

May 14, 2026

Crystal Labbé, CAO, Clerk-Treasurer
Township of Larder Lake
69 Fourth Avenue
Larder Lake, ON
P0K 1L0

RE: Z-01-25 Larder Lake Housekeeping Zoning By-law Amendment

The Township of Larder Lake is moving forward with an application to amend various sections of the 2013 zoning by-law in order to make development review easier until the new comprehensive zoning by-law coming into effect.

As the municipality is in the process of creating a new comprehensive zoning by-law, the purpose the housekeeping amendment is to address minor issues that have been identified in the current by-law as causing issues while reviewing building permit applications and when working with the public to determine zoning permissions for their properties.

Note that the housekeeping amendment is not meant to address policies where a larger public process and conversation should be considered (ie. legal access and municipal road frontage, development permissions on properties with partial servicing, opening up areas of the community for new development, etc). These items must be addressed through the comprehensive zoning by-law process being undertaken by the Township with Planscape.

The housekeeping amendment proposes the following changes to the current zoning by-law:

1. **Remove all references to imperial measurements** – this change is required as some of the imperial conversions are inaccurate. The metric system is the official measurement system in Canada and is required by the Planning Act for all Planning matters. This change to the zoning by-law is necessary to address conversion issues and rounding errors and to avoid confusion between which unit of measure is to be used.
2. **Add “single detached dwelling” as a permitted use in the R3-p zone** – the R3 zone currently only permits higher-density residential uses, which is inconsistent with the rural character and existing development in the affected areas (Carter Crescent and Goldking Road). The addition of single detached dwellings as permitted uses will allow for more appropriate development of these properties while allowing for the conversation surrounding future uses and development considerations to be routed through the comprehensive zoning by-law project.
3. **Allow limited private, individual services for camps** – the zoning by-law currently does not allow camps to have electricity or water. While camps as defined in the zoning by-law are only to be used for short-term stays for specific outdoor recreation pursuits, it is reasonable in the modern era that a camp would have some form of power and/or water service. It is proposed that the definition of “camp” be amended to allow for individual renewable energy installations and to allow for water to be drawn from a lake or other surface waterbody. Services provided by a public authority or communal systems would be expressly prohibited, as would on-site wells and septic systems.



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These amendments are seen as minor and are increasing permissions for affected landowners. All of the proposed changes conform to the existing official plan as an official amendment is not being proposed at this time.

Any comments related to other provisions of the zoning by-law, as outlined above, need to be directed through the official plan review and comprehensive zoning by-law process. Anything that is not specific to the three points set out above will not be dealt with or considered through the housekeeping amendment application.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Pye". The signature is written in a cursive, flowing style.

Jennifer Pye, MCIP, RPP

Planner

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