, among other permitted uses. The specific zoning requirements applicable to this Application are further discussed in Section 4 of this Report.

As illustrated in the proposed Site Plan (prepared by the Applicant, received May 18, 2026) (see **Appendix A**) and Architectural drawings (prepared by Peterson Design Group Inc., May 13, 2025) (see **Appendix B**), the Applicant is seeking to construct a new one-storey single detached dwelling with a building area of 148.6 m² (1,600 ft²) inclusive of the proposed dwelling and a roofed, unenclosed porch facing Wildgoose Lake. The proposed dwelling would be 3.9 m in height. The existing dwelling on the subject property is proposed to be maintained for temporary use during the construction of the new dwelling. A Demolition Permit has been obtained, and the existing dwelling would be demolished upon completion of the new dwelling, and the issuance of an Occupancy Permit.

As illustrated in the Site Plan (see **Appendix A**), the existing dwelling is currently located approximately 19.8 m (20 ft) from the front lot line along Wildgoose Lake. Based on a review of the Plan of Subdivision (Plan M132, Prepared by C.D. Cox, Ontario Land Surveyor, approved February 18, 1950), the front lot line was established at the location of surveyed highwater mark

of Wildgoose Lake. As such, the existing dwelling is located approximately 19.8 m (20 ft) from the highwater mark.

The proposed dwelling would be located 20 m (65.6 ft) from the front lot line, measured from the furthest extent of the western main wall of the proposed dwelling, which represents an increased setback of 0.2 m as compared to the existing dwelling. The proposed roofed, unenclosed porch would encroach 3.05 m (10 ft) into the provided front yard.

To facilitate the proposed development, the Applicant has requested the following minor variances:

- 1) A reduced setback of 20 metres (65.6 ft) from the highwater mark, whereas the By-law requires a minimum setback of 30 metres from the highwater mark;
- 2) A reduced front yard setback (with water frontage) of 20 metres (65.6 ft), whereas the By-law requires a minimum front yard setback (with water frontage) of 30 metres;
- 3) A porch projection of 3.05 m (10 ft) into the provided front yard, whereas the By-law permits a maximum porch projection of 3.0 m (9.8 ft) into the required front yard; and
- 4) The existing single detached dwelling to remain on the subject property temporarily, until the construction of the new single detached dwelling is completed, whereas the By-law permits a maximum of one dwelling per lot.

A proposed variance to permit an increased lot coverage of 11% was included in the Notice of Statutory Public Meeting and on the property notification sign, but has been determined not to be required. The RW Zone permits a maximum lot coverage of 10% for a single detached dwelling, and an additional 2% lot coverage for accessory uses, buildings, or structures. As the proposed dwelling would only have a lot coverage of approximately 6%, a variance is not required.

4 PLANNING ANALYSIS

4.1 Planning Act

Section 45(1) of the Planning Act gives the authority of granting minor relief from the provisions of the Zoning By-law to the Committee of Adjustment. Such relief can only be granted if the proposed variance meets the four (4) tests of a minor variance, including that it meets general intent and purpose of the Official Plan, meets the general intent and purpose of the zoning by-law, is minor in nature, and is desirable for the appropriate development of the property.

4.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides direction on matters of provincial interest related to land use planning. According to Section 3 of the Planning Act, decisions affecting planning matters “shall be consistent” with the PPS.

Section 2.5 Rural Areas and Section 2.6 Rural Lands of the PPS provides policies for rural areas and rural lands in municipalities. Rural areas are lands within a municipality that can include rural lands, amongst other areas. Rural lands are lands located outside of settlement areas and outside of prime agricultural areas.

PPS Policy 2.5.1 a) notes that healthy, integrated and viable rural areas should be supported by building upon character, and leveraging rural amenities and assets, amongst other criteria.

Policy 2.6.1 outlines permitted uses on rural lands located in municipalities, including “resource-based recreational uses (including recreational dwellings not intended as permanent residences)” and “other rural land uses”.

Section 4.2 Water requires that planning authorities shall protect, improve or restore the quality and quantity of water by minimizing potential negative impacts, among other measures.

As further described in Section 4.4 of this Report, the subject property is designated as Rural Area District in the Municipality’s Official Plan, which permits shoreline residential development, including permanent residential uses. The proposed development and associated proposed variances are not anticipated to result in negative impacts to Wildgoose Lake, as the proposed development is limited to a single detached dwelling which would replace the existing one-storey single detached dwelling located at a similar setback. Site disturbance is anticipated to be limited to concrete slab and footings construction for the proposed dwelling. The proposed development and associated variances are consistent with the applicable policies of the PPS.

4.3 Growth Plan for Northern Ontario, 2011

Released on March 3, 2011, the Growth Plan for Northern Ontario (the “Growth Plan”), provides guidance to align provincial decision-making and investment for economic and population growth in Northern Ontario.

Section 3.4.3 encourages municipalities to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality public open spaces, and easy access to local stores and services.

The proposed development and associated proposed variances conform with the Growth Plan, as they relate to a single detached dwelling which contributes to the mix of land uses in the Municipality.

4.4 Four (4) Tests of a Minor Variance under Section 45(1) of the Planning Act

i. Is the variance minor in nature?

The proposed variances represent:

- A reduction to the required front yard setback and to the required setback from the highwater mark by approximately 10 m (33%); and
- An increase to the maximum permitted porch projection by 0.05 m (1.7%).

There are no anticipated negative impacts or land use compatibility issues with permitting the requested relief from the applicable ZBL requirements. The variances related to the front yard setback, highwater mark setback, and porch projection are not anticipated to result in negative impacts on the subject property, Wildgoose Lake, or surrounding properties. The variances are required to accommodate the proposed building footprint. The proposed front yard setback and highwater mark setback are increased from the setbacks of the existing dwelling on the subject property by 0.2 m.

ii. Is the variance desirable for the appropriate development or use of the land, building or structure?

The requested variances are considered desirable and appropriate for the development and use of the land, as they facilitate the development of a new single detached dwelling, which is a permitted use on the subject property. The new dwelling will replace an existing dwelling which will be demolished once an Occupancy Permit is issued for the new dwelling. The proposed development maintains the existing character of shoreline residential development on the subject property and in the area.

iii. Does the variance maintain the general intent and purpose of the Official Plan?

The subject property is designated Rural Area District (“RU”) on Schedule B – Land Use Plan of the current Official Plan, consistent with other shoreline residential properties throughout Greenstone. Section 4.11 Rural Area of the current Official Plan sets out permitted uses in the Rural Area District, which includes Shoreline Residential development. Section 4.18 Shoreline Residential contains policies for shoreline recreational residential dwellings, which may include seasonal and permanent residential uses on separate lots, as well as accessory uses.

The proposed development is for a permanent residential use and is a permitted use in the Rural Area District land use designation.

Section 4.18.8 requires that shoreline residential development comply with Section 8.10 Shoreline Management of the Official Plan. Section 8.10.2 states that a shoreline vegetative buffer shall be maintained landward for 30 m, which may be interrupted to provide for access to the water and views. Further, Section 8.10.3 directs that landscaping, consisting of native

species whenever possible, shall be used to screen or buffer development from adjacent uses and mitigate the visual impact of the development.

The existing dwelling provides less than the required 30 m shoreline vegetative buffer. It is understood that the area between the existing dwelling and the shoreline is currently grassed. The Applicant is encouraged to enhance the quality and naturalization of the shoreline vegetative buffer by adding native species plantings within the area between the proposed dwelling and the shoreline.

Section 8.10.4 states: “A development setback shall apply for all buildings, structures and sewage disposal systems of 30 m [98.4 feet], except for shoreline structures such as a boat house, dock or stairway/pathway access. The setback may be reduced to 20 m [65.6 feet] for a lot of record created prior to the approval of this Plan. The setback shall be measured as the shortest horizontal distance from the high-water mark of the adjacent water body or wetland to the main wall of a building or structure or to the soil mantle of the subsurface tile field.”

Based on a review of the Plan of Subdivision (Plan M132, Prepared by C.D. Cox, Ontario Land Surveyor, approved February 18, 1950), the subject property was a lot of record created prior to the approval of the current Official Plan in 2022. As such, the Official Plan permits a reduced 20 m setback from the highwater mark of the adjacent waterbody. The proposed development would be setback 20 m (65.6 ft) from the front lot line along Wildgoose Lake, which was established along the surveyed highwater mark of the lake.

The proposed setback for the proposed development conforms to the Official Plan’s requirement for a 20 m setback from the highwater mark on an existing lot of record.

The proposed development and the associated variances meet the general intent and purpose of the Official Plan.

iv. Does the variance maintain the general intent and purpose of the Zoning By-law?

The subject property is zoned Waterfront Residential (RW) in the ZBL. The general intent and purpose of the RW Zone is to regulate waterfront residential development across the Municipality.

The proposed development is subject to Section 4 General Provisions of the ZBL. Section 4.8 Flood Plain prohibits dwellings from being constructed or extended or expanded below the regulatory flood elevation of any water body. Section 4.8.3(1) states that no building or structure shall be erected closer than 15 m from the flood elevation or flood line of a water body. While no information is available in the ZBL or from other sources that confirms the regulatory flood elevation of Wildgoose Lake, the existing and proposed dwellings are located beyond 15 m from the surveyed highwater mark. **As the proposed development and associated variances are proposed at a distance greater than 15 m from the front lot line along Wildgoose Lake, in absence of flood elevation information it is assumed that the proposed dwelling complies with**



the ZBL requirement. The Municipality will not take on any risk or liability associated with any potential flooding impacts on the proposed dwelling resulting from flood events on Wildgoose Lake.

Section 4.18.5 Water Bodies and Shoreline Buffer Zone states: “Subject to Section 4.8, the minimum setback from the high-water mark for a dwelling, a non-residential or accessory building or structure or an individual on-site sewage service shall be 30 m (98.4 ft) except for a marine facility or marina. The setback shall be measured as the shortest horizontal distance from the nearest main wall of the building or the edge of filter bed/tile bed to the high-water mark.” As the proposed dwelling would be set back 20 m from the surveyed highwater mark, **a variance from this provision is required to permit the proposed development.**

Section 4.24 Permitted Projections states that a porch may project no closer than 3 m (9.8 ft) into the required front yard. The proposed roofed, unenclosed porch would project 3.05 m (10 ft) into the provided front yard. **A variance from this provision is required to permit the proposed development.**

In addition, the proposed development is subject to the requirements of Section 9 Waterfront Residential (RW) Zone. A single detached dwelling is one of the permitted uses listed in Section 9.1 Permitted Uses. Section 9.2 Zone Regulations sets out the specific lot and building requirements applicable to all properties in the RW Zone. Table 1 details the RW Zone requirements which are applicable to the subject property and identifies where the proposed development does not comply with the zoning provisions.

Table 1. Waterfront Residential (RW) Zone Requirements (ZBL Section 9.2)

Zoning Provision	Required (Single Detached Dwelling)	Provided	Compliance (Yes / No)
Lot Area (min)	0.8 ha	0.24 ha	Yes, existing non-complying lot per ZBL Section 4.19.2 Non-Complying Lots.
Lot Frontage (min)	61 m	Approx. 38.7 m (along Wildgoose Lake)	Yes, existing non-complying lot per ZBL Section 4.19.2 Non-Complying Lots.
Minimum Front Yard with water frontage	30 m	20 m (from furthest extent of western main wall)	No – Variance required
Minimum Rear Yard	7.5 m	36.6 m (to road)	Yes
Minimum Interior Side Yard	1.5 m	3 m (north); 21.3 m (south)	Yes
Maximum Height	10.5 m	3.9 m	Yes



Zoning Provision	Required (Single Detached Dwelling)	Provided	Compliance (Yes / No)
Maximum Lot Coverage	10%	6%	Yes
Maximum No. Dwellings per lot (excluding a Garden Suite)	1	2 (temporarily, only while the proposed dwelling is being constructed)	No – Variance required
Separation Distance between the main building and any accessory building	2 m	9.1 m (to existing cold storage building)	Yes

The intended use of the property and general form of the proposed development comply with the general intent and purpose of the ZBL. The proposed development, consisting of a one-storey single detached dwelling, is a permitted use in the RW Zone. It complies with the majority of applicable ZBL provisions. The proposed front yard setback and highwater mark setback variances represent a 0.2 m increase compared to the existing dwelling on the subject property.

