



A G E N D A
for the
COMMITTEE OF ADJUSTMENT

Friday, January 22nd, 2021

1:00 p.m.

at

**Via Zoom - Township of The Archipelago, Council Chamber
9 James Street, Parry Sound, ON P2A 1T4 (via Zoom)**

1. MEETING CALLED TO ORDER

2. APPROVAL OF AGENDA

21-01-ADJ-

NOW THEREFORE BE IT RESOLVED that the agenda for the January 22nd, 2021, Committee of Adjustment hearing be approved.

3. DISCLOSURE OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

21-01-ADJ-

NOW THEREFORE BE IT RESOLVED that the minutes of the Committee of Adjustment hearing held on December 11th, 2021, be approved as circulated.

Pages: 1 – 3

5. DELEGATIONS

Nil

6. HEARING OF APPLICATIONS

- i) **DeJONG, Patricia & Everett – Application No. A13-20**
Part of Broken Lot 4, Concession 7, being Summer Resort Location JF1 and Part 1 on Plan 42R-17531, in the geographic Township of Cowper

CIVIC ADDRESS: 91 Georgian Bay Water, The Archipelago

Pages: 4 - 20

PURPOSE AND EFFECT OF THE APPLICATION:

The owners are seeking relief from Section 6.1.3 h) Maximum Height, of the Township's Comprehensive Zoning By-law No. A2000-07, as amended, which stipulates that 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 1.5 metres (4.9 feet) from the Maximum Height of 6 metres (20.0 feet). The effect of the proposed variance would be to allow the construction of a main dwelling having a ground floor area of 134.52 square metres (1448 square feet), a total floor area of 213.3 square metres (2296 square feet), and a maximum height of 7.5 metres (24.6 feet).

- ii) **PHILP, Lawrence – Application No. A16-20**
Part Lot 17, Concession 12, being Part 3 on Plan PSR-794 and Part 3 on Plan 42R-9969, designated as Parcel 12842 PSSS, in the geographic Township of Conger

CIVIC ADDRESS: 375 Blackstone-Crane Lake Road, The Archipelago

Pages: 21 - 40

PURPOSE AND EFFECT OF THE APPLICATION:

The applicant is seeking relief from Sections 5.1.2 ii)a) Accessory Structures – Residential and 7.1.3 f) Minimum Side Yard Setback, of Comprehensive Zoning By-law No. A2000-07, as amended, which stipulate that accessory buildings shall not exceed 5 metres in height, and that the minimum side yard setback is 6 metres.

The purpose of the proposed application is to permit a variance of 0.46 metres (1.5 feet) from the maximum height of 5 metres, and a variance of 4 metres (13.1 feet) from the minimum side yard setback of 6 metres (20 feet).

The effect of the proposed variance would be to permit the construction of a 13.7 square metre (147.5 square feet) accessory building being 5.46 metres (17.9 feet) in height and having a side yard setback of 2 metres (6.6 feet).

7. CORRESPONDENCE

Nil

8. UNFINISHED BUSINESS

Nil

9. ADMINISTRATION**i) APPOINTMENT OF CHAIR AND ACTING CHAIR**

NOW THEREFORE BE IT RESOLVED that pursuant to Section 44(7) of the Planning Act, R.S.O. 1990, c.P.13, as amended, by a majority vote of the members present, _____ is elected as Chair, and _____ is elected as Acting Chair, when the Chair is absent through illness or otherwise, for The Committee of Adjustment of the Township of The Archipelago for 2020.

10. ADJOURNMENT

NOW THEREFORE BE IT RESOLVED that the Committee of Adjustment hearing of January 22nd, 2021, be discontinued at _____ .

MINUTES
of the
COMMITTEE OF ADJUSTMENT HEARING
for the
TOWNSHIP OF THE ARCHIPELAGO
held on
Friday, December 11th, 2020
at

The Township of The Archipelago's Council Chamber (via Zoom)

MEMBERS PRESENT:

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

STAFF PRESENT:

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

APOLOGIES:

G. Andrews
I. Mead

1. Meeting Called to Order

The meeting was called to order at 11:14 a.m.

2. Approval of Agenda

Resolution 20-12-ADJ-01

Moved by G. Walker
Seconded by B. Liverance

NOW THEREFORE BE IT RESOLVED that the agenda for the December 11th, 2020 Committee of Adjustment hearing be approved as circulated.

Disposition Carried

3. Disclosure of Conflict of Interest

NIL

4. Adoption of Minutes

Resolution 20-12-ADJ-02

Moved by L. Emery
Seconded by S. Sheard

NOW THEREFORE BE IT RESOLVED that the minutes of the Committee of Adjustment meeting held on November 20th, 2020, be approved.

Disposition Carried

5. Delegations

Nil

6. Hearing of Minor Variance Applications

- i) **AMES, Peter & CAVEN, Susan – Application No. A15-20**
Part of Lot 5, Concession 7, being Parcel 7034 PSSS, in the geographic Township of Cowper

CIVIC ADDRESS: 97 Georgian Bay Water, The Archipelago

PURPOSE AND EFFECT OF THE APPLICATION:

The owners are seeking relief from Section 6.1.3 h) Maximum Height, of the Township's Comprehensive Zoning By-law No. A2000-07, as amended, which stipulates that 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 1.7 metres (5.6 feet) from the Maximum Height of 6 metres (20.0 feet). The effect of the proposed variance would be to allow the construction of a one-storey, main dwelling having a ground floor area of 120 square metres (1292 square feet), and a maximum height of 7.7 metres (25.3 feet).

The owners have stated that it is not possible to adhere to the 6-metre maximum height due to the slope of the terrain.

Cale Henderson; Secretary Treasurer, explained the nature of the application. The owner; Mr. Peter Ames and the agent; Mr. Kevan Cress attended in support of the application.

Resolution 20-12-ADJ-03

Moved by D. Ashley
Seconded by A. Barton

Now Therefore Be It Resolved that Application No. A15-20, to permit a variance of 1.7 metres (5.6 feet) from the Maximum Height of 6 metres (20.0 feet) by allowing the construction of a one-storey, main dwelling, having a ground floor area of 120 square metres (1292 square feet), and a maximum height of 7.7 metres (25.3 feet), **be approved**, subject to the following condition:

- a) that the building permit for these works be secured within 2 years from the date of the 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 December 11th, 2020, be discontinued at 11:36 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

DATE: January 22, 2021

RE: Minor Variance Application No. A13-20
(DeJONG, Patricia & Everett)

LOCATION: 91 Georgian Bay Water
Part of Broken Lot 4, Concession 7, being Summer Resort Location JF1
and Part 1 on Plan 42R-17531, in the geographic Township of Cowper

RECOMMENDATION

Staff recommends that Application No. A13-20, be approved.

PROPOSAL

The owners are seeking relief from Section 6.1.3 h) Maximum Height, of the Township's Comprehensive Zoning By-law No. A2000-07, as amended, which stipulates that 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 1.5 metres (4.9 feet) from the Maximum Height of 6 metres (20.0 feet). The effect of the proposed variance would be to allow the construction of a main dwelling having a ground floor area of 134.52 square metres (1448 square feet), a total floor area of 213.3 square metres (2296 square feet), and a maximum height of 7.5 metres (24.6 feet).

The owner has stated that it is not possible to stay within the 6-metre maximum height due to the contour of the land.

A copy of the application is attached as Appendix A.

PLANNING INFORMATION

Official Plan Neighbourhood:	Five Mile Bay
Zoning:	Coastal/Island Residential
Neighbouring Uses:	Massasauga Provincial Park
Property Size:	0.4 hectares (0.99 acres)
Access:	water access

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. In this case, quantitatively, the variance would represent an increase of 1.5 metres (4.9 feet).

