



**A G E N D A**  
for the  
**COMMITTEE OF ADJUSTMENT**

Friday, November 20<sup>th</sup>, 2020

**10:30 a.m.**

at

**Township of The Archipelago, Council Chamber  
9 James Street, Parry Sound, ON P2A 1T4**

---

**1. MEETING CALLED TO ORDER**

**2. APPROVAL OF AGENDA**

**20-11-ADJ-**

**NOW THEREFORE BE IT RESOLVED** that the agenda for the November 20<sup>th</sup>, 2020, Committee of Adjustment hearing be approved.

**3. DISCLOSURE OF CONFLICT OF INTEREST**

**4. ADOPTION OF MINUTES**

**20-11-ADJ-**

**NOW THEREFORE BE IT RESOLVED** that the minutes of the Committee of Adjustment hearing held on October 16<sup>th</sup>, 2020, be approved as circulated.

Pages: 1 – 3

**5. DELEGATIONS**

Nil

## 6. HEARING OF APPLICATIONS

- i) **HOWE, Keri Lynn et al – Application No. A12-20**  
Part of Island A681 being SRL CT 205, including Part 1 on Plan 42R-17032, in front of the geographic Township of Harrison

**CIVIC ADDRESS: 23 A681 Island, The Archipelago**

Pages: 4 - 19

### PURPOSE AND EFFECT OF THE APPLICATION:

The owners are seeking relief from Section 6.1.3 f) Minimum Side Yard Setback, of the Township's Comprehensive Zoning By-law No. A2000-07, as amended, which stipulates that the Minimum Side Yard Setback is 6 metres (20 feet).

The purpose of the proposed application is to permit a variance of 3.0 metres (10 feet) from the Minimum Side Yard Setback. The effect of the proposed variance would be to allow the construction of a 77.15 square metre (830.5 square feet) addition to the existing 60.2 square metre (648 square feet) cottage, which will have a setback of 3 metres (10 feet) from the side lot line that abuts Crown land.

The owner has stated that the west side of the cottage is the best location for the addition, and it is furthest away and out of view from the nearest neighbour.

- ii) **BACHE, Ralph and Bonnie – Application No. A14-20**  
Part of Lot 33 & 34, Concession 8, being Part 5 on Plan 42R-13310, designated as Parcel 26044 PSSS, in the geographic township of Shawanaga

**CIVIC ADDRESS: 45 Lagoon Drive, The Archipelago**

Pages: 20 - 38

### PURPOSE AND EFFECT OF THE APPLICATION:

The owners are seeking relief from Section 6.1.3 d) ii) Maximum Total Floor Area of Main Dwelling, of the Township's Comprehensive Zoning By-law No. A2000-07, as amended, which stipulates that the Maximum Total Floor Area is 300 square metres (3230 square feet).

The purpose of the proposed application is to permit a variance of 15.9 square metres (171.15 square feet) from the Maximum Total Floor Area. The effect of the proposed variance would be to allow for the construction of a 34.2 square metre (368.5 square feet) addition to the main dwelling for a Total Floor Area of 315.9 square metres (3400.2 square feet).

The owner wishes to construct a dining room addition onto the back of the existing main dwelling.

- iii) **SCHMID, Sylvia – Application No. A11-20**  
Part of Island B704, being Lot 1 and Part Lot 2 on Plan M-189, including Part 1 on Plan 42R-2807, designated as Parcel 27342 PSSS, in front of the geographic Township of Cowper

**CIVIC ADDRESS: 246 B704 Island, The Archipelago**

Pages: 39 - 64

**PURPOSE AND EFFECT OF THE APPLICATION:**

The applicants are seeking relief from Comprehensive Zoning By-law No. A2000-07, as amended: 'Section 5.22c)i)i. Non Complying Buildings & Structures i) – Horizontal Extension Permitted – Front and Side Yards, states that the enlargement or extension of a legal non-complying main dwelling that does not comply with the side yard requirements may be permitted provided the expansion or extension does not exceed 50% of the total ground floor area of the main dwelling. Relief is also being sought from Section 6.1.3h) that states the maximum height of a main dwelling located in Ward 3 is 6 metres (20 feet).

The purpose of the proposed application is to permit a variance of 23.18 square metres (249.5 square feet) over the 50% maximum allowable expansion, and to permit a variance of 0.79 metres 2.6 feet) in height, to the main dwelling. The effect of the variance would be the reconstruction of the main dwelling to have a maximum ground floor area of 285.68 square metres (3075 square feet), and have a maximum height of 6.79 metres 22.3 feet), while retaining a setback of 0.12 metres (0.4 feet) from the side lot line, which abuts Crown land.

**7. CORRESPONDENCE**

Nil

**8. UNFINISHED BUSINESS**

Nil

9. **ADMINISTRATION**

Nil

10. **ADJOURNMENT**

**NOW THEREFORE BE IT RESOLVED** that the Committee of Adjustment hearing of November 20<sup>th</sup>, 2020, be discontinued at \_\_\_\_\_ .

**MINUTES**  
of the  
**COMMITTEE OF ADJUSTMENT HEARING**  
for the  
**TOWNSHIP OF THE ARCHIPELAGO**

held on  
**Friday, October 16<sup>th</sup>, 2020**  
at

**The Township of The Archipelago's Council Chamber**

---

**MEMBERS PRESENT:**

P. Frost – Chair  
L. Emery  
E. Manners  
S. Sheard  
D. Ashley  
A. Barton  
B. Liverance  
I. Mead  
G. Walker

**STAFF PRESENT:**

C. Henderson, Secretary-Treasurer  
J. Nawroth, Assistant Secretary-Treasurer

**APOLOGIES:**

G. Andrews

**1. Meeting Called to Order**

The meeting was called to order at 10:31 a.m.

**2. Approval of Agenda**

**Resolution 20-10-ADJ-01**

Moved by G. Walker  
Seconded by B. Liverance

**NOW THEREFORE BE IT RESOLVED** that the agenda for the October 16<sup>th</sup>, 2020 Committee of Adjustment hearing be approved as circulated.

**Disposition Carried**

**3. Disclosure of Conflict of Interest**

NIL

**4. Adoption of Minutes**

**Resolution 20-10-ADJ-02**

Moved by L. Emery  
Seconded by E. Manners

**NOW THEREFORE BE IT RESOLVED** that the minutes of the Committee of Adjustment meeting held on September 18<sup>th</sup>, 2020, be approved.

**Disposition Carried**

**5. Delegations**

Nil

**6. Hearing of Minor Variance Applications**

- i) **SEBBEN, John & Beth – Application No. A10-20**  
Concession 9, Part Lot 1, Part 1 on Plan 42R-13712, being Remaining Parcel 25729 PSSS, T/W Part 3 on Plan 42R-13712  
in the geographic Township of Cowper

**CIVIC ADDRESS: 1 A324 Island, The Archipelago**

**PURPOSE AND EFFECT OF THE APPLICATION:**

The applicant is seeking relief from Section 6.2.13 Coastal Island Residential Exception 13 (CR-13), of the Township's Comprehensive Zoning By-law No. A2000-07, as amended, which stipulates buildings and structures permitted are limited to one single detached dwelling and all existing accessory structures and that no additional buildings or structures are permitted.

The purpose of the proposed application is to allow the owner to demolish an existing 49.7 square metre (534.8 square feet) cabin and replace it with a 72.5 square metre (780 square feet) garage. The effect of the proposed variance would be an additional 22.8 square metres (245.4 square feet of lot coverage).

Cale Henderson; Secretary Treasurer, explained the nature of the application. Mr. John Sebben and his agent, Mr. Brad Moore were in attendance in support of the application.

**Resolution 20-08-ADJ-03**

Moved by A. Barton  
Seconded by D. Ashley

**NOW THEREFORE BE IT RESOLVED** that Application No. A10-20, to allow for a variance of 22.8 square metres (245.4 square feet), in order to demolish the existing 49.7 square metre (534.8 square feet) sleeping cabin and construct a 72.5 square metre (780 square feet) garage, as illustrated in the application, **be approved**, subject to the following condition:

1. That building permits, for these works, be secured within 2 years from the date of this decision.

**Disposition Carried**

7. **Correspondence**

Nil

8. **Administration**

Nil

9. **Unfinished Business**

Nil

10. **Adjournment**

**NOW THEREFORE BE IT RESOLVED** that the Committee of Adjustment meeting of October 16<sup>th</sup>, 2020, be discontinued at 10:46 a.m.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SECRETARY-TREASURER

\_\_\_\_\_  
DATE



**TO:** Chair Frost and Members of the Committee of Adjustment

**FROM:** Cale Henderson, Manager of Development & Environmental Services  
Jane Nawroth, Planning Assistant

**DATE:** November 20, 2020

**RE:** Minor Variance Application No. A12-20 (HOWE, Keri Lynn et al)

**LOCATION:** 23 – A681 Island, The Archipelago  
Part of Island A681, being SRL CT 205, including Part 1 on Plan 42R-17032, in front of the geographic Township of Harrison

---

**RECOMMENDATION**

Staff recommends that Application No. A12-20 be approved.

**PROPOSAL**

The applicant is seeking relief from Section 6.1.3 f) Minimum Side Yard Setback, of the Township's Comprehensive Zoning By-law No. A2000-07, as amended, which stipulates that the Minimum Side Yard Setback is 6 metres (20 feet).

The purpose of the proposed application is to permit a variance of 3.0 metres (10 feet) from the Minimum Side Yard Setback. The effect of the proposed variance would be to allow the construction of a 77.15 square metre (830.5 square feet) addition to the existing 60.2 square metre (648 square feet) cottage, which will have a setback of 3 metres (10 feet) from the side lot line that abuts Crown land.

The owner has stated that the west side of the cottage is the best location for the addition, and it is furthest away and out of view from the nearest neighbour.

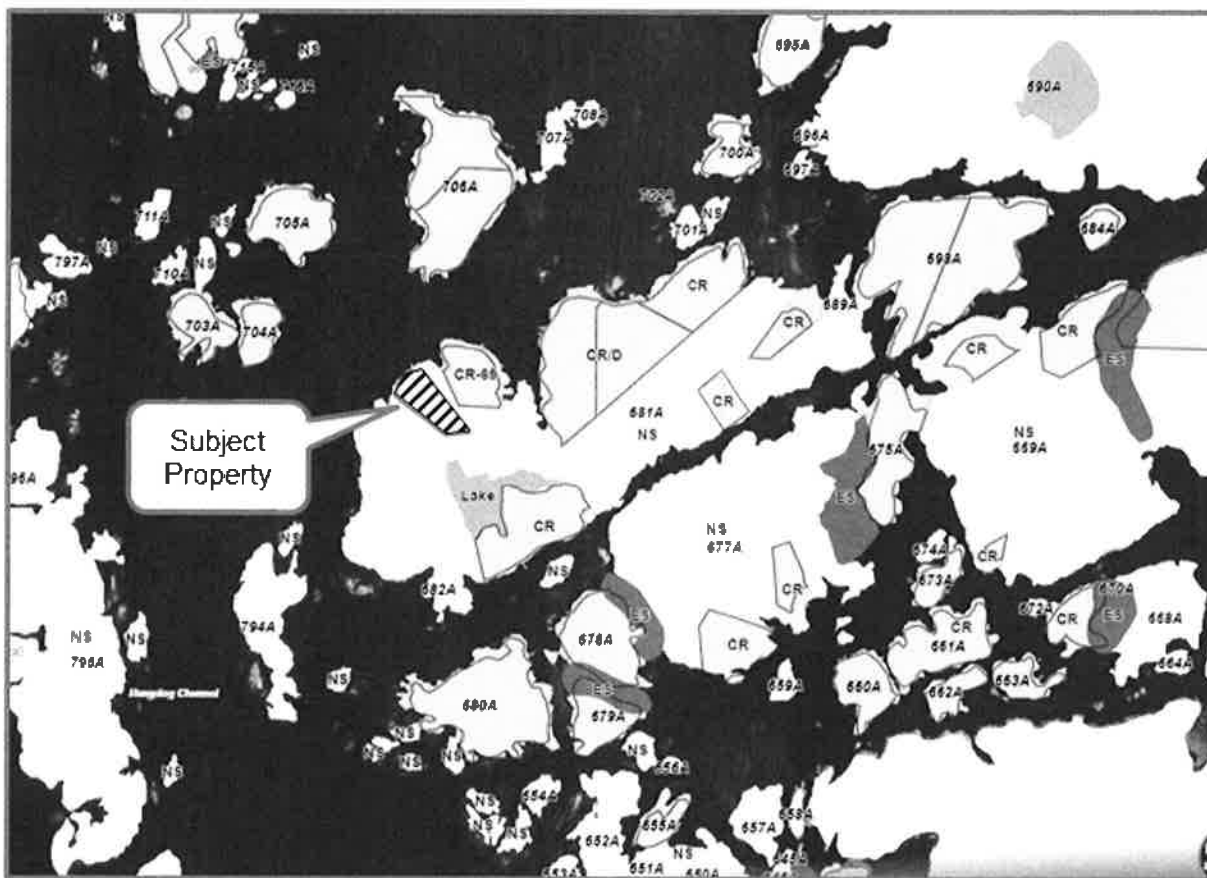
	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
<b>Side Yard Setback</b>	6.0 metres (20 feet)	3.0 metres (10 feet)	3.0 metres (10 feet)

A copy of the application is attached as Appendix 'A', and a site plan & sketches are attached as Appendix 'B'.

## **PLANNING INFORMATION**

Official Plan Neighbourhood:	Bayfield Nares
By-law No. A2000-07:	Coastal/Island Residential (CR)
Existing Uses:	Residential
Property Size:	0.49 hectares (1.21 acres)
Frontage:	57 metres (187 feet)
Access:	Water

## **LOCATION MAP**



## **ANALYSIS**

### **Property Characteristics**

Staff inspected the subject property in late fall. The subject property is located on Island 681A, in the heart of the Bayfield Nares Neighbourhood, off the main channel, south of Gibraltar Island. The property is 0.49 hectares (1.21 acres) in size, which is quite typical for many of the properties and islands in the vicinity. The property currently contains a cottage and accessory buildings and structures.

### **Planning Act Requirements**

When considering this application, the Committee must consider the four tests as outlined in Section 45(1) of the Planning Act, R.S.O. 1990, as amended, which states that the Committee be of the opinion that the variance:

- a) is minor in nature;
- b) is desirable for the appropriate development or use of the land, building or structures;
- c) maintains the general intent and purpose of the Zoning By-law; and,
- d) maintains the general intent and purpose of the Official Plan;

The application must meet all of the above tests.

#### **i) Official Plan**

The Official Plan recognizes the importance of the waterfront area to the Township with the goal to preserve the unique and high quality of the natural environment which leads to an experience that is aesthetically appealing to the property owners and visitors who use the area. In this regard, Section 14.23 of the Township's Official Plan states:

*'The aesthetics of the Township's waterfront lands will be preserved using detailed land use regulations and control during the consent, subdivision, site plan and building application processes. Principles that will be applied to afford a measure of aesthetic control will include: screening, setbacks and building locations.'*

Further, Section 14.25 states:

*'New buildings and structures will be sited to minimize their impact on existing development so that maximum privacy is provided.'*

With respect to these two policies, the proposed addition is on the west side of the existing cottage. Although the distance from the side lot line is proposed to be 3.0 metres (10 feet), the lands to the west are Crown land. Further, there appears to be tree coverage between the addition and the water, and tree coverage to the west on the Crown land as well. The nearest neighbour is on the east side of the property, so there will be no impacts to privacy or aesthetics.

#### **Conclusion**

The variance from the side yard setback will have a minimal impact on the aesthetics of the area, and will have no impacts on the surrounding area. Overall, the proposed variance appears to maintain the intent of the Official Plan.