The variances are required to accommodate the proposed building footprint, and to facilitate the Applicant’s use and enjoyment of the subject property. There are no anticipated negative impacts to the character of development on the subject property or neighbouring properties, or to the shoreline of Wildgoose Lake.

For these reasons, the proposal meets the general intent and purpose of the Zoning By-law.

Conclusion

For the reasons provided above, the requested variances meet the four (4) tests of a minor variance prescribed under Section 45 (1) of the Planning Act. The requested variances are recommended for approval by the Committee of Adjustment.

4.5 Technical Agencies and External Circulation

The Application was circulated to the following technical and external agencies on June 1, 2026, in accordance with O.Reg. 200/96 of the Planning Act for Minor Variance Applications:

- CAO, Municipality of Greenstone
- Director of Public Services, Municipality of Greenstone
- Fire Chief, Municipality of Greenstone
- Animiigoo Zaagi’igan Anishinaabek Lake, Nipigon Ojibway
- Bingwi Neyaashi Anishinaabek - Sand Point First Nation
- Bell Canada
- Enbridge Gas

**Municipality of Greenstone
Planning and Development
Committee of Adjustment
Staff Report – File Number MV-2026-002
42 Rintas Road, Municipality of Greenstone, Ontario**



- Hydro One Networks
- Infrastructure Ontario
- Ministry of the Environment, Conservation and Parks
- Ministry of Municipal Affairs and Housing
- Ministry of Natural Resources
- Thunder Bay District Health Unit
- TransCanada Pipelines

At the time of writing this Report, the following comments were received:

- Kimberly McNaughton, Regional Planner, Ministry of Natural Resources (MNR) (Email, June 8, 2026) – requested confirmation as to whether there is a Crown shoreline reservation or road reservation along Wildgoose Lake. Should either of these reservations exist on title then a reduced setback may not be permissible as this could be Crown lands.
 - Chris Magee, District Manager, MNR (Email, June 8, 2026) subsequently reviewed the title for the subject property and confirmed that there is no Crown shoreline reservation.

4.6 Public Notice Circulation

On May 27, 2026, the Notice of Complete Application and Public Hearing, including information regarding the requested Application, was published on the Municipality's website. Notice to property owners within 60 m of the subject property advising of the Application and Public Hearing were mailed on May 29, 2026. A property notification sign was posted on the subject property on June 5, 2026.

At the time of writing this Report, no inquiries were received from members of the public.

5 ATTACHMENTS

Appendix A – Site Plan

Appendix B – Architectural Design Drawings

Prepared by:

Anita Sott, RPP, MCIP
Project Manager, Urban and Community Planning, WSP
Planning Services Consultant

**Municipality of Greenstone
Planning and Development
Committee of Adjustment
Staff Report – File Number MV-2026-002
42 Rintas Road, Municipality of Greenstone, Ontario**



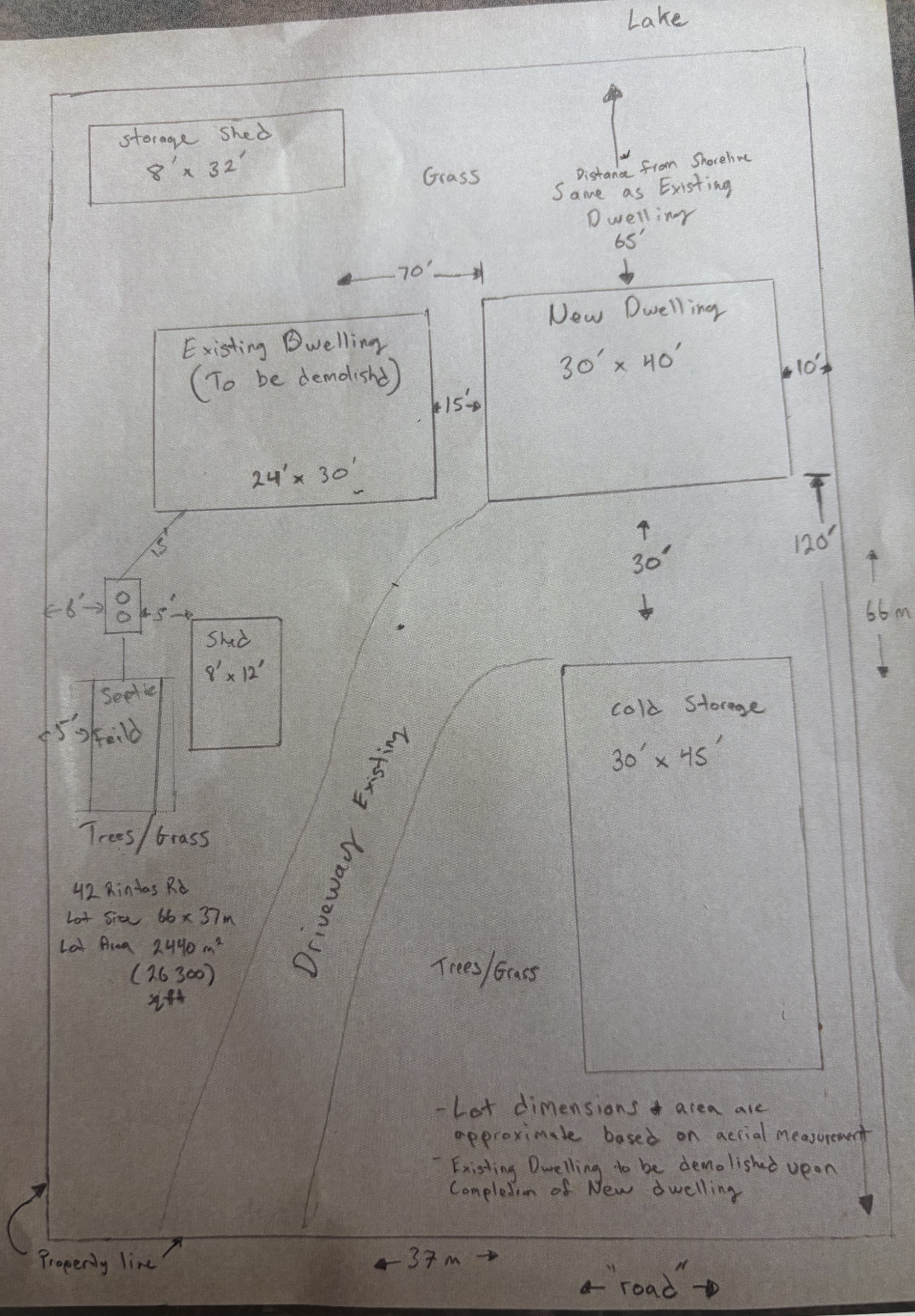
6 REPORT APPROVAL DETAILS

Document Title:	42 Rintas Road Minor Variance File No MV-2026-002_FINAL Planning Staff Report_ June 15 2026.docx
Attachments:	Appendix A – Site Plan Appendix B – Architectural Design Drawings
Final Approval Date:	June 15, 2026

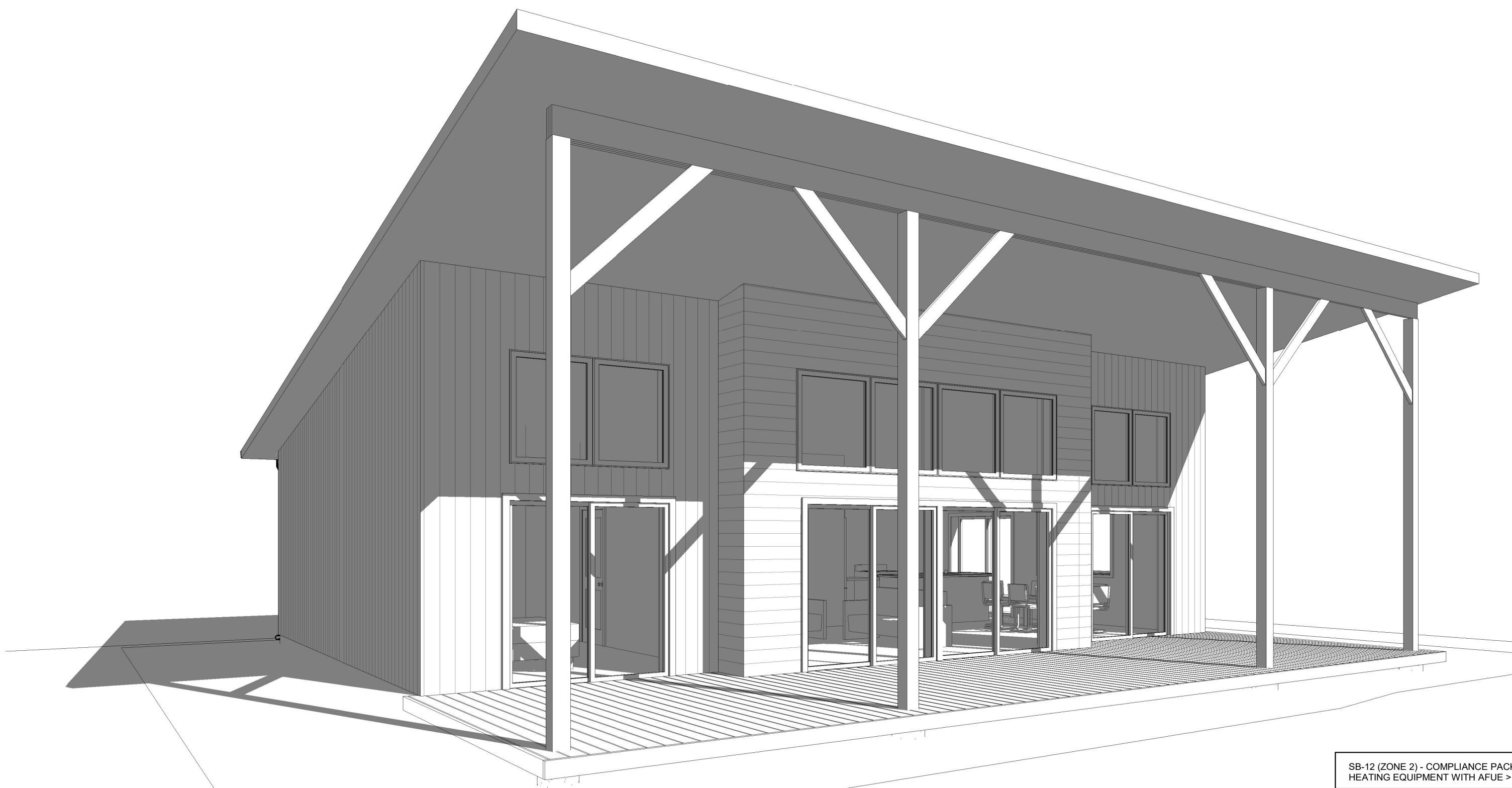
This report and all of its attachments were approved and signed as outlined below:

Haley Garvie
Director of Planning, Communication, and Economic Development
Municipality of Greenstone

