The Archipelago Area Planning Board

AGENDA

Thursday, June 20th, 2019 – 1:00 p.m.
Council Chamber – Township of The Archipelago Office
9 James Street, Parry Sound

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1. MEETING CALLED TO ORDER

2. APPROVAL OF THE AGENDA

PB19-06-01 **NOW THEREFORE BE IT RESOLVED** that the agenda for the June 20th, 2019 meeting of The Archipelago Area Planning Board be approved.

3. DISCLOSURE OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

PB19-06-02 **NOW THEREFORE BE IT RESOLVED** that the minutes of The Archipelago Area Planning Board meeting held on May 16th, 2019, be approved as circulated.

Pages: 1 - 4

5. DELEGATIONS

Nil

6. CONSENT APPLICATIONS

i) BRUNKE, Catrin – Application No. B10-18

Concession 4, Part Lot 19, being Part F on Plan PSR-273 & Part 5 on Plan PSR-275, designated as Parcels 9840 & 27249 PSSS, in the geographic Township of Conger

Pages: 5 - 17

THE PURPOSE of Consent Application No. B10-18, is the re-division of 2 lots located in Concession 4, Part Lot 19, being Part F on Plan PSR-273, and Parts 5 and 6 on Plan PSR-275, which inadvertently merged on title due to a change in ownership.

THE EFFECT of the proposed consent would be two, developed lots located in Part Lot 19, Concession 4, in the geographic Township of Conger. The proposed severed lot is Part 6 on Plan PSR-275 (51 Earl's Road) and the proposed retained lot is Part 4 on Plan PSR-273 and Part 5 on Plan PSR-275 (53 Earl's Road).

ii) JACKLIN, Robert Estate – Application No. B07-19

Concession 11, Lots 10 and 11, being part of Parcel 605 PSSS including Parts 10-14, 16 on Plan 42R-17968 in the geographic township of Conger

Pages: 18 - 35

THE PURPOSE of Consent Application No. B07-19, is to separate the properties that merged during the Township's realignment of Armstrong-Jacklin Road, being part of Parcel 605 PSSS, including Parts 12 to 14 on Plan 42R-17968, located in Part of Lots 10 and 11, Concession 11, in the geographic Township of Conger.

THE EFFECT of the proposed consent would be to re-establish the division between the northerly and southerly portions of 44 Armstrong-Jacklin Road.

7. PLAN OF SUBDIVISION/CONDOMINIUM APPLICATIONS

Nil

8. ZONING APPLICATIONS

Nil

9. UNFINISHED / NEW BUSINESS

Nil

10. ADMINISTRATION

i) FINANCIAL STATEMENTS
Year ended December 31, 2018

PB19-06- **NOW THEREFORE BE IT RESOLVED** that the Board receives the financial statements, for the year ended December 31, 2018, as submitted by BDO Canada LLP.

Pages: 36 - 44

11. CORRESPONDENCE

Nil

12. ADJOURNMENT

PB19-06- **NOW THEREFORE BE IT RESOLVED** that The Archipelago Area Planning Board meeting of June20th, 2019 adjourn at _____.

THE ARCHIPELAGO AREA PLANNING BOARD

MINUTES

Thursday, May 16th, 2019 – 1:00 p.m.

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

MEMBERS PRESENT:

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

STAFF PRESENT:

C. Henderson, Planner
J. Nawroth, Secretary-Treasurer
M. Weaver, Clerk

APOLOGIES:

Nil

1. MEETING CALLED TO ORDER

Meeting called to order at 1:03 p.m.

3. APPROVAL OF THE AGENDA

RESOLUTION PB19-05-01

Moved by T. Knight
Seconded by I. Mead

NOW THEREFORE BE IT RESOLVED that the agenda for the May 16th, 2019, meeting of The Archipelago Area Planning Board be approved.

DISPOSITION CARRIED

4. ADOPTION OF MINUTES

RESOLUTION PB19-05-02

Moved by E. Manners
Seconded by D. Ashley

NOW THEREFORE BE IT RESOLVED that the minutes of The Archipelago Area Planning Board meeting held on March 28th, 2019, be approved.

DISPOSITION CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST

Nil

6. DELEGATIONS

Nil

7. CONSENT APPLICATIONS

i) **Marrin, Joseph & Alyson - Application Nos. B02-19, B03-19, B04-19**
Part of Broken Lot 56, Concession 14, including the Shore Road Allowance in front thereof, in the Unincorporated Township of Wallbridge

Cale Henderson, Planner, explained the nature of the application. Nancy Harris-Herr, agent working on behalf of the owners, attended in support of the application.

RESOLUTION PB19-05-03

Moved by G. Walker
Seconded by T. Knight

NOW THEREFORE BE IT RESOLVED that Application Nos. B02-19, B03-19 and B04-19, to create one new, residential lot, being approximately 0.41 hectares (1 acre) in size, having a frontage of 54.7 metres (179.5 feet), one new, residential lot, being approximately 0.41 hectares (1 acre) in size, having a frontage of 45.7 metres (150 feet), a retained lot being approximately 1.05 hectares (2.6 acres) in size with 66.4 metres (218 feet) of frontage, and a right-of-way across the severed lands to access the retained lands subject to the conditions contained in the Decision, be approved.

DISPOSITION CARRIED

ii) Bradley, Norman & Michael - Application Nos. B05-19, B06-19
Part Lot 1, Concession 9, Parts 1 and 2 on Plan 42R-6644
Being Parcels 20679 and 7058 PSSS
In the geographic Township of Cowper

47 Georgian Bay Water
49 Georgian Bay Water

Five Mile Bay Neighbourhood

Cale Henderson, Planner, explained the nature of the application. John Jackson, agent working on behalf of the owners, attended in support of the applications.

RESOLUTION PB19-05-03

Moved by S. Wohleber
Seconded by D. Ashley

NOW THEREFORE BE IT RESOLVED that Application Nos. B05-19, and B06-19, to convey a portion of land being 0.076 hectares (0.19 acres) in size from 49 Georgian Bay Water (Part 2 on Plan 42R-6644, designated as Remaining Parcel 7058 PSSS), to the abutting lot being 47 Georgian Bay Water (Part 1 on Plan 42R-6644, designated as Parcel 20679 PSSS), and to convey a portion of land being 0.006 hectares (0.015 acres) in size from 47 Georgian Bay Water, to the abutting lot being 49 Georgian Bay Water, be approved, subject to the conditions contained in the Decision.

DISPOSITION CARRIED

8. PLAN OF SUBDIVISION/ CONDOMINIUM APPLICATIONS

Nil

9. ZONING APPLICATION

Nil

10. CORRESPONDENCE

Nil

11. UNFINISHED / NEW BUSINESS

Nil

12. ADMINISTRATION

Nil

13. ADJOURNMENT

The Archipelago Area Planning Board meeting of May 16th, 2019, adjourned at 1:37 p.m.