#### **ii) Zoning By-law**

The subject property is located within the Coastal/Island Residential (CR) Zone of Comprehensive Zoning By-law No. A2000-07, as amended. The proposed addition, other than the proposed setback of 3.0 metres (10 feet) would comply with all provisions of the Zoning By-law.

The purpose of a side yard setback is to ensure there is a buffer and privacy from the development on one lot, to the built form on an abutting property. As previously indicated, the lands to the west are Crown land and there will be no significant impacts due to the reduced side yard setback.

Conclusion

The variance appears to maintain the general intent of Comprehensive Zoning By-law No. A2000-07, as amended.

**iii) Desirable for Appropriate Development**

The proposed addition is to provide added living, bedroom and bathroom space for the owners. The increase in size, being 77.15 square metres (830.5 square feet), although more than doubling the size of the existing cottage which is currently 60.2 square metres (648 square feet) in size, remains well below the maximum size allowable, on a lot this size.

Conclusion

As the proposal will allow for the continued use of the existing cottage and meet their growing needs, without having any significant visual impacts, the proposed variance appears to be considered desirable for appropriate development.

Additionally, according to Township records, the property currently contains a Class 2 grey water pit and a privy. The proposed development highlights the possibility that the owners may have to upgrade their current septic system. That determination will be made once the building permit application has been submitted to the Building Department.

**iv) Minor in Nature**

There is no precise definition as to what constitutes minor. Minor is a relative term and must be interpreted in the particular circumstances involved and in conjunction with the other tests.

A reduction in a side yard setback requirement is particularly difficult in a waterfront situation where the lots are not overly wide. In this situation, due to the location of the existing cottage, and the adjacent lands being undeveloped Crown land, the addition does not appear to be impactful.

Conclusion

The proposed development can be considered to be minor in nature.

**CONCLUSIONS – MINOR VARIANCE**

- 1) The requested variance appears to conform to the intent of the relevant Official Plan policies.
- 2) The requested variance appears to maintain the intent of Comprehensive Zoning By-law No. A2000-07, as amended.
- 3) The requested variance appears to be considered to allow for appropriate residential development.
- 4) The requested variance appears to be minor in nature.

Respectfully submitted,



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



Jane Nawroth  
Planning Assistant

**APPENDIX 'A'**  
**APPLICATION**

Keri Lynn Howe

August 30, 2020

9 James Street  
Parry Sound, ON  
P2A 1T4

To the Township of the Archipelago Committee of Adjustment Application:

Please accept this application for Minor Variance. This is in regards to our cottage property, described as Harrison Isld 681A PT PCL; 9 PCL20323; RP 42R17032; Part 1, zoned CR (Emergency Marker 681A-23).

We would like to build a one story, 71.72 square metre addition to the existing cottage on the west side of the property, but require a Minor Variance so that there would be 3 meters between the proposed addition and the western sideline, instead of the required 6 metres. The existing cottage is very small (5.48 m by 10.97 m) with only 2 bedrooms and no room for a possible bathroom. The proposed addition would give us more bedrooms, a screened-in porch, and create room for bathrooms.

The west side of the existing cottage is the ideal building location. This land is high, mostly cleared of trees (see Location Plan), and takes full advantage of the western view. It also places the addition furthest away and out-of-view from our nearest neighbours to the east (see Location Plan and Site Plan). There is a large parcel of crown land to the west of our property, so the west-side addition would not impact neighbour's use or enjoyment of their property. Although there is room on the east side of the cottage for an addition, this land is low lying and affected by high water. It would require extensive removal of trees and would place the addition within sight of our nearest neighbours.

For your convenience, in addition to the required documents, I am also including a copy of a 2005 survey, completed as part of our purchase of the 66 foot shore road allowance.

Thank you very much for considering this request.

Sincerely,



Keri Lynn Howe  
(on behalf of co-owners Michael Joseph Howe and Jeffrey Howe)

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

### Committee of Adjustment Application

Application for Minor Variance or for Permission  
under Section 45 of the Planning Act  
R.S.O. 1990, c.P. 13, as amended

OFFICE USE ONLY	
Date Received <u>Sept 3/20</u>	Complete Application <input type="checkbox"/> Yes <input type="checkbox"/> No
Date Accepted <u>Sept 3/20</u>	Applicable Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



#### 1. Applicant / Agent Information

Name of Applicant / Agent

Keri Lynn Howe

Address

City \_\_\_\_\_ Province / State \_\_\_\_\_ Postal / Zip Code \_\_\_\_\_

Home Phone No. \_\_\_\_\_ Business Phone No. \_\_\_\_\_ email \_\_\_\_\_

#### 2. Owner(s) Information

Name of Owner(s)

Keri Lynn Howe, Michael Joseph Howe, Jeffrey Howe

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. Purpose and Type of Application

- Minor Variance from Comprehensive Zoning By-law
- Permission to extend a legal non-conforming use

From what section of the Zoning By-law is relief being sought?  
6.1.3 Zone Standards (minimum side yard setback of 6 m)

What is the nature and extent of the relief being sought?  
We request permission to use a side yard setback of 3 m on the west side of the property for the proposed addition

Why is it not possible to comply with the provisions of the Zoning By-law?  
To minimize disruption to the land and to the neighbours, the west side of the property is the ideal building site, but a set back of 3 m is required to make room for the addition

#### 4. Location and Description of the Subject Land (Please provide a copy of the Transfer/Deed of Land)

Assessment Roll Number 4905-14001208109 Lot 9 Concession \_\_\_\_\_ Island No. 681A 23

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

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

Parcel No. \_\_\_\_\_ Other Description Harrison Isld 681A PT PCL; 9 PCL20323;RP 42R17032;Part 1

#### Dimensions of Subject Property:

Depth (metres) 102 Frontage (metres) 55.7 Hectares .49

11

**5. Land Use and Zoning**

What was the date of acquisition of the subject land? 1992

What are the existing uses of the subject land? summer cottage

How long have the existing uses been carried out on the subject land? 1992

What are the proposed uses of the subject land? summer cottage

What are the existing uses of abutting properties? lake (north), crown land (east, west & south of property)

What is the current Official Plan designation of the subject land? recreational residential

What is the current zoning of the subject land? Coastal Residential (CR) Zone

**6. Buildings and Structures** (on or proposed for the subject land)

EXISTING - List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	Front	Rear	Side	Side
Seasonal cottage	1954	1	60.2	60.2	7.5	90	10	40

PROPOSED - List all proposed buildings and structures				PROPOSED DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	# of Storeys / Height	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	Front	Rear	Side	Side
Addition to existing cottage	1	77.15	77.15	9.93	70.1	3	45.48

**7. Service Information** (check appropriate box)

**Access**

- Provincial Highway   
  Municipal road, maintained all year   
  Municipal road, maintained seasonally  
 Other public road   
  Right-of-way   
  Water Access (see below)

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

If access to the subject land is by water, describe the parking and docking facilities and the approximate distance of these facilities from the subject land and the nearest public road.

Cottage is accessible by water out of Thompson Marine in Bayfield Inlet, at end of Highway 529A. Cottage is approximately 5 km from the marina. Dock is directly in front of cottage.

12

**7. Service Information (cont'd)** (check appropriate box)

**Water** (check appropriate box)

- Privately owned and operated individual well     Privately owned and operated communal well  
 Lake     Other Means \_\_\_\_\_

**Sewage Disposal** (check appropriate box)

- Privately owned and operated individual septic system     Privy  
 Privately owned and operated communal septic system     Other Means \_\_\_\_\_

**8. History**

Has the owner previously applied to the Committee of Adjustment for relief in respect of the subject property?     Yes     No    If yes, please provide Application No., if known \_\_\_\_\_

Is the subject property the subject of an application for approval of a plan of subdivision or a consent?

Yes     No    If yes, please provide Application No., if known \_\_\_\_\_

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

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 and the part that is the subject of this application;
- the location and dimensions of existing and proposed buildings and structures and their distances from lot lines;
- 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 Township.**

**10. Affidavit or Sworn Declaration**

Dated at the \_\_\_\_\_ on this 30<sup>th</sup> day of August, 2020

I, Keri Lynn Howe of the \_\_\_\_\_ in the  
 County/District/Regional Municipality of Oxford 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 \_\_\_\_\_ of \_\_\_\_\_  
 in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 A Commissioner of Oaths

Keri Lynn Howe  
 Signature of Owner or authorized Applicant / Agent

11. **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, Michael Joseph Howe, Jeffrey Howe + Keri Lynn Howe, am/are the owner(s) of the land that is the subject of this application and I/we authorize Keri Lynn Howe to make this application on my/our behalf.

Date Aug. 30, 2020 Signature of Owner [Signature]  
Date Aug 30, 2020 Signature of Owner [Signature]  
Date Aug 30, 2020 Signature of Owner [Signature]  
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

**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, Michael Joseph Howe, Jeffrey Howe + Keri Lynn Howe, 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 Keri Lynn Howe as 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 Aug 30, 2020 Signature of Owner [Signature]  
Date Aug 30, 2020 Signature of Owner [Signature]  
Date Aug 30, 2020 Signature of Owner [Signature]  
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

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

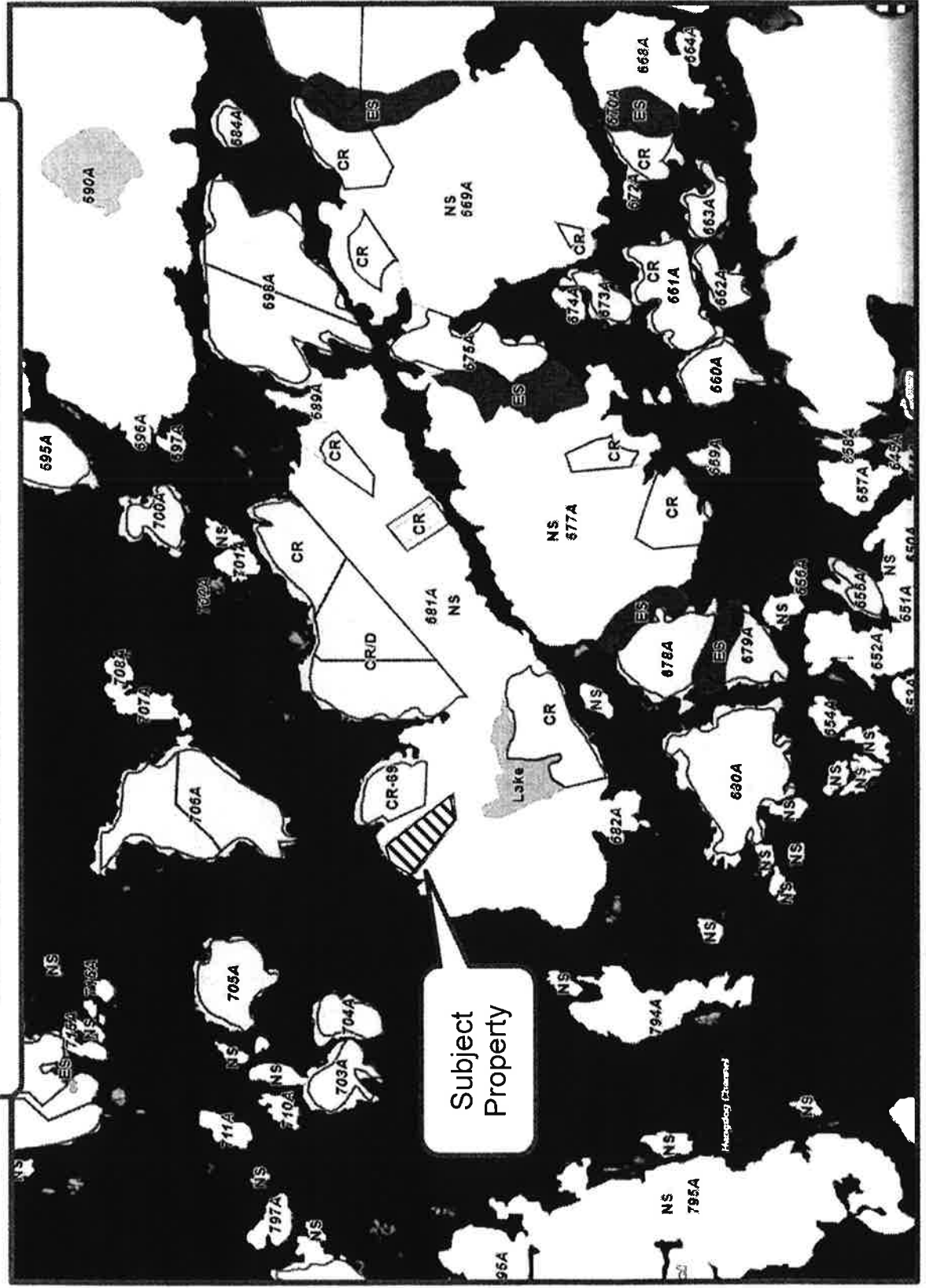
All registered owners of the subject property must provide their consent concerning the disclosure of personal information, as set out below.

I/We, Michael Joseph Howe, Jeffrey Howe + Keri Lynn Howe, 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 Aug 30, 2020 Signature of Owner [Signature]  
Date Aug 30, 2020 Signature of Owner [Signature]  
Date Aug 30, 2020 Signature of Owner [Signature]  
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

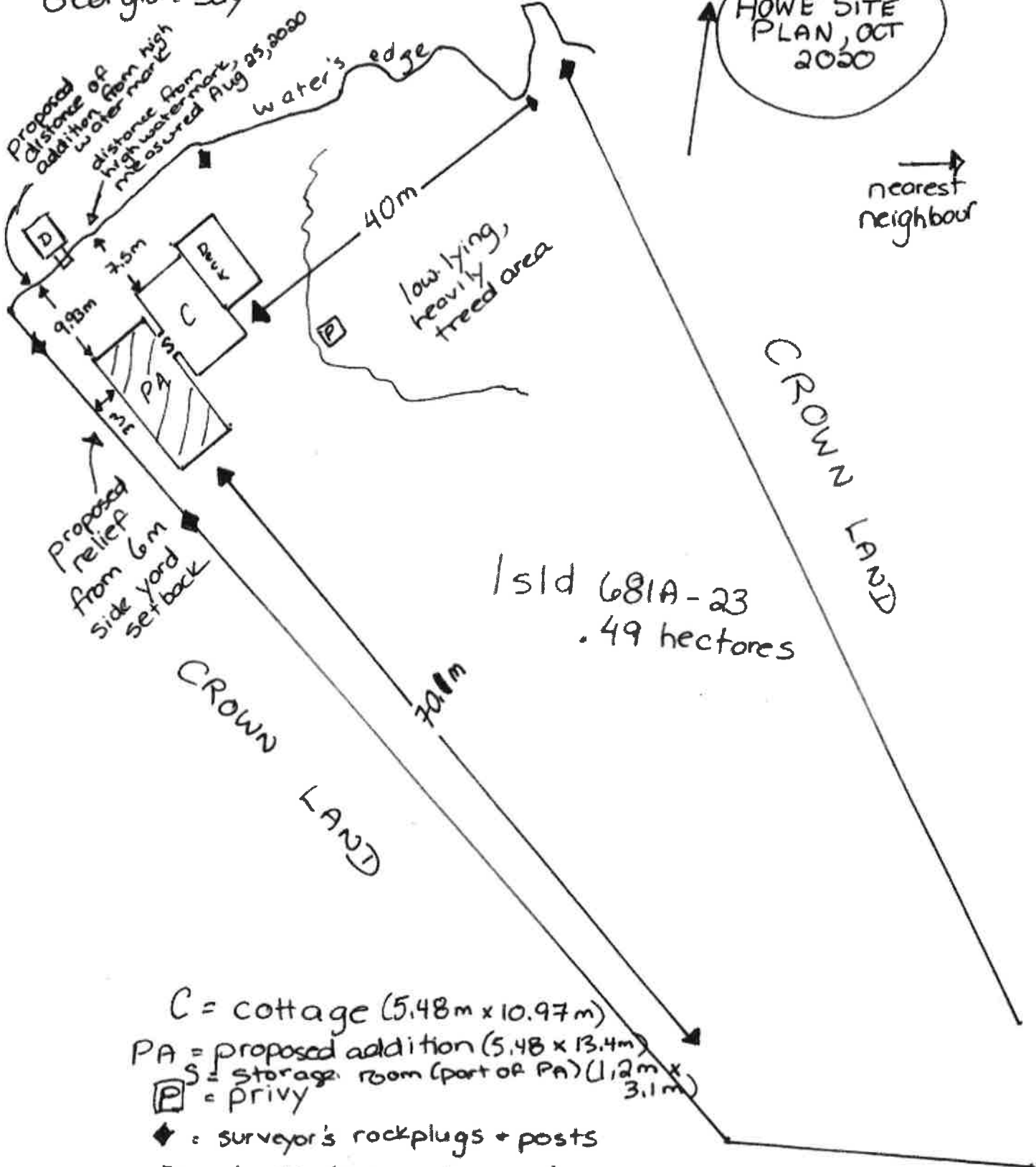
**APPENDIX 'B'**  
**LOCATION MAP AND SKETCHES**

