

The Archipelago Area Planning Board

AGENDA

Thursday, November 21st, 2019 – 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**

PB19-11-01 NOW THEREFORE BE IT RESOLVED that the agenda for the November 21st, 2019 meeting of The Archipelago Area Planning Board be approved.

3. **DISCLOSURE OF CONFLICT OF INTEREST**

4. **ADOPTION OF MINUTES**

PB19-11-02 NOW THEREFORE BE IT RESOLVED that the minutes of The Archipelago Area Planning Board meeting held on October 24th, 2019, be approved as circulated.

Pages: 1 - 4

5. **DELEGATIONS**

Nil

6. CONSENT APPLICATIONS

- i) STEPHENS/COLE – Application No. B22-19**
Part of Island TP3464, being Summer Resort Location DB1
Designated as Parcel 5890 PSNS
In the Unincorporated Township of Mowat, in the French River

Pages: 5 - 19

THE PURPOSE of Consent Application No. B22-19 is to create one, new residential lot on the lands being described as Part of Island TP3464, being Summer Resort Location DB1, designated as Parcel 5890 PSNS, in the Unincorporated Township of Mowat, in the French River.

THE EFFECT of the proposed consent would be the creation of one new lot being 0.5 hectares (1.24 acres) in size, with 70 metres (230 feet) of frontage, as well as a retained lot being approximately 3.55 hectares (8.76 acres) in size with 373 metres (1224 feet) of frontage.

7. PLAN OF SUBDIVISION/CONDOMINIUM APPLICATIONS

Nil

8. ZONING APPLICATIONS

Nil

9. UNFINISHED / NEW BUSINESS

Nil

10. ADMINISTRATION

i) BUDGET – 2020

Page: 20

PB19-11- NOW THEREFORE BE IT RESOLVED that the 2020 Budget proposed for The Archipelago Area Planning Board be approved.

11. CORRESPONDENCE

Nil

12. ADJOURNMENT

PB19-11- NOW THEREFORE BE IT RESOLVED that The Archipelago Area Planning Board meeting of November 21st, 2019 adjourn at _____.

THE ARCHIPELAGO AREA PLANNING BOARD

MINUTES

Thursday, October 24th, 2019 – 1:00 p.m.

Council Chamber – Township of The Archipelago Office
9 James Street, Parry Sound, Ontario

MEMBERS PRESENT:

P. Frost – Chair
S. Wohleber
L. Emery
E. Manners
D. Ashley
I. Mead
G. Walker
T. Knight

STAFF PRESENT:

C. Henderson, Manager of Development & Environmental Services
/Planner
J. Nawroth, Secretary-Treasurer
M. Weaver, Clerk
N. Bellchamber
J. Villeneuve, Manager Corporate Services
M. Kearns, Manager of Operational Services

APOLOGIES:

Nil

1. **MEETING CALLED TO ORDER**

Meeting called to order at 1:00 p.m.

3. **APPROVAL OF THE AGENDA**

RESOLUTION PB19-10-01

Moved by T. Knight
Seconded by D. Ashley

NOW THEREFORE BE IT RESOLVED that the agenda for the October 24th, 2019, meeting of The Archipelago Area Planning Board be approved.

DISPOSITION CARRIED

4. **ADOPTION OF MINUTES**

RESOLUTION PB19-10-02

Moved by I. Mead
Seconded by S. Wohleber

NOW THEREFORE BE IT RESOLVED that the minutes of The Archipelago Area Planning Board meeting held on August 15th, 2019, be approved.

DISPOSITION CARRIED

5. **DISCLOSURE OF CONFLICT OF INTEREST**

Nil

6. **DELEGATIONS**

Nil

7. **CONSENT APPLICATIONS**

- i) **MOUNT, Frank MacFarlane - Application No. B23-19**
121 Fox Back Road
Part Lot 26, Concession 5, Parcel 7340 PSSS
in the geographic Township of Conger

Healey Lake Neighbourhood

Cale Henderson, Planner, explained the nature of the application. Nancy Harris Herr, agent for the applicant, attended in support of the application.

RESOLUTION PB19-10-03

Moved by G. Walker
Seconded by I. Mead

NOW THEREFORE BE IT RESOLVED that Application No. B23-19, to grant a right-of-way across 121 Fox Back Road, to the owners of 123 Fox Back Road, located in Part Lot 26, Concession 5, in the geographic Township of Conger, be **approved**, subject to the conditions contained in the decision.

DISPOSITION CARRIED

8. **PLAN OF SUBDIVISION / CONDOMINIUM APPLICATIONS**

Nil

9. **ZONING APPLICATION**

Nil

10. **CORRESPONDENCE**

Nil

11. **UNFINISHED / NEW BUSINESS**

Nil

12. **ADMINISTRATION**

i) **HOSKINS, David and Mary – Development Agreement**

RESOLUTION PB19-10-04

Moved by T. Knight
Seconded by S. Wohleber

WHEREAS the owners received approval in principle with respect to Consent Application Nos. B02-18 and B03-18, and a condition of that approval is that a development agreement must be registered on title;

NOW THEREFORE BE IT RESOLVED that the Chair and Secretary- Treasurer of The Archipelago Area Planning Board are hereby authorized to execute all documents as may be required to enter into an agreement with David and Mary Hoskins.