CHAIR DATE

SECRETARY-TREASURER DATE

THE ARCHIPELAGO AREA PLANNING BOARD

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

TO: Chair Frost and Members
The Archipelago Area Planning Board

FROM: Cale Henderson, Manager Development & Environment Services
Jane Nawroth, Planning Assistant

DATE: May 16, 2019

RE: Consent Application No. B10-18 (BRUNKE, Catrin)
Part F on Plan PSR-273 and Parts 5 and 6 on Plan PSR-275, located in Part of Lot19, Concession 4, in the geographic Township of Conger

PROPOSAL

Nature of Application: Consent Application No. B10-18 proposes to sever the subject lands into two, residential lots. The subject lands were originally two separate lots; however, when the properties changed ownership, the two lots inadvertently merged on title. The proposal will result in the re-establishment of the two lots.

Lot Dimensions:

	Proposed Lot Area	Proposed Lot Frontage
Severed Lot	0.30 hectares (0.73 acres) +/-	30 metres (98 feet) +/-
Retained Lot	0.59 hectares (1.45 acres) +/-	31.3 metres (102.7 feet) +/-

PLANNING INFORMATION

Neighbourhood: Healey Lake Neighbourhood
Zoning: Inland Lakes Residential (IR)
Adjacent Uses: Residential

ANALYSIS

Provincial Policy Statement

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

The applicant has requested a consent to re-establish a residential lot, for recreational residential purposes. The retained and severed lots are presently used residentially and both are developed having a main dwelling as well as accessory buildings and structures. As a result, the proposal will not result in any additional development.

Conclusion

The requested consent application would appear to conform to the Provincial Policy Statement.

Official Plan

Section 10.4 of Neighbourhood Growth Policies, in the Official Plan for the Township of The Archipelago states:

> *"Exceptions to the severance policies set out in this Section may be given consideration in cases where deed or title correction is required."*

The subject lands were originally two separate lots; however, when the ownership of the properties changed, the two lots inadvertently merged on title.

The subject property is located within the Healey Lake Neighbourhood and Section 10.44 of the Official Plan states:

> *"No further development, excepting the infilling of existing lots of record, is permitted in the Healey Lake Neighbourhood subject to Section 14 – Development Procedures and Standards and any other applicable policies of this Plan."*

The proposed severed lands, as they existed prior to the adoption of the Official Plan, can be considered an existing lot of record. Further, as the retained and severed lands are already developed, the proposal does not lead to further development.

In review of Section 14 – Development Procedures and Standards, the following are salient points respecting the proposed consent:

- The proposed development is appropriate in terms of its density relative to the surrounding area.
- The lands were originally two separate lots and are already developed and suitable as two separate lots.

Conclusion

The subject proposal to re-establish two residential lots would appear to conform to the relevant provisions of the Official Plan.

Comprehensive Zoning By-law

The proposed consent would re-establish the lots with the same area and frontage that existed prior to them merging on title. Because they were in existence prior to the passage of the by-law, the dimensions are considered to comply with the minimum lot requirements of Comprehensive Zoning By-law No. A2000-07, as amended.

Conclusion

The proposed consent to re-establish two residential lots would appear to comply with the requirements of the Comprehensive Zoning By-law.

COMMENTS RECEIVED

The proposed consent application was circulated to the required agencies and property owners as per the requirements of the Planning Act, R.S.O. 1990, c.P.13 and associated regulations. Any comments received on or before June 20th, 2019, will be made available at the meeting.

RECOMMENDED CONDITIONS

Based on the foregoing, the following conditions are recommended for consent application B01-19:

1. That the approval of Consent Application No. B01-19 shall apply to the creation of one new residential lot, as shown in this application;

2. That the following documents be provided for the transaction as described in Condition No. 1 above:

   a) A transfer document bearing original signatures and one photocopy for the Board's records, on which is set out the legal description of the subject parcel(s) and the names of the transferor(s) and transferee(s);

   b) A schedule to the Transfer document on which is set out the legal description of the subject parcel. Each schedule must also bear the same names of the transferor(s) and transferee(s) as indicated on page 1 of the Transfer document;

3. That the shore road allowance fronting the properties be stopped up, closed and conveyed to the owner(s) of the each, respective lot.

Respectfully submitted,

Cale Henderson, MCIP, RPP
Manager Development &
Environmental Services

Jane Nawroth
Planning Assistant

APPENDIX 'A'
APPLICATION

Print Form

The Archipelago Area Planning Board

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

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

OFFICE USE ONLY

Date Received _____ Complete Application ☐ Yes ☐ No Application No. B10-18

Date Accepted _____ Applicable Fee Paid ☑ Yes ☐ No

~~$1100~~

1. Applicant / Agent Information

Name of Applicant / Agent
David Ryan

Address
301 - 395 Centre Street North

City Huntsville Province / State ON Postal / Zip Code P1H 2P5

Home Phone No. 705 783 1769 Business Phone No. 705 788 7077 email david.ryan@ryanandlewis.com

2. Owner(s) Information

Name of Owner(s)
Catrin Brunke

Address

City _ Province / State _ Postal / Zip Code _

Home Phone No. _ usiness Phone No. / email _

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

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

Assessment Roll Number 4905- _____ Lot 19 Concession 4 Island No. Conger /

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

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

Parcel No. 9840 + 9832 Other Description Parts 5 + 6, Plan PSR 275

Dimensions of Subject Property:

Depth (metres) 89.62 Frontage (metres) 60.58 Hectares 0.62

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

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

Parts 5+6, PSR275 both have a right of way over Part 4, PSR27

4. Purpose of the Application (check appropriate box)

☑ creation of new lot ☐ addition to a lot ☐ an easement or right-of-way

☐ a charge ☐ a lease ☑ a correction of title ☑ other purpose

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

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

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

		Lot 1 5	Lot 2 6	Lot 3	Retained
Description of Land	Frontage (metres)	30.01	30.48		
	Depth (metres)	89.62	94.07		
	Area (hectares)	0.32	0.30		
Use of Property	Existing Use(s)	Cottage	Cottage		
	Proposed Use(s)	Same	Same		
Buildings or Structures	Existing	Cottage	Cottage		
	Proposed	Same	Same		

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

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

N/A

6. Land Use

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

Healey Lake Neighbourhood - Recreational Residential

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

Inland Lakes Residential

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

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

☑ Yes ☐ No

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

☑ Yes ☐ No

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

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

7. History of the Subject Land

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

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

N/A

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

N/A

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

☐ Yes ☑ No

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

N/A

8. Current Applications

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

☐ Yes ☑ No ☐ Unknown

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

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

Location Plan

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

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

Site Plan

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

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

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

10. Other Information

Please see attached

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11. Affidavit or Sworn Declaration

Dated at the CITY OF TORONTO this 17th day of SEPTEMBER, 2018

I, CATRIN BRUNKE of the CITY OF TORONTO in the ~~County/District/Regional Municipality of~~ PROVINCE OF ONTARIO 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 CITY of TORONTO

in the PROVINCE of ONTARIO this 17th day of SEPTEMBER, 2018.