APPENDIX A – SITE PLAN



APPENDIX B – ARCHITECTURAL DESIGN DRAWINGS



SB-12 (ZONE 2) - COMPLIANCE PACKAGE FOR SPACE HEATING EQUIPMENT WITH AFUE > 92%	
COMPONENT	COMPLIANCE PACKAGE
CEILING WITH ATTIC SPACE MIN. RSI (R)-VALUE	8.80 (R50)
CEILING WITHOUT ATTIC SPACE MIN. RSI (R)-VALUE	5.48 (R31)
EXPOSED FLOOR MIN. RSI (R)-VALUE	6.16 (R35)
WALLS ABOVE GRADE MIN. RSI (R)-VALUE	3.34+0.88ci (R19+5ci)
BASEMENT WALLS MIN. RSI (R)-VALUE	2.11+0.88ci (R12+5ci)
BELOW GRADE SLAB - ENTIRE SURFACE >400mm BELOW GRADE MIN. RSI (R)-VALUE	-
EDGE OF BELOW GRADE SLAB - ENTIRE SURFACE >600mm BELOW GRADE MIN. RSI (R)-VALUE	1.78 (R10)
HEATED SLAB OR SLAB >600mm BELOW GRADE MIN. RSI (R)-VALUE	1.78 (R10)
WINDOWS AND SLIDING GLASS MAX. U-VALUE	1.6 (0.28)
SKYLIGHTS MAX. U-VALUE	2.8 (0.49)
SPACE HEATING EQUIPMENT MIN. AFUE	94%
HRV MIN. EFFICIENCY	70%
DOMESTIC HOT WATER HEATER MIN. EFFICIENCY	0.80

FIRM NAME: PETERSON DESIGN GROUP
THUNDER BAY, ON.
TEL: 807-400-7909
EMAIL: info@petersondesign.ca

CERTIFICATE OF PRACTICE NUMBER: OAA 6847

NAME OF PROJECT: B. MCGUIRE LAKE HOUSE

PROJECT LOCATION: GREENSTONE, ONTARIO

ONTARIO'S BUILDING CODE DATA MATRIX
PART 11 - RENOVATION OF EXISTING BUILDING

9.00 BUILDING CODE VERSION: O. Reg. 332/12 LAST AMENDMENT: 163/24 BUILDING CODE REFERENCE:

9.01 PROJECT TYPE: NEW CONSTRUCTION ADDITION RENOVATION (A) 1.1.2.4
 CHANGE OF USE ADDITION AND RENOVATION
DESCRIPTION: XXXX

9.02 MAJOR OCCUPANCY CLASSIFICATION: USE: GROUP C - 1 - STOREY RESIDENTIAL 9.10.2.

9.03 SUPERIMPOSED MAJOR OCCUPANCIES: NO YES 9.10.2.3
DESCRIPTION:

9.04 BUILDING AREA (m²): DESCRIPTION: EXISTING NEW TOTAL (A) 1.4.1.2.
MAIN FLOOR 192.2 m² 192.2 m²
TOTAL: 192.2 m²

9.05 BUILDING HEIGHT: 1 STOREYS ABOVE GRADE 3.9 (m) ABOVE GRADE (A) 1.4.1.2. & 9.10.4.
0 STOREYS BELOW GRADE

9.06 NUMBER OF STREETS/FIREFIGHTER ACCESS: X STREET(S) 9.10.20.

9.07 SPRINKLER SYSTEM: REQUIRED NOT REQUIRED 9.10.8.2.4, AND 3.2.4.8.4)
PROVIDED: ENTIRE BUILDING SELECTED COMPARTMENTS
 SELECTED FLOOR AREAS BASEMENT
 IN LIEU OF ROOF RATING NONE
DESCRIPTION:

9.08 FIRE ALARM SYSTEM: REQUIRED NOT REQUIRED 9.10.18.
PROVIDED: SINGLE STAGE TWO STAGE NONE

9.09 WATER SERVICE/SUPPLY IS ADEQUATE: NO YES 9.31.3.

9.10 CONSTRUCTION TYPE: RESTRICTION: COMBUSTIBLE PERMITTED NON-COMBUSTIBLE REQUIRED ENCAPSULATED MASS TIMBER 9.10.6, 3.1.3, AND 3.1.4.7.
ACTUAL: COMBUSTIBLE NON-COMBUSTIBLE
 COMBINATION OF COMBUSTIBLE AND NON-COMBUSTIBLE
 ENCAPSULATED MASS TIMBER
 COMBINATION OF ENCAPSULATED MASS TIMBER AND NON-COMBUSTIBLE
HEAVY TIMBER CONSTRUCTION: NO YES

9.11 POST-DRIBBLER BUILDING: NO YES (A) 1.1.2.2.(7) & PART 4

9.12 OCCUPANT: FLOOR LEVEL / AREA OCCUPANCY BASED ON OCCUPANT POSTED LOAD LIMIT (PERSONS) REQUIRED 9.9.1.3, TABLE 3.1.17.1.
MAIN FLOOR GROUP C DESIGN 6
TOTAL: 6

9.13 BARRIER-FREE DESIGN: NO YES 9.5.2. & 3.8.
EXPLANATION:

9.16a SPATIAL SEPARATION: WALL EBF AREA (m²) L.D. (m) L4 / HL REQUIRED FRR (h) % UNPROTECTED OPENINGS PERMITTED % UNPROTECTED OPENINGS PROVIDED 9.10.14, 9.10.15.
NORTH 36.3m² 30.48m 9.5 - 100% 18.5%
EAST 32.8m² 30.48m 2.02 - 100% 0%
SOUTH 61.5m² - 2.46 - 44.6%
WEST 32.8m² 2.13m 2.02 - 100% 25.9%

9.16b SPATIAL SEPARATION CONTINUED: WALL (REPEATED) CONSTRUCTION TYPE CLADDING TYPE 9.10.14, 9.10.15.
NORTH COMBUSTIBLE NONCOMBUSTIBLE
EAST COMBUSTIBLE NONCOMBUSTIBLE
SOUTH COMBUSTIBLE NONCOMBUSTIBLE
WEST COMBUSTIBLE NONCOMBUSTIBLE

9.17a PLUMBING: RATIO: MF = 1/1 EXCEPT AS OTHERWISE NOTED 9.31 & 3.7.4.
FLOOR LEVEL / AREA OCCUPANT LOAD OBC REFERENCE FIXTURE REQUIRED FIXTURE PROVIDED
MAIN FLOOR 6 3.7.4.6. 1WC PER SEX 1WC

9.19 SOUND TRANSMISSION DESIGN: IS THERE MORE THAN 1 DWELLING UNIT IN THE BUILDING? NO YES 9.8.1.2, 9.8.1.4, & 9.11.1.4.
OPTION IMPLEMENTED:
NOTES:

9.20 NOTES:

DRAWING LEGEND

ROOM IDENTIFICATION	ROOM NUMBER
#	ROOM NUMBER
#/X	DOOR NUMBER
#/X/Y	WINDOW NUMBER
#/X/Y/Z	WALL TYPE
#/X/Y/Z/A	FLOOR TYPE
#/X/Y/Z/A/B	ROOF TYPE
#/X/Y/Z/A/B/C	MATERIAL TAG
#/X/Y/Z/A/B/C/D	MATERIAL NOTE

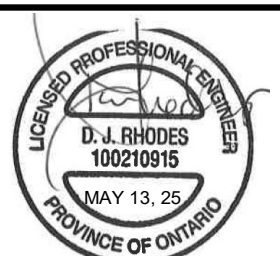
ISSUED FOR: Permit & Construction DATE: 2025-05-13 NO: 0

REVISION	DATE	NO

Project Title
B. McGuire Lake House

Lake Nipigon, ON

Drawing Title
COVER, OBC MATRIX & ENERGY EFFICIENCY

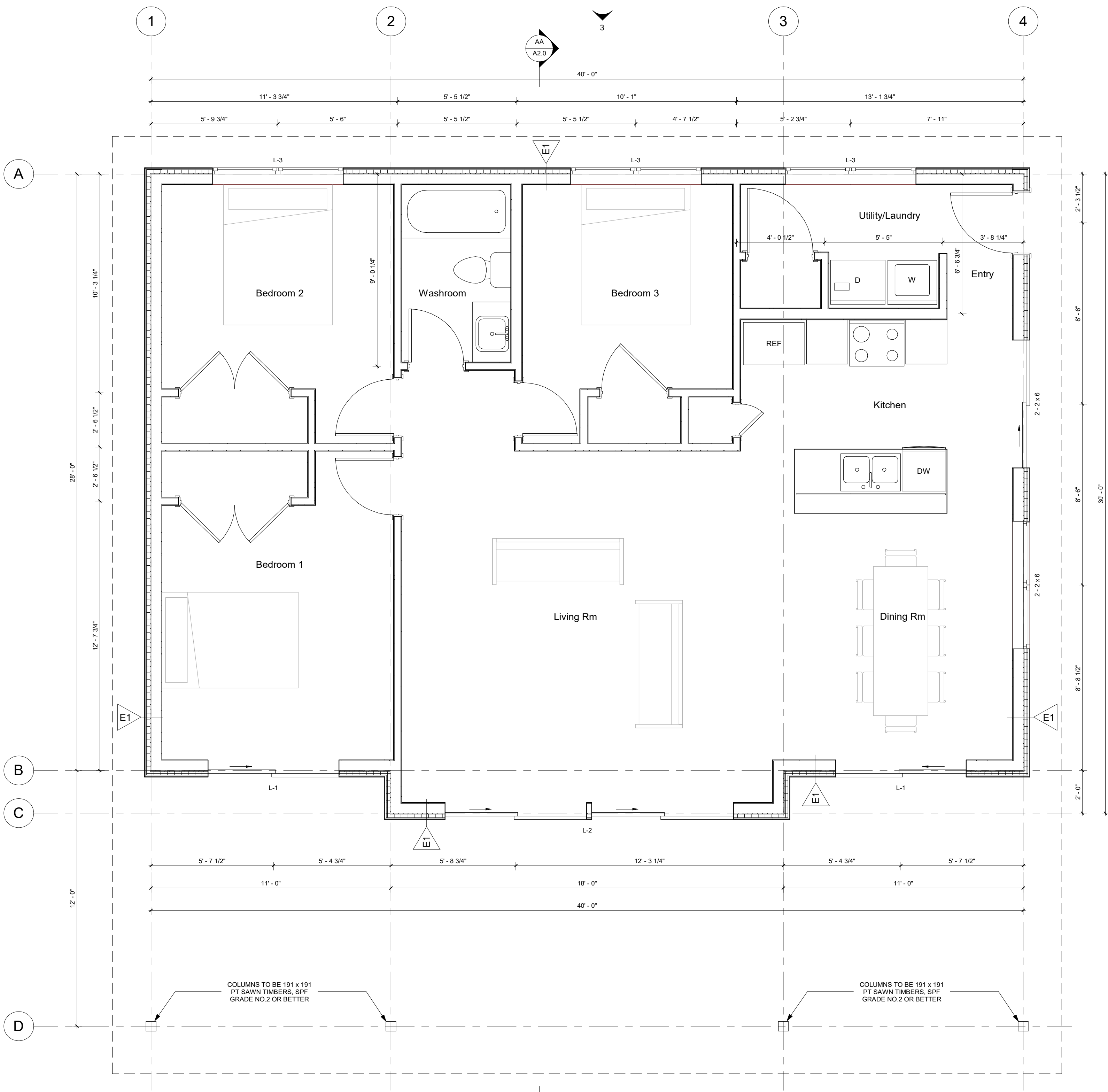


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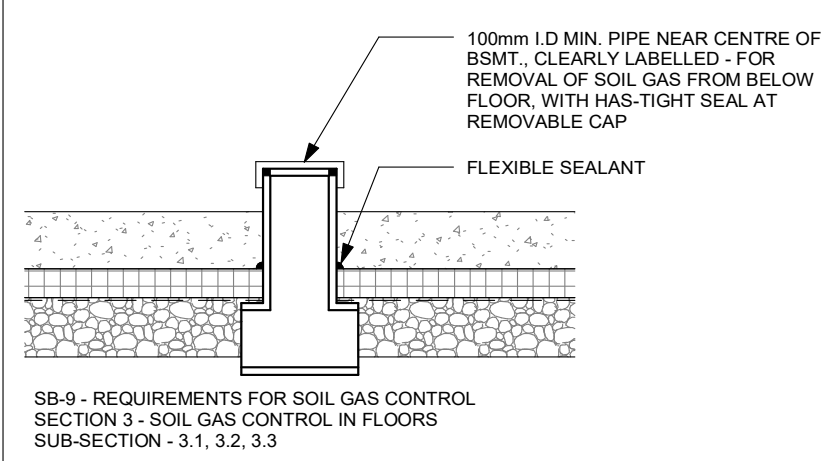


Project No. 25-917 Sheet No. 25-917-06
Date 2025-05-06
Scale 1/2" = 1'-0"
Drawn by EJD
Checked by DR

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1 MAIN FLOOR PLAN
SCALE 3/8" = 1'-0"



WALL CONSTRUCTION LEGEND

E1 EXTERIOR WALL
SIDING & STRAPPING AS PER OWNER
2" (R10) RIGID INSULATION
TYVEK BUILDING PAPER OR EQUAL
1/2" PLYWOOD SHEATHING OR EQUAL
2x6 WD STUDS @ 16" o.c.
R15 MIN. BATT INSULATION
6 MIL. VAPOUR BARRIER
1/2" GYPSUM BOARD
- PROVIDE BLOCKING AT MIDHEIGHT FOR TALL SOUTH FACING WALL

WALL CONSTRUCTION CONT.