DISPOSITION CARRIED

13. **ADJOURNMENT**

The Archipelago Area Planning Board meeting of October 24th, 2019, adjourned at 1:10 p.m.

CHAIR

DATE

SECRETARY-TREASURER

DATE



THE ARCHIPELAGO AREA PLANNING BOARD

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

TO: Chair Frost and Members
The Archipelago Area Planning Board

FROM: Cale Henderson, Planner

DATE: November 21, 2019

APPLICATION: B22-19

RE: Part of Island TP3464, being Summer Resort Location DB1,
designated as Parcel 5890 PSNS, in the Unincorporated Township of
Mowat, in the French River

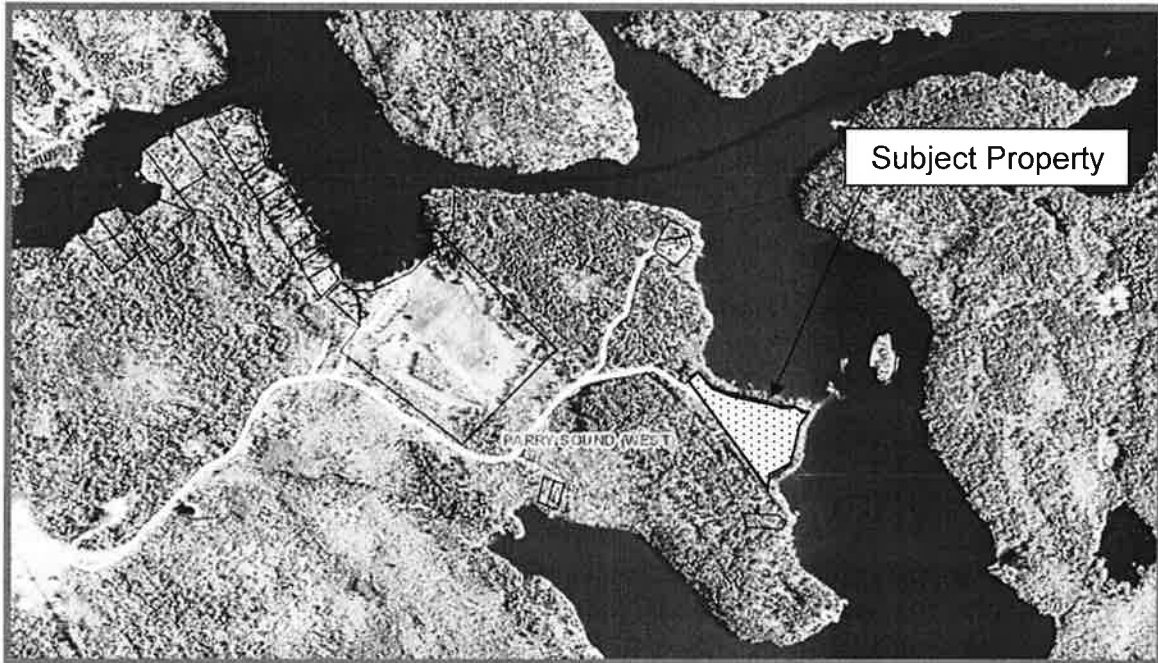
OWNER: STEPHENS / COLE

PROPOSAL:

The purpose of the proposed consent application is to create one new residential lot. The effect of the proposed consent would be the creation of one new residential lot being approximately 0.5 hectares (1.24 acres) in size with 70 metres (230 feet) of frontage, and a retained lot being 3.55 hectares (8.76 acres) in size having 373 metres (1224 feet) of frontage.

	Area (+/-)	Frontage (+/-)	Existing Use	Proposed Use
Retained	3.55 ha (8.76 ac)	373 m (1224 ft)	Trailer Park	Trailer Park
Severed	0.5 ha (6.2 ac)	70 m (230 ft)	Trailer Park	Seasonal Residential

Location Map:



TECHNICAL INFORMATION

Existing Uses: Retained > Trailer Park
 Severed > Residential

Neighbouring Uses: Residential, Golf Course & French River Provincial Park

Access: Road - French River Road

ANALYSIS:

A number of points have been reviewed with respect to the subject application:

1. SITE CHARACTERISTICS

The property is located on the French River, approximately 2 kilometres east of Highway 69. The property is large, being approximately 4 ha (10 ac) and having approximately 420 m (1350 ft) of frontage. A small trailer park/resort is located on the property, with approximately 23 trailers, 2 houses and a cottage. The proposal would sever off the cottage from the remainder of the trailer park.

2. PROVINCIAL POLICY STATEMENT:

The Provincial Policy Statement, 2014 (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest relating to land use planning.