Michel Bouchard
A Commissioner of Oaths

Signature of Owner or authorized Applicant / Agent

12. Authorizations

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

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

I/We, Catrin Brunke, am/are the owner(s) of the land that is the subject of this application and I/we authorize David Ryan to make this application on my/our behalf.

Date SEPTEMBER 17, 2018 Signature of Owner

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

12. Authorizations (cont'd)

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

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

I/We, Catrin Brunke, 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 David Ryan 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 SEPTEMBER 17, 2018 Signature of Owner [signature]

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

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

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

I/We, Catrin Brunke, 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 SEPTEMBER 17, 2018 Signature of Owner [signature]

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

10. Other Information

This Application is to sever Part 5, PSR275, from Part 6, PSR275.

Historically, these two Parts were separate lands. Each of Part 5 and Part 6 has a separate cottage on them. The two Parts were inadvertently merged on March 8, 2010, when Part 6 was transferred from the joint names of Nicolas Stiliadis and Catrin Brunke into the sole name of Catrin Brunke. At that time, Catrin Brunke was the sole owner of Part 5. This caused an unintended merger of Parts 5 & 6, PSR275.

This Application is to return to the status quo as it existed before the inadvertent merger occurred.

The following are the relevant dealings with Part 6, PSR275:

a. By Transfer 48740, registered on February 5, 1963, Douglas Palmer conveyed to Michael Halfinger and Barbara Halfinger, as joint tenants, the Part 6, PSR275. There was no *Planning Act* consent to sever for this Transfer. However, there was no subdivision control by-law registered on title. Therefore the subdivision control provisions of the *Planning Act* did not then apply and this conveyance did not violate the *Planning Act*, despite that Douglas Palmer then owned abutting lands.

b. On July 14, 1986, a Survivorship Application was registered showing Barbara Halfinger as the sole surviving joint tenant.

c. By Transfer 151019, registered on July 14, 1986, Barbara Halfinger conveyed to Mary and Bortolo Dalcin the Part 6, PSR275. The *Planning Act* statements were completed on this document, thus curing any prior *Planning Act* violations, if any.

d. By Transfer GB14658, registered on June 13, 2008, Bortolo and Mary Dalcin conveyed to Catrin Brunke and Nicolas Stiliadis the Part 6, PSR275. The *Planning Act* statements were completed on this document, thus curing any prior *Planning Act* violations, if any.

e. By Transfer GB30359, registered on March 8, 2010, Catrin Brunke and Nicolas Stiliadis conveyed Part 6 solely to Catrin Brunke. Given that Catrin Brunke then solely owned the abutting Part 5, title of Part 6 merged with Part 5 for *Planning Act* purposes.

The following are the relevant dealings with Part 5, PSR275:

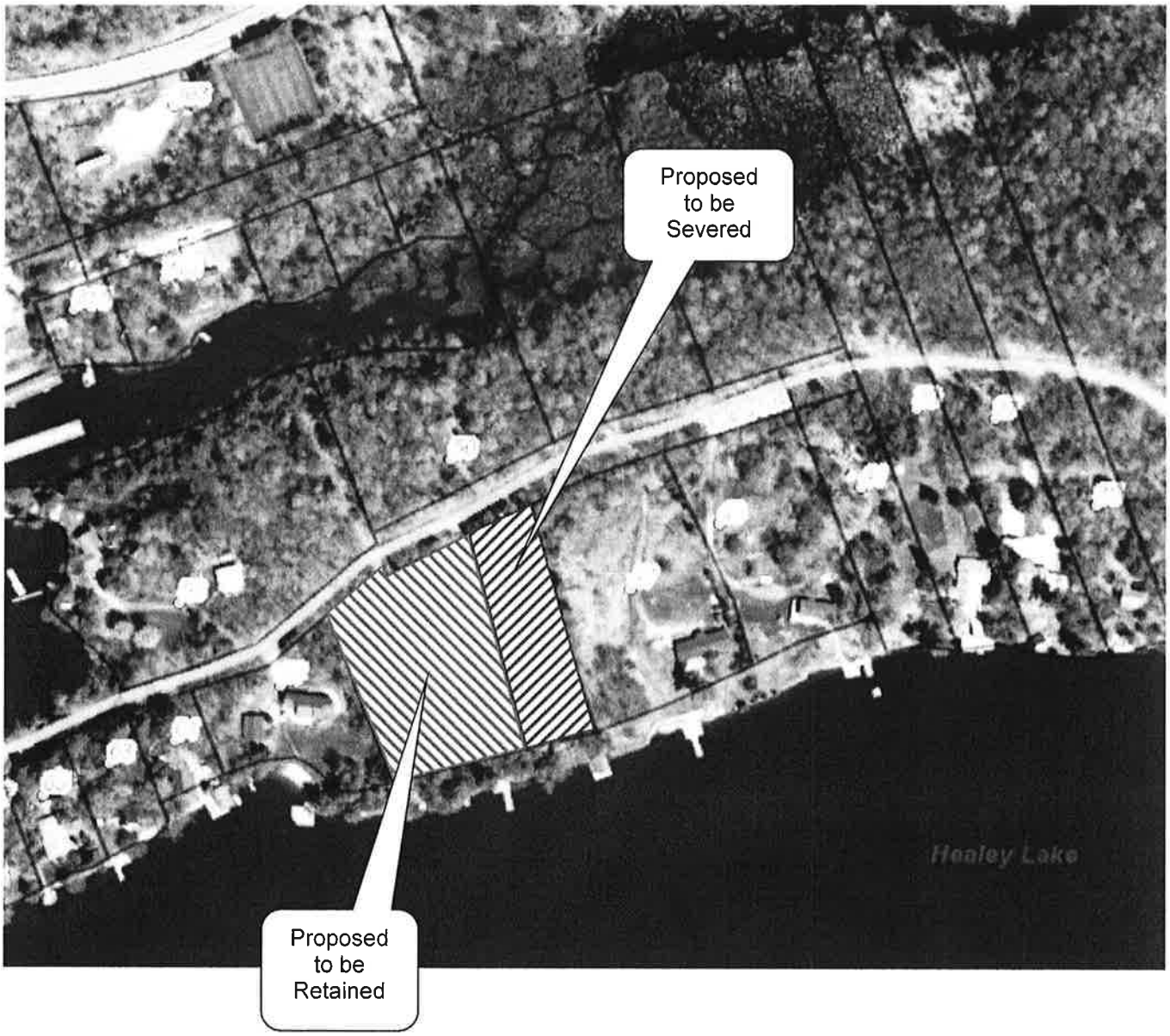
a. By Transfer 48771, registered on February 13, 1963, Douglas Palmer conveyed to Sinisha and Valentina Resanovich the Part 5, PSR275. There was no *Planning Act* consent to sever for this Transfer. However, this Transfer did not violate the subdivision control provisions of the *Planning Act* despite the fact that Palmer owned abutting lands. There was no registered by-law deeming these lands to be an area of subdivision control under the *Planning Act* and therefore the subdivision control provisions of the *Planning Act* did not apply to this Transfer. Therefore this Transfer was valid for *Planning Act* purposes.

b. By Transfer LT153319, registered on November 6, 1986, Sinisha and Valentina Resanovich conveyed to Catrin Brunke and Nicolas Stiliadis the Part 5, PSR275.

c. By Transfer GB168666, registered on December 21, 1988, Catrin Brunke and Nicolas Stiliadis conveyed Part 5 solely to Catrin Brunke. This was a Transfer for natural love and affection.