INT. INTERIOR WALL
1/2" GYPSUM BOARD
2x4 WD STUDS @ 16" o.c.
1/2" GYPSUM BOARD

INT. INTERIOR WALL - WASHROOM & UTILITY RM
1/2" GYPSUM BOARD
2x6 WD STUDS @ 16" o.c. w/ SOUND BATT INSUL.
1/2" GYPSUM BOARD

NOTE:
PROVIDE 1/2" WATERPROOF GYPSUM BOARD AND TILE AROUND SHOWER WALLS

LINTEL SCHEDULE

L-1
3-2 x 10
PROVIDE 140 x 140 SAWN TIMBER, GRADE NO. 2, MIN. AT EACH END OF LINTEL

L-2
3 PLY 1 3/4" x 16" PACIFIC WOOD TECH LVL (2.0E 2900 Fb)
PROVIDE 140 x 191 RECT. SAWN TIMBER, GRADE NO. 2, MIN. AT EACH END OF LINTEL

L-3
2-2 x 10
PROVIDE 2-2 x 6 JACK STUDS ON EACH END OF LINTEL

LEGEND

SMOKE DETECTOR/S.C.D. DETECTORS ELECTRICALLY INTERCONNECTED w/ VISUAL SIGNAL

NOTES

ALL DIMENSIONS ARE FROM:
- OF WD STUDS ON EXTERIOR WALLS AND CL OF INTERIOR WALLS, UNLESS OTHERWISE INDICATED

RAIN SCREEN PRINCIPLE

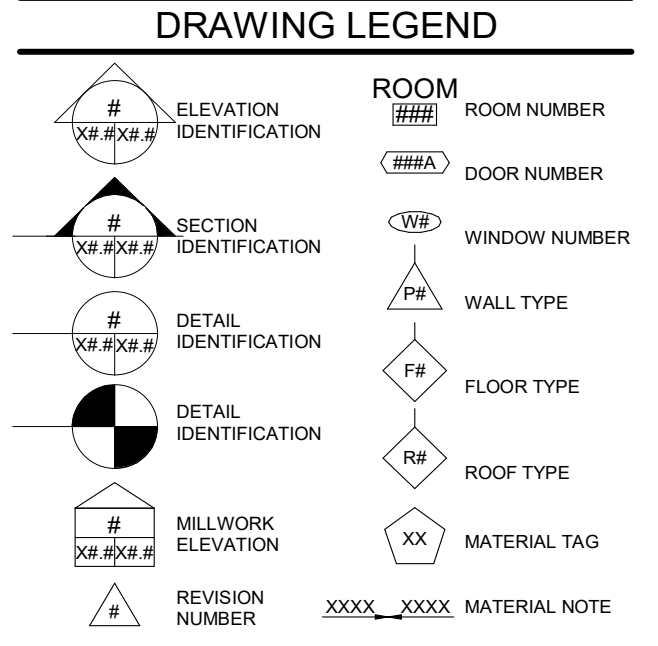
EXTERIOR WALLS TO BE DESIGNED ACCORDING TO THE RAIN SCREEN PRINCIPLE, INCL. VENTS & WEEPHOLES (MOUSE PROOF) AND MIN. 1" AIR SPACE

WOOD FRAMING

- WOOD FRAMING DESIGN AND CONSTRUCTION SHALL CONFORM TO CAN/CSA-086-19 "ENGINEERING DESIGN IN WOOD".
- ALL WOOD FRAMING MATERIALS SHALL BE SPF GRADE NO. 2 OR BETTER UNLESS SPECIFIED OTHERWISE.
- PLYWOOD, OSB SHEATHING, GRADE D-2 CSA 0437.
- WOOD IS NOT PERMITTED BEAR DIRECTLY ON CONCRETE WITHOUT PROTECTION. PROVIDE EITHER PRESSURE TREATED LUMBER, SUITABLE WOOD PRESERVATIVE, OR 6 MIL. POLYETHYLENE SHEET.
- ALL NAILS USED SHALL CONFORM TO STEEL WIRE NAILS AND SPIKES AS DEFINED IN CSA STANDARD 811 "WIRE NAILS, SPIKES AND STAPLES" UNLESS NOTED OTHERWISE.
- ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED TO CSA-C1161 OR STAINLESS STEEL.
- ALL BUILT UP MEMBERS TO BE FASTENED TOGETHER WITH 2 - 3" SPIRAL NAILS AT 12" O.C. UNLESS NOTED OTHERWISE. BUILT UP LVLS FASTENED AS PER MANUFACTURERS INSTRUCTIONS.

PREFABRICATED WOOD TRUSSES

- PREFABRICATED WOOD TRUSSES, COMPLETE WITH WOOD BRIDGING, SHALL BE "GANG NAIL" TYPE AND IN ACCORDANCE WITH CAN/CSA-086-19.
- TRUSSES SHALL BE THE SIZE, SHAPE AND SPACING AS SHOWN ON THE DRAWINGS AND DESIGN FOR THE LOADS SPECIFIED.
- PREPARE SHOP DRAWINGS OF WOOD TRUSSES FOR REVIEW BEFORE FABRICATION. SHOP DRAWINGS SHALL INDICATE BRIDGING AND BEARING DETAILS AND ALL INFORMATION REQUIRED FOR HANDLING AND ERECTION.
- PROVIDE HURRICANE CLIPS AT ALL TRUSS BEARING LOCATIONS.
- TRUSSES SHALL BEAR ON EXTERIOR WALLS ONLY.



ISSUED FOR	DATE	NO.
Permit & Construction	2025-05-13	0

REVISION	DATE	NO.
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Project Title
B. McGuire Lake House