Committee of Adjustment Application No. A12-20 (Howe)



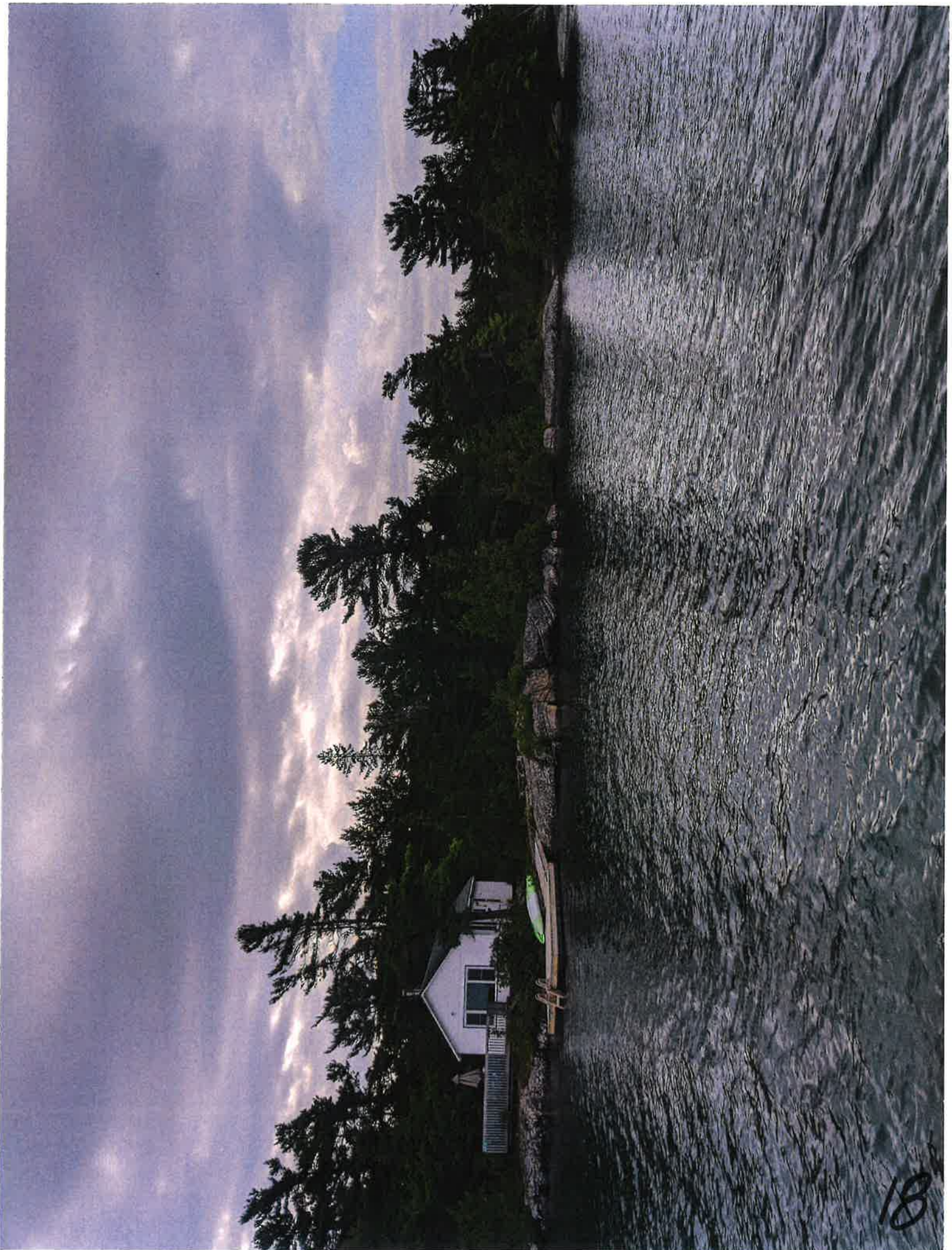
Georgion Bay

HOWE SITE PLAN, OCT 2020

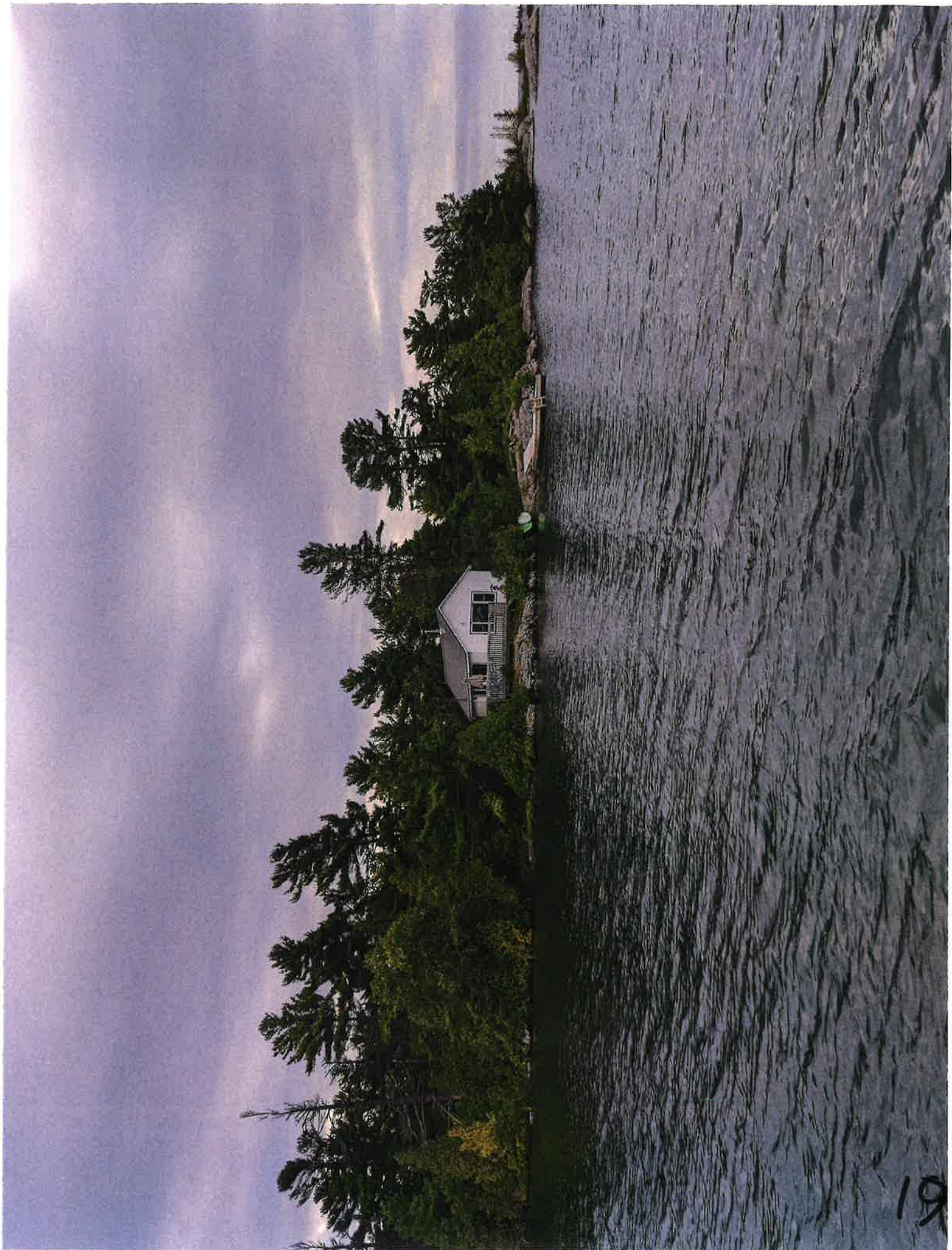


- C = cottage (5.48m x 10.97m)
- PA = proposed addition (5.48 x 13.4m)
- S = storage room (part of PA) (1.2m x 3.1m)
- P = privy
- ◆ = surveyor's rockplugs + posts
- D = dock (3.6m by 4.5m)
- Deck = (5m x 7.5m)

nearest marine is Thompson Marine, end of 529A, approx 5km from cottage by boat



18



19



**TO:** Chair Frost and Members Committee of Adjustment

**FROM:** Cale Henderson, MCIP, RPP,  
Manager of Development & Environmental Services

**DATE:** November 20, 2020

**RE:** Minor Variance Application No. A14-20  
(BACHE, Ralph & Bonnie)

**LOCATION:** 45 Lagoon Drive, Skerryvore  
Part of Lots 33 & 34, Concession 8, being Part 5 on Plan 42R-13310  
Designated as Parcel 26044 PSSS, in the geographic  
Township of Shawanaga.

---

### **RECOMMENDATION**

Staff recommends that the Minor Variance Application No. A14-20 be approved.

### **PROPOSAL**

The owners are seeking relief from Section 6.1.3 d) ii) Maximum Total Floor Area of Main Dwelling, of the Township's Comprehensive Zoning By-law No. A2000-07, as amended, which stipulates that the Maximum Total Floor Area is 300 square metres (3230 square feet).

The purpose of the proposed application is to permit a variance of 15.9 square metres (171.15 square feet) from the Maximum Total Floor Area. The effect of the proposed variance would be to allow for the construction of a 34.2 square metre (368.5 square feet) addition to the main dwelling for a Total Floor Area of 315.9 square metres (3400.2 square feet).

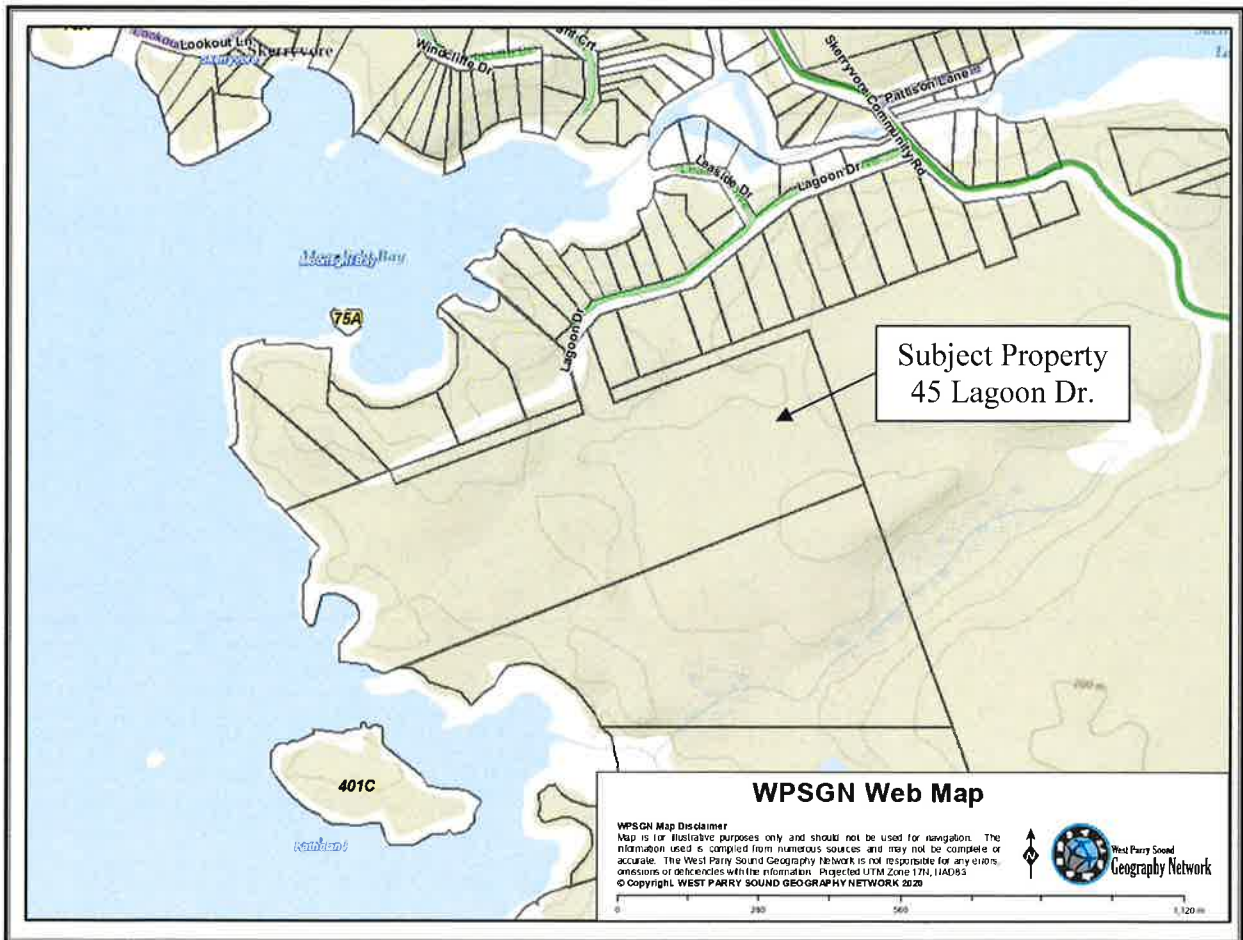
The owner wishes to construct a dining room addition onto the back of the existing main dwelling.

A copy of the application is attached as Appendix A. A site plan and sketches are attached as Appendix B.

## PLANNING INFORMATION

Official Plan Neighbourhood:	Skerryvore
Zoning:	Coastal/Island Residential/Divided (CR/D)
Property Size:	15.8 ha (39 ac)
Frontage:	265 m (870 ft)
Access:	Lagoon Drive (Municipally Maintained)
Existing Uses:	Residential
Neighbouring Uses:	Crown land & Residential & Provincially Significant Wetland

## Location Map



## ANALYSIS

### Property Characteristics

The subject property is within the Skerryvore Neighbourhood, located at the end of Lagoon Drive. The property is one of the largest properties in the neighbourhood and is developed with a main dwelling, sleeping cabin, garage and accessory structures. The property is characterized by its barren rock shoreline and existing main dwelling, which is setback approximately 15 m (50 ft) with minimal vegetative screening.

## **Background**

The existing main dwelling was constructed in 2008. The owners have indicated in their cover letter, that the internal layout of the existing dwelling does not accommodate an adequate dining area for their growing needs (see cover letter attached). The applicants are proposing to add a dining room onto the existing dwelling, thereby adding floor area of 34.2 m<sup>2</sup> (368.5 ft<sup>2</sup>).

## **Planning Act Requirements**

When considering this application, the Committee must consider the four tests as outlined in Section 45(1) of the Planning Act, R.S.O. 1990, as amended, which states that the Committee be of the opinion that the variance:

- a) Is minor in nature;
- b) is desirable for the appropriate development or use of the land, building or structures;
- c) maintains the general intent and purpose of the Zoning By-law; and,
- d) maintains the general intent and purpose of the Official Plan;

The application must meet all of the above tests.