APPENDIX 'B'
LOCATION MAP AND SKETCH

Consent Application No. B10-18 (BRUNKE)



THE ARCHIPELAGO AREA PLANNING BOARD

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

TO: Chair Frost and Members
The Archipelago Area Planning Board

FROM: Cale Henderson, Manager of Development & Environmental Services

DATE: June 20, 2019

RE: Consent Application B07-19 (JACKLIN, Robert - Estate)
44 Armstrong-Jacklin Road
Concession 11, Lots 10 and 11, being part of Parcel 605 PSSS, including Parts 12-14 on Plan 42R-17968, in the geographic township of Conger

PROPOSAL

The purpose of Consent Application No. B07-19, is to separate the properties that merged during the Township's realignment of Armstrong-Jacklin Road, being part of Parcel 605 PSSS, including Parts 12 to 14 on Plan 42R-17968, located in Part of Lots 10 and 11, Concession 11, in the geographic Township of Conger.

The effect of the proposed consent would be to re-establish the division between the northerly and southerly portions of 44 Armstrong-Jacklin Road.

	Proposed Lot Area	Proposed Lot Frontage
Severed Lot	10 ha (25 ac) +/-	233 m (765 ft) +/-
Retained Lot	19.8 ha (49 ac) +/-	358 m (1175 ft) +/-

PLANNING INFORMATION

Neighbourhood: Blackstone Lake
Zoning: Inland Lakes Residential (IR), Environmentally Sensitive (ES) & Environmentally Sensitive One (ES-1)

ANALYSIS

Provincial Policy Statement

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

The proposal re-establishes two historical residential lots. The retained lands are currently zoned and used residentially and historically were used as a farm. The severed lands are zoned residential, but are currently vacant. As both lots existed, and were merged inadvertently, the proposal will not result in any additional development.

Conclusion

The requested consent application would appear to conform to the Provincial Policy Statement.

Official Plan

The subject property is located within the Blackstone Lake Neighbourhood in the Official Plan for the Township of The Archipelago. Section 10.38 of the Official Plan states:

> *'A consent resulting in the creation of up to three new lots per holding may be considered subject to Section 14 – Development Procedures and Standards and any other applicable policies.'*

In addition to the above policy, Section 10.4 of the Official Plan states:

> *'Exceptions to the severance policies set out in this Section may be given consideration in cases where deed or title correction is required.'*

The proposed severed lands, as they existed prior to the adoption of the Official Plan, can be considered existing lots of record. Further, as per the correspondence provided by Mr. Joel Kennedy, the merger was inadvertent during the process of clarifying title of the municipal road. As a result, the proposal does not appear to count towards the permitted 3 new lots per Section 10.38 of the Official Plan.

In review of Section 14 – Development Procedures and Standards, the following are salient points respecting the proposed consent:

- Both retained and severed lots are large and appear appropriate for the existing permitted uses.
- The proposed development is appropriate in terms of its density relative to the surrounding area.
- The lands were originally two separate lots and the proposal is considered title correction.

Conclusion

The subject proposal to re-establish residential lots would appear to conform to the relevant provision of the Official Plan.

Comprehensive Zoning By-law

The proposed consent would re-establish the lots with the same area and frontage that existed prior to them merging on title. Because they were in existence prior to the passage

of the by-law, the dimensions are considered to comply with the minimum lot requirements of Comprehensive Zoning By-law No. A2000-07, as amended.

Conclusion

The proposed consent to re-establish two water-access residential lots would appear to comply with the requirements of the Comprehensive Zoning By-law.

COMMENTS RECEIVED

The proposed consent application was circulated to the required agencies and property owners as per the requirements of the Planning Act, R.S.O. 1990, c.P.13 and associated regulations. Any comments received on or before June 20, 2019 will be made available to the Planning Board at the meeting.

RECOMMENDED CONDITIONS

Based on the foregoing, the following conditions are recommended for consent application B07-19:

1. That the approval of Consent Application No. B07-19 shall apply to the creation of one new residential lot, as shown in this application;

2. That the following documents be provided for the transaction as described in Condition No. 1 above:

    a) A transfer document bearing original signatures and one photocopy for the Board's records, on which is set out the legal description of the subject parcel(s) and the names of the transferor(s) and transferee(s);

    b) A reference plan of survey bearing the Land Registry Office registration number and signature as evidence of its deposit therein, and which illustrates the parcels to which the consent approval is related. **Prior to having the survey plan registered, the Board will require a copy of a draft plan from a surveyor to ensure it is in compliance with the approved application;**

