

The Archipelago Area Planning Board

AGENDA

Thursday, January 14, 2010 – 1:00 p.m.
Council Chamber – Township of The Archipelago Office
9 James Street, Parry Sound

1. **MEETING CALLED TO ORDER**

2. **APPROVAL OF THE AGENDA**

PB10-01- NOW THEREFORE BE IT RESOLVED that the agenda for the January 14th, 2010 meeting of The Archipelago Area Planning Board be approved.

3. **DISCLOSURE OF CONFLICT OF INTEREST**

4. **ADOPTION OF MINUTES**

PB10-01- NOW THEREFORE BE IT RESOLVED that the minutes of The Archipelago Area Planning Board meeting held on December 10th, 2009, be approved as circulated.

Pages: 1 - 6

5. **ADMINISTRATION**

a) **Appointments**

PB10-01- NOW THEREFORE BE IT RESOLVED that pursuant to Section 11(2) of the Planning Act, R.S.O. 1990, as amended, _____ is hereby appointed as Chair of The Archipelago Area Planning Board and _____ is hereby appointed as Vice-Chair who shall preside in the absence of the Chair.

PB10-01- NOW THEREFORE BE IT RESOLVED that pursuant to Section 11(3) of the Planning Act, R.S.O. 1990, as amended, Jane Nawroth is hereby appointed as Secretary-Treasurer of The Archipelago Area Planning Board and Cale Henderson is authorized to carry out the duties of the Secretary-Treasurer in her absence.

6. **DELEGATIONS**

Nil

7. **PLAN OF SUBDIVISION APPLICATIONS**

Nil

8. **CONSENT APPLICATIONS**

- a) **BARRON, Scott** **B7/08, B8/08**
Part of Lot 40, Concession 4
Parcel 5092 PSNS
In the geographic Township of Harrison

Pages: 7 – 12

PLANNING REPORT

PB10-01- NOW THEREFORE BE IT RESOLVED that the Board has no objection to the lots being 3.4 acres, 19.9 acres and 4.0 acres large, which are the actual sizes pertaining to the retained lot and the two severed lots regarding Consent Application Nos. B7/08 and B8/08, as depicted on the draft plan submitted by Paul Forth;

AND FURTHER BE IT RESOLVED that in accordance with Section 53(23) of the Planning Act, a new decision be circulated bearing an additional condition which stipulates that a portion of shore road allowance be purchased to rectify the encroachment of the main dwelling onto the shore road allowance fronting the retained lands or alternatively, the cottage be removed from the shore road allowance entirely.

9. **ZONING APPLICATIONS**

Nil

10. **CORRESPONDENCE**

Nil

11. **UNFINISHED / NEW BUSINESS**

Nil

12. **ADJOURNMENT**

PB10-01- NOW THEREFORE BE IT RESOLVED that The Archipelago Area Planning Board meeting of January 14th, 2010 adjourn at _____ p.m.

THE ARCHIPELAGO AREA PLANNING BOARD

9 James Street, Parry Sound, Ontario P2A 1T4
Telephone: (705) 746-4243 Fax: (705) 746-7301

TO: Chair French and Planning Board Members
The Archipelago Area Planning Board

FROM: Cale Henderson, Planner

DATE: January 14, 2010

RE: Consent Application B7/08 and B8/08
Lot 40, Concession 4, Geographic Township of Harrison

Neighbourhood: Pointe au Baril Islands

APPLICANT: BARRON, Scott

AGENT: MANNERS, Earl

BACKGROUND

Consent Application B7/08 and B8/08 received provisional consent for the creation of two new lots on September 17, 2009. As a condition of consent, severed lot # 2 was rezoned to 'Coastal Island Residential Special Exception 64 (CR-64)' and severed lot #1 was rezoned to 'Natural State (NS).' The retained lot was rezoned to Coastal Island Residential Special Exception 64 (CR-64).

Lot	Use	Area
Retained Lot	Residential	4.9 acres
Application B8/08 Severed Lot #1	Natural State	24.2 acres
Application B7/08 Severed Lot #2	Residential	4.9 acres

However, in attempting to fulfill the conditions, two issues emerged, both requiring review and approval from the Archipelago Area Planning Board. The issues pertain to the lot sizes in the draft plan and the encroachment of a main dwelling on municipally owned shore road allowance. A brief description and recommendation for both issues is outlined below.

1. Lot Sizes

The Planning Board conditional approved the consent based on the lot size in the table above. However, the draft plan (See Appendix A) submitted to the Secretary Treasurer has significantly smaller lot sizes than what was approved (See Appendix B). A major cause for the discrepancy in lot sizes is the inclusion of the area of the shore road allowance into the calculation of lot area. The shore road allowance has not be closed and conveyed to the owners of the subject property and is not part of the subject lots. See the table below for a summary of the differences in lot sizes between the original application and draft plan submitted by Paul Forth.

Summary of Lot Size (acres)				
Lots	Lot Sizes		Difference	
	Original Application	Draft Plan	Area	Percent
Retained (Residential)	4.9	3.4	1.5	31%
Severed # 1 (Natural State)	24.2	19.9	4.3	18 %
Severed # 2 (Residential)	4.9	4.0	0.9	18%
Total:	34.0	27.3	6.7	20 %

Recommendation

Although the lot sizes are smaller than what received provisional approval, it is my opinion that the application, with the new smaller lot sizes, is consistent with the Provincial Policy Statement, conforms to the intent of the Official Plan and complies with Comprehensive Zoning By-law, A2000-07, as amended. Therefore, I am recommending that the Archipelago Area Planning Board accept the draft plan submitted for Consent Applications B7/08 and B8/08.