Lake Nipigon, ON

Drawing Title
MAIN FLOOR PLAN, WALL TYPES & NOTES

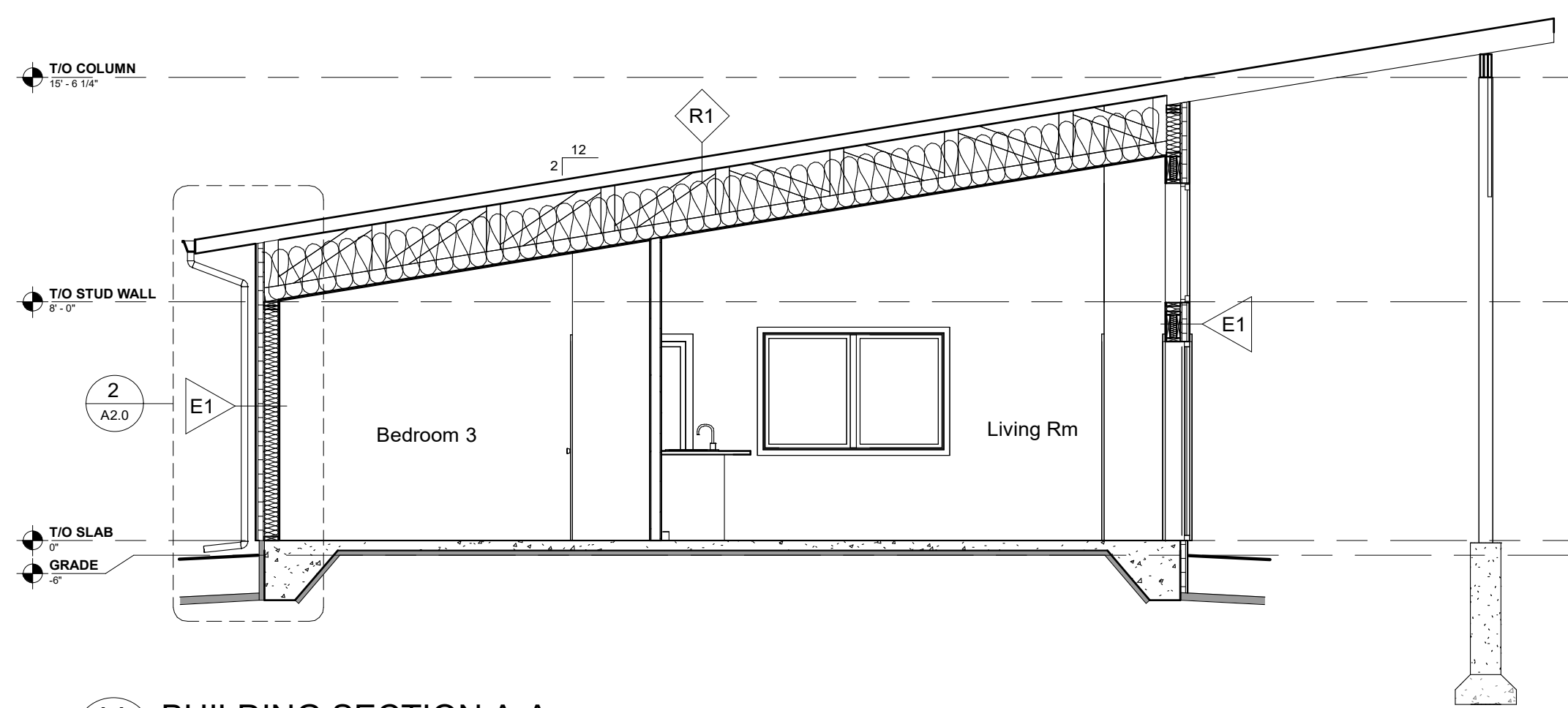


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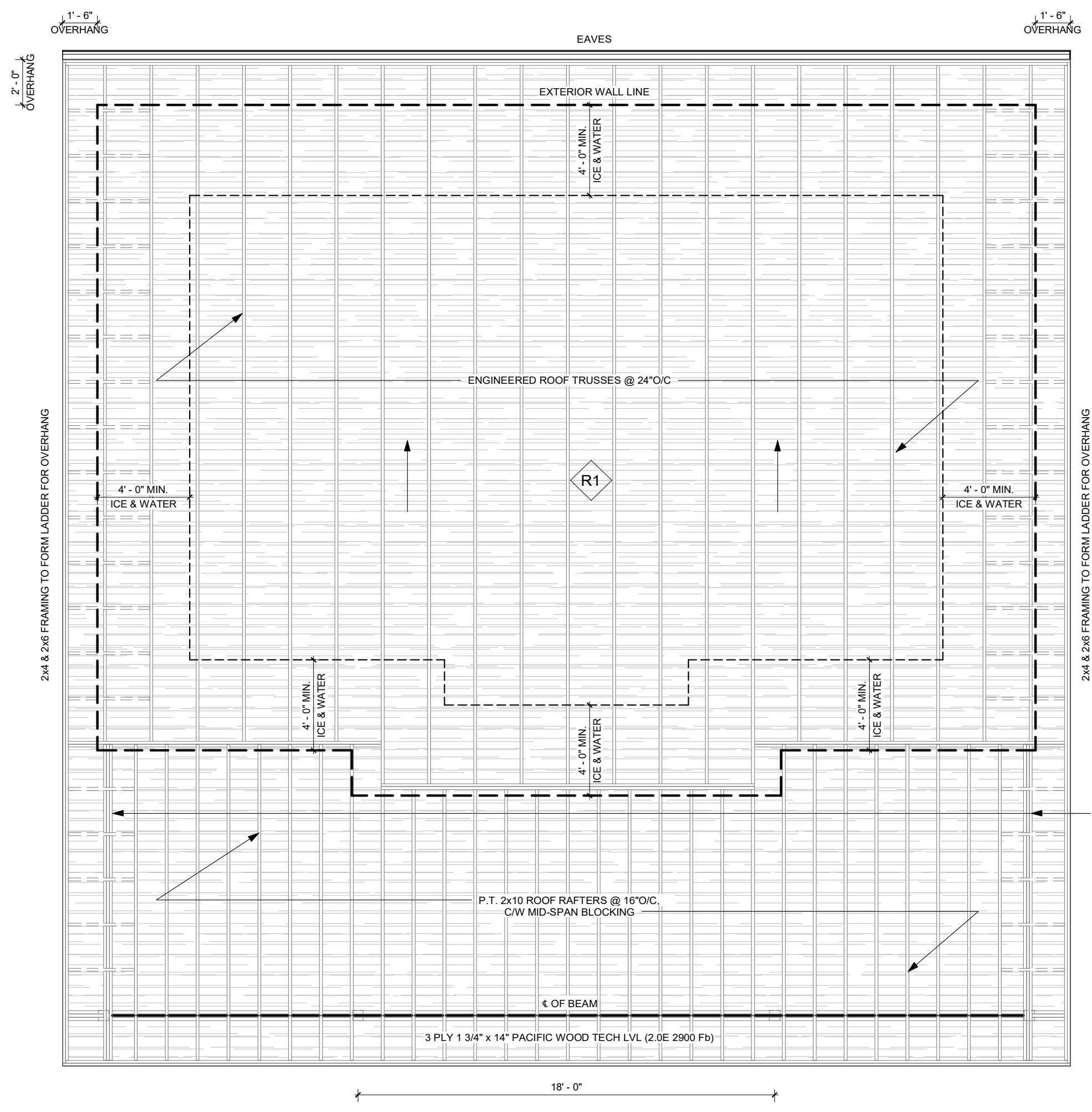


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Date 2025-05-06
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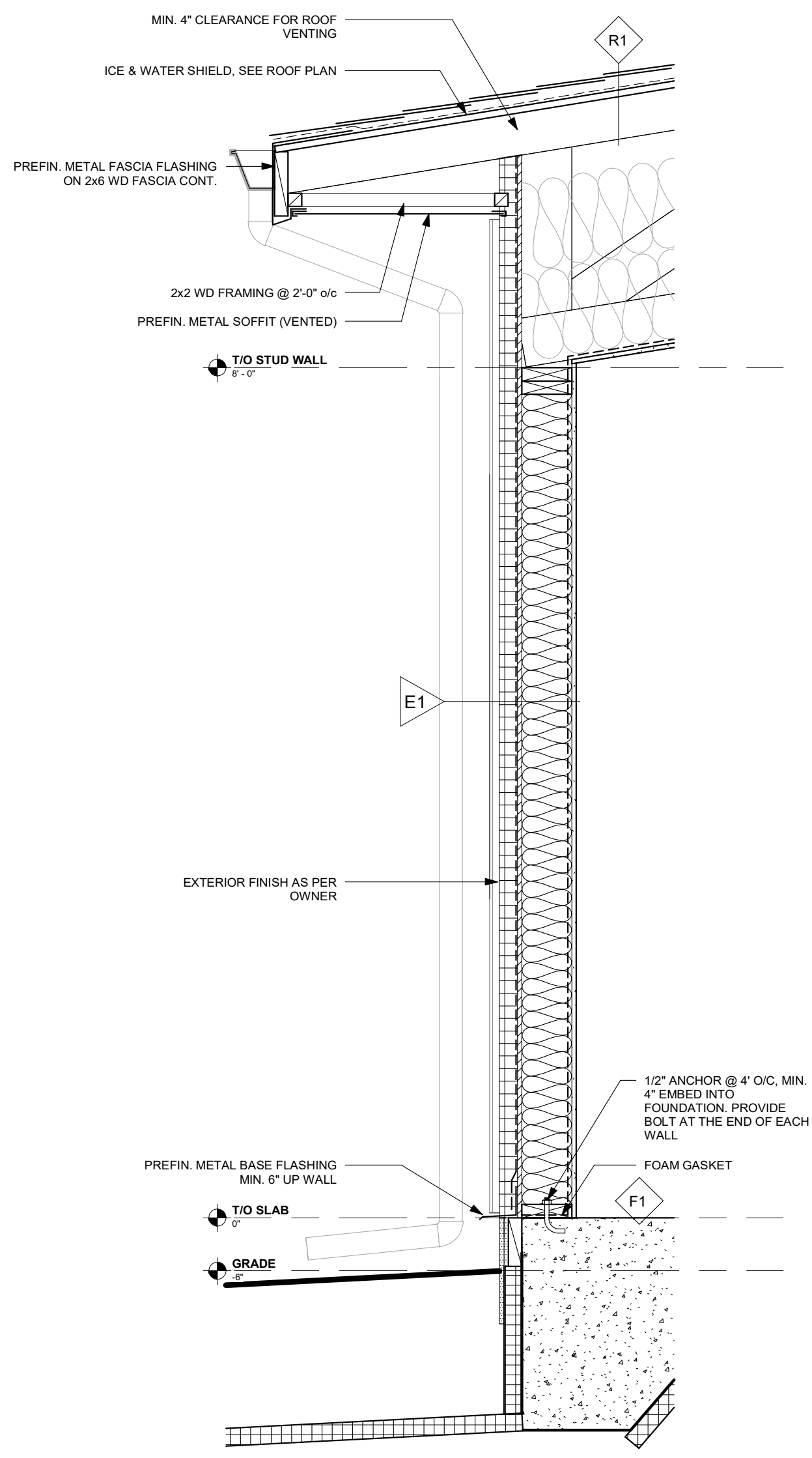
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AA BUILDING SECTION A-A
 A1.0/A2.0 SCALE 1/4" = 1'-0"



3 ROOF PLAN
 A2.0/A2.0 SCALE 1/4" = 1'-0"



2 TYPICAL WALL SECTION
 A2.0/A2.0 SCALE 1" = 1'-0"

CONSTRUCTION LEGEND

ROOF

R1 = 235# ASPHALT SHINGLES FOR LOW SLOPE ROOF APPLICATIONS
 - ICE SHIELD EAVE PROTECTION - 4" AT PERIMETER
 - 1/2" PLYWOOD SHEATHING @ H-CLIPS
 - PRE-ENGINEERED TRUSSES @ 24" O/C
 - R31 BLOW-IN INSULATION
 - 6 MIL POLY VAPOR BARRIER
 - 5/8" GYPSUM BOARD

FLOOR

F1 = FLOOR FINISH - AS PER OWNER
 5" CONCRETE SLAB

ROOF VENTING NOTES:

- PROVIDE UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
- PROVIDE UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA OF ROOF SLOPES LESS THAN 1 IN 6 CONSTRUCTED OF ROOF JOISTS.
- ROOF, EAVE, GABLE END TYPE VENTS TO UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING (NOT LESS THAN 25% AT THE TOP AND BOTTOM OF SPACE)
- PROVIDE MIN. CLEARANCES BETWEEN INSULATION AND UNDERSIDE OF ROOF SHEATHING:
 - NOT LESS THAN 2 1/2" AT ROOF JOIST SPACES
 - NOT LESS THAN 1" (2" VERT.) WHERE PREFORMED BAFFLES ARE USED
 - NOT LESS THAN 4" AT CEILING INSULATION AT ALL OTHER LOCATIONS
- PROVIDE INSULATION STOPS TO ALLOW FREE FLOW OF AIR.

ROOF LEGEND:

R.V.F. = PREF. METAL ROOF VALLEY FLASHING; OPEN VALLEY FLASHING AS PER OBC 9.26.4.2.(4)

OPEN VALLEY FLASHING NOTES (OBC 9.26.4.3.1):
 FLASHING TO CONSIST OF AT LEAST ONE SHEET METAL NOT LESS THAN 2" (51mm) (600mm) WIDE OR MIN. 2 LAYERS OF ROLL ROOFING

R1 = ROOF VENT

R1 = 235# ASPHALT SHINGLES, LOW SLOPE APPLICATION - FOLLOW MANUFACTURERS SPECIFICATIONS

--- = ICE AND WATER SHIELD - MIN. 12" FROM INSIDE FACE WALL

EAVES = EAVES TROUGH @ DOWNSPOUTS
 NOTE: CONTRACTOR TO LOCATE DOWNSPOUTS TO SUIT EXISTING SITE

DRAWING LEGEND

ELEVATION IDENTIFICATION		ROOM	
#	ROOM NUMBER	#	ROOM NUMBER
#	DOOR NUMBER	#	DOOR NUMBER
#	WINDOW NUMBER	#	WINDOW NUMBER
#	WALL TYPE	#	WALL TYPE
#	FLOOR TYPE	#	FLOOR TYPE
#	ROOF TYPE	#	ROOF TYPE
#	MATERIAL TAG	#	MATERIAL TAG
#	MILLWORK ELEVATION	#	MILLWORK ELEVATION
#	REVISION NUMBER	#	REVISION NUMBER

ISSUED FOR: Permit & Construction DATE: 2025-05-13 NO: 0

REVISION	DATE	NO

Project Title
B. McGuire Lake House

Lake Nipigon, ON

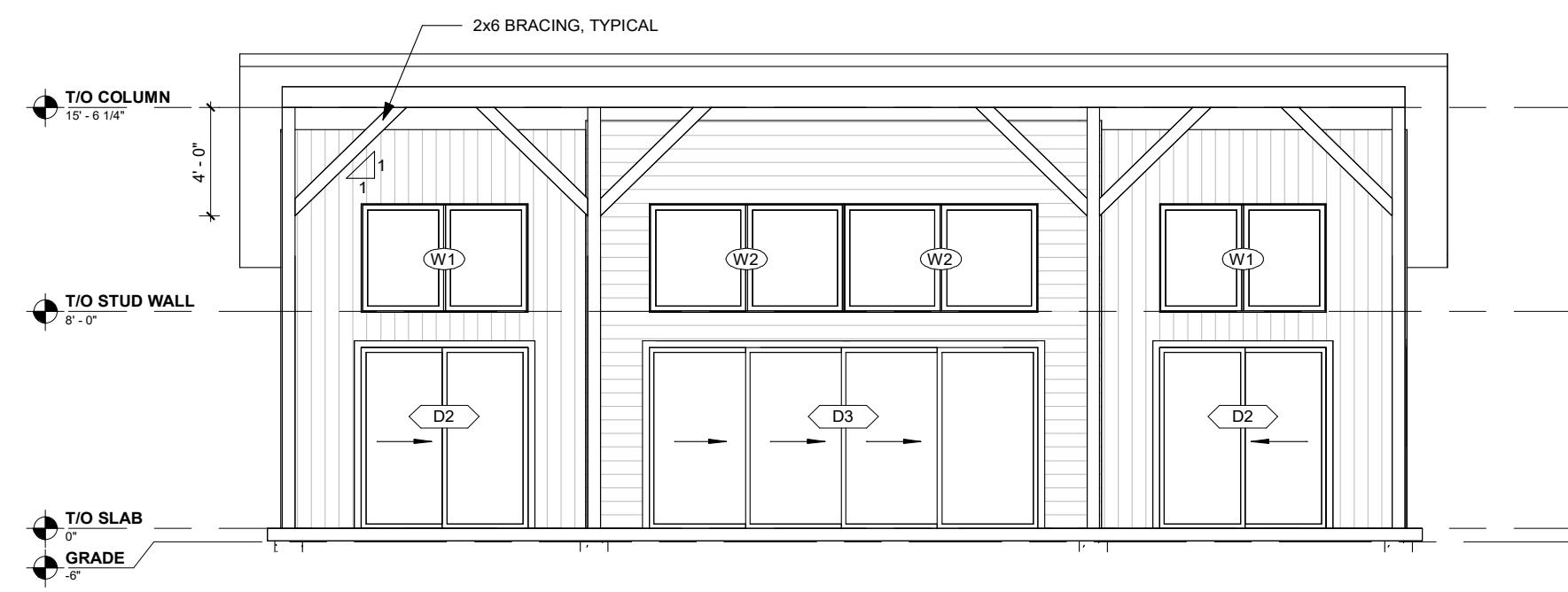
Drawing Title
BUILDING SECTION, TYPICAL WALL SECTION & ROOF PLAN