Respectfully submitted,

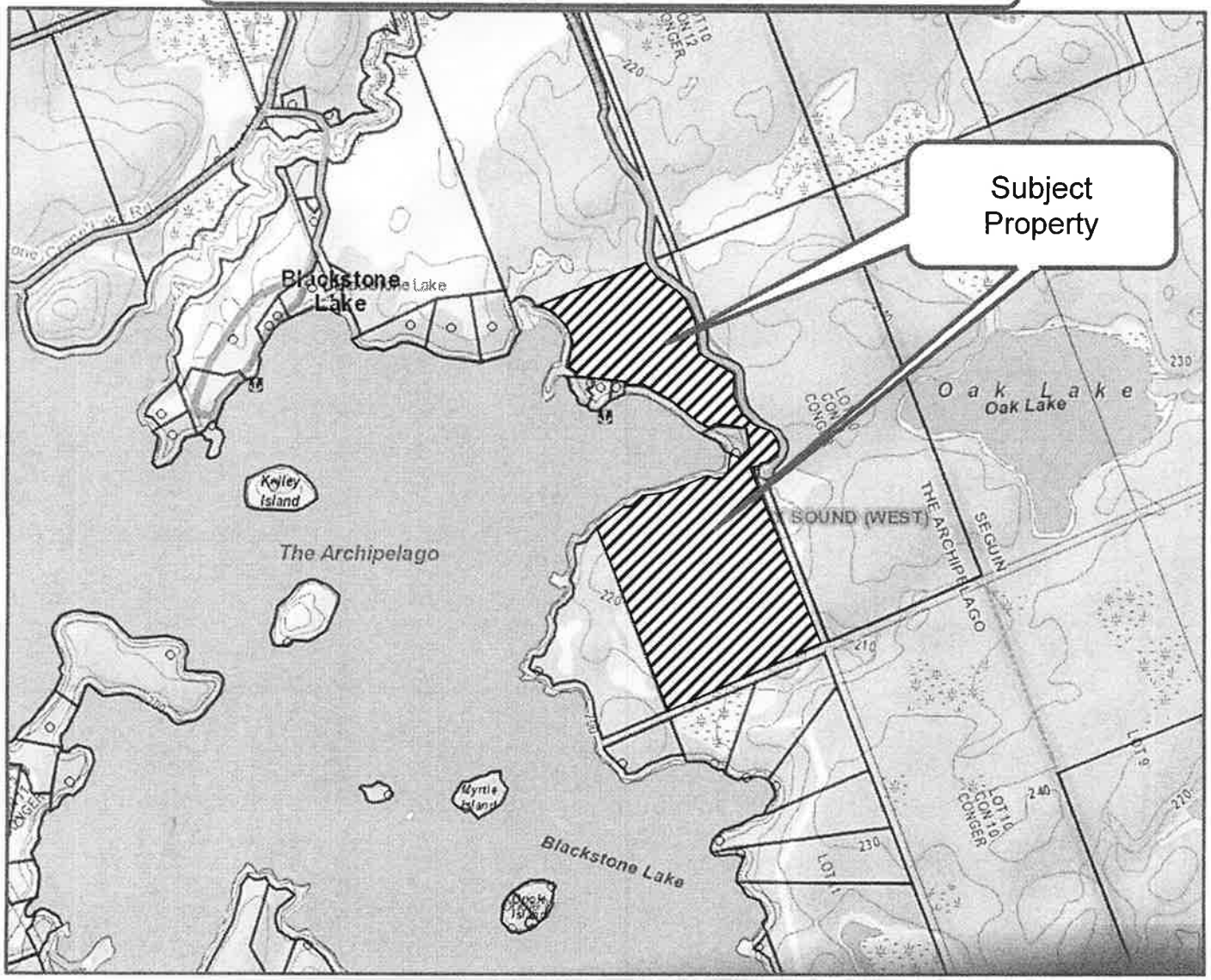
Cale Henderson, MCIP, RPP
Manager of Development & Environmental Services

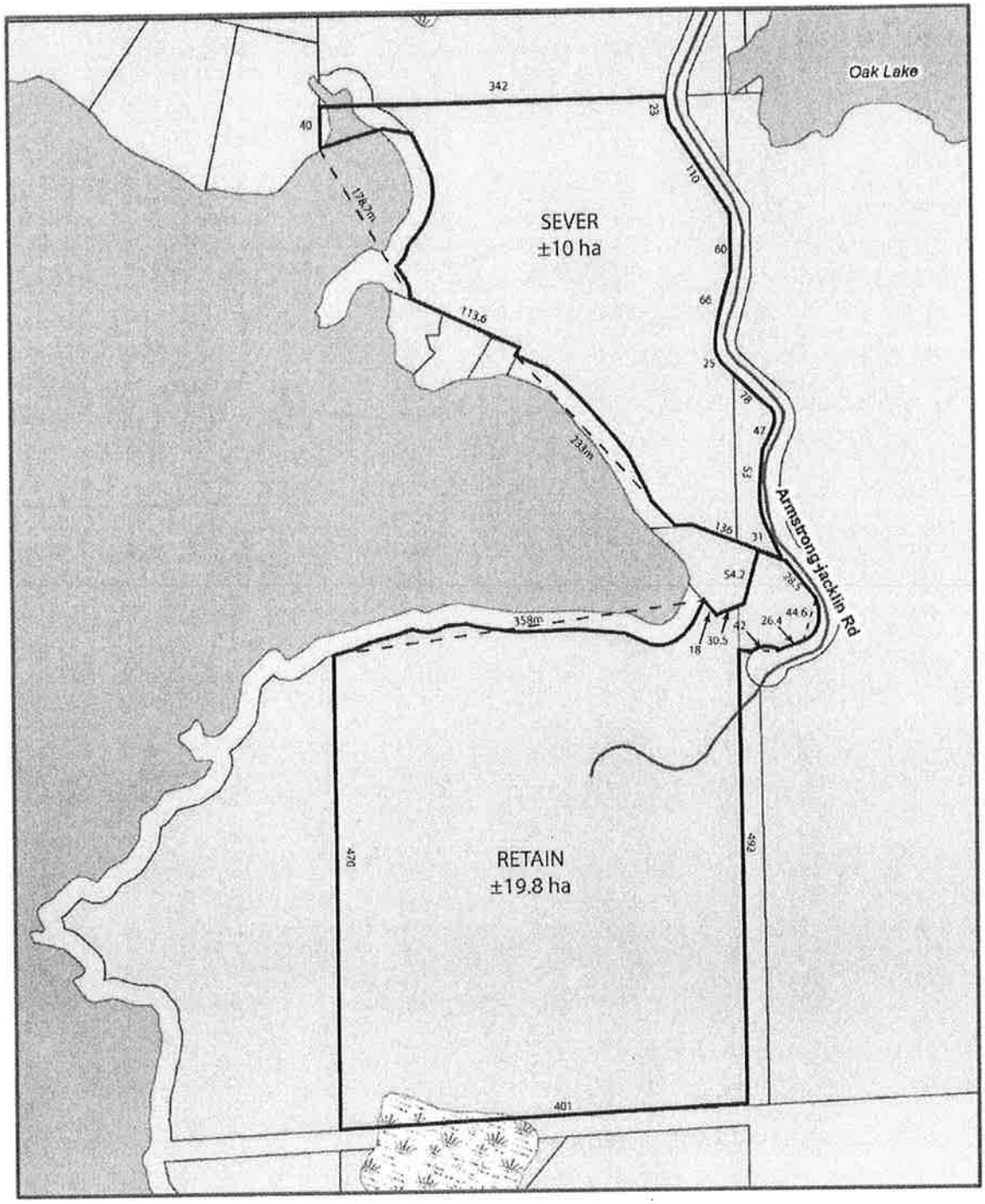
20

APPENDIX 'A'

CONSENT SKETCH/KEY MAP

Consent Application No. B07-19 (Jacklin Estate)




Oak Lake
342
40
178.7m
SEVER
±10 ha
113.6
233m
358m
RETAIN
±19.8 ha
420
401
Armstrong-Jacklin Rd
136
54.2
18
30.5
42
26.4
44.6
31
47
25
60
66
110
53
78
432

APPENDIX 'B'

APPLICATION

Print Form

The Archipelago Area Planning Board

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

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

OFFICE USE ONLY

Date Received _____ Complete Application ☐ Yes ☐ No

Date Accepted _____ Applicable Fee Paid ☐ Yes ☐ No

TOWNSHIP OF THE ARCHIPELAGO
Application No. B07
APR 30 2019
☐ PLANNING
☐ BUILDING

1. Applicant / Agent Information

Name of Applicant / Agent

John Jackson Planner Inc

Address

70 Isabella Street, Unit 110

City Parry Sound Province / State Ontario Postal / Zip Code P2A 1M6

Home Phone No. _____ Business Phone No. 705-746-5667 email JJPlan@Cogeco.net

2. Owner(s) Information

Name of Owner(s)