Rural Lands in Municipalities

In accordance with Section 1.1.6 of the Provincial Policy Statement, the subject properties would be classified as 'Territory Without Municipal Organization' and the following policies are applicable to the proposal.

- 1.1.6.1 *On rural lands located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).*
- 1.1.6.2 *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.*

The proposal would allow for the continued use of the subject property and the proposed new lot to be used as a resource-based, recreational use, which is supported by the above policies.

Services

The subject property is currently serviced by a private septic system approved by the Ministry of Environment. The proposed severed lot has a private septic system servicing the existing cottage. Further, the proposed severed lot has access from an existing road on Crown land.

Natural Heritage

Policy 2.1 of the PPS which addresses Natural Heritage, would be of particular relevance to this application and specifically; Policy 2.1.7 respecting habitat of endangered and threatened species and Policy 2.1.6 respecting fish habitat.

As discussed in Section 1 of this report, the subject property is already developed with a trailer park and the severed lot is already developed with an existing cottage and septic. The proposal for the creation of one new lot would not result in any new or expanded impact on the properties or any natural heritage features. The shoreline of the subject property has been identified as Type 2 fish habitat, and will not be impacted by the proposed severances.

Conclusion

The proposed consent would appear to be consistent with the Provincial Policy Statement.

3. ONTARIO PLANNING ACT – R.S.O. 1990, c.P13, as amended

Section 51(24) establishes criteria which shall be regarded when considering an application to create a new lot, including matters of health, safety, convenience for present and future inhabitants of the municipality. With respect to this application and regarding appropriate criteria, the following should be noted:

- 1) The lands would appear suitable for the purposes for which it is to be subdivided;
- 2) The dimensions and shape of the proposed lots are adequate for its recreational purpose;
- 3) There are no significant restrictions that would prevent the proposed development;
- 4) There appears to be adequate locations and access for facilities to service the lot (existing septic and road, etc.).

4. ZONING BY-LAW No. PB00-01 – MINIMUM STANDARDS BY-LAW for the Unincorporated Areas:

According to Subsection 3.2 of the Minimum Standards By-law PB00-01, the minimum lot area for a parcel in this area is 0.5 ha (1.2 acres) with a minimum frontage of 70 metres (230 ft) for any parcel of land proposed to be created by consent. The proposed severed and retained parcels comply with the minimum standards established within this by-law.

COMMENTS RECEIVED:

The proposed consent application was circulated to the required agencies and property owners as per the requirements of the Planning Act, R.S.O. 1990, c.P.13 and associated regulations. Any comments received on or before November 21, 2019 will be made available to the Planning Board at the public meeting.

RECOMMENDED CONDITIONS:

Based on the foregoing, the following conditions are recommended for consent application B22-19:

1. That the approval of Consent Application No. B22-19 shall apply to the creation of one new residential lot located in Part of Island TP3464, being Summer Resort Location DB1, designated as Parcel 5890 PSNS, in the Unincorporated Township of Mowat, in the French River.
2. That the following documents be provided for each of the transactions as described in Condition No. 1, above:
 - a) The original executed Transfer/Deed of Land, duplicate bearing original signatures and one photocopy for the Board's records;
 - b) A schedule to the Transfer/Deed of land on which is set out the legal description of the subject parcel and describing the lots. Each schedule must also bear the same names of the transferor(s) and transferee(s) as indicated on page 1 of the Transfer/Deed of Land;

- c) A reference plan of survey bearing the Land Registry Office registration number and signature as evidence of its deposit therein, and which illustrates the parcels to which the consent approval is related. **Prior to having the survey plan registered the Board will require a copy of a draft plan from your surveyor to ensure it is in compliance with the approved application;**
3. Confirmation from a qualified surveyor, that the severed lands maintain a minimum lot area of 0.5 hectares and a minimum lot frontage of 70 metres, as per By-law No. PB00-01 (Minimum Standards By-law) for the Unincorporated areas within The Archipelago Area Planning Board.
4. All conditions are subject to the approval of The Archipelago Area Planning Board, but are at no cost to the Planning Board.

Respectfully submitted,



Cale Henderson, MCIP, RPP
Manager of Development & Environmental Services

Application and Sketches

APPENDIX "A"

The Archipelago Area Planning Board

9 James Street
Parry Sound, Ontario P2A 1T4
Phone: 705-746-4243 Fax: 705-746-7301
web: www.thearchipelago.on.ca

Print Form

Application for Consent
under Section 53 of the Planning Act
R.S.O. 1990, c.P. 13, as amended

OFFICE USE ONLY			
Date Received _____	Complete Application	<input type="checkbox"/> Yes <input type="checkbox"/> No	Application No. _____
Date Accepted _____	Applicable Fee Paid	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____

TOWNSHIP OF THE ARCHIPELAGO
JUL 04 2019
<input checked="" type="checkbox"/> PLANNING <input type="checkbox"/> BUILDING

1. Applicant / Agent Information

Name of Applicant / Agent

April 3 Robert Verwey

Address

City

Province / State

Postal / Zip Code

Home Phone No.

