



A G E N D A
for the
COMMITTEE OF ADJUSTMENT

Friday, May 18th, 2018

11:00 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

18-05-ADJ-

NOW THEREFORE BE IT RESOLVED that the agenda for the May 18th, 2018 Committee of Adjustment hearing be approved.

3. DISCLOSURE OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

18-05-ADJ-

NOW THEREFORE BE IT RESOLVED that the minutes of the Committee of Adjustment hearing held on April 27th, 2018, be approved as circulated.

Pages: 1 – 5

5. DELEGATIONS

Nil

6. HEARING OF APPLICATIONS

- i) **BEAL, Karrie / WELSH, Wayne - Application No. A08-18**
Part of Lot 34, Concession 9, being Part 3 on Plan 42R-13310
Parcel 26041 PSSS, in the geographic Township of Shawanaga

Skerryvore Neighbourhood

CIVIC ADDRESS: 58 Lagoon Drive

Pages: 6 - 22

PURPOSE AND EFFECT OF THE APPLICATION:

The applicant is 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 for a residential dwelling located in Ward 3, is 6 metres (19.7 feet).

The purpose of this application is to grant relief from Section 6.1.3 h), resulting in a variance of 2.15 metres (7.1 feet). The effect of the proposed variance would be to permit the construction of a 180.4 square metre (1941.4 square feet) main dwelling, being 8.15 metres (26.7 feet) in height, being built on their property that has sloping terrain.

The owners have stated that they wish to make this dwelling their permanent home, and because they wish to have a partial basement on this property with sloping terrain, they are seeking relief from the by-law.

7. CORRESPONDENCE

Nil

8. UNFINISHED BUSINESS

Nil

9. ADMINISTRATION

Nil

10. ADJOURNMENT

18-05-ADJ-

NOW THEREFORE BE IT RESOLVED that the Committee of Adjustment hearing of May 18th, 2018, be discontinued at _____ .

MINUTES
of the
COMMITTEE OF ADJUSTMENT HEARING
for the
TOWNSHIP OF THE ARCHIPELAGO
held on
Friday, April 27th, 2018
at

The Township of The Archipelago's Council Chamber

MEMBERS PRESENT:

G. French– Chair
P. Frost
T. Lundy
P. Ketchum
K. Williams
G. Andrews
D. Ashley
B. Liverance
I. Mead
G. Walker

STAFF PRESENT:

C. Henderson, Secretary-Treasurer
J. Nawroth, Assistant Secretary-Treasurer
J. Fior, Chief Administrative Officer
M. Weaver, Clerk

APOLOGIES:

Nil

1. Meeting Called to Order

The meeting was called to order at 11:00 a.m.

2. Approval of Agenda

Resolution 18-04-ADJ-01

Moved by G. Andrews
Seconded by P. Frost

NOW THEREFORE BE IT RESOLVED that the agenda for the April 27, 2018 Committee of Adjustment hearing be approved as circulated.

Disposition Carried

3. Disclosure of Conflict of Interest

Nil

4. Adoption of Minutes

Resolution 18-04-ADJ-02

Moved by P. Frost
Seconded by K. Williams

NOW THEREFORE BE IT RESOLVED that the minutes of the Committee of Adjustment meeting held on March 9th, 2017, be approved.

Disposition Carried

5. Hearing of Minor Variance Applications

- i) **SYMONS, Michele & Ryerson – Application No. A05-18**
Island 490A, being Parcel 16920 PSNS
In front of the geographic Township of Harrison

Bayfield Nares Neighbourhood

CIVIC ADDRESS: 1 A490 Island, Archipelago

PURPOSE AND EFFECT OF THE APPLICATION:

The applicant is seeking relief from Section 5.8 d)i) Docks – of the Township's Comprehensive Zoning By-law No. A2000-07, which stipulates that the maximum width of one dock is not to exceed 15 metres (49 feet).

The purpose of the proposed variance is to allow for the installation of a dock having a width of 15.85 metres (52 feet). The effect of the proposed variance would be to permit the construction of a dock being 0.85 metres (2.8 feet) larger than allowed, giving the owners 6.1 metres (20 feet) between each docking finger.

The variance is being requested because the owners have stated they wish to have a little extra space between the docking fingers for optimal space between their boats being docked.

Cale Henderson; Secretary Treasurer, explained the nature of the application. Mr. Andy Blenkarn, agent working on behalf of the owners, attended in support of the application.