Estate of Robert Jacklin

Address

City _____ Province / State _____ Postal / Zip Code _____

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

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

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

Assessment Roll Number 4905- 09000304000 (490509000304100) Lot 10-11 Concession 11 Island No. _____

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

Reference Plan No. (if any) Plan No. 42R - 17968 Part No. 10-14,16

Parcel No. _____ Other Description Part of Road Allowance

Dimensions of Subject Property:

Depth (metres) ±340 Frontage (metres) ±810 Hectares ±29.8

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

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

Access to 24, 28, 32 Armstrong-Jacklin Road

4. Purpose of the Application (check appropriate box)

☒ creation of new lot ☐ addition to a lot ☐ an easement or right-of-way

☐ a charge ☐ a lease ☐ a correction of title ☐ other purpose

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

Unknown

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

25

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

		Lot 1	Lot 2	Lot 3	Retained
Description of Land	Frontage (metres)	411.7			358
	Depth (metres)	342			490
	Area (hectares)	10			19.8
Use of Property	Existing Use(s)	Vacant			Residential
	Proposed Use(s)	Seasonal/Cottage			Residential
Buildings or Structures	Existing	None			Dwelling, Barn
	Proposed	Unknown			Unknown

		Lot 1	Lot 2	Lot 3	Retained
Access	Provincial Highway				
	Municipal road, maintained all year				
	Municipal road, maintained seasonally				
	Other public road	✓			✓
	Right-of-way				
	Water Access (see Section 9)				
Water Supply	Privately owned and operated individual well				
	Privately owned and operated communal well				
	Lake or other water body	✓			✓
	Other means				
Sewage Disposal	Privately owned and operated individual septic system	✓			✓
	Privately owned and operated communal septic system				
	Privy				
	Other means				
Other Services	Electricity	✓			✓
	School Bussing				
	Garbage Collection				

Note: Please provide a copy of the building permit or certificate of approval for the existing septic system, if applicable.

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

Township owned - maintained seasonally by others

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6. Land Use

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

What is the current zoning of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?
Inland Lakes Residential (IR)

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

Is the subject property within an area of land designated under any Provincial plan or plans?
☒ Yes ☐ No

If yes, does the application conform to or not conflict with the applicable Provincial plan or plans?
☒ Yes ☐ No

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

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

7. History of the Subject Land

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

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

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

Has any land been severed from the parcel originally acquired by the owner of the subject land?
☐ Yes ☒ No

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

8. Current Applications

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

☐ Yes ☒ No ☐ Unknown

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

_____

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

Location Plan

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

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

Site Plan

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

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

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

10. Other Information

_____

_____

_____

_____

11. Affidavit or Sworn Declaration

Dated at the Town of Parry Sound this 30th day of April, 2019

I, John Jackson 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 30th day of april, 2019.

A Commissioner of Oaths

Patrick James Christie, a Commissioner, etc.,
Province of Ontario, for John Jackson Planner Inc.,
Expires October 12, 2021.

Signature of Owner or authorized Applicant / Agent

12. Authorizations

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

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

I/We, Estate of Robert Vernon Jacklin, am/are the owner(s) of the land that is the subject of this application and I/we authorize John Jackson to make this application on my/our behalf.

Date Apr. 30/19 Signature of Owner Bonnie Nejmanic

Date Apr. 30/19 Signature of Owner

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

12. Authorizations (cont'd)

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

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

I/We, Estate of Robert Vernon Jacklin, 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 John Jackson 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 Apr. 30/19 Signature of Owner Bonnie Nezirevic

Date April 30/19 Signature of Owner [signature]

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

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

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

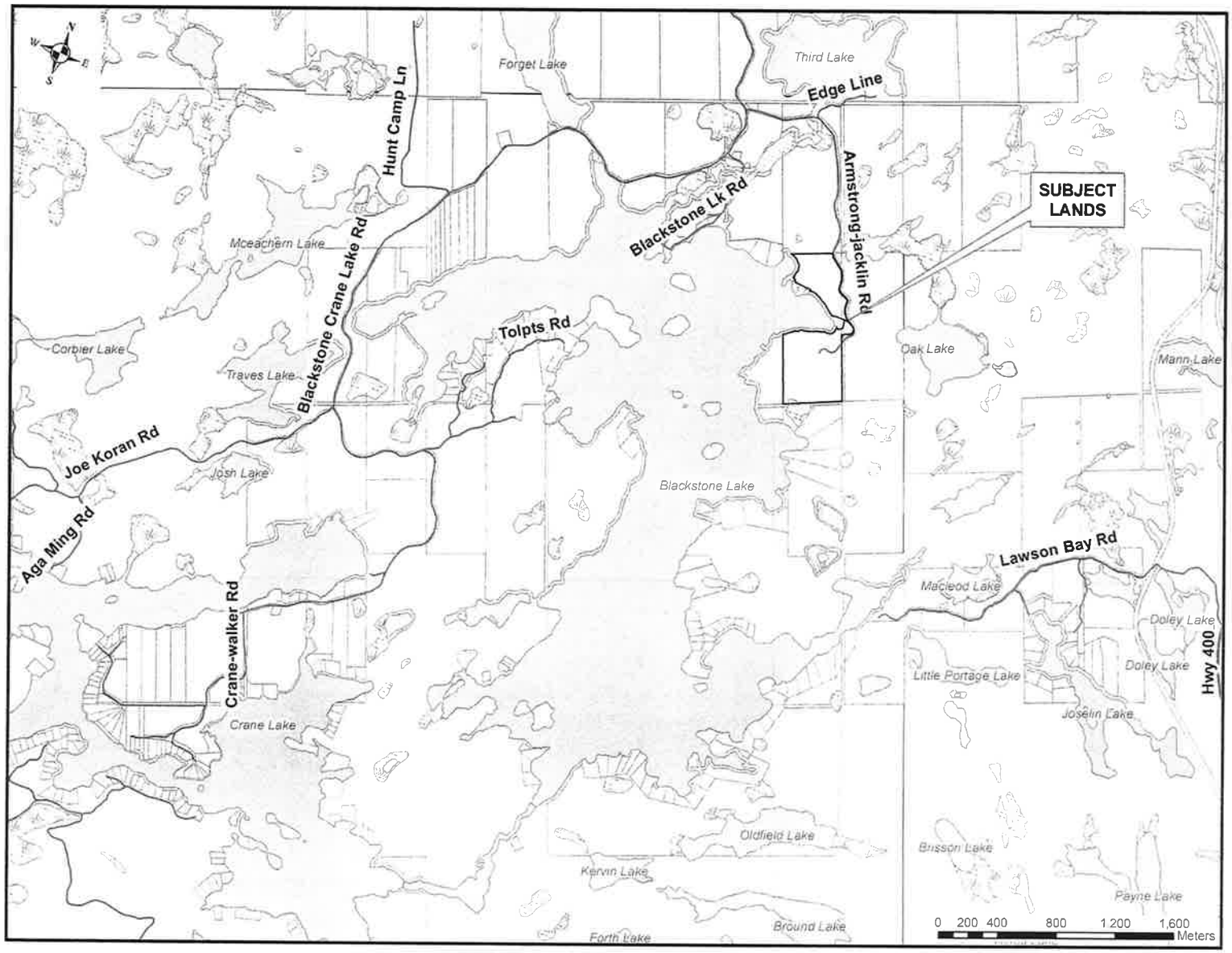
I/We, Estate of Robert Vernon Jacklin, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information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