### ***i) Minor in Nature***

There is no precise definition as to what constitutes minor. Minor is a relative term and must be interpreted in the particular circumstances involved in conjunction with the other tests.

Quantitatively, the applicant is proposing a main dwelling with total floor area of 315.9 m<sup>2</sup> (3400 ft<sup>2</sup>), which requires a variance of 15.9 m<sup>2</sup> (171.15 ft<sup>2</sup>), representing approximately a five percent increase in floor area. The increase in area will be located at the rear of the existing dwelling, and will not result in any additional visual impacts from the water.

## **Conclusion**

The proposed increase in total floor area for the main dwelling, as it only represents a 5% increase and facilitates the addition of a dining room which is not visible from the water, would appear to be minor in nature.

### ***ii) Desirable for Appropriate Development***

The applicant is proposing an addition onto the existing main dwelling, which does not meet the requirements for total floor area. As previously highlighted, the applicant has indicated the proposal is to accommodate the growing need for space, as the pandemic is resulting in elderly parents moving into the dwelling and the improved dining area will accommodate the extended family.

As the proposal will meet the needs the owner, while not resulting in any additional visual impacts, the proposal appears to be appropriate.

**iii) Zoning By-law**

The subject property is zoned 'Coastal Island Residential/Divided (CR/D)' in Comprehensive Zoning By-law No. A2000-07, as amended.

Section 6.1.3 d) ii) restricts the maximum total floor area of a main dwelling to 300 square metres (3229 sq. ft.). This cap is applied throughout the Township, regardless of the size of the property. However, the subject property is relatively large, especially for the Skerryvore Neighbourhood, being 15.8 ha (39 ac) in size and having 265 metres (870 ft.) of frontage.

The intent of this regulation is to ensure that dwellings are appropriate in size and that the overall built form remains secondary to the natural landscape. The proposed increase to the main dwelling, appears to maintain an appropriate balance and will not result in a building that is out of character for the Township as a whole.

**iv) Official Plan**

The Official Plan recognizes the importance of the waterfront area to the Township with the goal to preserve the unique and high quality of the natural environment which leads to an experience that is aesthetically appealing to property owners and visitors who use the area. Policy derived from this goal establishes that the built form is to be secondary to the environment and that strict regulations will be established to mitigate environmental and aesthetic impacts.

In considering an application which seeks to expand on the permitted built form, the primary assessment is to consider the 'impact' of the proposal on the property, as well as how adjacent land owners and boaters would be affected by the proposal. To this end, Section 14.6 of the Official Plan States:

*'Development must be appropriate for an area in terms of its density or prematurity.'*

Further, Section 14.23 of the Official Plan states:

*'The aesthetics of the Township's waterfront lands will be preserved using detailed land use regulations and control....Principles that will be applied to afford a measure of aesthetic control will include: screening, setbacks and building locations.'*

With respect to the proposed main dwelling, as the increase is at the rear of the building and will not result in additional density (ie. bedrooms), there does not appear to be any significant impacts.

**Conclusion**

The proposed variance for the main dwelling appears to maintain the general intent and purpose of the Official Plan.

**CONCLUSIONS – MINOR VARIANCE**

- 1) The requested variance would appear to be minor in nature.
- 2) The proposed variance can be considered to allow for appropriate residential development.
- 3) The proposed variance would appear to maintain the intent of Comprehensive Zoning By-law A2000-07, as amended.
- 4) The requested variance would appear to conform with the intent of the relevant Official Plan policies.

Respectfully submitted,



---

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

**APPENDIX 'A'  
APPLICATION**

November 3, 2020

The Township of the Archipelago  
Committee of Adjustment  
9 James Street  
Parry Sound, Ontario  
P2A 1T4

To whom it may concern,

**Re: Application A14-20**

We wish to express this minor variance request reasoning with the following explanation.

Our home was constructed in 2008. At that time our family consisted of 4 people. The main level consists of 3 bedrooms, office/den; laundry room; pantry; 2-1/2 bathrooms and a combined living/kitchen area.

One island that has built-in appliances and sink also consists of an eating bar, accommodating 4 people.

A small table that seats 4 is situated in the dividing space between the kitchen and living area. Formal dining and/or family celebrations does not allow to accommodate more and in addition, restricts/impedes movement. Where the table is situated, it is considered the hallway/through fare path that flows one way to the master bedroom; access to the front deck and powder room whereas the other side brings you to the other 2 bedrooms and access to the lower level. The lower level offers the rec room, mechanical room, bathroom and access to the garage.

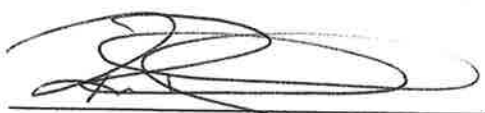
The current situation with the pandemic has resulted in family discussions of our parents residing with us. In addition, we have been forced to work from home. Parents are in their eighties and nineties with mobility and health issues. Accessing the downstairs for them is not reasonable making the main level their only living area.

To create a room that we all can sit together for dinner which also will serve as a separate area for one to experience quiet/reading would be accomplished by this addition and remedy the obstructive flow of our current setup.

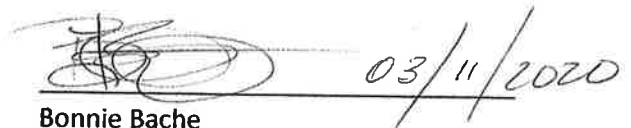
The size required would necessitate the addition to be cantilevered out due to existing rock formation that restricts the foundation size.

In closing, we thank and appreciate the council hearing our request, appreciate your consideration and trust you understand the reasoning behind our need to expand our living space.

Sincerely



Ralph Bache



Bonnie Bache



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

### Committee of Adjustment Application

Application for Minor Variance or for Permission  
under Section 45 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. <u>AI4-201</u>
Date Accepted _____	Applicable Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

*October 2010*

#### 1. Applicant / Agent Information

Name of Applicant / Agent

OWNER

Address \_\_\_\_\_

City \_\_\_\_\_ Province / State \_\_\_\_\_ Postal / Zip Code \_\_\_\_\_

Home Phone No. \_\_\_\_\_ Business Phone No. \_\_\_\_\_ email \_\_\_\_\_

#### 2. Owner(s) Information

Name of Owner(s)

RALPH and Bonnie Berche

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. Purpose and Type of Application

Minor Variance from Comprehensive Zoning By-law  Permission to extend a legal non-conforming use

From what section of the Zoning By-law is relief being sought?

maximum living area.

What is the nature and extent of the relief being sought?

to exceed max. building area.

Why is it not possible to comply with the provisions of the Zoning By-law?

#### 4. Location and Description of the Subject Land (Please provide a copy of the Transfer/Deed of Land)

Assessment Roll Number 4905- 18000108600000 Lot 3333 Concession 8 Island No. \_\_\_\_\_

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

Reference Plan No. (if any) Plan No. 42R- 13310 Part No. 5

Parcel No. 2604485 Other Description \_\_\_\_\_

#### Dimensions of Subject Property:

Depth (metres) \_\_\_\_\_ Frontage (metres) \_\_\_\_\_ Hectares 13.35

**5. Land Use and Zoning**

What was the date of acquisition of the subject land? 2000

What are the existing uses of the subject land? Residential

How long have the existing uses been carried out on the subject land? \_\_\_\_\_

What are the proposed uses of the subject land? Residential

What are the existing uses of abutting properties? Residential

What is the current Official Plan designation of the subject land? \_\_\_\_\_

What is the current zoning of the subject land? \_\_\_\_\_

**6. Buildings and Structures** (on or proposed for the subject land)

EXISTING - List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	Front	Rear	Side	Side
BUNKIE	2002	1	50	50				
GARAGE	2005	1	100?	100?				
MAIN HOYIE	2007	12	281.65	281.65				
GAZEBO	2004	1	10.5	10.5				

PROPOSED - List all proposed buildings and structures				PROPOSED DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	# of Storeys / Height	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	Front	Rear	Side	Side
BREAKFAST NOOK ADDITION	1						

**7. Service Information** (check appropriate box)

**Access**

- Provincial Highway   
  Municipal road, maintained all year   
  Municipal road, maintained seasonally  
 Other public road   
  Right-of-way   
  Water Access (see below)

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

If access to the subject land is by water, describe the parking and docking facilities and the approximate distance of these facilities from the subject land and the nearest public road.

LONG PRIVATE DRIVEWAY PRIVATELY MAINTENED

28

7. **Service Information (cont'd)** (check appropriate box)

Water (check appropriate box)

- Privately owned and operated individual well     Privately owned and operated communal well
- Lake     Other Means \_\_\_\_\_

Sewage Disposal (check appropriate box)

- Privately owned and operated individual septic system     Privy
- Privately owned and operated communal septic system     Other Means \_\_\_\_\_

8. **History**

Has the owner previously applied to the Committee of Adjustment for relief in respect of the subject property?     Yes     No    If yes, please provide Application No., if known \_\_\_\_\_

Is the subject property the subject of an application for approval of a plan of subdivision or a consent?     Yes     No    If yes, please provide Application No., if known \_\_\_\_\_

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

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 and the part that is the subject of this application;
- the location and dimensions of existing and proposed buildings and structures and their distances from lot lines;
- 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 Township.**

10. **Affidavit or Sworn Declaration**


Dated at the SPP this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

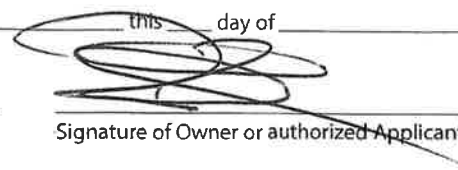
I, \_\_\_\_\_ of the \_\_\_\_\_ TWP. in the

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 \_\_\_\_\_ of \_\_\_\_\_

in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

 A Commissioner of Oaths

 Signature of Owner or authorized Applicant / Agent

11. 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, \_\_\_\_\_, am/are the owner(s) of the land that is the subject of this application and I/we authorize \_\_\_\_\_ to make this application on my/our behalf.

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

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, \_\_\_\_\_, 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 \_\_\_\_\_ as 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 \_\_\_\_\_ Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_


Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

12. 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, RALPH and Bonnie Baule, 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.

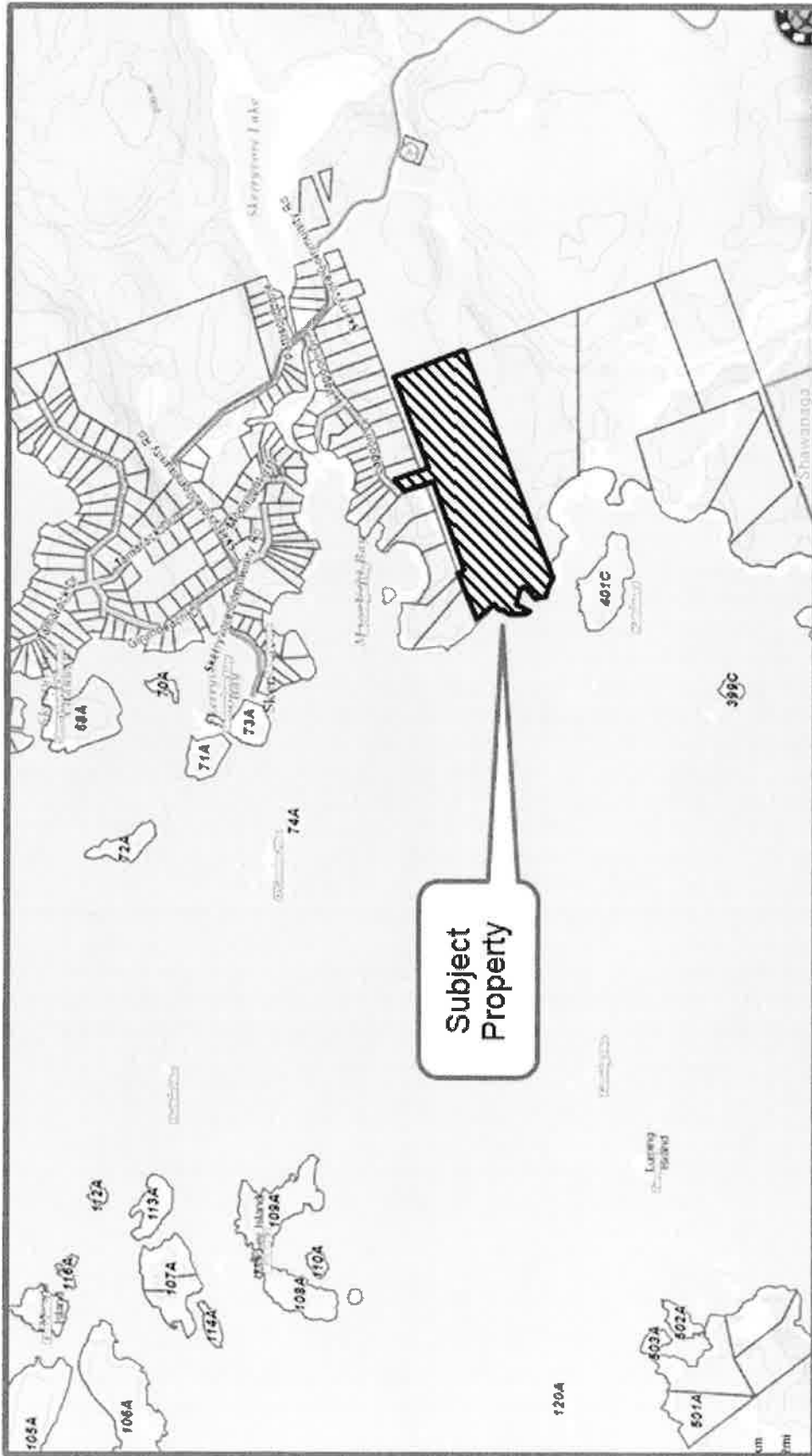
Date Sept. 21/2020 Signature of Owner 

Date Sept. 21/2020 Signature of Owner 

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

**APPENDIX 'B'**  
**LOCATION MAP AND SKETCHES**







**GENERAL NOTES**

1. ALL DIMENSIONS ARE PERMANENT UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**PROPOSED BASEMENT PLAN**

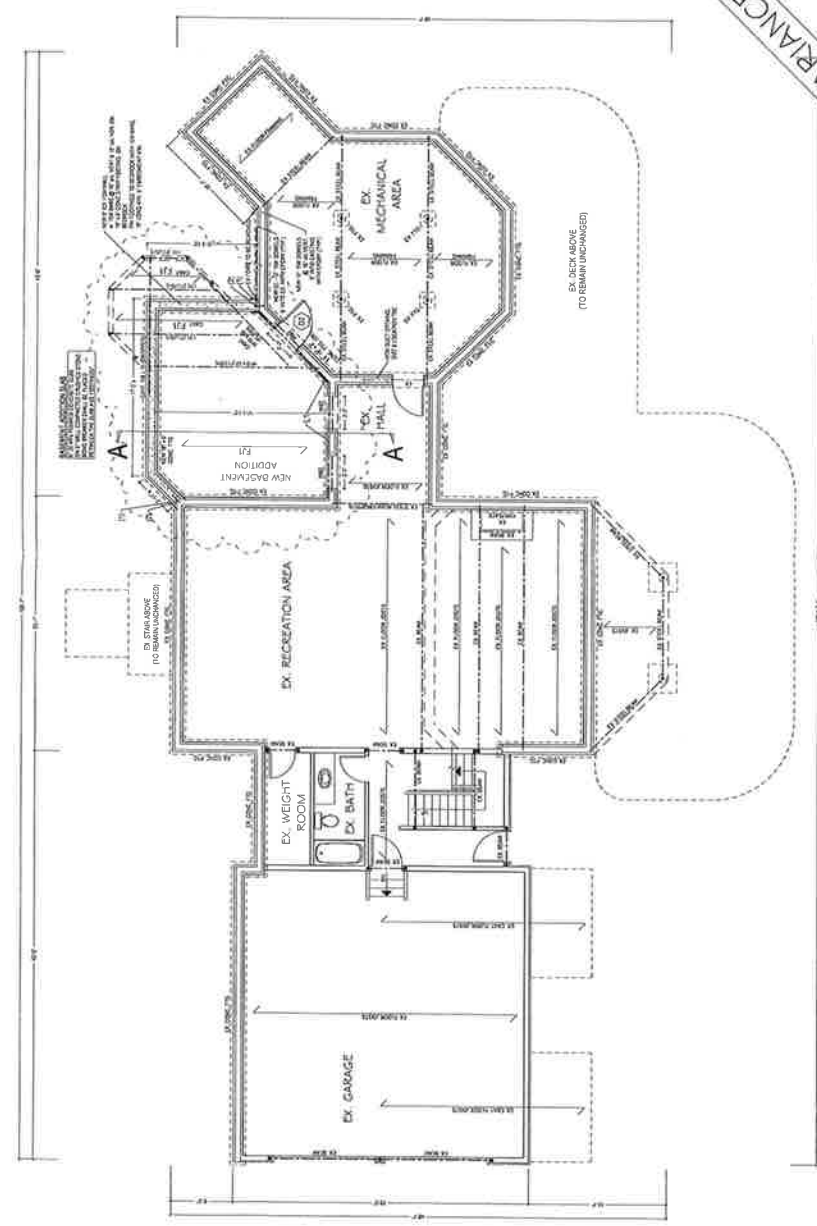
**BACHE RESIDENCE**

**PROPOSED DINING ROOM ADDITION**

**RALPH & BONNIE BACHE**

**PROPOSED BASEMENT PLAN**

**A2 OF 4**



- (1) AREA TO REMAIN
- (2) AREA TO BE REMOVED
- (3) AREA TO BE ADDED
- (4) AREA TO BE RELOCATED
- (5) AREA TO BE ENLARGED
- (6) AREA TO BE REDUCED
- (7) AREA TO BE REFINISHED
- (8) AREA TO BE REPAIRED
- (9) AREA TO BE REPLACED
- (10) AREA TO BE REWORKED