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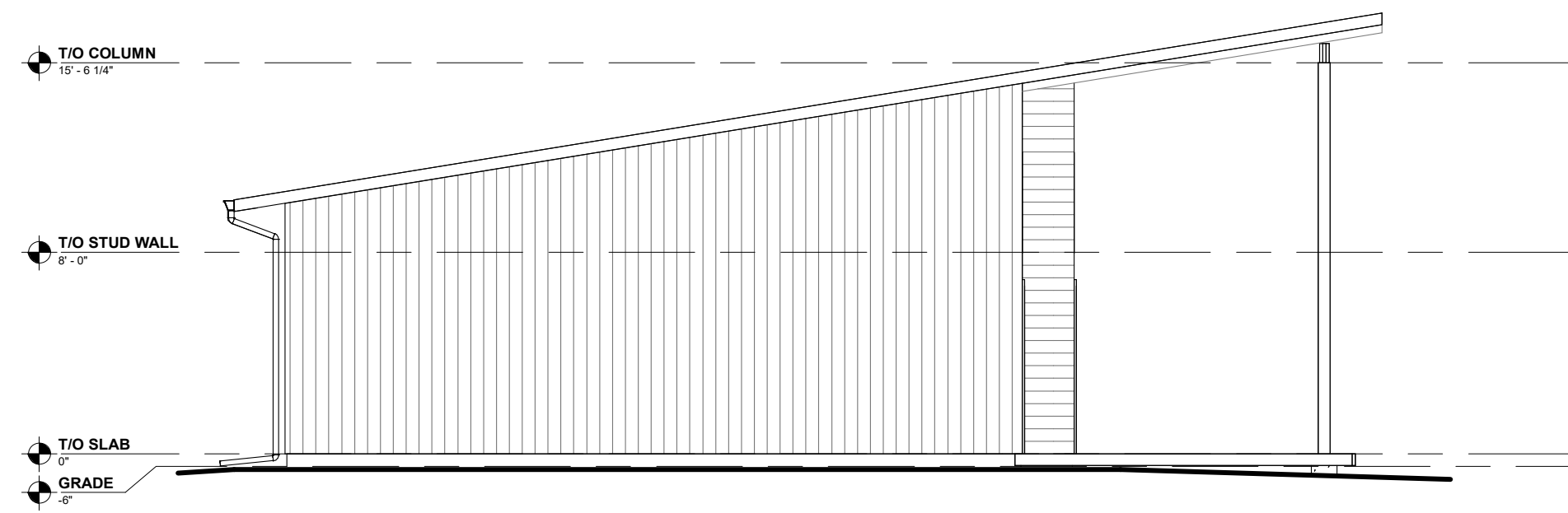


Project No. 25-917 Sheet No. _____
 Date 2025-05-06 Scale As indicated **A2.0**
 Drawn by EJD
 Checked by DR Revision No. _____

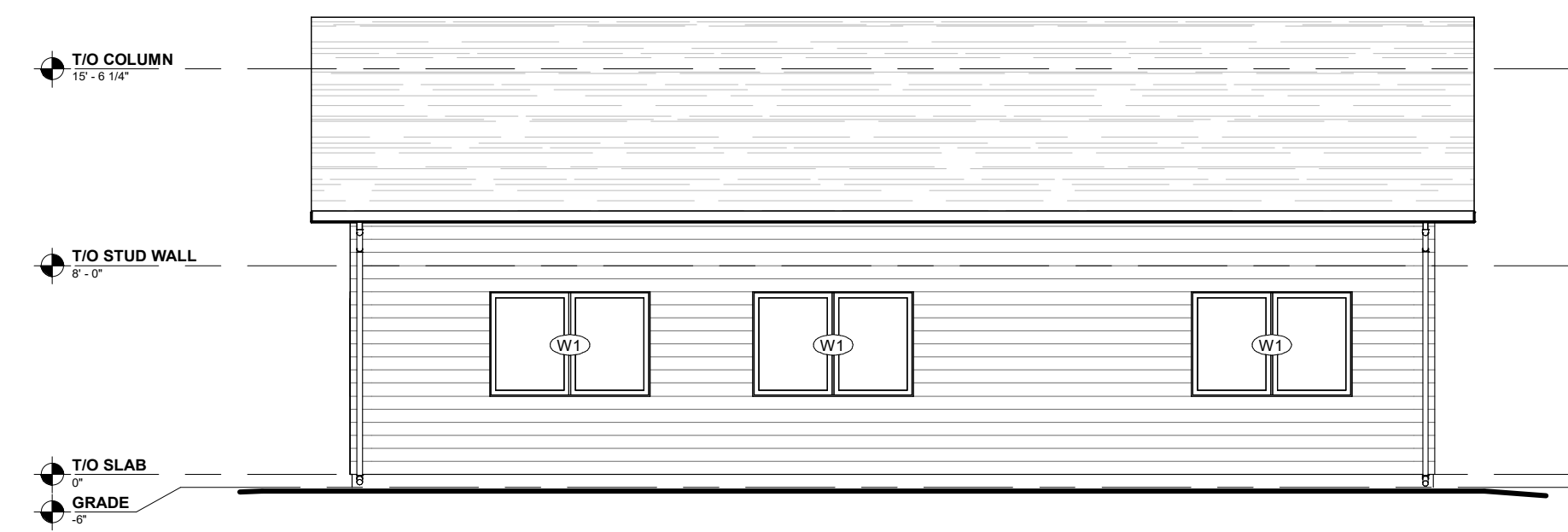
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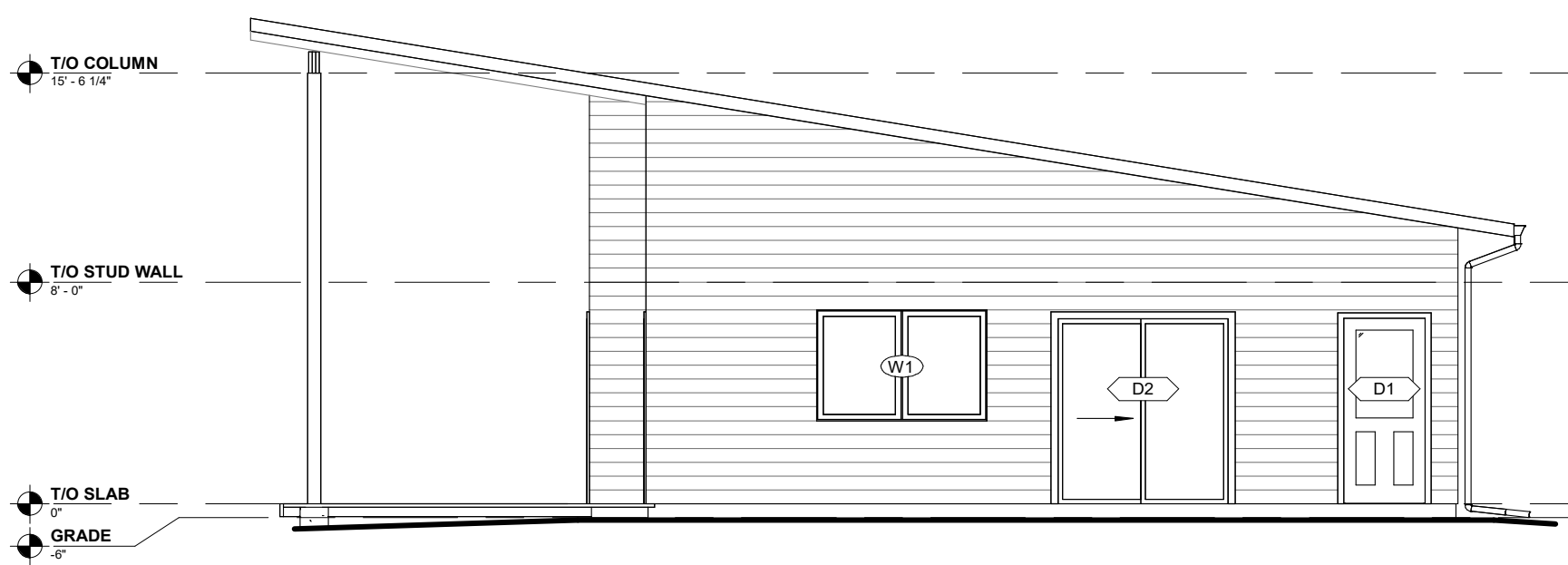
1 ELEVATION - SOUTH
A2.1 SCALE 3/16" = 1'-0"



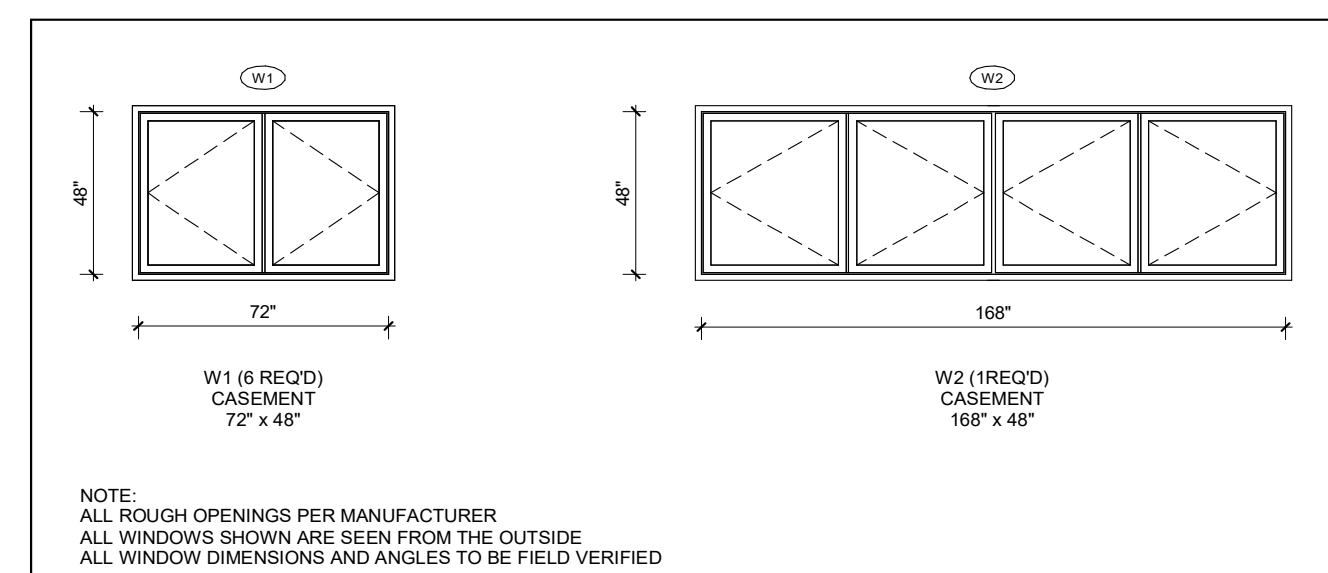
2 ELEVATION - WEST
A2.1 SCALE 3/16" = 1'-0"