The height restriction of 6 metres (20 feet) was established to minimize the visual impact of structures on the shoreline. The proposed dwelling is to be constructed on the existing footprint of the previous dwelling. This is a lower lying area and is relatively well screened from the water. As a result, there will be minimal visual impacts.

Conclusion

The proposed variance would appear to be minor in nature, provided the existing vegetation along the shore fronting the building is maintained.

ii) Desirable for Appropriate Development

The applicants have indicated that the height of the building is due to the terrain and is as a result of attempting to avoid the floodplain, while meeting their needs. The owners would like to construct a crawl space, which will facilitate additional storage space, and avoid the need to additional buildings. In addition, the design of the building, having a large front window and roof, results in additional height.

Conclusion

The proposed increase in height appears to represent appropriate development.

iii) Zoning By-law

The subject property is zoned 'Coastal/Island Residential (CR)' in Comprehensive Zoning By-law No. A2000-07, as amended. The property is located within the Five Mile Bay Neighbourhood in Ward 4, wherein dwellings are limited to a maximum height of 6 metres from final grade. The requested variance would increase the height to 7.5 metres (24.6 feet).

The maximum height provision has been included in the Zoning By-law in order to limit the visual impact of development, particularly from the water. The greater height restriction has been applied to a portion of Ward 1 and all of Wards 2, 3 and 4. The majority of the properties affected are on islands where the impact from the water can be much greater. There is limited tree cover on the outer islands to assist in buffering development. The visual impact of the proposal appears to be minimal.

Conclusion

All other aspects of the proposed development would appear to comply with the requirements of Comprehensive Zoning By-law No. A2000-07, as amended. The requested variance would appear to maintain the intent of the Comprehensive Zoning By-law.

iv) Official Plan

Section 14.27 of the Official Plan states:

'New buildings on islands and mainland areas in all of Wards 2, 3 and 4 on Georgian Bay and those properties in Ward 1 fronting on Sturgeon Bay, excluding Pointe au Baril Station Neighbourhood, will be subject to a more stringent height restriction than the inland areas in Wards 1, 5 and 6. Wards 2, 3 and 4 will be subject to a height restriction that recognizes the objective of mitigating the impact of buildings and structures on the natural landscape.'

Section 14.28 of the Official Plan contains specific policy regarding proposed modifications to the allowable height standards and states that:

'Proposals to change the allowable height set out in the Zoning By-law on lands 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;

The proposal does not appear to have significant impacts on the neighbours.

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

The shoreline of the subject property is reasonably well treed, with small and medium sized trees. Although the proposed setback is minimal, being 7.62 metres (25 feet), the proposed main dwelling appears to adequately 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;

No other relief is being sought and the proposal would have been well within the former 9 metre height restriction.

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

The applicant has stated that the increase in height is due to the terrain and the desire not to move the building from the historical location, preserving mature trees on the property. Further, the need is as a result of the owners' desire to construct a crawl space for storage, coupled with being a one and half storey building. See the cover letter with the application.

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

The increased height restrictions make it challenging to comply; however, the owners could comply if they were to reduce the building to one storey and/or remove the crawl space.

- 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.*

The purpose of the height restrictions establishing a 6 metre limit was to minimize the presence of built form on the Georgian Bay coastline and to preserve as much of the natural shoreline as possible. It would appear that the 6 metre height limit on this site can be increased due to the existing vegetation and the low lying location of the building.

Conclusion

Based on the aforementioned, the proposal would appear to satisfy the criteria set out in Section 14.25 of the Official Plan and the requested variance would appear to conform to the relevant policies 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

Dear Committee of Adjustment,

Please find attached a cheque/transfer in the sum of \$1000.00 in support of Pat and Everett de Jong's application for minor relief from the height restriction for our proposed cottage at 91 Georgian Bay Water.

When we purchased our cottage in 2004 we had hopes of fixing it up to make it structurally sound, however after many years of spending our summers repairing and trying to shore up the foundation, we have decided to start over. Our concept was to create as small a footprint as possible by building on the original site and only enlarging it enough to accommodate more bedrooms. We enjoy our cottage year-round, and we need a place to store our boats, skidoos, canoes, kayaks, paddle boards, etc., in the off seasons, so we decided to build our cottage on a basement platform. This is not a third storey, it is a storage area. The best way to access this area would be directly from the lake side, which you see on our drawings. We have tried to make it as small and inconspicuous as possible, yet still allow us the room we need to move our equipment around depending on the season. To the left of the entrance is the original deck from our cottage, which we are proposing to keep as we have a lot of family memories that are associated with it. It should also be noted that on the left side of the cottage is a 100 year-old pine tree that we are maintaining and therefore really do not want to dig too close to the root system to compromise its health. Also, around the corner of the building on the left side under the three-season patio will be an ATV shelter. As we are not getting younger, we'd like it handy in order to move luggage up from the dock.

In order to create the smallest footprint and to be the least disruptive to the environment we decided to build a storey-and-a-half cottage. Given the contours of the land this makes it impossible to achieve the maximum height requirement. For three-quarters of the building we are within inches of the requirement. It's the front half that needs relief to access the lake from the basement in order to save a 100 year-old pine, not to mention it is the traditional entrance to the site. Also, in order to access the basement for its intended use as a storage area for our equipment, we require direct access from the water to the basement. Our design offers this with the least disruption of our waterfront. Second, the preservation of our deck allows us to maintain our family memories while at the same time preserving the root system of the pine tree we feel has been part of this lot for a great many years.

In conclusion, building on a hill has its difficulties. We have always wanted a storey-and-a-half cottage with a cathedral ceiling overlooking the lake. We need storage, so a basement makes sense for us. We are trying to be mindful of the environment as we have minimized our footprint and finally, we are attempting to maintain our shoreline by not destroying or disrupting its content.

We appreciate this opportunity and await your decision.

Sincerely,
Pat and Everett de Jong

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 21, 2020</u>	Complete Application	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date Accepted		Applicable Fee Paid	<u>August 16</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		Application No. <u>A13-20</u>	

1. Applicant / Agent Information

Name of Applicant / Agent

Pat and Everett de Jong

Address

City _____ Province / State _____ Postal / Zip Code _____

Home Phone No. _____ Business Phone No. _____ mail _____

2. Owner(s) Information

Name of Owner(s)

Patricia deJong

Everett Peter deJong

Address

City _____ Province / State _____ Postal / Zip Code _____

Home Phone No. _____ Business Phone No. _____ mail _____

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?

Section 5.13, Section 6.1.3

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

Maximum height of 6.1.3h

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

Due to contour of the land (building on a hill).

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

Assessment Roll Number 4905-10000201501000 Lot 4 Concession 7 Island No. n/a

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

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

Parcel No. 8480 55 Other Description 91 Georgian Bay Water (civic address)

Dimensions of Subject Property:

Depth (metres) 95 Frontage (metres) 65 Hectares 0.4

5. **Land Use and Zoning**

What was the date of acquisition of the subject land? August 6, 2004
 What are the existing uses of the subject land? Recreational cottage
 How long have the existing uses been carried out on the subject land? Since date of purchase (16 years)
 What are the proposed uses of the subject land? Recreational cottage
 What are the existing uses of abutting properties? Ontario Provincial Park (The Massasauga)
 What is the current Official Plan designation of the subject land? CR (Property class: R on taxes)
 What is the current zoning of the subject land? 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 ²)	Total Floor Area (m ²)	Front	Rear	Side	Side
Tool Shed	2006	1	8.92	8.92	19.81	72.54	3.04	48.16

PROPOSED - List all proposed buildings and structures				PROPOSED DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	# of Storeys / Height	Ground Floor Area (m ²)	Total Floor Area (m ²)	Front	Rear	Side	Side
Cottage	1.5	134.52	213.3	7.62	71.32	18.29	20.73

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.