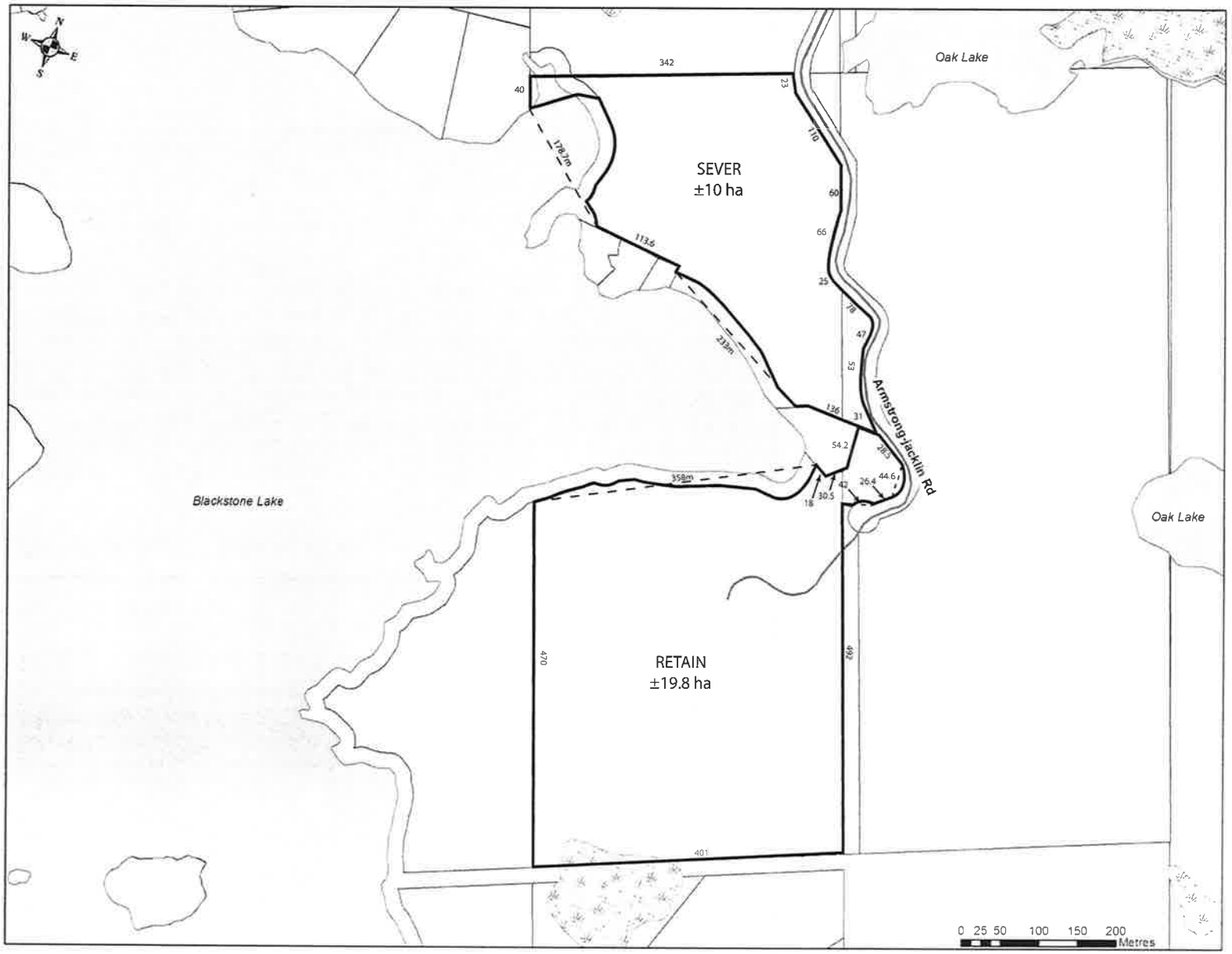
Date Apr. 30/19 Signature of Owner Bonnie Nezirevic

Date April 30/19 Signature of Owner [signature]

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____


Forget Lake
Third Lake
Edge Line
Hunt Camp Ln
Blackstone Lk Rd
Armstrong-jacklin Rd
SUBJECT LANDS
Mceachern Lake
Blackstone Crane Lake Rd
Tolpts Rd
Corbier Lake
Traves Lake
Oak Lake
Mann Lake
Joe Koran Rd
Josh Lake
Blackstone Lake
Aga Ming Rd
Lawson Bay Rd
Macleod Lake
Crane-walker Rd
Doley Lake
Doley Lake
Hwy 400
Little Portage Lake
Joselin Lake
Crane Lake
Oldfield Lake
Brisson Lake
Kervin Lake
Payne Lake
Forth Lake
Bround Lake
0 200 400 800 1,200 1,600
Meters


N
W
E
S
342
40
23
110
60
66
25
78
47
53
31
28.3
44.6
26.4
42
30.5
18
54.2
136
113.5
178.1m
233m
358m
SEVER
±10 ha
RETAIN
±19.8 ha
Oak Lake
Oak Lake
Blackstone Lake
Armstrong-Jacklin Rd
470
492
401
0 25 50 100 150 200
Metres

APPENDIX 'C'

CORRESPONDENCE

Subject: RE: Estate of Bob Jacklin (Beaumont and Nezirevic)
From: Joel Kennedy <jkennedy@areslaw.ca>
Date: 8/27/2018 5:12 PM
To: 'john jackson' <jjplan@cogeco.net>

Hi John:

I certainly can represent that the merger was inadvertent – as a matter of fact, because of the care we took to keep the retained portion of the road allowance separate from the acreage on both sides of it, I can say with some confidence that a merger was the last thing that Bob Jacklin would have wanted.

Joel Kennedy
Counsel
Ares Law Professional Corporation
7 James St., Parry Sound, ON
P2A 1T4
Tel: 705-7 7057466444
Fax: 705 – 746 – 2366
E – mail : jkennedy@areslaw.ca

The contents of this email are confidential, and may be subject to solicitor client privilege. Unauthorized use or disclosure is prohibited. If received in error, please reply accordingly, and delete this email and your reply.