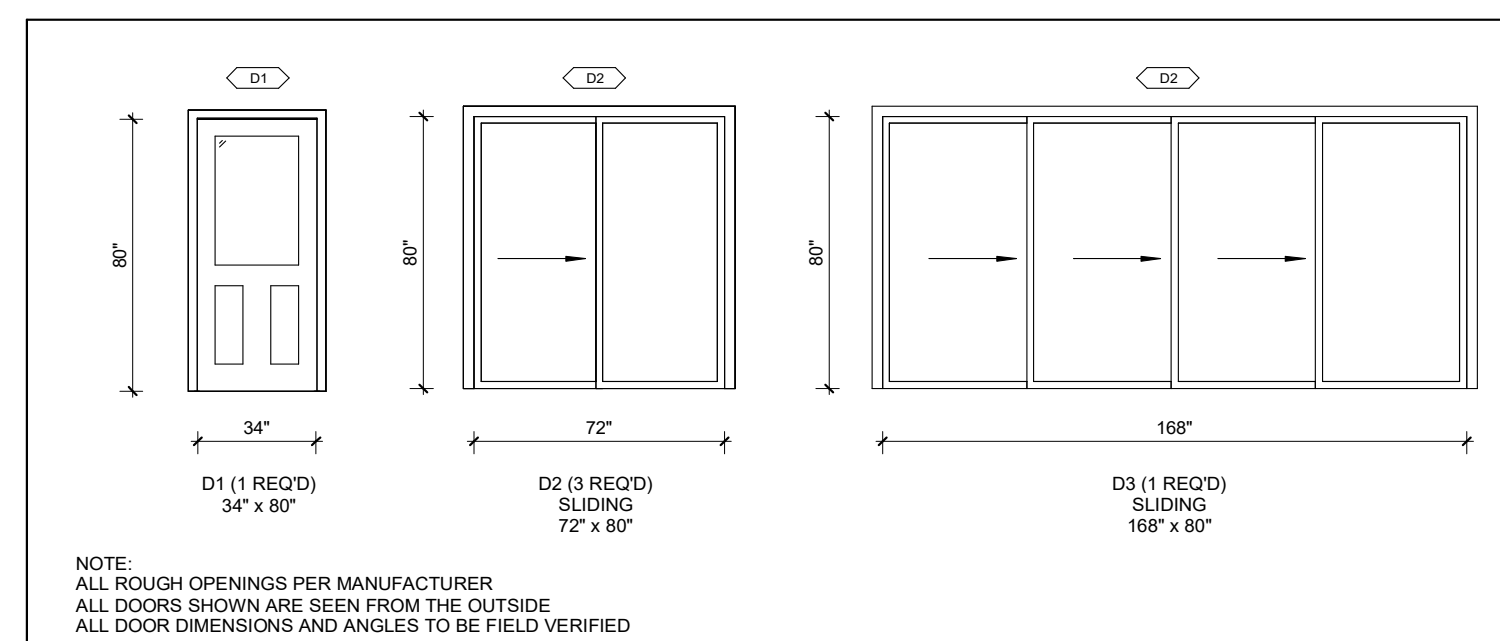
3 ELEVATION - NORTH
A1.0 A2.1 SCALE 3/16" = 1'-0"



4 ELEVATION - EAST
A2.1 SCALE 3/16" = 1'-0"



WINDOW SCHEDULE



DOOR SCHEDULE

NOTES:
INSTALL LINTELS OVER WINDOWS, NOT BETWEEN WINDOWS AND DOORS.
SLOPE GRADE AWAY FROM BUILDING ALL AROUND, MIN. 2% (1:50)

DRAWING LEGEND

	ELEVATION IDENTIFICATION		ROOM IDENTIFICATION
	SECTION IDENTIFICATION		DOOR NUMBER
	DETAIL IDENTIFICATION		WINDOW NUMBER
	DETAIL IDENTIFICATION		WALL TYPE
	DETAIL IDENTIFICATION		FLOOR TYPE
	DETAIL IDENTIFICATION		ROOF TYPE
	MILLWORK IDENTIFICATION		MATERIAL TAG
	REVISION NUMBER		MATERIAL NOTE

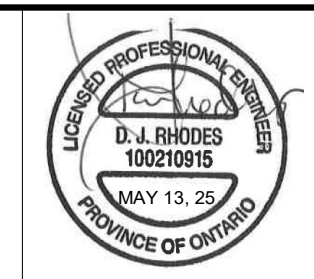
ISSUED FOR	DATE	NO.
Permit & Construction	2025-05-13	0

REVISION	DATE	NO.

Project Title
B. McGuire Lake House

Lake Nipigon, ON

Drawing Title
ELEVATIONS, WINDOW & DOOR SCHEDULE

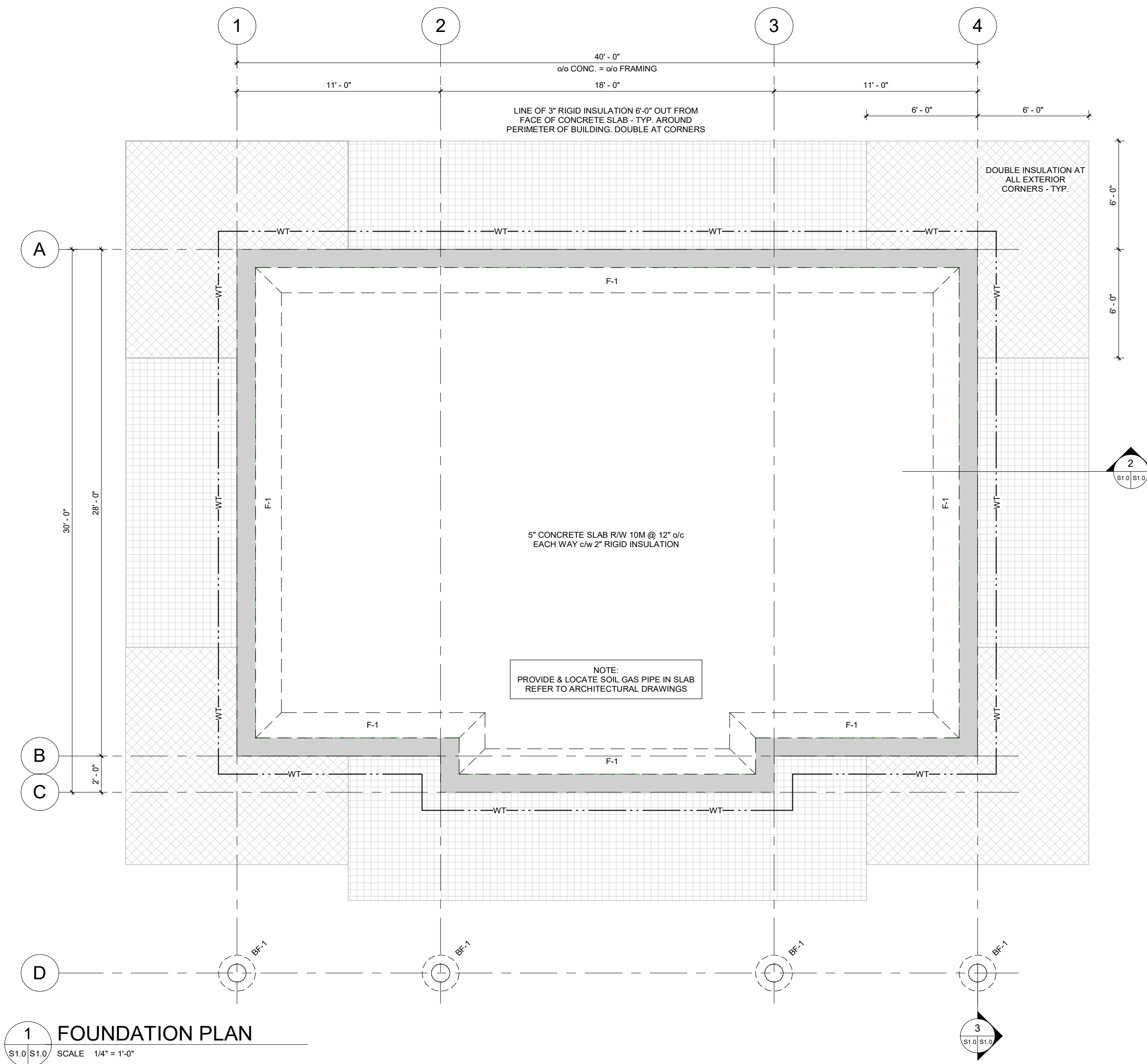


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Project No.	25-917	Sheet No.	
Date	2025-05-06	Scale	As indicated
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1 FOUNDATION PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SOLELY RESPONSIBLE FOR ON-SITE HEALTH AND SAFETY AND ANY TEMPORARY BRACING AND SHORING REQUIRED.
- CONTRACTOR SHALL COMPLETE UTILITY AND SERVICE LOCATES PRIOR TO COMMENCEMENT OF WORK. REPORT ANY CONFLICTS TO DESIGN ENGINEER.
- DESIGN, CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THIS PROJECT SHALL COMPLY WITH THE ONTARIO BUILDING CODE, CURRENT VERSION.
- CONSTRUCTION METHODS, EQUIPMENT AND ALL OPERATIONS SHALL CONFORM WITH ALL APPLICABLE REGULATIONS, ACTS, AND BY-LAWS.
- DESIGN LIVE LOADS SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
- SUBMIT SHOP DRAWINGS WITH ENGINEER'S STAMP AS REQUESTED ELSEWHERE. ALL SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO TAKING RESPONSIBILITY FOR THE DESIGN.
- WORK NOT INDICATED ON A PART OF THE DRAWING BUT REASONABLY IMPLIED TO BE SIMILAR OR REQUIRED TO THAT SHOWN ELSEWHERE AT CORRESPONDING PLACES SHALL BE PROVIDED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CONCRETE AND REINFORCING

- CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CANCSA-A23.1-19 AND A23.2-19, UNLESS OTHERWISE NOTED.
 - CONCRETE STRENGTH SHALL IN NO CASE BE LESS THAN 25MPa AT 28 DAYS.
 - MAXIMUM WATER/CEMENT RATIO TO BE 0.65.
 - CONCRETE SUBJECTED TO FREEZING AND THAWING - CLASS 'FZ'.
 - CONCRETE SUBJECTED TO DE-ICING CHEMICALS - CLASS 'C1'.
- REINFORCING STEEL SHALL BE GRADE 400 DEFORMED BARS CONFORMING TO CANCSA G30.18-M82, UNLESS OTHERWISE NOTED.
 - WELDED STEEL WIRE FABRIC SHALL CONFORM TO G30.5-M1983 AND SHALL BE PROVIDED IN FLAT SHEETS ONLY.
 - CONCRETE COVER FOR REINFORCING STEEL (IN mm)

A. ALL CONCRETE CAST AGAINST EARTH	75
B. ALL CONCRETE CAST IN FORMS, BUT EXPOSED TO EARTH OR WEATHER WITH:	
a. MAIN BARS IN BEAMS AND COLUMNS OR PRINCIPAL REINFORCING 35M AND SMALLER	50
b. TIES, STIRRUPS AND SPIRALS	40
c. BARS 20M AND SMALLER IN WALLS AND SLABS	30
 - ALL CONCRETE CAST NOT EXPOSED TO EARTH OR WEATHER WITH:

a. MAIN BARS IN BEAMS AND COLUMNS OR PRINCIPAL REINFORCING 35M AND SMALLER	50
b. TIES, STIRRUPS AND SPIRALS	30
c. BARS 20M AND SMALLER IN WALLS AND SLABS	25
 - BARS LARGER THAN 35M 50 |
- WALLS (AS NOTED) EXPOSED TO FIRE ON BOTH SIDES SIMULTANEOUSLY.
 - BARS LARGER THAN 35M 50 |
- ALL REINFORCING BARS SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED CONCRETE. ADDITIONAL BARS, STIRRUPS, TIES OR APPROVED CHAIRS AGAINST DISPLACEMENT.
- CONTINUOUS AND TEMPERATURE REINFORCING BARS SHALL BE LAPPED 40 BAR DIAMETER OR 300mm AT SPLICES AND CORNERS. UNLESS OTHERWISE SHOWN ON SECTION OR TYPICAL DETAILS LAP CONTINUOUS TOP BARS AT CENTRE BETWEEN SUPPORTS AND CONTINUOUS BOTTOM BARS AT SUPPORTS. AS REQUIRED, TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS.
- PROVIDE DOWELS FROM FOOTINGS AND/OR CAPS TO CONCRETE WALLS, PIERS AND COLUMNS. SIMILAR IN NUMBER, SIZE AND SPACING TO THE VERTICAL STEEL IN WALLS, PIERS AND COLUMNS, UNLESS OTHERWISE NOTED.
- REFER TO DETAILING MANUAL ACI 315 FOR DETAILING PRACTICES, UNLESS OTHERWISE SHOWN.
- SUBMIT CONCRETE MIX DESIGN AND REINFORCING BARS SHOP DRAWINGS.
- EPOXY ANCHORS TO CONCRETE OR CONCRETE GROUTED BLOCK CORE TO BE RAMSET/REDHEAD EPOXY WITH THREADED ROD 15M x 100mm EMBEDMENT MIN.