Parking and docking at Point Pleasant Marina (2 slips), approx. 3 km to subject land
Nearest public road is Glenn Burney Road, approx 1.4 km to subject land

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 31 day of AUGUST, 2020

I, Robert DeLong of the Town of _____ 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 31 day of AUGUST, 2020

Cale Henderson
A Commissioner of Oaths

Robert DeLong
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.**

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.

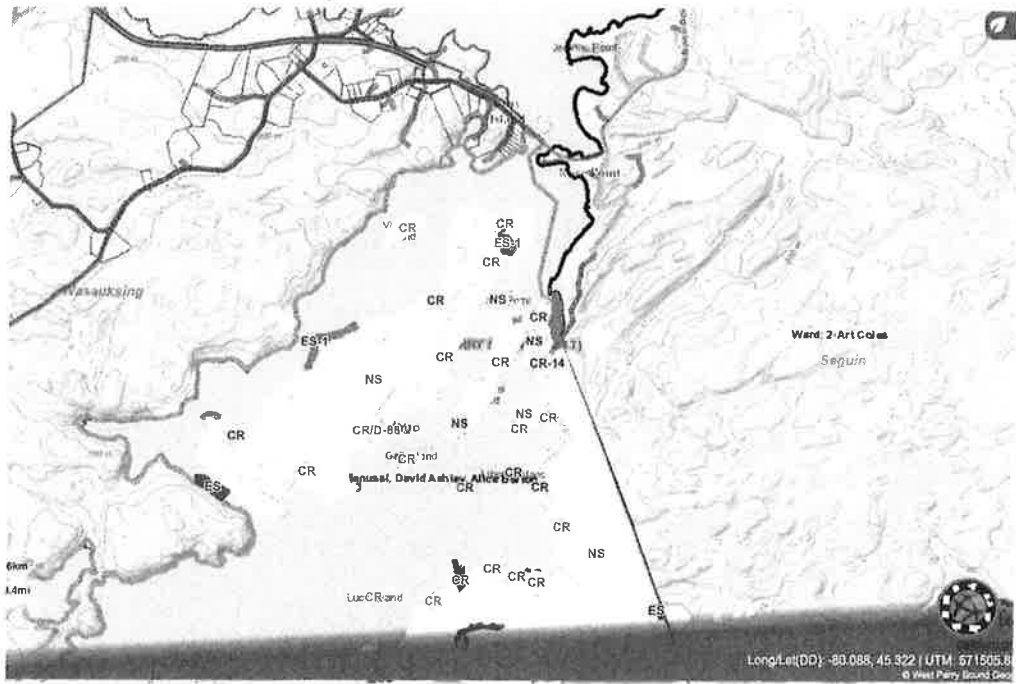
I/We, Pat and Everett de Jong, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information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

Date 2020/08/20 Signature of Owner 

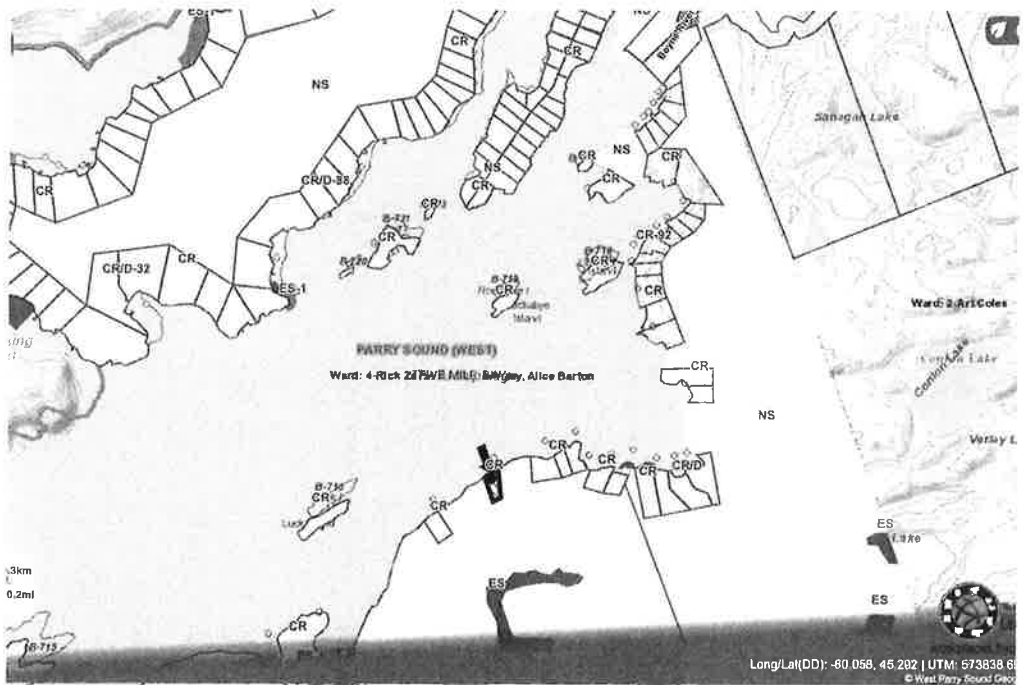
Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____