**PROPOSED BASEMENT PLAN**

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (NBC) AND ALL APPLICABLE LOCAL BY-LAWS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE LOCAL AUTHORITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE LOCAL AUTHORITY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE LOCAL AUTHORITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE LOCAL AUTHORITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE LOCAL AUTHORITY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE LOCAL AUTHORITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE LOCAL AUTHORITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE LOCAL AUTHORITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE LOCAL AUTHORITY.

**OWNER**  
 RALPH & BONNIE BACHE

**PROJECT**  
 BACHE RESIDENCE  
 PROPOSED DINING ROOM ADDITION  
 1000 SHEPPARD AVENUE EAST, SUITE 100

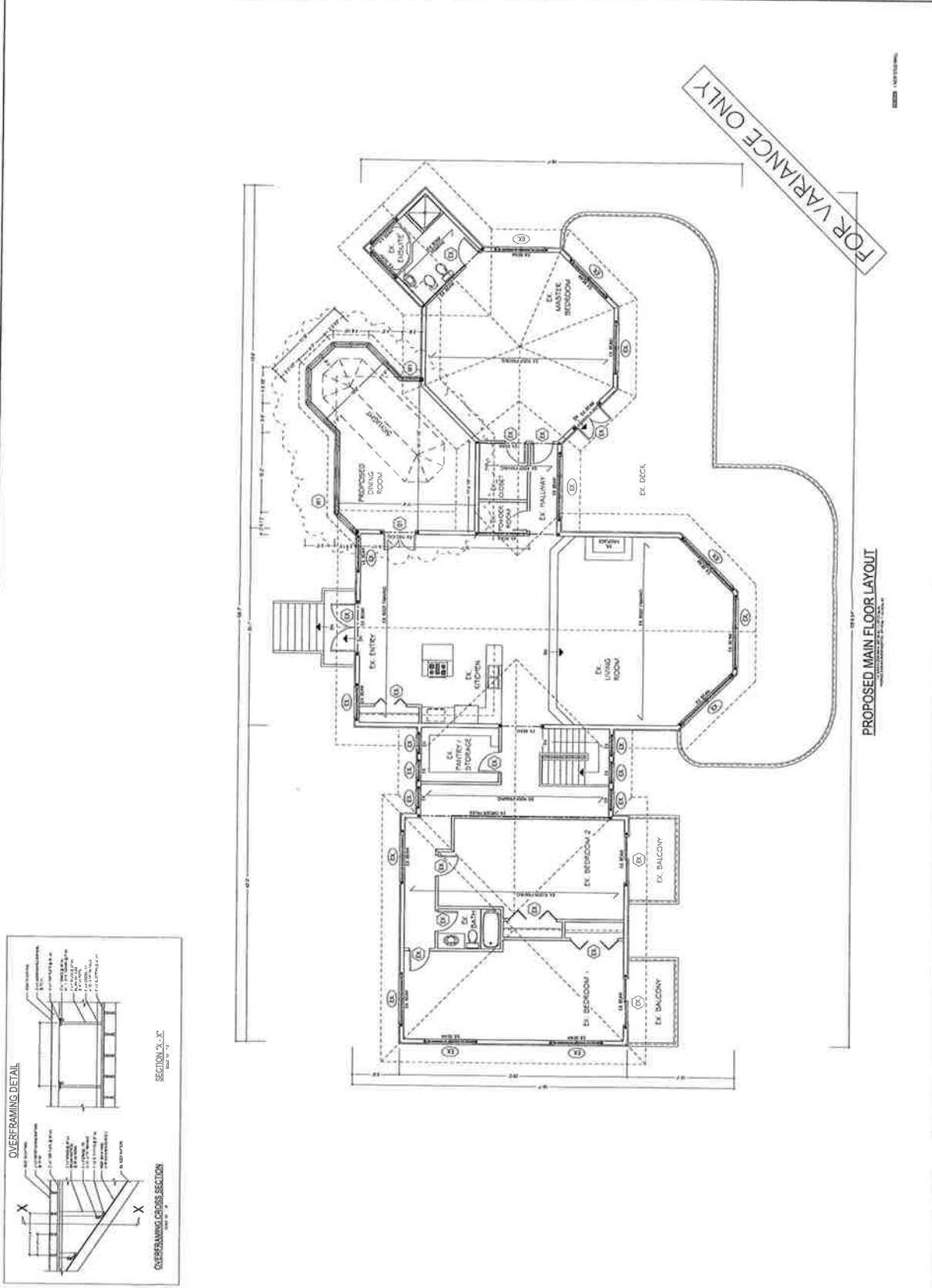
**DATE**  
 2017.08.20

**SCALE**  
 1/4" = 1'-0"

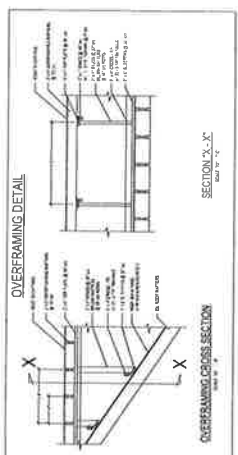
**PROJECT NO.**  
 17-001

**PROPOSED MAIN FLOOR LAYOUT**

**SHEET NO.**  
 A3 OF 4



**PROPOSED MAIN FLOOR LAYOUT**





**APPENDIX 'C'**  
**CORRESPONDENCE RECEIVED**

**Subject:** Bache request

**From:** Tom Rusinow

**Date:** 11/9/2020, 8:47 AM

**To:** JNawroth@thearchipelago.on.ca

**CC:** Cale Henderson <chenderson@thearchipelago.on.ca>

Greg Kassab and I, Tom Rusinow, owners of the adjacent property, support the proposed application from Ralph and Bonnie Bache. Email or call th any questions.

Regards,  
Tom Rusinow  
Kathalan Island 1-401-C



**TO:** Chair Frost and Members of the Committee of Adjustment

**FROM:** Cale Henderson, MCIP, RPP  
Manager of Development & Environmental Services

**DATE:** November 20, 2020

**RE:** Minor Variance Application A11-20

**LOCATION:** **246 B704 Island (McLaren Island), Five Mile Bay Neighbourhood**  
Part of Island B704, being Lot 1 and Part Lot 2 on Plan M-189,  
including Part 1 on Plan 42R-2807, designated as Parcel 27342 PSSS,  
in front of the geographic Township of Cowper

**OWNER:** SCHMID, Sylvia

**AGENT:** Brad Abbott – Abbott Design Ltd./ Karin Reid

---

### **RECOMMENDATION**

Staff recommends that Application No. A11-20 be approved.

### **PROPOSAL**

The applicants are seeking relief from Comprehensive Zoning By-law No. A2000-07, as amended: 'Section 5.22c)i)i. Non Complying Buildings & Structures i) – Horizontal Extension Permitted – Front and Side Yards, states that the enlargement or extension of a legal non-complying main dwelling that does not comply with the side yard requirements may be permitted provided the expansion or extension does not exceed 50% of the total ground floor area of the main dwelling. Relief is also being sought from Section 6.1.3h) that states the maximum height of a main dwelling located in Ward 3 is 6 metres (20 feet).

The purpose of the proposed application is to permit a variance of 23.18 square metres (249.5 square feet) over the 50% maximum allowable expansion, and to permit a variance of 0.79 metres (2.6 feet) in height, to the main dwelling. The effect of the variance would be the reconstruction of the main dwelling to have a maximum ground floor area of 285.68 square metres (3075 square feet), and have a maximum height of 6.79 metres (22.3 feet), while retaining a setback of 0.12 metres (0.4 feet) from the side lot line, which abuts Crown land.

A11/20 MINOR VARIANCE SUMMARY			
	Permitted	Proposed	Variance
Ground Floor Area of Addition	87.5 m <sup>2</sup> (942 ft <sup>2</sup> )	110.68 m <sup>2</sup> (1191 ft <sup>2</sup> )	23.18 m <sup>2</sup> (249.5 ft <sup>2</sup> )
Height	6 m (19.7 ft)	6.79 m (22.3 ft)	0.79 m (2.6 ft)

The application is attached as Appendix A and the site plan is attached as Appendix B.

### **PLANNING INFORMATION**

Official Plan Neighbourhood: Five Mile Bay  
Zoning: Coastal/Island Residential (CR) & Environmentally Sensitive (ES)  
Existing & Neighbouring Uses: Residential & Crown  
Property Size: 0.72 ha (1.79 ac)  
Access: Water Access

### **ANALYSIS**

#### **Property Characteristics**

Staff inspected the property on October 30, 2020. The property is located on the northern side of McLaren Island (Island B704). The existing dwelling is setback approximately 18.23 m (60 ft) from the water and is relatively well screened, with White Pine along the shore. The property is also developed with a legally non-complying second main dwelling. Immediately west of the property is a small band of Crown Land between the property and the water. Along the eastern boundary of the property is a small creek, deemed environmentally sensitive, flowing from a small wetland/lake feature on McLaren Island.

#### **Planning Act Requirements**

When considering this application, the Committee must consider the four tests as outlined in Section 45(1) of the Planning Act, R.S.O. 1990, as amended, which states that the Committee be of the opinion that the variance:

- a) is minor in nature;
- b) is desirable for the appropriate development or use of the land, building or structures;
- c) maintains the general intent and purpose of the Zoning By-law; and,
- d) maintains the general intent and purpose of the Official Plan;

The application must meet all of the above tests.

**i) Official Plan**

Section 14.23 of the Official Plan states:

*'The aesthetics of the Township's waterfront lands will be preserved using detailed land use regulations and control during the consent, subdivision, site plan and building application processes. Principles that will be applied to afford a measure of aesthetic control will include: screening, setbacks and building locations.'*

Further, Section 14.25 of the Official Plan states:

*'New buildings and structures will be sited to minimize their impact on existing development so that maximum privacy is provided.'*

The proposed addition is on the eastern end of the building and the existing encroachment is on the western side of the building. The lands to the west are Crown land and, as a result, the increase in floor area will not have any impact on the aesthetics or privacy.

With respect to the proposed increase in height, Section 14.28 of the Official Plan (based on OPA No. 45) provides policy direction on proposal to change the allowable height restriction, it states:

*'Proposals to change the allowable height set out in the Zoning By-law on land affected by the greater height restriction, will be primarily assessed from the water, in the case of mainland properties, and from all exposed directions from the water, in the case of islands and peninsulas; this will include an assessment of:*

*a) The anticipated impacts on neighbours as a result of the proposed increase in size or height:*

It as appears as though the proposal to increase in height will not have any significant visual impacts on the surrounding area. The height of the existing building is not increasing, it is actually being reduced through the proposal; however, as the grade is dropping, the calculation of building height is increasing. Further, the building maintains a front yard setback of 18.23 metres (60 ft).

*b) The degree by which areas of natural vegetation help to buffer the building in the proposed location;*

As previously discussed, the existing building is relatively well screened by vegetation along the shore. A portion of the shoreline is barren rock, with minimal vegetation, providing a window of the building from the water; however, overall, the building is relatively well screened.

*c) The nature of the relief being requested; e.g. is other relief being sought or is the proposed height within or does it exceed the former 9 metre height restriction;*

The proposed height is 6.79 metres (22.3 ft), which remains below the former 9 metre (29.5 ft) height restriction. Although the applicant is also request relief from Section 5.22 c)i)i) of the Zoning By-law, it does not exacerbate the increase in height.

- d) *The need for the increase in terms of whether there is any reasonable alternative construction;*

The need for the increase in height is entirely due to the downward slope of the grade. The proposed addition and redevelopment is visually lower than the existing building; however due to the average final grade under the addition, it is technically higher.

- e) *The degree of hardship created by the greater height restrictions; and*

The greater height restriction of 6 metres, creates a significant challenge for the owners to add onto the existing building.

- f) *Detailed drawings showing plan, elevation and cross-sectional views depicting*  
i) *how the building will relate to the exterior areas of the lot or island;*  
ii) *the areas of natural vegetation that are to be protected; and*  
iii) *any proposed changes in grading or alteration in elevation or contour of the land, including the predevelopment grade, if the final grade is to be altered.*

Detailed drawings have been provided and are attached with the application.

### Conclusion

The proposed enlargement of ground floor area and increase in height appears to maintain the intent of the Official Plan.

### **ii) Zoning By-law**

The subject property is located within the 'Coastal/Island Residential (CR)' Zone of Comprehensive Zoning By-law No. A2000-07, as amended.

Section 5.22 c) of the Zoning By-law has been drafted to provide some flexibility with the expansion of legal non-complying main dwellings, while ensuring those expansions do not significantly intensify the impacts of existing encroachments, or allow for an increase in the level of encroachment.

Section 5.22 b) i) of the Zoning By-law states:

*'The enlargement or extension of a legal non-complying main dwelling that does not comply with the side yard requirements may be permitted, provided the expansion or extension:*

- a) *does not exceed 50% of the total ground floor area of the main dwelling;*

The existing cottage has a floor area of 175 square metres (1884 ft<sup>2</sup>) and is permitted to be expanded by an additional 87.5 m<sup>2</sup> (942 ft<sup>2</sup>). The applicant is proposing an addition with a ground floor area of 110.68 m<sup>2</sup> (1191 ft<sup>2</sup>), being 63% of the size of the total ground floor area of the existing main dwelling, which is larger than the maximum expansion of 50% and requires a variance of 23.18 m<sup>2</sup> (249.5 ft<sup>2</sup>). No part of the addition will encroach into the side yard setback and will not intensify the impact of the existing encroachments. The minimal side yard setback on the western side will be maintained at 0.13 metres (0.42 ft), which is adjacent to Crown land.