Resolution 18-04-ADJ-03

Moved by G. Andrews
Seconded by K. Williams

Application No. A05-18, to grant a variance from Section 5.8 d)i) Docks, to allow for the installation of a 65.4 square metre (704 square feet) dock having a width of 15.85 metres (52 feet) be **approved**.

Disposition Carried

- ii) **MANDEL, Melissa and Howard – Application No. A06-18**
Part of Lot 26, Concession 5, being Parcel 7630 PSSS,
Including Part 1 on Plan 42R-9143
In the geographic Township of Conger

Healey Lake Neighbourhood

CIVIC ADDRESS: 110 Fox Back Road, Archipelago

PURPOSE AND EFFECT OF THE APPLICATION:

The owners are seeking relief from Sections 5.8i)b)ii) and 5.8i)c) of the Township's Comprehensive Zoning By-law No. A2000-07, as amended, that stipulate the maximum length of any dock is 20 metres into the water and that the maximum width of any dock shall be 4 metres. The variance is being sought because the owners wish to build a dock that reaches beyond the shallow, weedy water that exists closer to shore.

The purpose of the proposed application is to grant a variance of 4.4 metres in maximum length and a variance of 0.88 metres in maximum width. The effect of the application would be the installation of a 77.1 square metre (830 square feet) dock having a maximum length of 24.4 metres (80.2 feet), which includes the 3 metre (10 feet) onshore portion beyond the water, and a maximum width of 4.88 metres on the 23.8 square metre (256 square feet) outer floating section.

Resolution 18-04-ADJ-04

Moved by G. Walker
Seconded by I. Mead

Application No. A06-18, to grant a variance from Sections 5.8 i)b)ii) and 5.8 i)c), to allow for the installation of a 77.1 square metre (830 square feet) dock having a maximum length of 24.4 metres (80.2 feet), which includes the 3 metre (10 feet) onshore portion beyond the water, and a maximum width of 4.88 metres on the 23.8 square metre (256 square feet) outer floating section, in accordance with the application, be **approved**.

Disposition Carried

- iii) **HARPER, Graham & MacINTYRE, Heather – Application No. A07-18**
Part of Lot 29, Concession 4, being Part 1 on Plan 42R-9784
Designated as Parcel 7536 PSSS,
In the geographic Township of Conger

Healey Lake Neighbourhood

CIVIC ADDRESS: 364 Healey Lake Water, Archipelago

PURPOSE AND EFFECT OF THE APPLICATION:

The owners are seeking relief from Section 5.22 c) viii) Legal non-complying attached decks, which stipulates that legal non-complying attached decks to the main structure may be expanded by up to a maximum 50% of the existing deck calculated on the linear frontage of the existing structure and provided the deck does not exceed 2 metres above final grade.

The purpose of the proposed application is to allow for the extension of a deck, across the front of a legally non-conforming 87 square metre (936.5 square feet) main dwelling, that will further encroach into the front yard of the property.

The effect of the proposed variance would be a 26.8 square metre (288.5 square feet) extension of a deck across the front and the side of the main dwelling, being 1.8 metres (6 feet) in width, and will have a setback of 0.139 metres (0.5 feet) from a corner of the deck of the existing cottage because of its proximity to the meandering water's edge.

The variance is being sought because the owners wish to replace the existing windows across the front of the cottage with two patio doors for a better appearance and functionality of the cottage.

Resolution 18-04-ADJ-05

Moved by G. Walker
Seconded by I. Mead

Application No. A07-18, to grant a variance from Section 5.22 c) viii), to allow for a 26.8 square metre (288.5 square feet) extension of a deck, being 1.8 metres (6 feet) in width, across the front and the side of the main dwelling, and will have a setback of 0.139 metres (0.5 feet) from a corner of the deck of the existing cottage, be **approved**, provided the railing installed across the front of the deck is glass.

Disposition Carried

6. Delegations

Nil

7. Correspondence

Nil

8. Administration

Nil

9. Unfinished Business

Nil

10. Adjournment

Resolution 18-04-ADJ-06

Moved by P. Ketchum
Seconded by D. Ashley

NOW THEREFORE BE IT RESOLVED that the Committee of Adjustment meeting of April 27, 2018, be discontinued at 11:40 a.m.