LOCATION PLAN 1

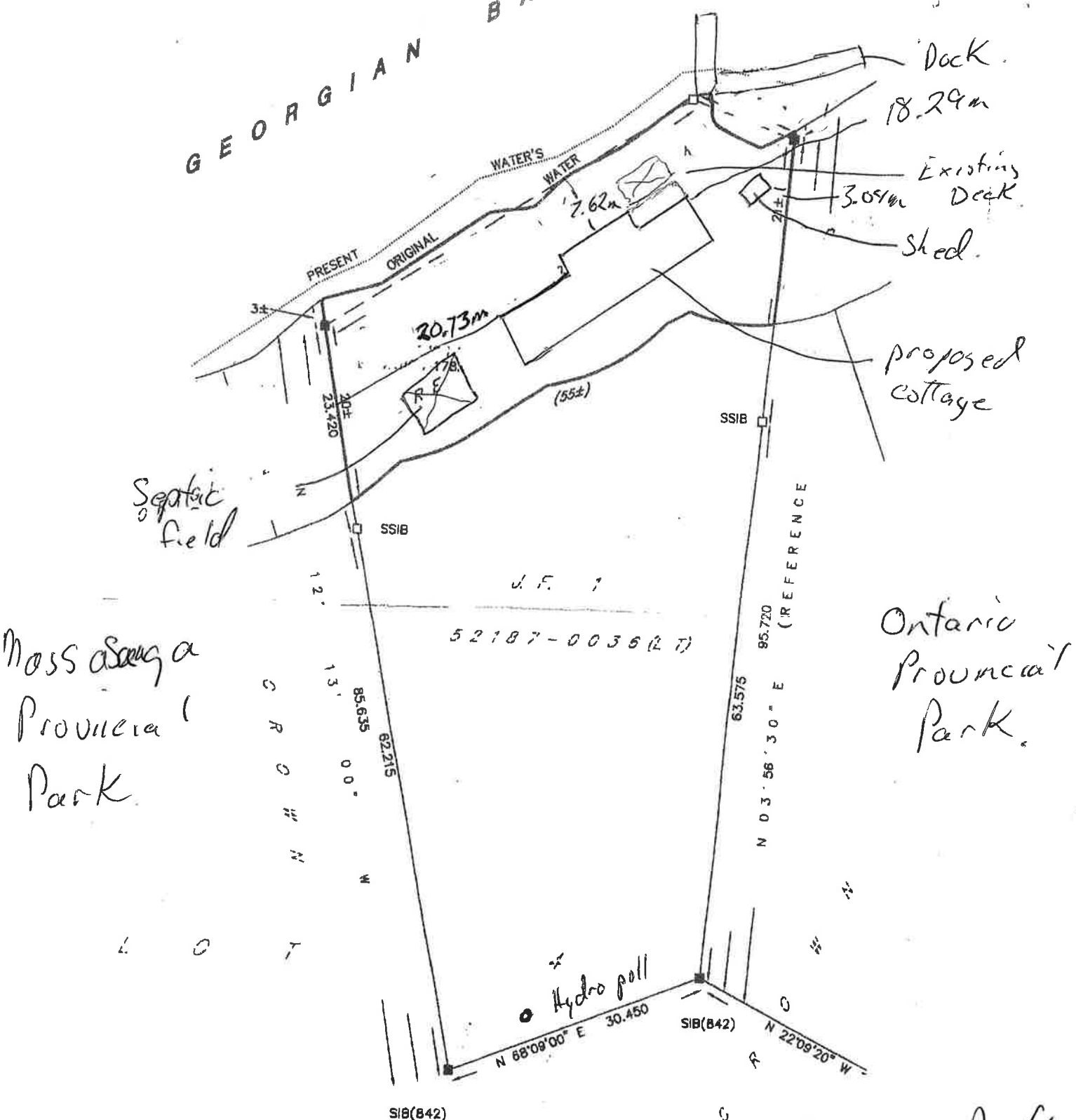


LOCATION PLAN 2

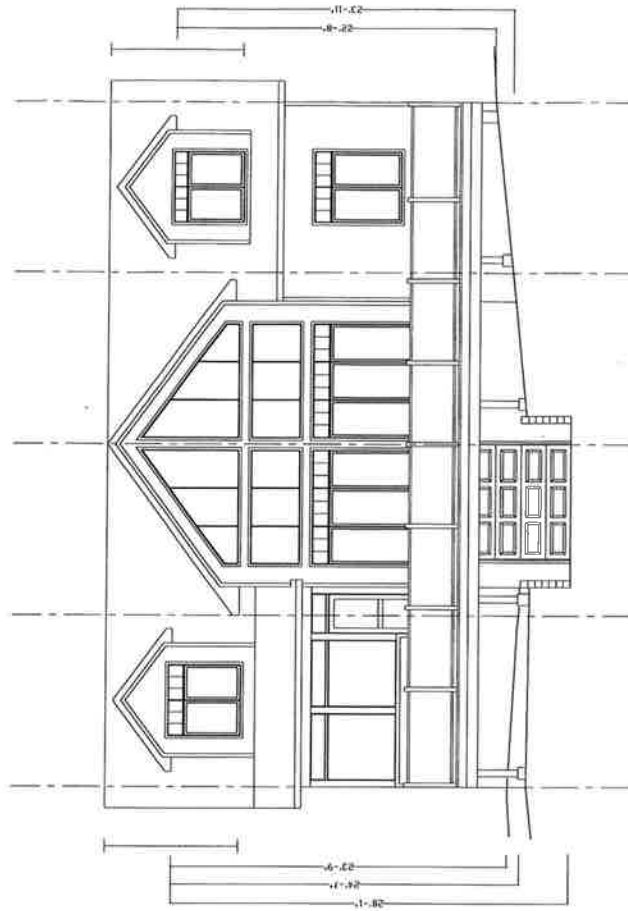
APPENDIX 'B'
Site Plan and Sketches

Site Plan

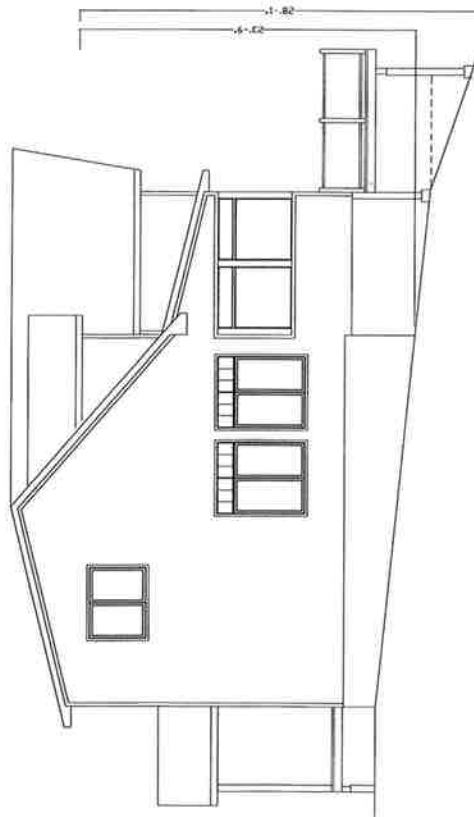
GEORGIAN BAY



Ontario Provincial Park



FRONT ELEVATION



LEFT ELEVATION

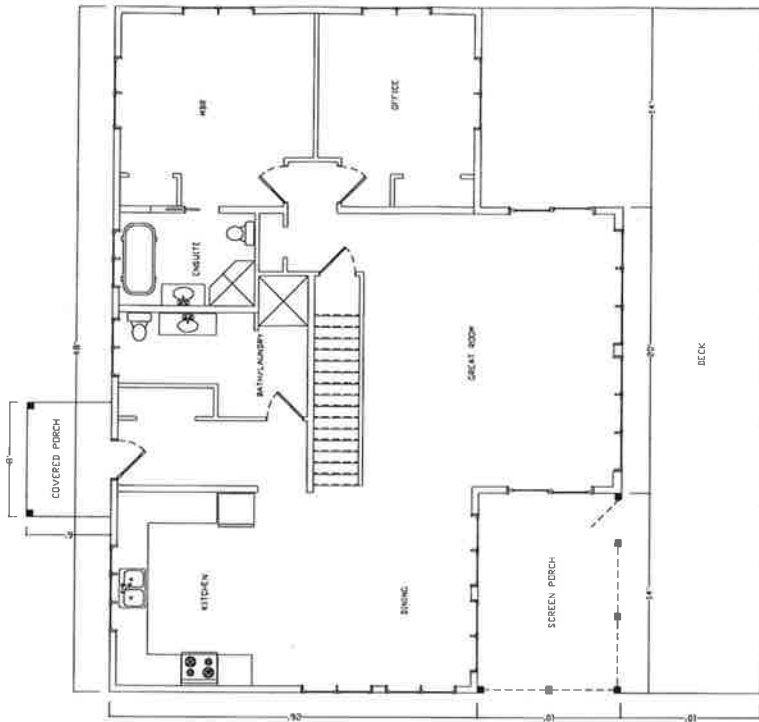
A1

ALL WINDOW & DOOR RO'S TO BE CONFIRMED BY THE ARCHITECT & APPROVED BY THE BUILDING DEPARTMENT
 ALL LUMBER TO BE #2 & BETTER K.O.S. SPRUCE
 ALL FINISHES TO BE AS SHOWN ON THE DRAWING
 THIS DESIGN CAN NOT BE COPIED WITHOUT CONSENT