Section 6.1.3 h) of the Comprehensive Zoning By-law restricts the maximum height of a main dwelling to 6 metres (19.7 ft). The applicants are proposing a main dwelling with a height of 6.79 metres (22.3 ft), requiring a variance of 0.79 metres (2.6 ft). The increase in height is due to the sloping terrain. The actual peak of the roof will not increase and will not result in any significant visual impacts.

### Conclusion

The proposed variance appears to comply with the Comprehensive Zoning By-law.

#### **iii) Desirable for Appropriate Development**

The proposed expansion will allow the owners to increase the size of the cottage at the existing location, minimizing any additional impacts on the property. Further, it allows the owners to continue to maintain an appropriate setback from the watercourse along the eastern end of the property, which is identified as environmentally sensitive.

#### **iv) Minor in Nature**

There is no precise definition as to what constitutes minor. Minor is a relative term and must be interpreted in the particular circumstances involved in conjunction with the other tests.

The proposed increase in floor area is minimal, allowing the owners to expand by an additional 23.18 m<sup>2</sup> (249.5 ft<sup>2</sup>). The expansion is to the east and rear of the building, allowing the owners to meet their growing needs and cover an existing outdoor patio/cooking area. The increase in height is quantitatively modest, being an increase of 0.79 metres (2.6 ft), and does not appear to have any significant visual impacts. As a result, the proposed variance to increase the ground floor area and height appears to be minor in nature.

### **CONCLUSIONS – MINOR VARIANCE**

- 1) The requested variance would appear to be minor in nature.
- 2) The requested variance can be considered to allow for appropriate residential development.
- 3) The requested variance would appear to maintain the intent of Comprehensive Zoning By-law A2000-07, as amended.
- 4) The requested variance would appear to conform to the intent of the relevant Official Plan policies.

Respectfully submitted,



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

**APPENDIX 'A'  
APPLICATION**



**5. Land Use and Zoning**

What was the date of acquisition of the subject land? 1966

What are the existing uses of the subject land? RESIDENTIAL

How long have the existing uses been carried out on the subject land? 50+ years.

What are the proposed uses of the subject land? RESIDENTIAL

What are the existing uses of abutting properties? CROWN LAND + FAMILY.

What is the current Official Plan designation of the subject land? RECREATIONAL RESIDENTIAL

What is the current zoning of the subject land? COASTAL/ISLAND RESIDENTIAL (CR)

**6. Buildings and Structures** (on or proposed for the subject land)

EXISTING - List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	Front	Rear	Side	Side
<u>SEE DRAWINGS</u>								

PROPOSED - List all proposed buildings and structures					PROPOSED DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	# of Storeys / Height	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )		Front	Rear	Side	Side
<u>SEE DRAWINGS</u>								

**7. Service Information** (check appropriate box)

**Access**

- Provincial Highway     Municipal road, maintained all year     Municipal road, maintained seasonally
- Other public road     Right-of-way     Water Access (see below)

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

If access to the subject land is by water, describe the parking and docking facilities and the approximate distance of these facilities from the subject land and the nearest public road.

ROSE POINT MARINA

7. **Service Information (cont'd)** (check appropriate box)

**Water** (check appropriate box)

- Privately owned and operated individual well     Privately owned and operated communal well
- Lake     Other Means \_\_\_\_\_

**Sewage Disposal** (check appropriate box)

- Privately owned and operated individual septic system     Privy
- Privately owned and operated communal septic system     Other Means \_\_\_\_\_

8. **History**

Has the owner previously applied to the Committee of Adjustment for relief in respect of the subject property?     Yes     No    If yes, please provide Application No., if known \_\_\_\_\_

Is the subject property the subject of an application for approval of a plan of subdivision or a consent?     Yes     No    If yes, please provide Application No., if known \_\_\_\_\_

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

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 and the part that is the subject of this application;
- the location and dimensions of existing and proposed buildings and structures and their distances from lot lines;
- 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 Township.**

10. **Affidavit or Sworn Declaration**

Dated at the Town of Parry Sound this 25 day of August, 2020

I, Karin Reid of the \_\_\_\_\_ 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 25 day of August, 2020.

Cale Henderson  
A Commissioner of Oaths

Karin Reid  
Signature of Owner or authorized Applicant / Agent

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

47

Sylvia Schmid

November 6, 2020

Township of the Archipelago,  
9 James St.  
Parry Sound, ON  
P2A 1T4

Re: Committee of Adjustment application regarding Schmid property McLaren Island B704-246

Please accept this as my authorization for my daughter, Karin Reid, to make application and attend to all matters pertaining to the above noted lot on my behalf.

Regards,

A handwritten signature in black ink, appearing to read 'Sylvia Schmid', with a large, sweeping flourish at the end.

Sylvia Schmid

**APPENDIX 'B'  
LOCATION MAP  
AND SKETCHES**

THIS DRAWING IS THE PROPERTY OF ABBOTT DESIGN LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSES. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ABBOTT DESIGN LTD. IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. ABBOTT DESIGN LTD. IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING.

DATE: 21/06/2020  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO: XXXX  
 SHEET NO: A1.2

NO.	DATE	REVISIONS
1	21/06/2020	Issue for Client Review
2	21/06/2020	Issue for Client Review
3	21/06/2020	Issue for Client Review
4	21/06/2020	Issue for Client Review
5	21/06/2020	Issue for Client Review
6	21/06/2020	Issue for Client Review
7	21/06/2020	Issue for Client Review
8	21/06/2020	Issue for Client Review
9	21/06/2020	Issue for Client Review
10	21/06/2020	Issue for Client Review

PROJECT TITLE  
 REID COTTAGE  
 8-794-249 McQueen Island

PROJECT NO  
 XXXX  
 SHEET NO  
 A1.2

DATE  
 21/06/2020  
 SCALE  
 1 : 70000

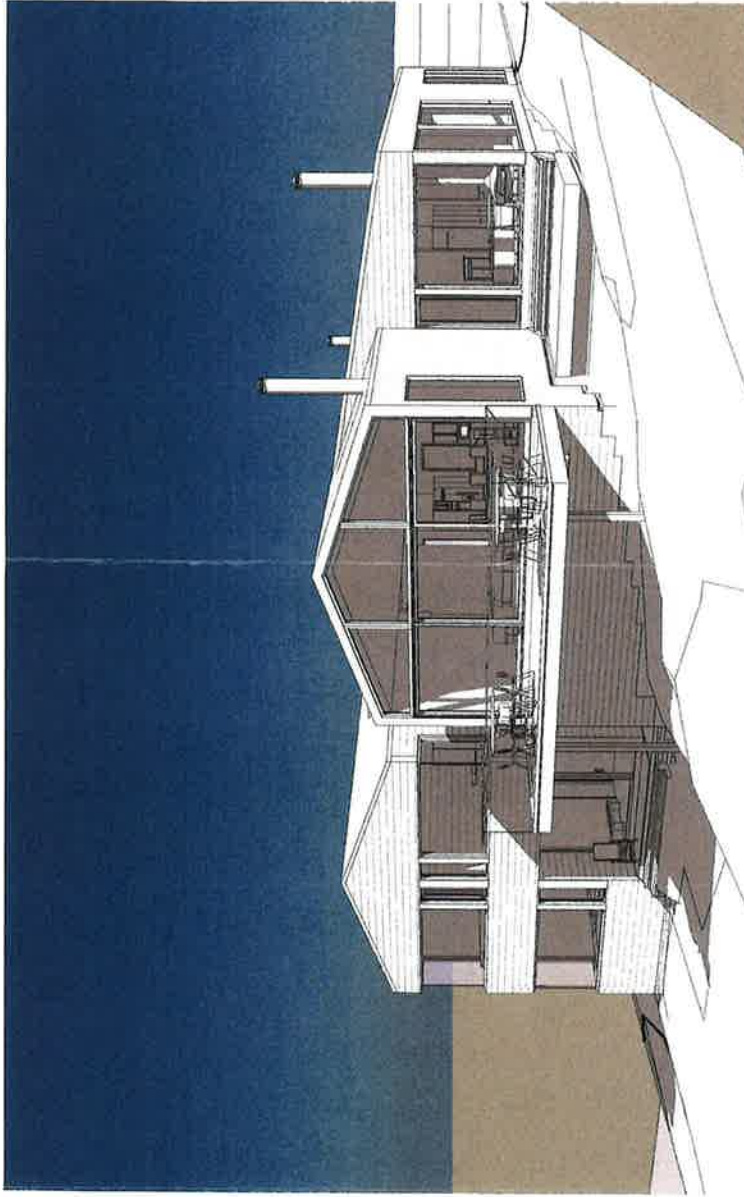
LOCATION MAP  
 PROJECT NO  
 XXXX  
 SHEET NO  
 A1.2



ABBOTT DESIGN LTD.  
 118, 119, 120, 121  
 200-500 N. BRANDON RD.  
 SUNDREY, SASKATCHEWAN S0N 0A0

Map data ©2020 Google





CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS WITH OWNER BEFORE PROCEEDING WITH WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DRAWINGS OR SPECIFICATIONS ARE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE INDICATED BY A REVISION OR A CORRECTIVE NOTE.

DRAWINGS NOT TO BE SCALED

DESIGNED BY  
 ARCHITECT  
 PROJECT NO. 20201002 RS.rvt  
 DATE 2020.10.02

NO.	DATE	DESCRIPTION
1	2020.10.02	Issue for ICF
2	2020.10.02	Issue for Client Review
3	2020.10.02	Issue for Client Review
4	2020.10.02	Issue for Client Review
5	2020.10.02	Issue for Client Review
6	2020.10.02	Issue for Client Review
7	2020.10.02	Issue for Client Review
8	2020.10.02	Issue for Client Review
9	2020.10.02	Issue for Client Review
10	2020.10.02	Issue for Client Review
11	2020.10.02	Issue for Client Review
12	2020.10.02	Issue for Client Review
13	2020.10.02	Issue for Client Review
14	2020.10.02	Issue for Client Review
15	2020.10.02	Issue for Client Review
16	2020.10.02	Issue for Client Review
17	2020.10.02	Issue for Client Review
18	2020.10.02	Issue for Client Review
19	2020.10.02	Issue for Client Review
20	2020.10.02	Issue for Client Review

REVISIONS

**abbott**  
 ARCHITECTURAL DESIGN  
 ABBOTT DESIGN LTD.  
 2415 14th Ave SW  
 Suite 100  
 Calgary, Alberta T2C 1S4  
 Tel: 403.243.8888  
 Fax: 403.243.8889  
 www.abbottdesign.ca

PROJECT NAME  
**REID COTTAGE**  
 100-10141 Macleod Trail SW

SHEET TITLE  
**3D VIEW**

DATE  
 26/01/2020

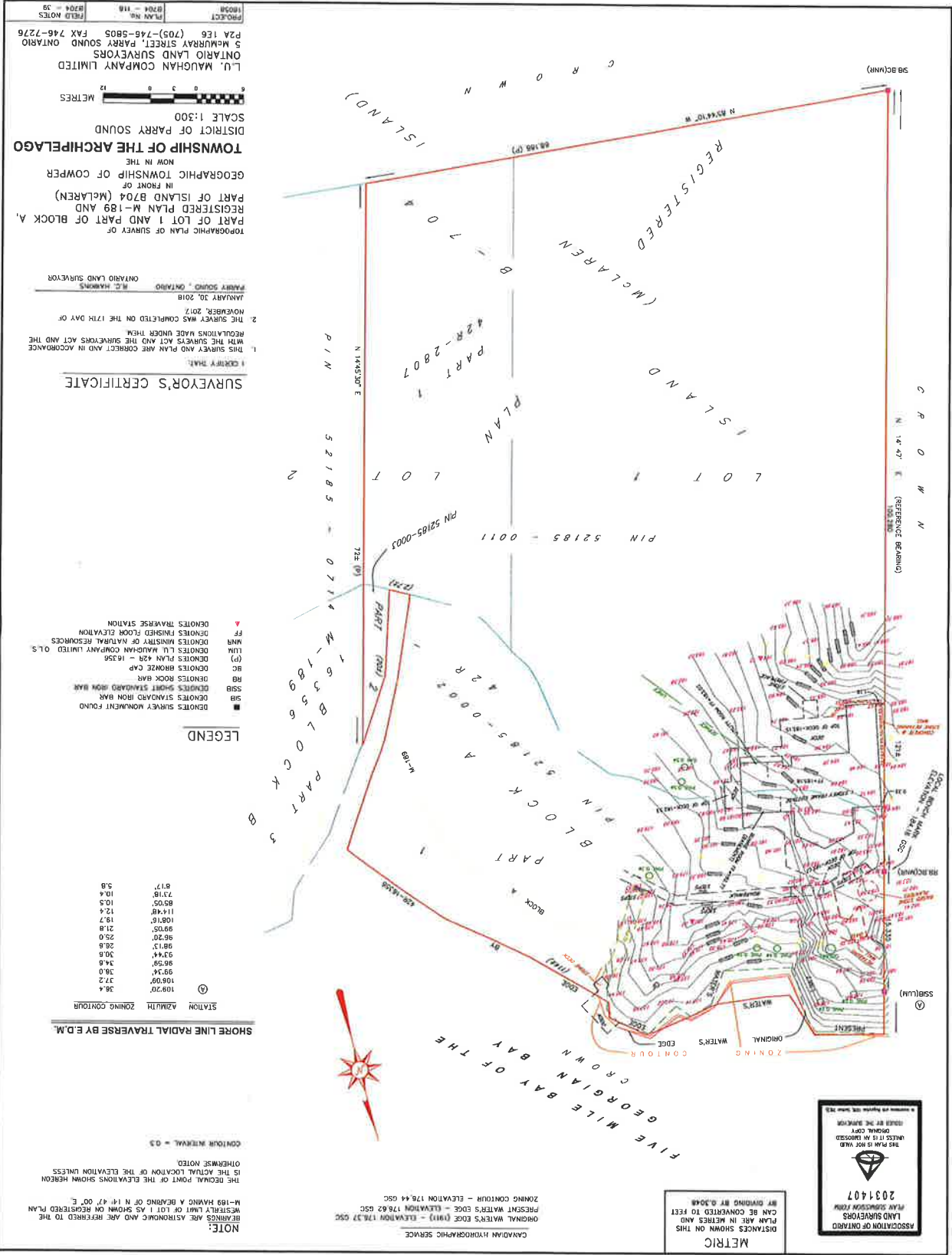
DESIGNED BY  
 RS/FA

SCALE  
 FILE

PROJECT NO.  
 XXXX

DRAWING NO.  
 A.1.1





PROJECT PLAN No. 2031407  
 FIELD NOTES  
 P2A 1E6 (705)-746-5805 FAX 746-7276  
 L.U. MAUGHAN COMPANY LIMITED  
 ONTARIO LAND SURVEYORS  
 5 MUMFORD STREET, PARRY SOUND, ONTARIO

TOWNSHIP OF THE ARCHIPELAGO  
 DISTRICT OF PARRY SOUND  
 NOW IN THE  
 GEOGRAPHIC TOWNSHIP OF COWPER  
 IN FRONT OF  
 PART OF ISLAND 8704 (MCLAREN)  
 REGISTERED PLAN M-189 AND  
 PART OF LOT 1 AND PART OF BLOCK A,  
 TOPOGRAPHIC PLAN OF SURVEY OF

SURVEYOR'S CERTIFICATE  
 I CERTIFY THAT:  
 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE  
 REGULATIONS MADE UNDER THEM.  
 THE SURVEY WAS COMPLETED ON THE 17TH DAY OF  
 NOVEMBER, 2017.  
 JANUARY 30, 2018  
 PARRY SOUND, ONTARIO  
 B.C. HARRIS  
 ONTARIO LAND SURVEYOR

LEGEND  
 ■ DENOTES SURVEY MONUMENT FOUND  
 SSB DENOTES SHIPWRECK IRON BAR  
 RB DENOTES ROCK BAR  
 BC DENOTES BRONZE CAP  
 (P) DENOTES PLY 42# - 1655  
 LHM DENOTES L.U. MAUGHAN COMPANY LIMITED O.L.S.  
 MNR DENOTES MINISTRY OF NATURAL RESOURCES  
 FF DENOTES FINISHED FLOOR ELEVATION  
 \* DENOTES TRAVEL STATION

STATION	AZIMUTH	ELEVATION
1	109.20°	28.4
2	99.94°	38.0
3	96.59°	34.6
4	92.44°	30.6
5	88.13°	26.8
6	83.20°	25.0
7	78.55°	21.8
8	73.98°	19.7
9	69.05°	17.4
10	64.12°	15.4
11	59.20°	13.4
12	54.27°	11.4
13	49.35°	9.4
14	44.42°	7.4
15	39.50°	5.8

NOTE:  
 BEARINGS ARE ASTROGNOMIC AND ARE REFERRED TO THE  
 MERIDIAN LINE OF LOT 1 AS SHOWN ON REGISTERED PLAN  
 M-189 HAVING A BEARING OF N 47° 00' E.  
 IS THE ACTUAL LOCATION OF THE ELEVATION UNLESS  
 OTHERWISE NOTED.  
 CONTOUR INTERVAL = 0.5

CANADIAN HYDROGRAPHIC SERVICE  
 ORIGINAL WATER'S EDGE (1911) - ELEVATION 176.27 CSC  
 PRESENT WATER'S EDGE - ELEVATION 176.62 CSC  
 ZONING CONTOUR - ELEVATION 176.44 CSC  
 METRIC  
 DISTANCES SHOWN ON THIS  
 PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET  
 BY DIVIDING BY 0.3048  
 ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 2031407  
 THIS PLAN IS NOT VALID  
 UNLESS IT IS IN POSSESSION  
 OF THE ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 A MEMBER OF THE ASSOCIATION OF ONTARIO  
 LAND SURVEYORS

SHORE LINE RADIAL TRAVERSE BY E.D.M.  
 STATION AZIMUTH ELEVATION

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS AND RECORD THEM ON THE SITE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. DIMENSIONS ARE TO BE SCALES.