Disposition Carried

CHAIR

DATE

SECRETARY-TREASURER

DATE



TO: Chair French and Members of the Committee of Adjustment
FROM: Cale Henderson, Manager of Development & Environmental Services
DATE: May 18, 2018
RE: Minor Variance Application No. A08-18
(BEAL, Karrie & WELSH, Wayne)
LOCATION: 58 Lagoon Drive, Skerryvore Neighbourhood

RECOMMENDATION

Staff recommends that Application No. A08-18 be approved.

PROPOSAL

The applicant is 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 for a residential main dwelling located in Ward 3, is 6 metres (19.7 feet).

The purpose of this application is to grant relief from Section 6.1.3 h), resulting in a variance of 2.15 metres (7.1 feet). The effect of the proposed variance would be to permit the construction of a 180.4 square metre (1941.4 square feet) main dwelling, being 8.15 metres (26.7 feet) in height, being built on their property that has sloping terrain.

The owners have stated that they wish to make this dwelling their permanent home, and because they wish to have a partial basement on this property with sloping terrain, they are seeking relief from the by-law.

A copy of the application is attached as Appendix A.

PLANNING INFORMATION

Official Plan Neighbourhood:	Skerryvore
Zoning:	Coastal/Island Residential/Divided Exception 89 (CR/D-89)
Existing & Neighbouring Uses:	Residential
Property Size:	1.406 ha (3.47 ac)
Frontage:	+/- 145 metres (475 feet)

Neighbourhood; being approximately 1.4 ha (3.5 ac) in size. Overall, the property is well treed, with minimal existing development.

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. In this case, quantitatively, the variance would represent an increase of 2.15 metres (7.1 feet). The height restriction of 6 metres was established to minimize the visual impact of structures on the shoreline. Due to the approximate 27 metre (90 feet) front yard setback, the amount of vegetation in front and to the rear of the proposed building, and the low elevation of the building envelope, the increase in height appears to result in minimal visual impact on the surrounding neighbourhood. The height of the building will not project beyond the forest canopy.

Conclusion

The proposed variance would appear to be minor in nature.

ii) Desirable for Appropriate Development

The applicants have indicated that the height of the building is due to the sloping terrain, and the building cannot be lowered at its current location. The back of the building is level with grade. Further, they have indicated the building will be set back approximately 27 metres (90 feet).

Conclusion

Provided the existing vegetation remains to screen the increase in height, the proposed increase in height appears to represent appropriate development.

iii) Zoning By-law

The subject property is zoned the 'Coastal/Island Residential/Divided Exception 89 (CR/D-89)' Zone of Comprehensive Zoning By-law No. A2000-07, as amended. The property is located within Skerryvore in Ward 3, wherein dwellings are limited to a

maximum height of 6 metres from final grade. The requested variance would increase the height to 8.15 metres (26.7 ft).

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 are on islands where the impact from the water can be much greater and there is limited tree cover on the outer islands to assist in buffering development. The visual impact of the proposal is minimal, due to lot being located on mainland and the existing vegetation along the shoreline which screens the increase in height, making it imperceptible from the water.

All other aspects of the proposed development would appear to comply with the requirements of Comprehensive Zoning By-law No. A2000-07, as amended. However, it is important to note that the basement must be sufficiently below average grade in order to be classified as a basement, while at the same time the basement floor needs to be at or above the Georgian Bay flood elevation of 178.3 metres .

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 14.24 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 14.25 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 propose increase in size or height;

There are approximately 5 neighbours, across Moonlight Bay, who will be able to see the proposed main dwelling from their properties. In addition, neighbours directly to the east of the subject property may also be able to see the proposed dwelling. However,

due to the vegetation and the low lying elevation of the building envelope, it does not appear that the proposal will create any significant visual impacts. Ultimately, the vegetation in front of the proposed main dwelling will provide ample screening and the roof line will be below the top of the tree line, further helping to minimize the impact of the increased height.

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. As a result, the proposed main dwelling is 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 sloping terrain, as the rear of the building would meet the requirements. The owners could meet the height requirement if they were to move the building back and not have a walkout basement.

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

The increased height restriction would not appear to be the reason for non-compliance as a different design could easily be applied to this site.

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 applicant provided a site plan and elevations for the proposed new building, attached as Appendix 'B'.

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 vegetation and low elevation of the building envelope.