From: john jackson [mailto:jjplan@cogeco.net]
Sent: August 16, 2018 2:41 PM
To: Joel Kennedy <jkennedy@areslaw.ca>
Subject: Estate of Bob Jacklin (Beaumont and Nezirevic)

Hello Joel,
I believe that you have been speaking to the estate people (Rob Beaumont and Nezirevic) regarding future transactions of the Jacklin lands.
The two critical properties in terms of value are those fronting directly on Blackstone Lake;
PIN 0604
PIN 0605
It would appear that the two PINS may be joined by way of a small strip of land just north of the terminus of the Armstrong-Jacklin Road turn around.
I suspect that the owner would have not intended to have this merger take place particularly since part of the road allowance (PIN 0610) was registered in a separate name.
The important policy issue here is that separate parcels on Blackstone Lake are eligible for the creation of up to three new lots each.
If there could be a case made that the merging of these lands must have been inadvertent, the planner at The Archipelago has confirmed he would treat them as separate for policy purposes.
Your insight would be greatly appreciated.
Regards.
John Jackson

John Jackson
John Jackson Planner Inc.

70 Isabella Street, Unit#110
Parry Sound, ON
P2A 1M6

Phone: 705-746-5667
FAX: 705-746-1439

This e-mail contains information from the office of John Jackson Planner Inc. which may be confidential or privileged. This e-mail is intended initially for the information of only the person to whom it is addressed. Be aware that any disclosure, copying, distribution or use of the contents of this e-mail, without the consent of such person, is prohibited.

Virus-free. www.avg.com

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Subject: RE: Consent file B07-19 (Jacklin)
From: Lauren Irvine <lirvine@seguin.ca>
Date: 5/27/2019, 1:39 PM
To: Jane Nawroth <jnawroth@thearchipelago.on.ca>
CC: Adam Kozlowski <akozlowski@seguin.ca>

Hi Jane,

Hope you had a great weekend!

We received the Notice of Hearing for the above property and we don't have any concerns.

Best Regards,
--

Lauren Irvine
Planning Assistant
Planning Department

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
www.seguin.ca
phone: (705) 732-4300
fax: (705) 732-6347

The Corporation of the Township of The Archipelago Planning Board

Financial Statements
Year ended December 31, 2018

Contents

Independent Auditor's Report	**2 - 3**
Financial Statements	
Statement of Financial Position	4
Statement of Operations and Accumulated Surplus	5
Statement of Change in Net Financial Assets	6
Statement of Cash Flows	7
Notes to the Financial Statements	8 - 9

Draft subject to change

Independent Auditor's Report

To the Reeve and Councilors of
The Corporation of the Township of The Archipelago Area Planning Board

Opinion

We have audited the financial statements of The Corporation of the Township of The Archipelago Area Planning Board (the "Planning Board"), which comprise the statement of financial position as at December 31, 2018, and the statement of operations and accumulated surplus, the statement of change in net financial assets and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Planning Board as at December 31, 2018, and its results of operations, its change in net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Planning Board in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Planning Board's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Planning Board or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Planning Board's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Planning Board's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Planning Board's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Planning Board to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants, Licensed Public Accountants

June 20, 2019
Barrie, Ontario

Draft Subject to Change

The Corporation of the Township of The Archipelago Area Planning Board
Statement of Financial Position

December 31	2018	2017
Financial assets		
Cash	$ 59,082	$ 5,353
Trade and other receivables	196	17,403
	59,278	22,756
Liabilities		
Due to Municipality	34,971	1,251
Net financial assets	24,307	21,505
Accumulated surplus (Note 2)	$ 24,307	$ 21,505

Draft Subject to Change

The accompanying notes are an integral part of these financial statements

The Corporation of the Township of The Archipelago Area Planning Board
Statement of Operations and Accumulated Surplus

Year ended December 31	Budget 2018 (Note 3)	2018	2017
Revenue			
Contribution from own municipality	$ 24,500	$ 24,500	$ 24,500
Application fees	15,000	8,950	6,700
Province of Ontario grant	17,355	17,355	17,355
Investment income	300	739	508
	57,155	51,544	49,063
Expenses			
Salaries and benefits	37,000	29,688	28,614
Materials	18,600	19,054	15,825
	55,600	48,742	44,439
Annual surplus	1,555	2,802	4,624
Accumulated surplus, beginning of year	21,505	21,505	16,881
Accumulated surplus, end of year	$ 23,060	$ 24,307	$ 21,505

Draft Subject to Change

The accompanying notes are an integral part of these financial statements

The Corporation of the Township of The Archipelago Area Planning Board
Statement of Change in Net Financial Assets

Year ended December 31	Budget 2018 (Note 3)	2018	2017
Annual surplus	$ 1,555	$ 2,802	$ 4,624
Change in net financial assets	1,555	2,802	4,624
Net financial assets, beginning of year	21,505	21,505	16,881
Net financial assets, end of year	$ 23,060	$ 24,307	$ 21,505

Draft Subject to Change

The accompanying notes are an integral part of these financial statements

The Corporation of the Township of The Archipelago Area Planning Board
Statement of Cash Flows

Year ended December 31	2018	2017
Operating transactions		
Annual surplus	$ 2,802	$ 4,624
Changes in non-cash operating balances		
Accounts receivable	17,207	(17,281)
Accounts payable and accrued liabilities	-	(126)
Increase (decrease) in amount due to own municipality	33,720	736
	53,729	(12,047)
Change in cash	53,729	(12,047)
Cash, beginning of year	5,353	17,400
Cash, end of year	$ 59,082	$ 5,353

Draft Subject to Change

The accompanying notes are an integral part of these financial statements

December 31, 2018

1. Summary of Significant Accounting Policies

Nature of Operations

The primary role of the Area Planning Board is to provide planning services to the general public.

Management's Responsibility for the Financial Statements

The financial statements of the Area Planning Board are the responsibility of management. They have been prepared in accordance with Canadian generally accepted accounting principles established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. The focus of these financial statements is on the financial position of the Area Planning Board and all the changes thereto. The statement of financial position includes all the assets and liabilities of the Area Planning Board. Financial assets are those assets which could provide resources to discharge existing liabilities or finance future operations. The accumulated surplus balance represents the financial position and is the difference between assets and liabilities. This provides information about the Area Planning Board's overall future revenue requirements and its ability to finance activities and meet obligations.

Revenue Recognition

Revenues and expenses are reported on the accrual basis of accounting. Expenses are recognized in the period the goods and services are acquired and a legal liability is incurred or transfers are due. Revenue is recognized as follows:

a) Government transfers are recognized when the transfer is authorized and any eligibility criteria are met, except to the extent that the transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

b) Application fees and investment revenues are recognized when earned.

c) Contributions from the Municipality are recognized in the budget year the Municipality has approved the amount.

2. Accumulated Surplus

	Reserves	Current Fund	2018 Total	2017 Total
Balance, beginning of year	$ 21,505	$ -	$ 21,505	$ 16,881
Annual surplus	-	2,802	2,802	4,624
Interfund transfers	2,802	(2,802)	-	-
Balance, end of year	$ 24,307	$ -	$ 24,307	$ 21,505

3. Budget Figures

The budgeted figures as presented for comparison purposes, are approved by the Township Council. They have been reclassified to conform with these financial statements.

Draft Subject to Change