Business Phone No.

email

2. Owner(s) Information

Name of Owner(s)

Willard 3 Eileen Stephens

Tom 3 Gerldine Cole

Address

City

Province / State

Postal / Zip Code

Home Phone No.

Business Phone No.

email

Please advise to whom all communication should be directed. Owner Applicant / Agent

3. Location of the Subject Land (please provide a copy of the Transfer/Deed of Land)

Assessment Roll Number 4905-³⁸ 210-002-02000 Lot _____ Concession _____ Island No. _____

Registered Plan of Subdivision No. (if any) Plan No. M- _____ Lot No. _____

Reference Plan No. (if any) Plan No. 42R- _____ Part No. _____

Parcel No. 5890 N/S Other Description Mowat Township Part of PIN 52201-0053

Dimensions of Subject Property:

Depth (metres) 2-20 ft Frontage (metres) 70m Hectares 0.5

Are there any easements or restrictive covenants affecting the subject land? Yes No

If Yes, describe the easement or covenant and its effect.

4. Purpose of the Application (check appropriate box)

- creation of new lot addition to a lot an easement or right-of-way
 a charge a lease a correction of title other purpose

Name of person(s), if known, to whom land or interest in land is to be transferred

April 3 Robert Verwey

If a lot addition, identify the lands to which the parcel will be added.

5. Description of Subject Land and Servicing Information (complete each subsection)

		Lot 1	Lot 2	Lot 3	Retained
Description of Land	Frontage (metres)	70 m			
	Depth (metres)	20 m			
	Area (hectares)	0.5			
Use of Property	Existing Use(s)	3 Season Cottage			
	Proposed Use(s)	3 Season Cottage			
Buildings or Structures	Existing	Cottage + septic			
	Proposed	Cottage + septic			

		Lot 1	Lot 2	Lot 3	Retained
Access	Provincial Highway				
	Municipal road, maintained all year (with private drive) ✓				
	Municipal road, maintained seasonally;				
	Other public road				
	Right-of-way				
	Water Access (see Section 9)				
Water Supply	Privately owned and operated individual well				
	Privately owned and operated communal well ✓				
	Lake or other water body				
	Other means				
Sewage Disposal	Privately owned and operated individual septic system ✓				
	Privately owned and operated communal septic system				
	Privy				
	Other means				
Note: Please provide a copy of the building permit or certificate of approval for the existing septic system, if applicable.					
Other Services	Electricity ✓				
	School Bussing				
	Garbage Collection				

If access to the subject land is by private road, or if "other public road" or "right-of-way" was chosen above, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

6. Land Use

What is the existing Official Plan designation(s), if any, of the subject land?

Seasonal cottage

What is the current zoning of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

Residential / Seasonal cottage

Is the application consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act? Yes No

Is the subject property within an area of land designated under any Provincial plan or plans?

Yes No

If yes, does the application conform to or not conflict with the applicable Provincial plan or plans?

Yes No

Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 metres of the subject land, unless otherwise specified (indicate approximate distance in metres)
An agricultural operation, including livestock facility or stockyard	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A landfill	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A Provincially significant wetland (Class 1, 2 or 3 wetland)	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A Provincially significant wetland within 120 metres of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
Flood plain	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A rehabilitated mine site	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A non-operating mine site within 1 kilometre of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An active mine site	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An industrial or commercial use. Specify the use(s).	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An active railway line	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A municipal or federal airport	<input type="checkbox"/>	<input type="checkbox"/> _____ metres

7. History of the Subject Land

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? Yes No Unknown

If YES and if known, provide the application number and the decision made on the application.

If this application is a resubmission of a previous consent application, describe how it has been changed from the original application.

Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

If YES, provide for each parcel severed the date of transfer, the name of the transferee(s) and the land use.

8. Current Applications

Is the subject land currently the subject of an application for an Official Plan amendment, Zoning By-law amendment, Minister's zoning order, Minor Variance, Consent or approval of a Plan of Subdivision or Condominium?

- Yes
- No
- Unknown

If YES and if known, specify the appropriate file number and status of the application.

9. Plans (to assist in the preparation of plans, please refer to the attached sample sketches)

Location Plan

Every application shall be accompanied by a location plan, drawn to an appropriate scale, properly dimensioned and showing thereon:

- the boundaries of the parcel of land that is the subject of the application, the part of the parcel that is the subject of the application, the location of all adjacent properties and/or islands, transportation routes, etc.;
- the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge;
- existing and proposed uses on the subject land (e.g. residential, agricultural, cottage, commercial etc.);
- existing uses of all lands within 120 metres (400 feet) of the subject land.