ABBOTT DESIGN LTD  
 1140 14th Ave SW  
 Calgary, Alberta T2M 0K6  
 TEL: 403.243.1111  
 WWW.ABBOTTDESIGN.COM

PROJECT TITLE  
 RED COTTAGE  
 6704-249 Victoria Island

SHEET TITLE  
 GREAT RM LEVEL

DATE  
 24/05/2020

SCALE  
 1/8" = 1'-0"

PROJECT NO  
 XXXX

DATE  
 24/05/2020

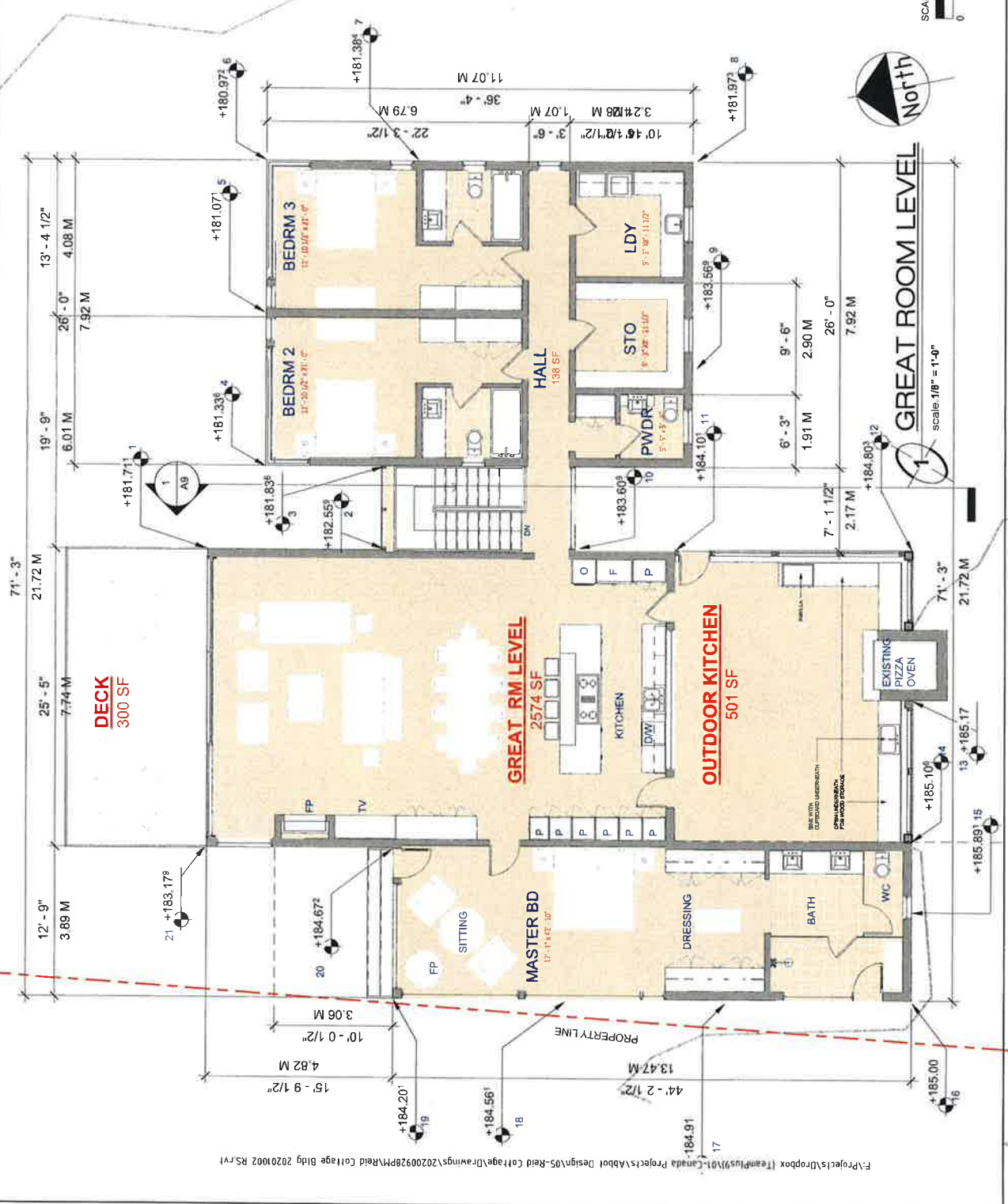
SCALE  
 1/8" = 1'-0"

PROJECT NO  
 XXXX

DATE  
 24/05/2020

SCALE  
 1/8" = 1'-0"

1	181.71
2	182.55
3	181.83
4	181.83
5	181.07
6	180.97
7	181.38
8	181.97
9	183.56
10	183.60
11	184.10
12	184.80
13	185.17
14	185.10
15	185.79
16	185.00
17	184.91
18	184.56
19	184.20
20	184.57
21	183.17
	3851.84
	21
<b>OVERALL AVERAGE GRADE</b>	<b>183.421</b>



F:\Project\5\Dropbox (Team\Plus)\01-Canada\Projects\Abbot Design\05-Red Cottage\Drawings\20200928P\Red Cottage Bldg 202002 RS.rvt

55

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK ON THE JOB AND NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES WITH WORK.

ALL DIMENSIONS AND IMPERMENTS TO BE SHOWN ON THIS DRAWING SHALL BE USED FOR CONSTRUCTION. DIMENSIONS MAY VARY TO BE SHOWN ON THIS DRAWING. DIMENSIONS NOT TO BE SCALED.

**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**APPROVED:**

DATE: 2020/09/20

BY: [Signature]

PROJECT NO. 20200928P/R/Reid Cottage Bldg 20201002 R5.rvt

NO.	DATE	DESCRIPTION
1	2020/09/20	Issue for Construction
2	2020/09/20	Issue for Construction
3	2020/09/20	Issue for Construction
4	2020/09/20	Issue for Construction
5	2020/09/20	Issue for Construction
6	2020/09/20	Issue for Construction
7	2020/09/20	Issue for Construction
8	2020/09/20	Issue for Construction
9	2020/09/20	Issue for Construction
10	2020/09/20	Issue for Construction

**REVISIONS**

**ABBOTT**  
ARCHITECTURAL DESIGN LTD.

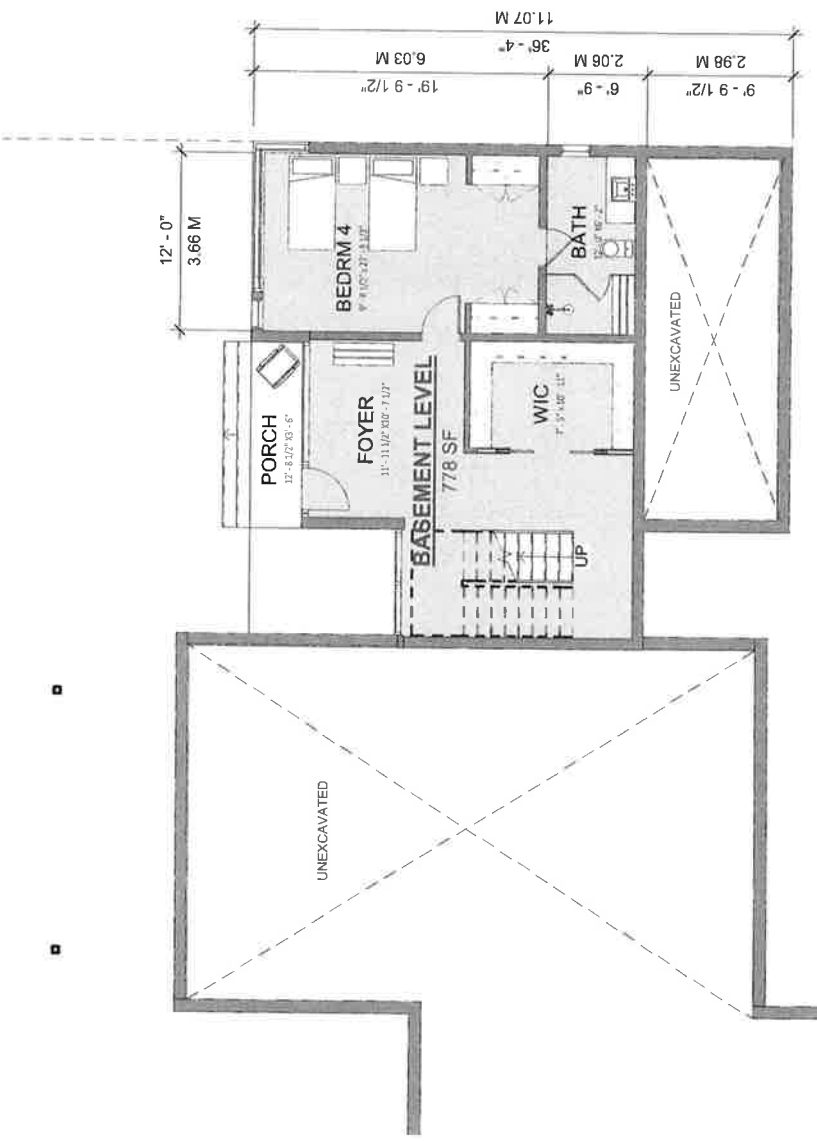
ABBOTT DESIGN LTD.  
2 F. B. RD. UNIT 10  
10000 HWY 7  
SCARBOROUGH, ONTARIO M1V 4Z9

PROJECT TITLE  
**REID COTTAGE**  
8-704-299 McQueen Island

SHEET TITLE  
**BASEMENT LEVEL**

DATE: 20/09/2020  
DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
SCALE: 1/8" = 1'-0"

PRODUCT NO. XXXX  
DRAWING NO. A4



**BASEMENT LEVEL**  
Scale 1/8" = 1'-0"



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS OF THE WORK BEFORE PROCEEDING WITH WORK.  
 ALL DIMENSIONS AND PARTICIPATIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 DIMENSIONS NOT TO BE SCALED.

NOTIFICATION: The Architect and Engineer shall be notified immediately in writing of any errors or omissions in the drawings. The Architect and Engineer shall be notified in writing of any errors or omissions in the drawings. The Architect and Engineer shall be notified in writing of any errors or omissions in the drawings.

DATE: 2020.10.02  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

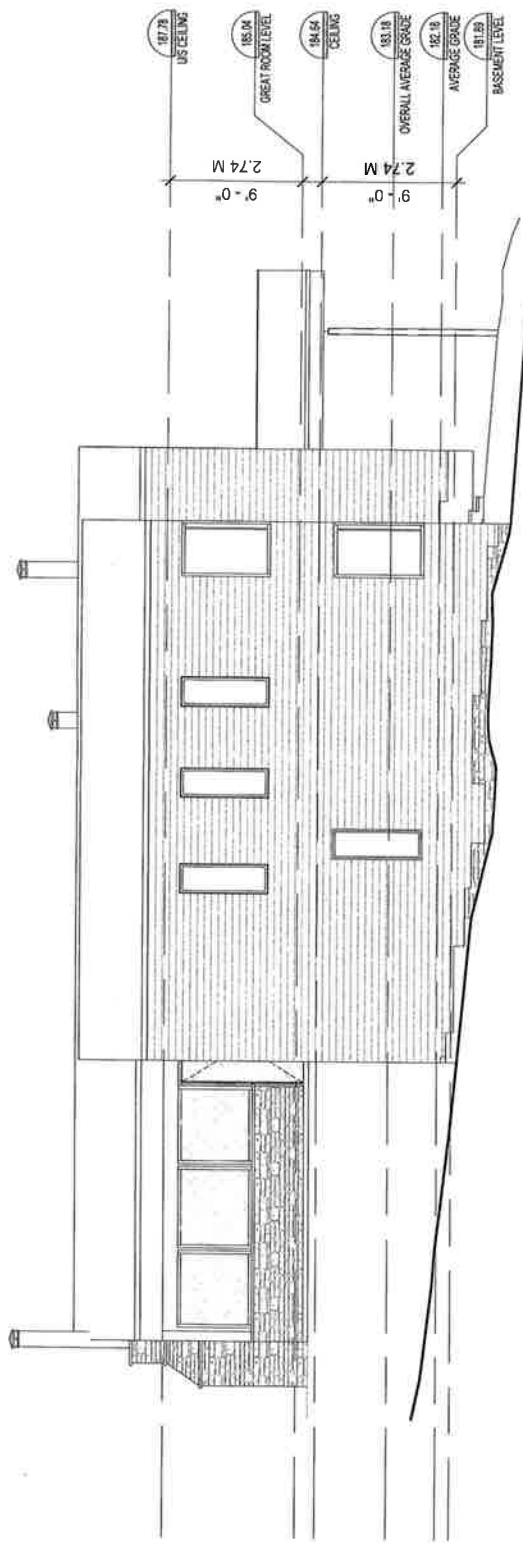
NO.	DATE	REVISIONS
1	2020.10.02	ISSUED FOR CONSTRUCTION
2	2020.10.02	ISSUED FOR CONSTRUCTION
3	2020.10.02	ISSUED FOR CONSTRUCTION
4	2020.10.02	ISSUED FOR CONSTRUCTION
5	2020.10.02	ISSUED FOR CONSTRUCTION
6	2020.10.02	ISSUED FOR CONSTRUCTION
7	2020.10.02	ISSUED FOR CONSTRUCTION
8	2020.10.02	ISSUED FOR CONSTRUCTION
9	2020.10.02	ISSUED FOR CONSTRUCTION
10	2020.10.02	ISSUED FOR CONSTRUCTION

ABBOTT DESIGN LTD.  
 2150 10th Ave S  
 Suite 100  
 Calgary, Alberta T2C 1V9  
 CANADA  
 TEL: 403.243.1111  
 FAX: 403.243.1112  
 WWW.ABBOTTDESIGN.COM

**REID COTTAGE**  
 EAST ELEVATION  
 PROJECT TITLE: REID COTTAGE  
 DRAWN BY: [Signature]

NO.	DATE	REVISIONS
1	2020.10.02	ISSUED FOR CONSTRUCTION
2	2020.10.02	ISSUED FOR CONSTRUCTION
3	2020.10.02	ISSUED FOR CONSTRUCTION
4	2020.10.02	ISSUED FOR CONSTRUCTION
5	2020.10.02	ISSUED FOR CONSTRUCTION
6	2020.10.02	ISSUED FOR CONSTRUCTION
7	2020.10.02	ISSUED FOR CONSTRUCTION
8	2020.10.02	ISSUED FOR CONSTRUCTION
9	2020.10.02	ISSUED FOR CONSTRUCTION
10	2020.10.02	ISSUED FOR CONSTRUCTION

NO.	DATE	REVISIONS
1	2020.10.02	ISSUED FOR CONSTRUCTION
2	2020.10.02	ISSUED FOR CONSTRUCTION
3	2020.10.02	ISSUED FOR CONSTRUCTION
4	2020.10.02	ISSUED FOR CONSTRUCTION
5	2020.10.02	ISSUED FOR CONSTRUCTION
6	2020.10.02	ISSUED FOR CONSTRUCTION
7	2020.10.02	ISSUED FOR CONSTRUCTION
8	2020.10.02	ISSUED FOR CONSTRUCTION
9	2020.10.02	ISSUED FOR CONSTRUCTION
10	2020.10.02	ISSUED FOR CONSTRUCTION



**EAST ELEVATION**  
 scale 1/8" = 1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ARE CORRECT IN THE FIELD BEFORE PROCEEDING WITH WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND SPECIFICATIONS ARE GIVEN IN METERS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. DIMENSIONS NOT TO SCALE.