SOIL BEARING CAPACITY

- FOUNDATION DESIGN IS BASED ON A MAX. ALLOWABLE SOIL BEARING CAPACITY OF 100 kPa. CONTRACTOR TO VERIFY.

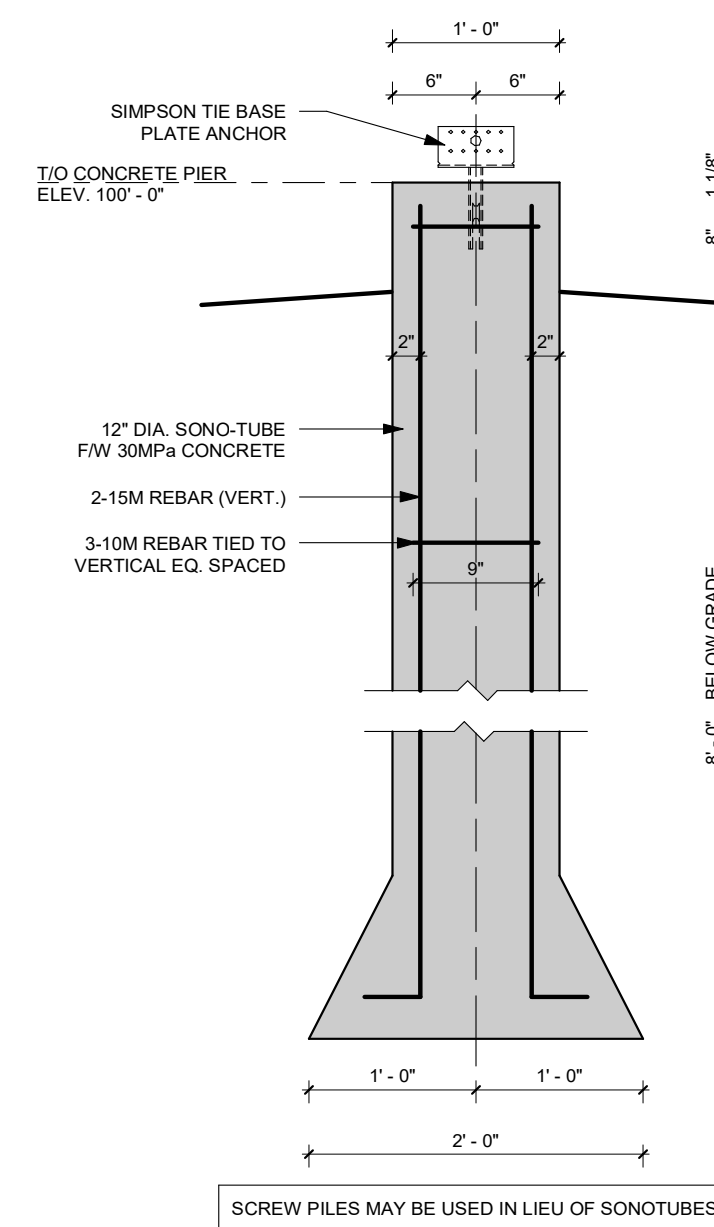
EXCAVATION & BACKFILL

- EXCAVATE ALL ORGANIC FILL OR FOREIGN MATERIAL TO UNDISTURBED SOIL.

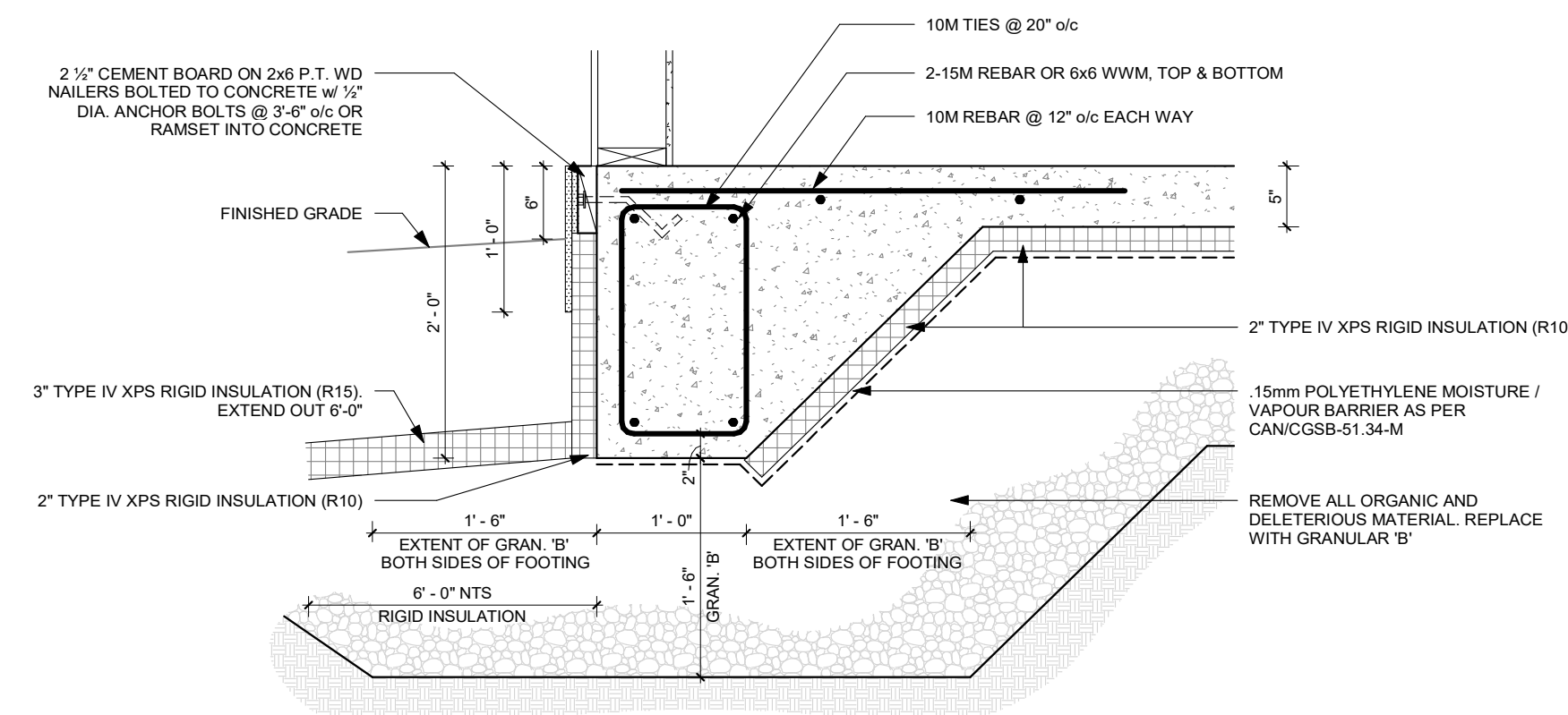
FROST PROTECTION

- BELOW GRADE INSULATION SHALL BE PLACED IN A MINIMUM OF 2 LAYERS. JOINTS STAGGERED MIN. 12".

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F-1	1'-0" x 2'-0" DEEP	2-15M CONTINUOUS TOP & BOTTOM c/w 10M TIES @ 20" o/c



3 SECTION DETAIL - BF-1
SCALE 1" = 1'-0"



2 SECTION DETAIL - F-1
SCALE 1" = 1'-0"

DRAWING LEGEND		
	ELEVATION IDENTIFICATION	ROOM ROOM NUMBER
	SECTION IDENTIFICATION	DOOR NUMBER
	DETAIL IDENTIFICATION	WINDOW NUMBER
	DETAIL IDENTIFICATION	WALL TYPE
	DETAIL IDENTIFICATION	FLOOR TYPE
	DETAIL IDENTIFICATION	ROOF TYPE
	MILLWORK ELEVATION	MATERIAL TAG
	REVISION NUMBER	XXXX XXXX MATERIAL NOTE

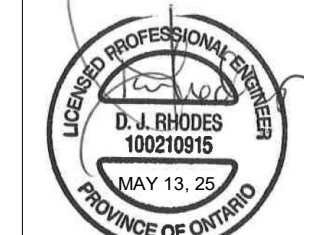
ISSUED FOR	DATE	NO.
Permit & Construction	2025-05-13	0

REVISION	DATE	NO.
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Project Title
B. McGuire Lake House

Lake Nipigon, ON

Drawing Title
FOUNDATION PLAN, STRUCTURAL NOTES, FOOTING SCHEDULE & SECTION DETAIL



This drawing is not valid until sealed and signed by the architect.



Project No.	25-917	Sheet No.	
Date	2025-05-06	Scale	As indicated
Drawn by	EJD	Checked by	DR
Revision No.			

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COMMITTEE OF ADJUSTMENT DECISION

June 22, 2026

Re: File no. MV-2026-002

WITH RESPECT TO the following application:

Minor Variance Application MV-2026-002, for the subject property municipally known as 42 Rintas Road, legally described as PLAN M132 LOT 28 PCL 10713 TBF Wild Goose Lake, Lindsay Township, located at 42 Rintas Road, in the Municipality of Greenstone, Ontario.

The Minor Variance provides relief from Zoning By-Law 23-77 as follows:

- a) To permit a reduced setback of 20 metres (65.6 feet) from the highwater mark, whereas the By-law requires a minimum setback of 30 metres from the highwater mark;
- b) To permit a reduced front yard setback (with water frontage) of 20 metres (65.6 feet), whereas the By-law requires a minimum front yard setback (with water frontage) of 30 metres;
- c) To permit a porch projection of 3.05 m (10 feet) into the required front yard, whereas the By-law permits a maximum porch projection of 3.0 m (9.8 feet) into the required front yard; and
- d) To permit the existing single detached dwelling to remain on the subject property for temporary use during construction until the construction of the new single detached dwelling is completed, whereas the By-law requires a maximum of one dwelling per lot.

The Committee of Adjustment has made the following decision:

DECISION: _____

THIS DECISION:

If approved, is subject to the conditions set out on page 3 of this decision.

If refused, is for the reasons set out on page 3 of this decision.





File no. MV-2026-002

CONCURRING MEMBERS

Committee Chair

Member

Member

Member

Member

Member

Member

Member

Member

I HEREBY CERTIFY this to be a true copy of the decision of the Committee of Adjustment and that this decision was concurred in by a majority of the members who heard this application.

THE FINAL DATE FOR FILING AN APPEAL is July 13, 2026 at 4:00 p.m.

Secretary-Treasurer – Committee of Adjustment



File no. MV-2026-002

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. The existing dwelling shall be demolished within twelve (12) months of the issuance of an Occupancy Permit for the proposed dwelling, or such longer period as may be approved by the Municipality.

Kristina Miousse, Secretary-Treasurer

Haley Garvie, Director of Planning Communication and Economic Development

Reasons For Refusal (if applicable):