Site Plan

Every application shall be accompanied by a site plan, drawn to an appropriate scale, properly dimensioned and showing thereon:

- the boundaries and dimensions of the subject land, the part that is the subject of this application and where applicable, the part(s) to be severed and the part(s) to be retained;
- the boundaries and dimensions of any abutting land that is also owned by the owner of land that is the subject of the application;
- the location and dimensions of existing and proposed buildings and structures and their distances from lot lines;
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- the approximate location of all natural and artificial features on the subject land and adjacent lands that, in the opinion of the applicant, may affect the application, such as railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks, landscaped open spaces, planting strips, parking areas, loading areas, driveways and walkways;
- the existing uses on adjacent lands;
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a publicly travelled road, a private road or a right-of-way;
- if access to the subject land is by water only, the location of the parking and boat docking facilities used;
- the location and nature of any easement affecting the subject land.

Additional information, including architectural drawings and elevations, shall be furnished by the applicant at the request of the Planning Board.

10. Other Information

We would like to cover the smallest amount of
 land possible from my grandparents 10 Acre parcel,
 for seasonal/recreational use, to stay within our
 family.

11. Affidavit or Sworn Declaration

Dated at the Town of Parry Sound this 4th day of July, 2019.

I, April Verwey of the City of [REDACTED] in the
 County/District/Regional Municipality of _____ solemnly declare that all the statements
 contained in this application are true, and I make this solemn declaration conscientiously believing it to be
 true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA
 EVIDENCE ACT.**

DECLARED BEFORE ME at the Town of Parry Sound
 in the District of Parry Sound this 4th day of July, 2019.

Cale Henderson
 A Commissioner of Oaths

Eileen Stephens
 Signature of Owner or authorized Applicant / Agent

April Verwey

**Cale Henderson, a Commissioner,
 etc., District of Parry Sound, for
 The Archipelago Area Planning Board
 and The Township of The Archipelago**

12. Authorizations

Authorization of Owner(s) for Agent to Make the Application

If the applicant is not the owner of the land that is the subject of this application, authorization for the agent to make this application, as set out below, must be given. Alternatively, written authorization can be provided on a separate form and submitted with this application. Authorization must be provided by all registered owners of the subject property.

I/We, Eileen Stephens & Harold Stephens, am/are the owner(s) of the land that is the subject of this application and I/we authorize APRIL & Robert Verwey to make this application on my/our behalf.

Date June 15/19 Signature of Owner Eileen Stephens

Date June 15/19 Signature of Owner Harold Stephens

Date June 15/19 Signature of Owner Frank Cole

Date 15 June 2019 Signature of Owner JR Cole

12. Authorizations (cont'd)

Authorization of Owner(s) for Agent to Provide Personal Information

If the applicant is not the owner of the land that is the subject of this application, authorization for the agent to provide personal information, as set out below, must be given. Alternatively, written authorization can be provided on a separate form and submitted with this application. Authorization must be given by all registered owners of the subject property.

I/We, Eileen + Willard Stephens + TOM + GERRY COLE, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize April + Robert Verweys my/our agent for this application, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date June 15 / 19 Signature of Owner Eileen Stephens

Date June 15 / 19 Signature of Owner Willard Stephens

Date June 15 / 19 Signature of Owner Gerry Cole

Date 15 June 2019 Signature of Owner JK Cole

13. Consent of the Owner(s) to the Use and Disclosure of Personal Information

All registered owners of the subject property must provide their consent concerning the disclosure of personal information, as set out below.

I/We, Eileen + Willard Stephens + Tom + Gerry Cole am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