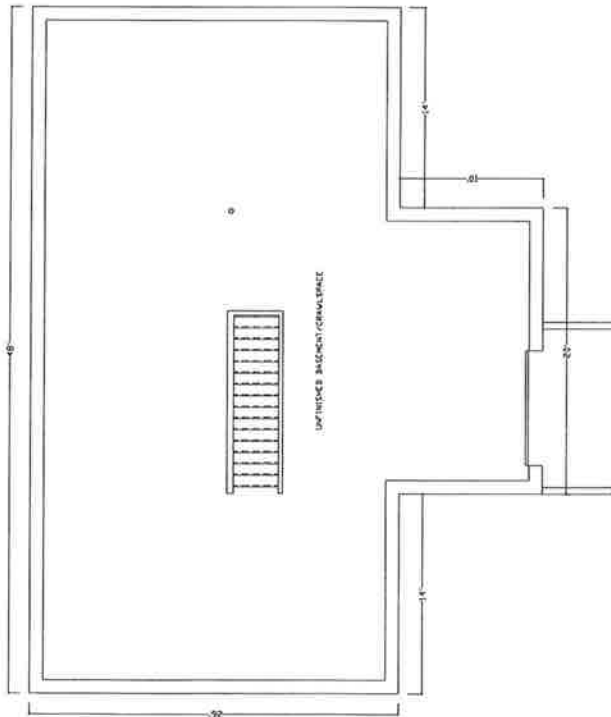
ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE ARCHITECT & APPROVED TO THE BUILDING DEPARTMENT
 ALL CONSTRUCTION MUST COMPLY WITH THE LATEST EDITION ON THE OBC
 ALL FOUNDATION LUMBS TO BE CONTINUOUS TO THE FOUNDATION

GENERAL NOTES
 -20MM SCALE DRAWINGS
 ALL DIMENSIONS ON SITE PERIODS TO VERIFY
 ALL CONSTRUCTION & REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY
 REVISIONS AND RESUBMISSION TO THE BUILDING DEPARTMENT

GEORGIAN BAY DESIGN DAVE SMITH 8A GLENDICK AVE RFD #1 NDBEL, ON POC 150 705-342-7789 georgianbaydesign@gmail.com		Drawn By Dave Smith BCIN # 23483/40682	Client DeJong Project Cottage 91 Georgian Bay Water Archipelago	Date 29/01/20 Scale 1/4"=1'
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MAIN FLOOR PLAN



BASEMENT PLAN

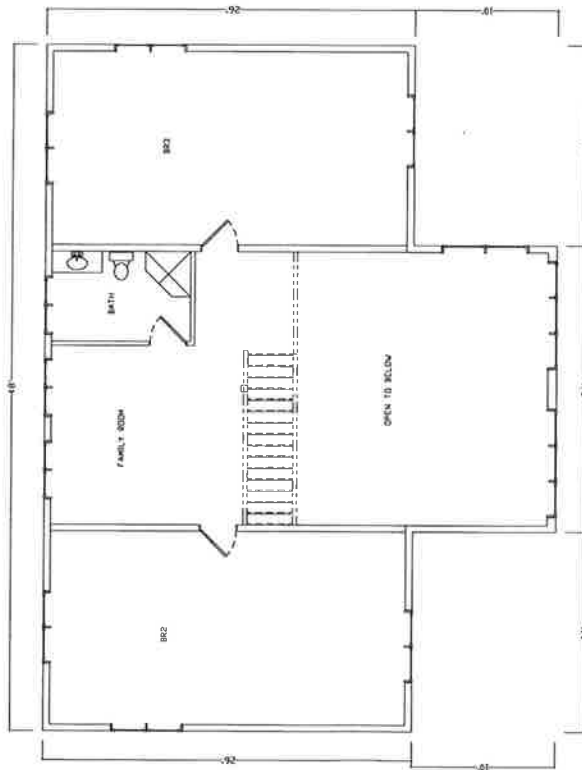
GEORGIAN BAY DESIGN
 DAVE SMITH ARCHITECT
 100 W. BAYVIEW AVE.
 RDY 101, RR#1 NOBEL, ON
 POC 100
 705-342-7789
 georgiabaydesign@gmail.com

Drawn By	Dave Smith	Client	De Jong
BCIN #	23483/40682	Project	Cottage
Date	29/01/20		91 Georgian Bay Water
Scale	1/4"=1'		Archipelago

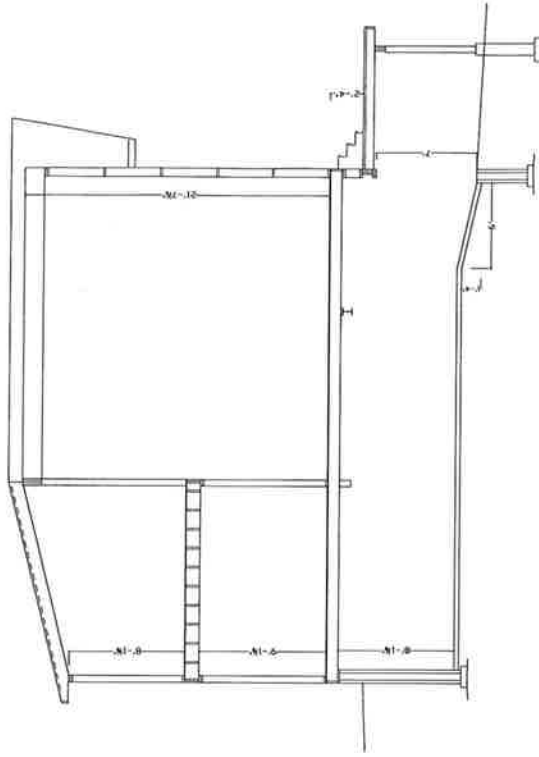
GENERAL NOTES
 -DO NOT SCALE DRAWINGS
 -ALL DIMENSIONS ON SITE PLANS TO THE CENTER UNLESS OTHERWISE NOTED
 -ALL DECISIONS REMAIN PROPERTY OF GEORGIAN BAY DESIGN & CAN NOT BE COPIED WITHOUT CONSENT

-ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE DESIGNER AND RESUBMITTED TO THE LOCAL AUTHORITY FOR REVIEW AND APPROVAL
 -ALL DIMENSIONS TO THE CENTER UNLESS OTHERWISE NOTED
 -ALL DECISIONS REMAIN PROPERTY OF GEORGIAN BAY DESIGN & CAN NOT BE COPIED WITHOUT CONSENT

A2



UPPER FLOOR PLAN



CROSS SECTION

GEORGIAN BAY DESIGN
 4A CLEGGOCK AVE
 BOX 191, RR#1 NDBEL, DN
 POC 100, RR#1 NDBEL, DN
 705-342-7789
 georgianbaydesign@gmail.com

Drawn By Dave Smith
 BCIN # 23483/40682
 Date 29/01/20
 Scale 1/4"=1'

Client DeJong
 Project Cottage
 91 Georgian Bay Water
 Archipelago

GENERAL NOTES:
 -DO NOT SCALE DRAWINGS
 -THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES AND/OR DEVIATIONS TO THE ASSUMER FOR REVIEW AND RESUBMISSION TO THE BUILDING DEPARTMENT.
 -ALL POINT LOADS TO BE CONTINUOUS TO THE FOUNDATION.

-ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE ASSUMER AND RESUBMITTED TO THE BUILDING DEPARTMENT WITH THE LATEST REVISION FOR THE CROSS SECTION.
 -ALL LUMBER TO BE 42 & BETTER K.D. SPRUCE
 -ALL DESIGN REMAIN PROPERTY OF GEORGIAN BAY DESIGN & CAN NOT BE COPIED WITHOUT CONSENT

A3

23



TO: Chair Frost and Members of the Committee of Adjustment

FROM: Cale Henderson, Manager of Development & Environmental Services

DATE: January 22, 2021

RE: Minor Variance Application No. A16-20 (PHILP, Lawrence)

LOCATION: 375 Blackstone-Crane Lake Road
Part Lot 17, Concession 12, being Part 3 on Plan PSR-794 and Part 3 on Plan 42R-9969, designated as Parcel 12842 PSSS, in the geographic Township of Conger

RECOMMENDATION

Staff recommends that Application No. A16-20 be approved.

PROPOSAL

The applicant is seeking relief from Sections 5.1.2 ii)a) Accessory Structures – Residential and 7.1.3 f) Minimum Side Yard Setback, of Comprehensive Zoning By-law No. A2000-07, as amended, which stipulate that accessory buildings shall not exceed 5 metres in height, and that the minimum side yard setback is 6 metres.

The purpose of the proposed application is to permit a variance of 0.46 metres (1.5 feet) from the maximum height of 5 metres, and a variance of 4 metres (13.1 feet) from the minimum side yard setback of 6 metres (20 feet). The effect of the proposed variance would be to permit a 13.7 square metre (147.5 square feet) accessory building being 5.46 metres (17.9 feet) in height and having a side yard setback of 2 metres (6.6 feet).

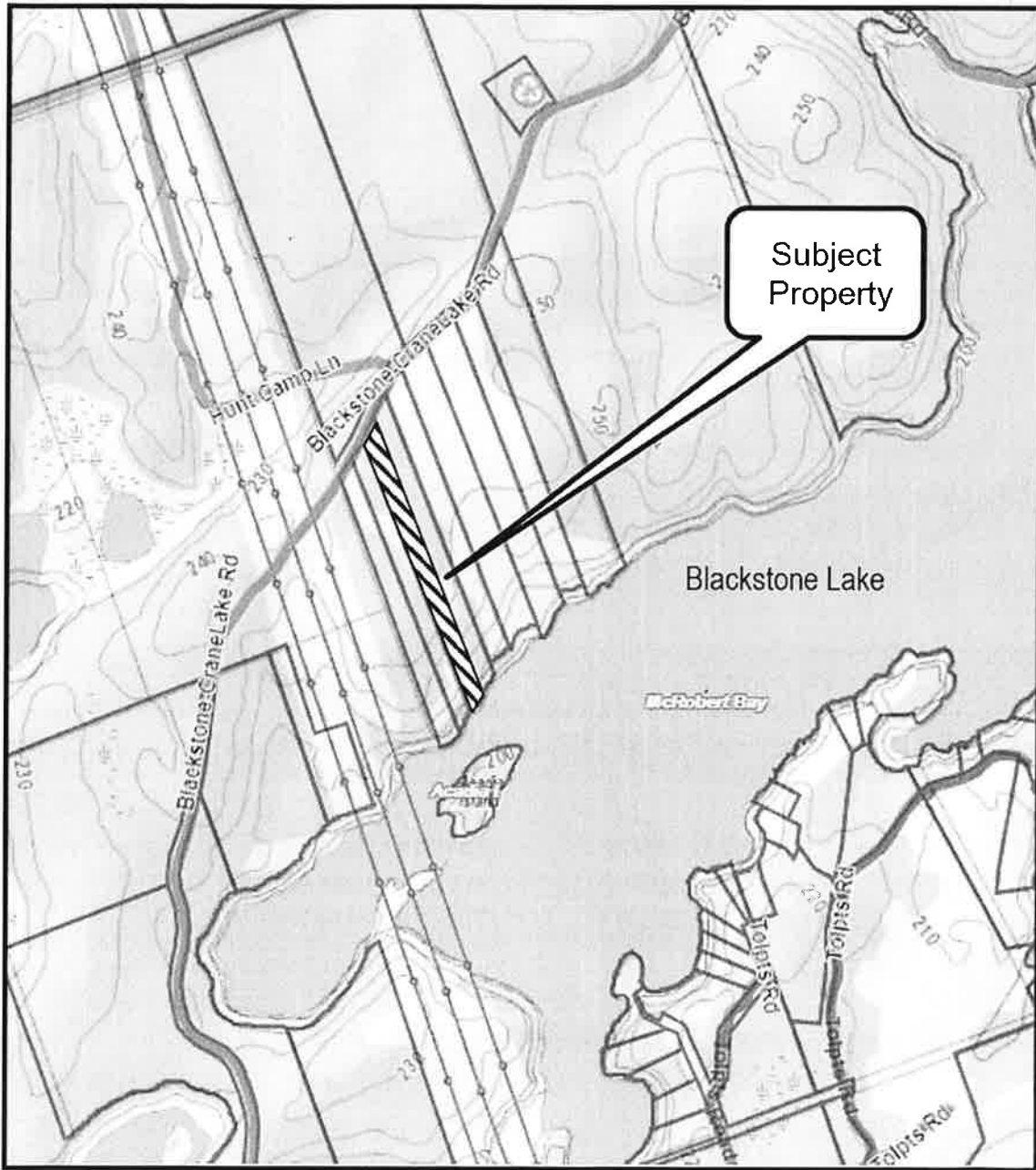
	Required	Proposed	Variance
Side Yard Setback	6.0 metres (19.7 feet)	2 metres (6.6 feet)	4 metres (13.1 feet)
Height	5.0 metres (16.4 feet)	5.46 metres (17.9 feet)	0.46 metres (1.5 feet)

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:	Blackstone Lake
By-law No. A2000-07:	Inland Lake Residential (IR)
Existing Uses:	Residential
Property Size:	1.57 ha (3.87 ac)
Frontage:	36 m (118 ft)
Access:	Road

LOCATION MAP



ANALYSIS

Property Characteristics

Staff inspected the subject property in the fall. The subject property is located on Blackstone Lake, fronting McRobert Bay. The property is long and narrow, and has a significant slope towards the lake. In addition, the subject and surrounding properties are not perpendicular to the shoreline, rather they all intersect the lake at an approximate, 45-degree angle. Other than the areas cleared for development (buildings, structures, driveways and parking), the property is relatively well tree, with a mixture of hardwoods.

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 14.22 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 accessory building appears to have minimal impact on the privacy of the surrounding area. Further, the adjacent property owners have submitted a letters of support.

The height of the building, being 5.46 metres (17.9 ft), is entirely due to significant slope of the terrain. The building is only one story, but due to the slope, the front of the building is located on piers. Due to the existing vegetation and front yard setback of 10.7 metres (35.1 feet), there will not be any visual impacts on the lake.

Conclusion

The variance from the side yard setback and height will have a minimal impact on the aesthetics of the area, and, due to support from the adjacent property owner, 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 Inland Lakes Residential (IR) Zone of Comprehensive Zoning By-law No. A2000-07, as amended. The proposed accessory building is proposed to have setback of 2 metres (6.6 feet). Due to the steepness and narrowness of the lots and 45 degree angle from the lake, there are significant challenges in developing these lots in compliance with the regulations.

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 neighbouring property owners have submitted a letter of support and do not appear to be significantly impacted by the reduced side yard setback.

The intent of the height restrictions is to ensure all accessory buildings maintain a minimal built form and visual impacts on the lake. The proposal does not appear to have any significant visual impacts.

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 proposal will permit the owner to utilize an existing detached with an accessory building on top, to continue to enjoy and utilize the shoreline area of the property. Due to the slope, angle of lot lines and existing development on the property, the owner has limited options to relocate.