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

Height Variance

Subject: Height Variance

From: karrie ·

Date: 5/2/2018 12:17 PM

To: Cale Henderson <chenderson@thearchipelago.on.ca>

Good Afternoon Cale,

Would you please adjust the minor variance height on the application from 8.84 m to 8.15 m

Thank you,

Karrie Beal
58 Lagoon Drive,
Skerryvore, ON

12

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

TOWNSHIP
OF THE
ARCHIPELAGO

APR 03 2018

Application No. _____

PLANNING

BUILDING

A08-18

OFFICE USE ONLY

Date Received _____ Complete Application Yes No

Date Accepted _____ Applicable Fee Paid Yes No

1. Applicant / Agent Information

Name of Applicant / Agent
PAUL LUBBELINKOF, CEDARLAND HOMES

Address
62 PARRY SOUND DRIVE, P.O. BOX 366

City PARRY SOUND Province / State ONTARIO Postal / Zip Code P2A 2X4

Home Phone No. 7057462071 Business Phone No. 7057462071 email sales@cedarlandhomes.ca

2. Owner(s) Information

Name of Owner(s)
WAYNE REGINALD WELSH

KARRIE LOUISE BEAL

Address _____

City _____ Province / State ONTARIO 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 ALLOWABLE 6M HEIGHT

What is the nature and extent of the relief being sought?
WE WOULD LIKE TO HAVE A 8.84M ALLOWABLE HEIGHT TO MID PEAK.

Why is it not possible to comply with the provisions of the Zoning By-law?
WE ARE LOOKING TO BUILD OUR PERMANENT HOME ON THE PROPERTY WITH A PARTIAL FINISHED BASEMENT ON THE LAKESIDE MAKING THE HEIGHT EXCEED THE CURRENT ALLOWABLE LIMIT

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

Assessment Roll Number 4905-180-001-28604-000 Lot 34 Concession _____ 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. 3

Parcel No. 26041 SS Other Description SHAWANAGA CON 9 PT LOT 34

Dimensions of Subject Property:

Depth (metres) 106 & 160 Frontage (metres) 170+ Hectares 1.406

5. Land Use and Zoning

What was the date of acquisition of the subject land? NOVEMBER 2003

What are the existing uses of the subject land? SEASONAL COTTAGE

How long have the existing uses been carried out on the subject land? 87 YEARS

What are the proposed uses of the subject land? PERMANENT RESIDENTIAL

What are the existing uses of abutting properties? SEASONAL COTTAGES

What is the current Official Plan designation of the subject land? RDU

What is the current zoning of the subject land? PROPERTY CODE 391/UNIT CODE RDU

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
LOG CABIN	1931	1	111.3	111.3	4	138	10.5	135
OUTHOUSE	1935	1	3.34	3.34	7	131	24	129
SHED	2005	1	7.43	7.43	4.5	131	28	123
STORAGE GARAGE	2006	1	69.67	69.67	22	54	25	92

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
HOME				4	59.9	96.5	6
GARAGE	1			15	52	89	21

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.

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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 COMPOSTING TOILET

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 3 day of APRIL, 2018

I, Paul Kubbelink of the Town of Parry Sound in the County/District/Regional Municipality of Parry Sound 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 3 day of APRIL, 2018.

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

[Signature]
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, Karrie Beal & WAYNE WELSH am/are the owner(s) of the land that is the subject of this application and I/we authorize CEDARLAND HOMES to make this application on my/our behalf.

Date MAR 29 2018 Signature of Owner Karrie Beal

Date MAR 29 2018 Signature of Owner Wayne Welsh

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, Karrie Beal & WAYNE WELSH 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 CEDARLAND HOMES 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 MAR 29 2018 Signature of Owner Karrie Beal

Date MAR 29 2018 Signature of Owner Wayne Welsh

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, Karrie Beal & WAYNE WELSH 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 MAR 29 2018 Signature of Owner Karrie Beal