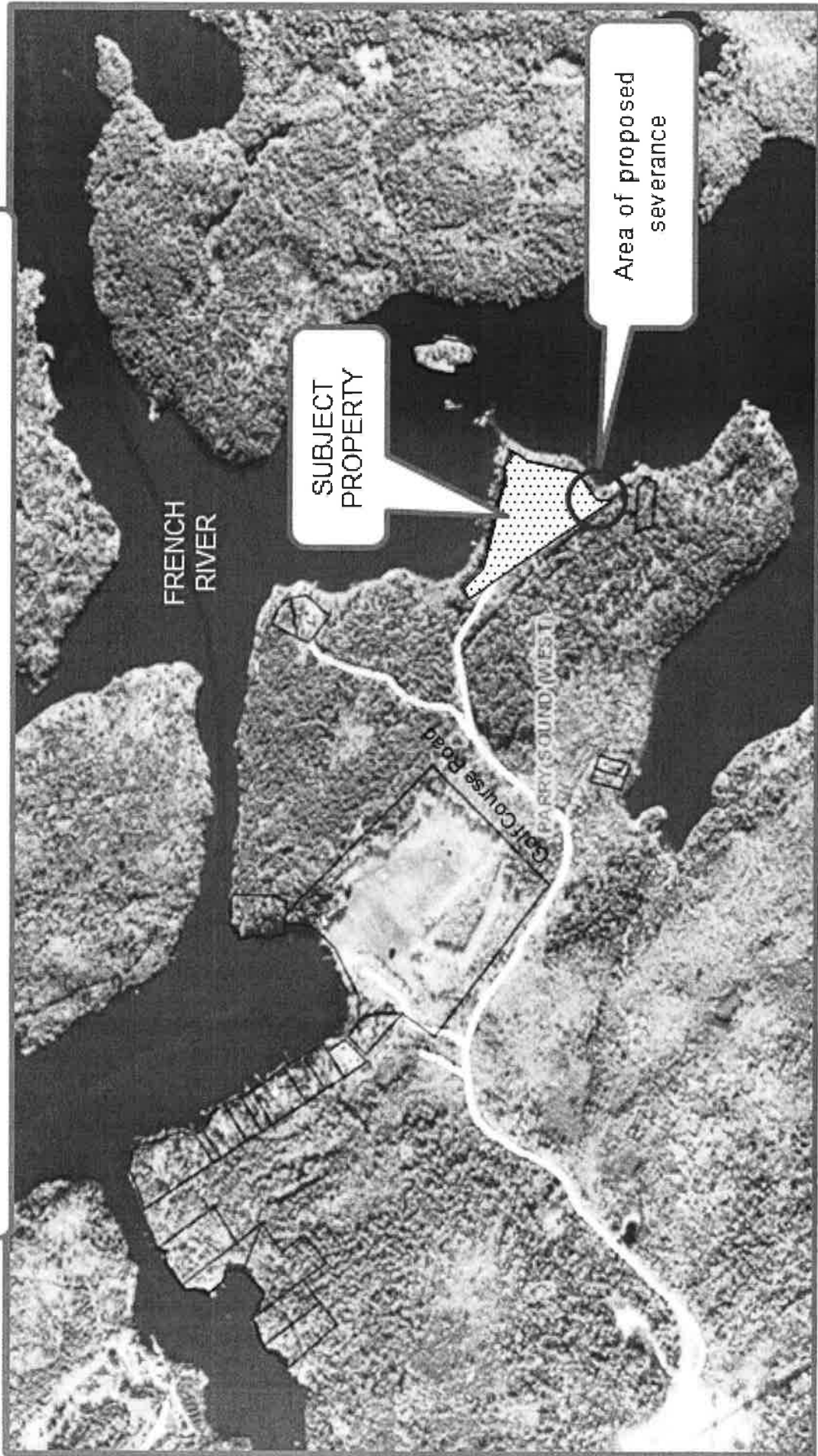
Date June 15 / 19 Signature of Owner Eileen Stephens

Date June 15 / 19 Signature of Owner Willard Stephens

Date June 15 / 19 Signature of Owner Gerry Cole

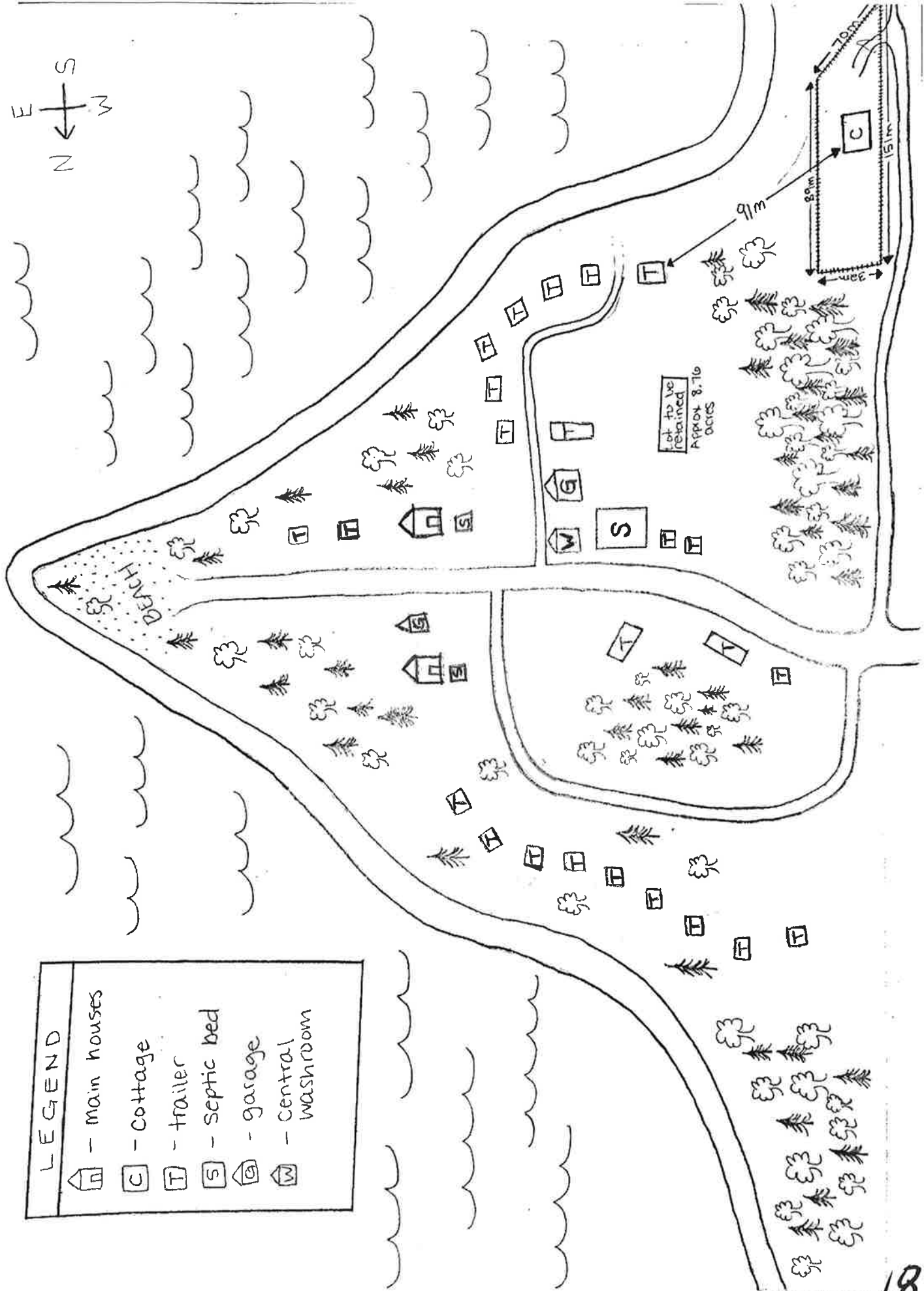
Date 15 June 2019 Signature of Owner JK Cole