Conclusion

The proposed variance appears to be considered desirable for appropriate development.

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. The minimum side yard setback is 6 metres (19.7 feet) and the owners are proposing 2 metres (6.6 feet), requiring a variance of 4 metres (13.1 feet). In this situation, although reduction in setback is 66 %, as the adjacent property supports the proposal and has indicated it will not cause any significant impacts, the proposal to reduce setback would appear to be minor.

The proposed increase of 0.46 metres (1.5 feet) is entirely attributable to the slope, and the increase in height will not cause any significant visual impacts.

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

APPENDIX 'A'
Application

Oct 26, 2020

Township of the Archipelago
Committee of Adjustments
9 James Street
Parry Sound, ON P2A 1T4

Members of the Adjustments Committee,

I am appearing before you today on two interconnected matters related to a minor building project on my property. I would like to request that the Committee grant both a minor variance set back from my side lot line in addition to a minor height variance for the structure (the subject of the attached application to the Township Committee of Adjustment). If the Committee sees fit to grant these minor variances, I would then pursue the finalization of a building permit and inspection for this structure. If my variance request is approved, I will separately address the building permit issue with the Township Building department.

I intend to virtually participate in the Committee's session regarding my variance application. That said I wanted to share some additional information to assist Committee members in their deliberations. This information will also prove helpful if internet connectivity issues impact my ability to attend the virtual meeting.

Background & Context

Earlier this year, I decided to convert an old standalone deck platform on my property into a small, seasonally functional accessory structure. When I began this work, I made a reasonable assumption that the standalone deck platform had been built to code when it was put up over 30 plus years ago. Furthermore, I assumed that since I was not altering the footprint of this standalone deck platform (and only building a seasonal accessory structure on top of it) that this was not in violation of the by-laws. I have come to learn that these were incorrect assumptions on my part, for which I sincerely apologize.

Outdoor reading, birdwatching and enjoying nature are a big part of my cottage experience. Without any outdoor screened-in space, this has always proved difficult from April through July because of the blackfly, mosquito, deerfly and horsefly seasons. I have tried over the years to use various tent style screened enclosures on the

standalone deck platform, however they have proved either ill fitted for the space or inadequate in terms of weather or bug protection.

When COVID-19 hit, I decided to socially isolate at my cottage for my own safety. I am in a high-risk group for COVID, being 68 and currently recovering from prostate cancer therapy. The pandemic has been emotionally challenging for the strongest among us, and I managed as best I could by putting my energy and focus into improving the cottage for the benefit of myself, my children and grandchildren. Given that I was at my property even earlier in the year than normal, I decided to repurpose the standalone deck platform into a basic accessory structure to be used as a screened outbuilding. This would make the outdoors more accessible to me as it would allow me to enjoy outdoor reading and birdwatching in a bug free manner. Plus the outbuilding could also be used by my grandchildren for playing games or reading.

This accessory structure conversion is not the first building project undertaken at my cottage, and I have a track record of compliance with the rules and by-laws of the Township. During my ownership I have built a bunkie, shed and outhouse on the property. All of these structures are compliant with Township by-laws and set-back requirements, and were constructed with all the required permits and inspections in place. My error, in this instance, was the assumption that building this accessory structure atop an existing platform would not require Township approval.

Purpose of the Application

When the building inspector came to look at the structure, it was determined that the underlying standalone deck platform of more than thirty years was too close to the lot line to meet the current requirement of the Township by-laws. I am therefore requesting a small variance relative to my side property lot line. I should note that I own the shore allowance for my property, and that the structure sits approximately 11 metres (35 feet) from the shoreline.

In addition, due to the overall gradient of my property, especially where the standalone deck platform had been built many years ago, the second small variance request of the committee is with regard to the overall frontal height allowed for an accessory structure. While there is some latitude provided in the Township by-law calculations relative to the determination of height, I am requesting a small variance of less than ½ meter (18 inches) to ensure that without question, given the nature of the gradient, that the structure is inside relative to the height by-law limitations.

I have been in touch with my immediately adjacent neighbours regarding this application. They are both supportive of my submission and do not have any concerns or issues whatsoever with respect to this conversion. During summer foliage (the prime time for cottage use) no other neighbour can see the structure from their property, nor does my structure interfere with the enjoyment of any neighbour's property or the lake in general.

My immediately adjacent neighbours to the east are Jeff Melvin and Sheila Macrae. They are the neighbours potentially most affected by this work, as they are physically closest to it. They had no issue with the pre-existing standalone deck platform when they purchased their cottage in 2018, nor do they object to my decision to add an accessory outbuilding on top of it. As outlined in the attached site drawing, the physical layout of our two properties are such that Jeff & Sheila's bunkie is more than 15 metres from our communal property line, and their cottage is over 30 metres away from the standalone deck platform. In short there is very reasonable spacing between structures, with no interference or disruption relative to their individual usages.

Jeff & Sheila have written a letter to the Committee expressing their full support for this application, and have no objections whatsoever regarding my structure.

My neighbours on the other or western side of my property are Monica Litinetsky and Kirill Gretchanliiski. They are not directly affected by this as they cannot see the standalone deck platform or structure from their property, but they too have also expressed support for this application in a letter to the Committee.

Current Status

In compliance with the request of the Township Building department, I have ceased all construction pending this application and have covered the openings on the accessory building to protect it from the elements, animals as well as for security/safety reasons. At the time of this application the structure is substantially complete, requiring only the screens, a door and minor exterior trim to be finished. There will be no plumbing, insulation, drywall, heating, interior finishing etc., as the structure is not intended for use as either a bunkie or sleeping cabin.

Administrative Matters

I would be happy to facilitate an in-person visit to my property if needed, however the shared private laneway that leads to the cottage may be closed and locked as we get later in the year, depending on when Jeff & Sheila, Monica & Kirill, and my other neighbours on the laneway Dave & Trisha decide to visit their properties. I will not be at my property beyond late October.

If needed one can access the property on foot, it is about a distance of 0.5 kilometers down the shared private laneway to the cottages. The site drawing once you reach the cottages should provide the information regarding the structure as well as the location of the relevant lot line irons/stakes and other structures.

Relative to section 4 of the application, the Deed for my property is with my personal papers and documents at my snowbird residence in the United States which is currently

inaccessible due to the COVID-related border closure. As a property owner on Blackstone Lake for many years, I am certain the Township would be able to confirm my ownership from the other documentation they have on file.

Relative to the sworn declaration in section 10, it is my understanding that I can provide a video of my executing the declaration. This is attached.

Attachments

- 1) Various location and site drawings.
- 2) Video of my executing the declaration in section 10.
- 3) Letters of support from my neighbours, Jeff Melvin and Sheila Macrae (owners of 371 Blackstone) as well as Monica Litinetsky and Kirill Gretchanliiski (owners of 379 Blackstone).

I am hopeful we can resolve this matter through the minor variance request to bring the structure into compliance. Should you require any additional information, please do not hesitate to call me on my cell phone at (336.456.8259) or email me at lphilp1952@yahoo.ca.

Thank you in advance for your consideration.

Sincerely,

Lawrence Philp

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>A16-20</u>
Date Accepted _____	Applicable Fee Paid	<input type="checkbox"/> Yes <input type="checkbox"/> No	

1. Applicant / Agent Information

Name of Applicant / Agent

Same as Owner

Address _____

City _____ Province / State _____ Postal / Zip Code _____

Home Phone No. _____ Business Phone No. _____ email _____

2. Owner(s) Information

Name of Owner(s)

Lawrence Philip

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?