Date MAR 29 2018 Signature of Owner Wayne Welsh

Date _____ Signature of Owner _____

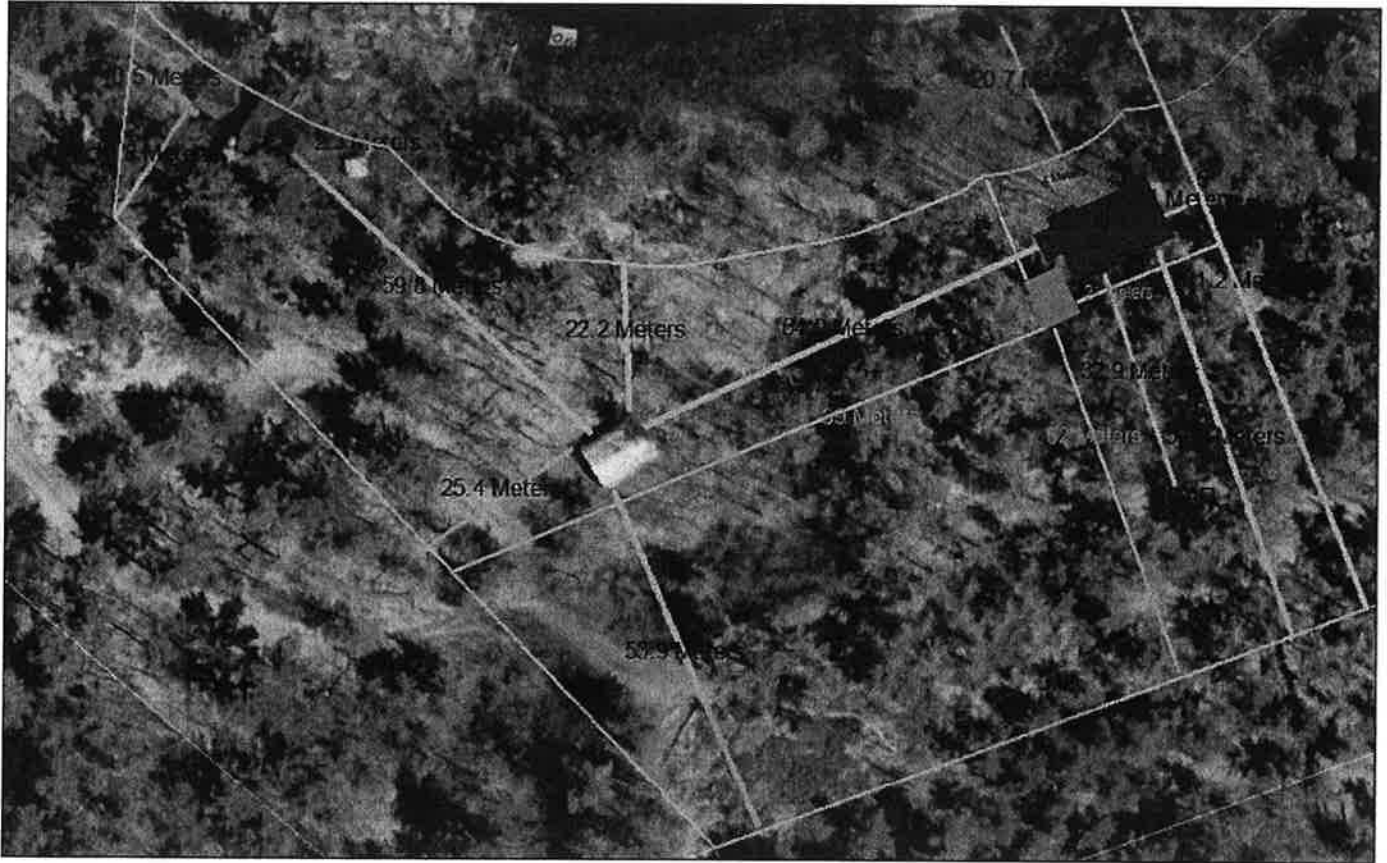
Date _____ Signature of Owner _____

APPENDIX 'B'
LOCATION MAP AND SKETCHES

SCHEDULE 'B'
LOCATION MAP AND SKETCHES



WPSGN Map



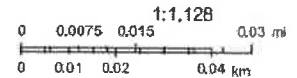
12/01/2018, 13:46:40

Ontario Parcel-Public

 HOUSE

 DECK

 GARAGE



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

wpsgn.ca
© West Parry Sound Geography Network

BEAL

Floor Area:	SQ.FT
Main Floor:	1,665
Upper Floor:	N/A
Garage:	N/A
Total Area:	1,665

Optional Deck Area:	SQ.FT
Deck #1:	64
Deck #2:	429
Deck #3:	16
Deck #4:	N/A
Deck #5:	N/A
Total Area:	509

Optional Porch Area:	SQ.FT
Porch #1:	64
Porch #2:	168
Porch #3:	N/A
Porch #4:	N/A
Total Area:	232