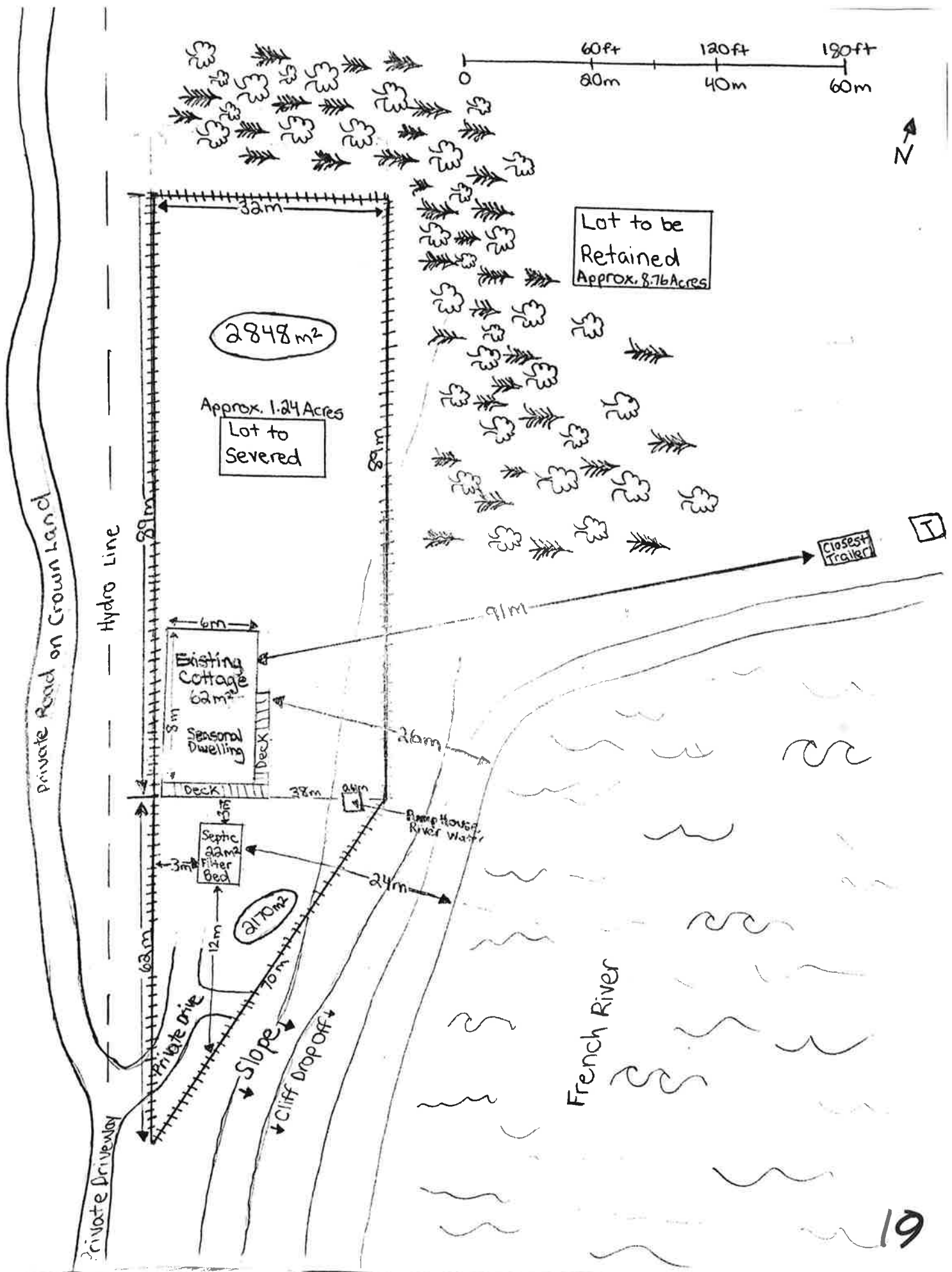
Consent Application No. B22-19 (Stephens/Cole)