2. Encroachment of Main Dwelling

The draft plan submitted for approval (See Appendix A) depicts a portion of shore road allowance, fronting the severed and retained lots, which has not been closed and conveyed. The initial sketch submitted with the application (See Appendix B) did not identify the shore road allowance, nor did it depict the main dwelling encroaching onto the shore road allowance. Because the existing main dwelling is partially located on lands which are not in the possession of the owner, a building permit could not be issued.

Recommendation

To avoid any future conflict with the main dwelling on the retained lot, it is my recommendation that the Planning Board pass a resolution that an additional condition be added to the subject application to ensure that either a portion of shore road allowance upon which the main dwelling is situated be purchased, or the existing dwelling be removed.

Respectfully submitted,

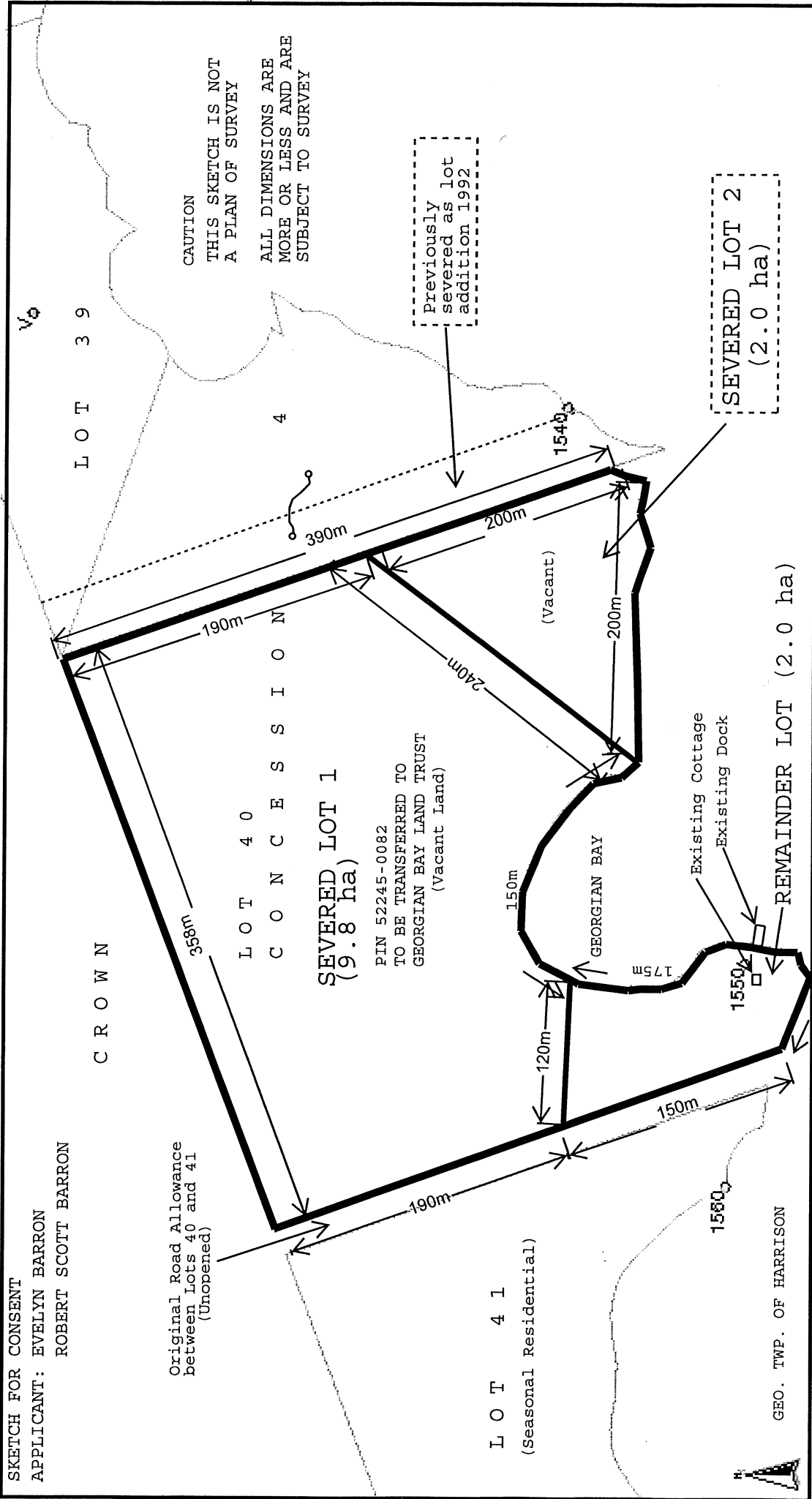


Cale Henderson, Planner

APPENDIX A
Draft Plan

APPENDIX B
Original Sketch Approved by Board

12



SKETCH FOR CONSENT
 APPLICANT: EVELYN BARRON
 ROBERT SCOTT BARRON

Original Road Allowance
 between Lots 40 and 41
 (Unopened)

CAUTION
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 ALL DIMENSIONS ARE
 MORE OR LESS AND ARE
 SUBJECT TO SURVEY

SEVERED LOT 1
 (9.8 ha)

PIN 52245-0082
 TO BE TRANSFERRED TO
 GEORGIAN BAY LAND TRUST
 (Vacant Land)

Previously
 severed as lot
 addition 1992

SEVERED LOT 2
 (2.0 ha)

REMAINDER LOT (2.0 ha)



Vo

LOT 39

4

LOT 40

CROWN

LOT 41

(Seasonal Residential)

GEO. TWP. OF HARRISON

390m

358m

190m

200m

240m

150m

190m

120m

150m

200m

(Vacant)

GEORGIAN BAY

175m

1540m

200m

1550m

Existing Cottage

Existing Dock

1580m

(2.0 ha)

REMAINDER LOT (2.0 ha)