1 ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES

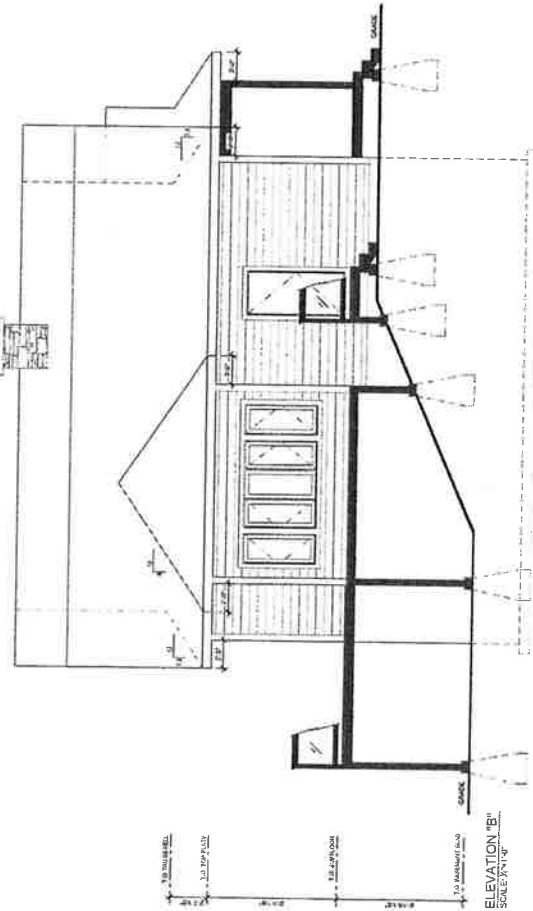
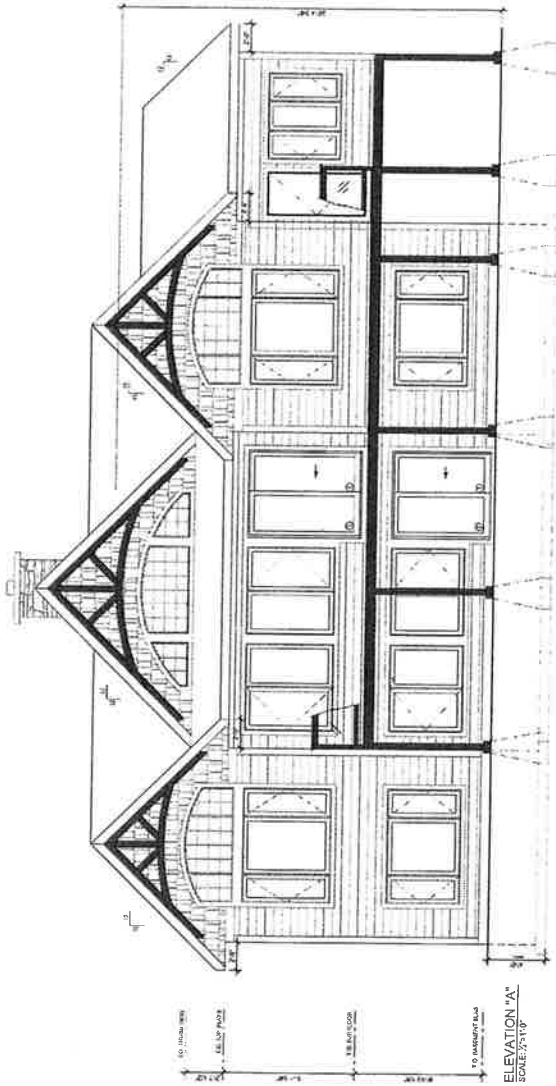
2 ALL DESIGN AND BUILDING PLANS ARE COPYRIGHTED AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT EXPRESS WRITTEN PERMISSION OF CEDARLAND HOMES LTD.

02MAY18 1/4" = 1'-0"
ELEV A & B

1/8" = 1'-0"
ELEV C



P.O. BOX #88
PARRY SOUND, ON
P 705-749-2071
F 705-745-0181



BEAL

Floor Area:	SQ.FT
Main Floor:	1,665
Upper Floor:	N/A
Garage:	N/A
Total Area:	1,665

Optional Deck Area:	SQ.FT
Deck #1:	64
Deck #2:	429
Deck #3:	16
Deck #4:	N/A
Deck #5:	N/A
Total Area:	509

Optional Porch Area:	SQ.FT
Porch #1:	64
Porch #2:	188
Porch #3:	N/A
Porch #4:	N/A
Total Area:	232

1 ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CODES

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REV 02MAY18 1/4" = 1'-0"
 ELEV C & D



CEDARLAND HOMES
 10 BOX 280
 PATTI SCUDLO CK
 P 709-746-2871
 F 709-746-6161