**NOTIFICATION**  
 The Contractor shall notify the Architect immediately in writing of any discrepancies or errors in the drawings or specifications. The Architect shall be notified in writing of any changes or modifications to the drawings or specifications. The Contractor shall be responsible for obtaining all necessary permits and approvals prior to construction. The Contractor shall be responsible for obtaining all necessary permits and approvals prior to construction.

**REVISIONS**

No.	Date	Description
1	10/15/2020	Issued for COA
2	10/15/2020	Issued for Client Review
3	10/15/2020	Issued for Client Review
4	10/15/2020	Issued for Client Review
5	10/15/2020	Issued for Client Review
6	10/15/2020	Issued for Client Review
7	10/15/2020	Issued for Client Review
8	10/15/2020	Issued for Client Review
9	10/15/2020	Issued for Client Review
10	10/15/2020	Issued for Client Review

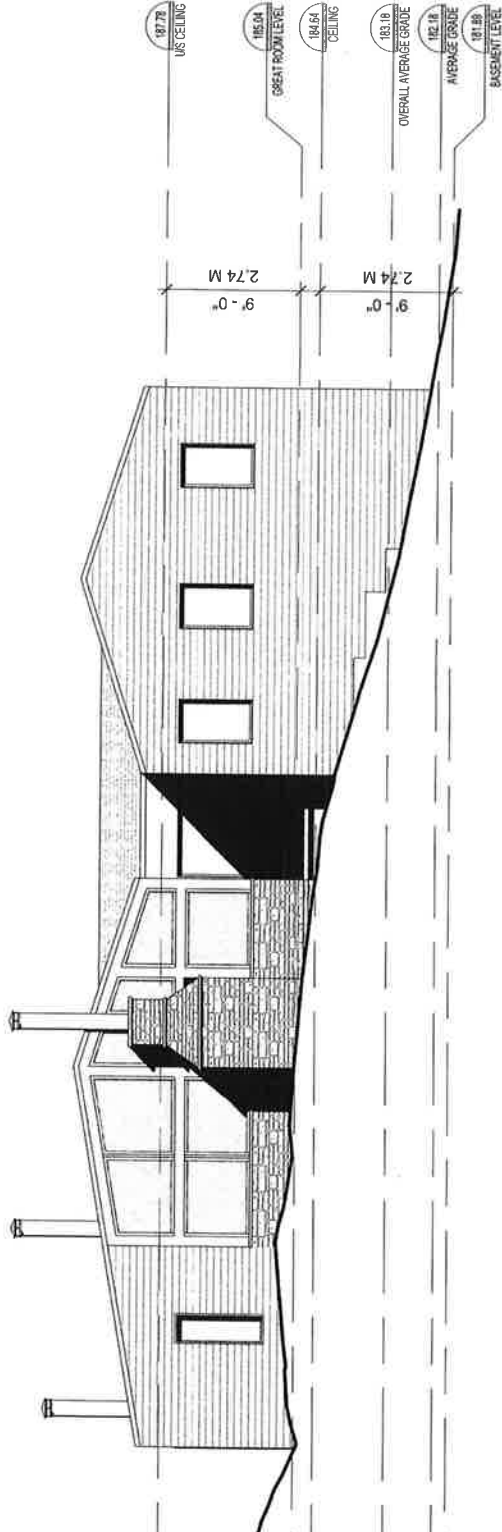
**ABBOTT**  
 ARCHITECTURAL GROUP

**ABBOTT DESIGN LTD.**  
 2115, 34th Street  
 Scarborough, Ontario M1S 2W9  
 Tel: (416) 291-1234  
 Fax: (416) 291-1235  
 Email: info@abbottdesign.com

**PROJECT TITLE**  
 RED COTTAGE

**SHEET TITLE**  
 SOUTH ELEVATION

DESIGNED BY	DATE
RS	26/01/2020
CHECKED BY	SCALE
RS/BA	1/8" = 1'-0"
SCALE	FILE
PROJECT NO.	DRAWING NO.
XXXX	A7



**SOUTH ELEVATION**  
 scale 1/8" = 1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK ON THE JOB SITE PRIOR TO PROCEEDING. LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING ADJACENT UTILITIES AND STRUCTURES. DRAWINGS NOT TO BE SCALED.

APPROVED FOR CONSTRUCTION  
 PROJECT NO. 20200928P/R Reid Cottage Bldg  
 DATE: 20/09/2020  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

NO.	DATE	DESCRIPTION
1	20/09/2020	Issue for COB
2	20/09/2020	Issue for Construction
3	20/09/2020	Issue for Construction
4	20/09/2020	Issue for Construction
5	20/09/2020	Issue for Construction

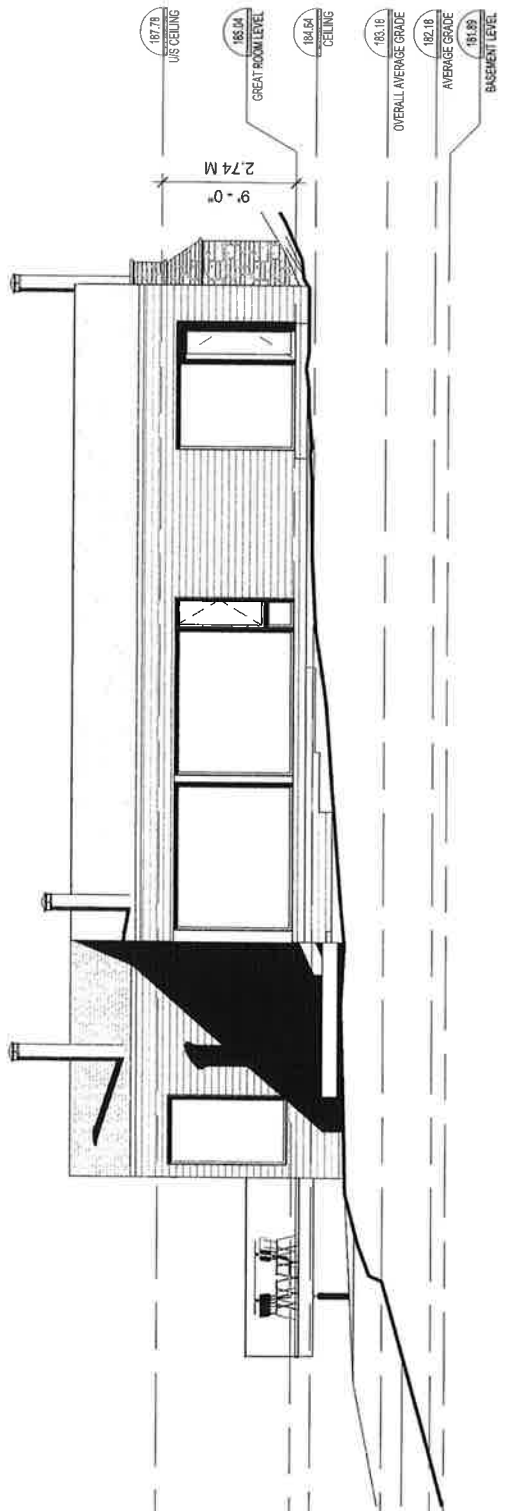
NO.	DATE	DESCRIPTION
1	20/09/2020	Issue for Construction
2	20/09/2020	Issue for Construction
3	20/09/2020	Issue for Construction
4	20/09/2020	Issue for Construction
5	20/09/2020	Issue for Construction

REVISIONS

**abbott**  
 ARCHITECTURE INTERIORS

ABBOTT DESIGN LTD  
 1115 4th St. W.  
 Toronto, Ontario M5V 2M7  
 TEL: 416-593-8888  
 WWW.ABBOTTDESIGN.COM

PROJECT TITLE	REID COTTAGE
DATE	20/09/2020
DRAWN BY	[Signature]
CHECKED BY	[Signature]
SCALE	1/8" = 1'-0"
SHEET NO.	XXXX
TOTAL SHEETS	AB



**1 WEST ELEVATION**  
 scale: 1/8" = 1'-0"

CONTRACTOR SHALL CHECK ALL WORK FOR ACCURACY AND COMPLETION OF THE WORK AND SHALL BE RESPONSIBLE FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND SHALL BE RESPONSIBLE FOR THE WORK.

ALL DIMENSIONS AND CALCULATIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND CALCULATIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ABBOTT DESIGN LTD  
 2 F.F. RD. #204  
 WINDSOR, ONTARIO, M2C 2W9

No.	Date	Description
1	03/12/2018	Issue for COB
2	03/12/2018	Issue for Client Review
3	03/12/2018	Issue for Client Review
4	03/12/2018	Issue for Client Review
5	03/12/2018	Issue for Client Review

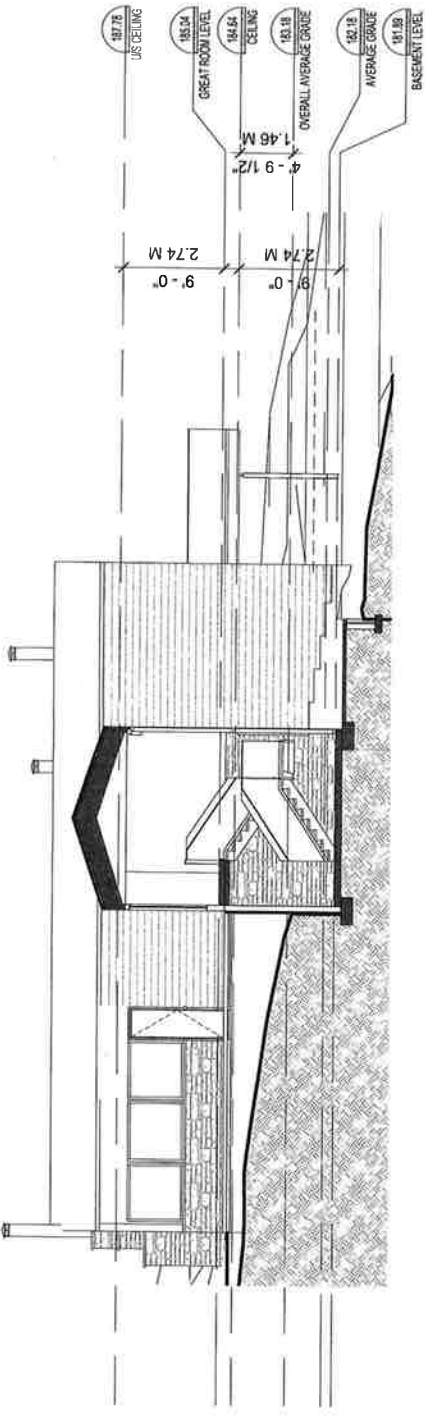
REVISIONS

**abbott**  
 ARCHITECTURAL GROUP

PROJECT TITLE  
 REID COTTAGE

SHEET TITLE  
 SECTION

DATE	24/04/2020
SCALE	3/32" = 1'-0"
PROJECT NO.	XXXX
DRAWING NO.	A9



**SECTION THROUGH ENTRY**

Scale 3/32" = 1'-0"



29

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK ON THE JOB SITE BEFORE PROCEEDING. LATEST APPROVED CHANGES ONLY TO BE USED FOR CONSTRUCTION. THE PROVISIONS OF THE REGULATION AND ALL ORDINANCES, BY-LAWS AND BY-LAW AMENDMENTS, AND ALL REGULATIONS, ORDINANCES, BY-LAWS AND BY-LAW AMENDMENTS, SHALL APPLY TO THIS PROJECT. DRAWING NOT TO BE SCALED.

APPROVED FOR CONSTRUCTION  
 PROJECT NO. 2020-09-28  
 PROJECT NAME: REID COTTAGE  
 PROJECT ADDRESS: 10000 100th Ave, Edmonton, Alberta T5A 1K6  
 PROJECT DATE: 2020-09-28  
 PROJECT STATUS: APPROVED FOR CONSTRUCTION  
 PROJECT DRAWN BY: [Signature]  
 PROJECT CHECKED BY: [Signature]  
 PROJECT DATE: 2020-09-28

No.	Date	Description
1	2020-09-28	Issue for Design
2	2020-09-28	Issue for Construction

REVISIONS

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

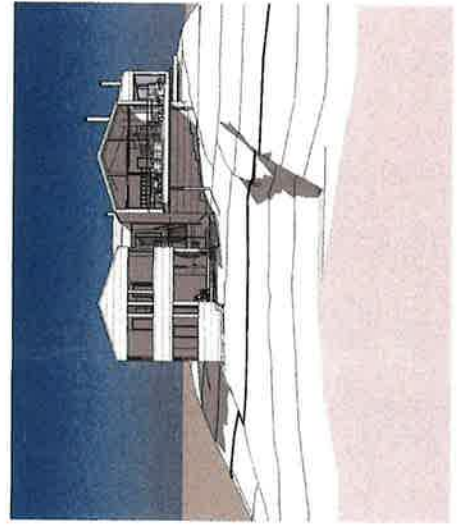
PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE



PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

PROJECT TITLE  
 REID COTTAGE  
 PROJECT ADDRESS  
 PROJECT DATE

**APPENDIX 'C'**  
**CORRESPONDENCE RECEIVED**

**Subject:** Committee of Adjustment Application No. A11-20 (Schmid)

**From:** Barbara Damm

**Date:** 11/11/2020, 10:34 AM

**To:** chenderson <chenderson@thearchipelago.on.ca>

Good Morning. I received the Notice of a Hearing in the above-noted matter.

I am one of two registered owners of a neighboring property (250 B704 Island.)

We would like to consent to the Application.

Is it possible to file a written submission indicating our consent, or do you have a form of consent that we could sign?

Also, is it sufficient to indicate our consent by email?

If we need to send a signed document, would sending it by email and regular mail be sufficient, or would we have to send by courier so that you have original in time for the hearing?

Please advise. Thank you.

Barbara Damm

64.