Inland Lakes Residential section 7.1.3 (F) minimum side yard setback

What is the nature and extent of the relief being sought? and General Provisions section 5.1.2(ii)(a) accessory building height

see attached

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

see attached

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

Assessment Roll Number 4905- 09000306102 Lot Part Lot 17 Concession 12 Island No. _____

Registered Plan of Subdivision No. (if any) Plan No. PSR-794 Lot No. _____

Reference Plan No. (if any) Plan No. 42R- 9969 Part No. _____

Parcel No. _____ Other Description _____

Dimensions of Subject Property:

Depth (metres) 494 Frontage (metres) 37 Hectares 1.6 (3.87 acres)

5. Land Use and Zoning

What was the date of acquisition of the subject land? 1990

What are the existing uses of the subject land? Cottage - seasonal residence

How long have the existing uses been carried out on the subject land? 30 years

What are the proposed uses of the subject land? Cottage - seasonal residence

What are the existing uses of abutting properties? Similar - cottages - seasonal residences

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

What is the current zoning of the subject land? Inland Lakes Residential

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 ²)	Total Floor Area (m ²)	Front (lake)	Rear	Side	Side
Cottage	1985	1	92m ²	92m ²	11.5m		6-9.8m	18.3-22m
Dunkie	2008	1	39m ²	39m ²			20m	6.7-9.8m
shed	2012	1	8.9m ²	8.9m ²			24m	7.6-11.0m
outhouse	rebuilt 2015	1	1.5m ²	1.5m ²			23m	12.8m

PROPOSED - List all proposed buildings and structures				PROPOSED DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	# of Storeys / Height	Ground Floor Area (m ²)	Total Floor Area (m ²)	Front (lake)	Rear	Side	Side
gazebo	1	13.7m ²	13.7m ²	10.7m	28m		2-4.3m

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.

private laneway off municipal rd, owned by four cottages, not seasonally maintained
 If access to the subject land is by water, describe the parking and docking facilities and the approximate distance of all yr. these facilities from the subject land and the nearest public road.

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. - all cottage/seasonal residences

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 _____ this 26th day of October, 2020

I, Lawrence Philp 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 _____ of _____

in the _____ of _____ this _____ day of _____, 20____.

A Commissioner of Oaths

[Signature]
Signature of Owner or authorized Applicant / Agent

signed under video, see attached.

11. Authorizations

Authorization of Owner(s) for Agent to Make the Application - N/A

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 - N/A

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, Lawrence Philip, 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.

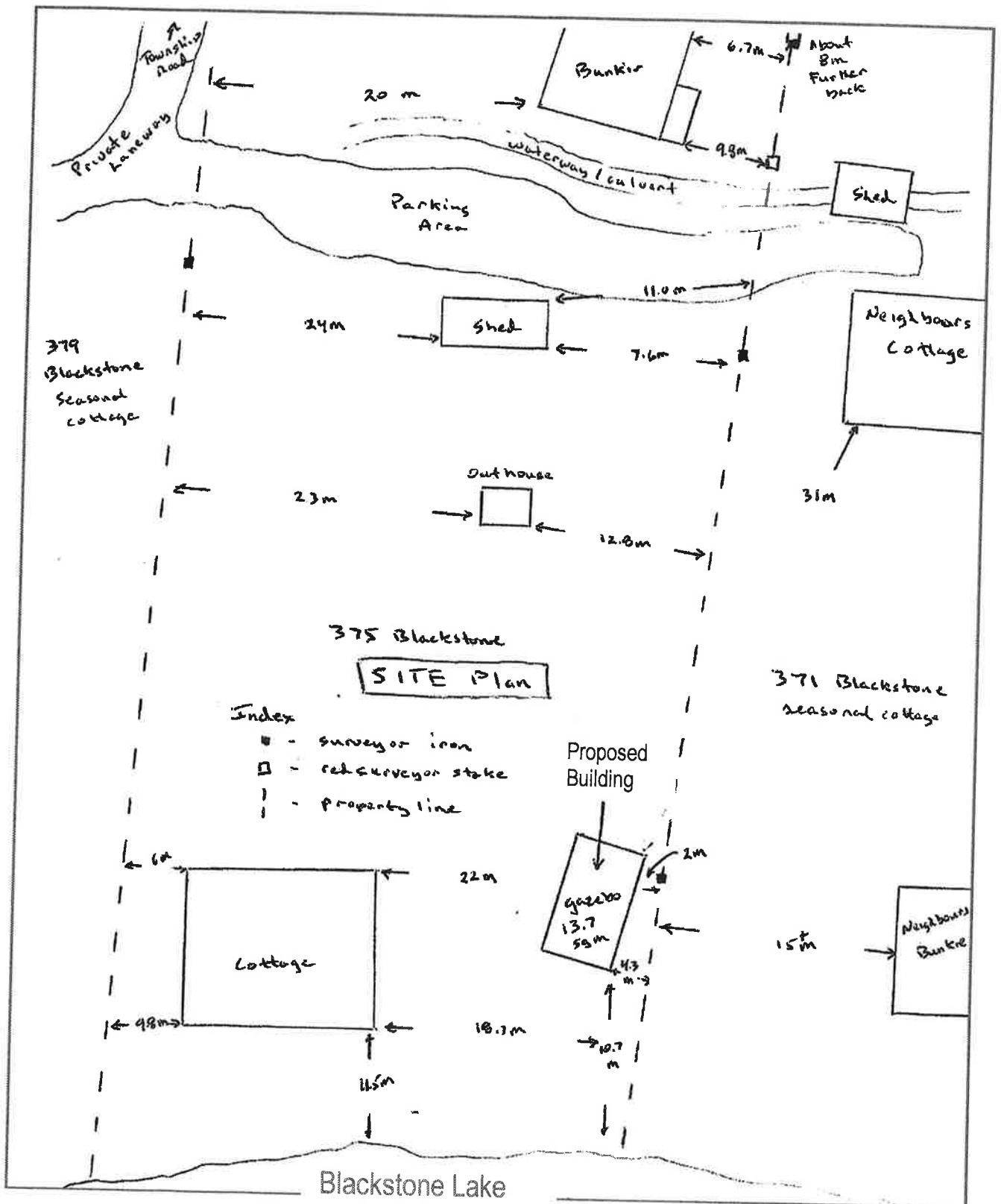
Date Oct 26 / 2020 Signature of Owner [Signature]

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

APPENDIX 'B'
Site Plan and Sketches





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APPENDIX 'C'
Correspondence

Township of the Archipelago,
Committee of Adjustments
9 James St.
Parry Sound, Ontario, P2A 1T4

We are writing this letter in reference to the variance application by our next door neighbor Larry Philp. Our address is 371 Blackstone Crane Lake Road and his property abuts our property on the west side. We fully support his variance application and have no objections to this application.

Our contact information is:

Jeffrey Melvin

Sheila MacRae

Township of the Archipelago,
Committee of Adjustments
9 James St. Parry Sound,
Ontario, P2A 1T4

October 22,2020

This letter is to advise that we are direct neighbours of Larry Philp, who is requesting a variance at property address, 375 Blackstone Crane Lake Rd.

Our address is 379 Blackstone Crane Lake Rd.

We are happy to advise that the structure in question in no way impacts our enjoyment, view or use of our cottage property.

We fully support Larry in his conversion of the deck platform to a screened gazebo and encourage the Committee of Adjustment to approve such application.

Thank you kindly for your consideration of this matter.

We are available if further inquiry is required.

Monica Litinetsky

Kirill Gretchanliiski