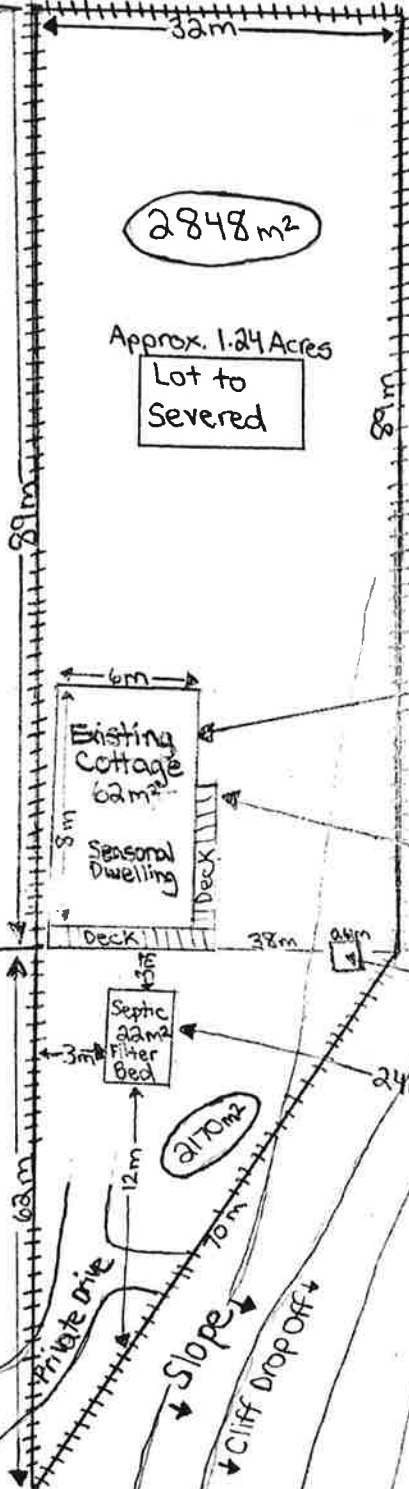
LEGEND	
	- main houses
	- Cottage
	- trailer
	- septic bed
	- garage
	- Central washroom





Private Road on Crown Land

Hydro Line



Lot to be Retained
 Approx. 8.76 Acres

Closest Trailer

French River

2020 BUDGET

31-Oct

PLANNING BOARD							
	2017		2018		2019		2020
	Budget	Actuals	Actuals	Budget	Actuals	Forecasted	Budget
Grants	\$ 17,355	\$ 17,355	\$ 17,355	\$ 17,355	\$ 17,355	\$ 17,355	\$ 17,355
Fees	\$ 15,000	\$ 6,700	\$ 8,950	\$ 15,000	\$ 17,600	\$ 17,600	\$ 16,000
Other Income	\$ 300	\$ 381	\$ 739	\$ 500	\$ 907	\$ 1,000	\$ 500
Other-Archipelago Funding	\$ 24,500	\$ 24,500	\$ 24,500	\$ 24,500	\$ 24,500	\$ 24,500	\$ 24,500
Transfers from Reserves							
Total Revenues	\$ 57,155	\$ 48,936	\$ 51,544	\$ 57,355	\$ 60,362	\$ 60,455	\$ 58,355
Salaries & Benefits	\$ 35,500	\$ 28,614	\$ 29,688	\$ 37,000	\$ 1,227	\$ 37,000	\$ 38,000
Training & Development	\$ 9,500	\$ 9,179	\$ 9,180	\$ 9,500	\$ 150	\$ 9,000	\$ 9,500
Travel	\$ 1,200	\$ 861	\$ 772	\$ 1,200	\$ 425	\$ 1,000	\$ 1,250
General Office	\$ 6,700	\$ 4,721	\$ 8,102	\$ 8,200	\$ 3,439	\$ 8,200	\$ 8,300
Refunds	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ 1,100	\$ -
Professional Services	\$ 1,500	\$ 1,064	\$ 1,000	\$ 1,200	\$ -	\$ 1,200	\$ 1,200
Finance Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers to Reserves	\$ 2,755	\$ 4,498	\$ 2,802	\$ 255		\$ 2,955	\$ 105
Total Expenses	\$ 57,155	\$ 48,936	\$ 51,544	\$ 57,355	\$ 6,341	\$ 60,455	\$ 58,355

20