



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

**Friday, August 19<sup>th</sup>, 2022**

**11:00 a.m.**

**at**

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

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**1. MEETING CALLED TO ORDER**

**2. APPROVAL OF AGENDA**

**22-08-ADJ-**

**NOW THEREFORE BE IT RESOLVED** that the agenda for the August 19<sup>th</sup>, 2022, Committee of Adjustment hearing be approved.

**3. DISCLOSURE OF CONFLICT OF INTEREST**

**4. ADOPTION OF MINUTES**

**22-08-ADJ-**

**NOW THEREFORE BE IT RESOLVED** that the minutes of the Committee of Adjustment hearing held on July 22<sup>nd</sup>, 2022, be approved as circulated.

Pages: 1 - 5

**5. DELEGATIONS**

Nil

**6. HEARING OF APPLICATIONS**

- i) **SPEARING, Steven and Lynn – Application No. A13-22**  
Concession 9, Part Lot 33, designated as Part 2 on plan PSR-1503, designated as Parcel 15980 PSSS, in the geographic Township of Shawanaga

**CIVIC ADDRESS: 27 Moonlight Court, The Archipelago**

Pages: 6 - 21

**PURPOSE AND EFFECT OF THE APPLICATION:**

The owners are requesting relief from Section 6.1.3 c) Maximum Lot Coverage, that states a lot being 0.55 acres in size, zoned Coastal/Island Residential (CR), can have a maximum lot coverage of 206.8 square metres (2225.9 square feet), and Section 6.1.3 f) Minimum Side Yard Setback, that states the minimum side yard setback is 6.0 metres (19.7 feet).

The purpose of the application is to permit a variance of 27.1 square metres (291.7 square feet) over the maximum allowable lot coverage, and relief of 4.8 metres (15.7 feet) from the minimum side yard setback.

The effect would be the construction of a 43.47 square metre (468 square feet) garage, being located 1.2 metres (4 feet) from the side lot line, on this 0.22 hectare (0.55 acre) property.

- ii) **NEUNER, Sylvia – Application No. A15-22**  
Concession 1, Part Lot 21, being Lot 27 on Plan M-276, including Part 19 on Plan 42R-8068, designated as Parcel 13521 PSSS, in the geographic Township of Conger

**CIVIC ADDRESS: 100 Kapikog South Road, The Archipelago**

Pages: 22 - 38

**PURPOSE AND EFFECT OF THE APPLICATION:**

The owners are seeking relief from Section 5.1.2 ii) a) of the Township's Comprehensive Zoning By-law No. A2000-07, as amended, that states Accessory Buildings shall not exceed 5 metres (16.4 feet) in height.

The purpose of the application is to permit a variance of 0.8 metres (2.6 feet), over the maximum permitted height of 5 metres (16.4 feet).

The effect would be to allow the 17.87 square metre (192.4 square feet) gazebo, which is 5.8 metres (19 metres) in height, to remain as constructed on the property.

The applicant obtained a building permit to construct a gazebo on the deck attached to the sleeping cabin. When the gazebo was built, it came to the attention of building staff that the built gazebo did not match the approved building plans and the gazebo exceeded the maximum permitted height. A minor variance must be obtained for the structure.

**7. CORRESPONDENCE**

Nil

**8. UNFINISHED BUSINESS**

Nil

**9. ADMINISTRATION**

Nil

**10. ADJOURNMENT**

**NOW THEREFORE BE IT RESOLVED** that the Committee of Adjustment hearing of August 19<sup>th</sup>, 2022, be discontinued at \_\_\_\_\_.

**MINUTES**  
of the  
**COMMITTEE OF ADJUSTMENT HEARING**  
for the  
**TOWNSHIP OF THE ARCHIPELAGO**  
held on  
**Thursday, July 22, 2022**  
at

**The Township of The Archipelago's Council Chamber**  
**Via Zoom – 9 James Street, Parry Sound, ON P2A 1T4**

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**MEMBERS PRESENT:**

P. Frost-Chair  
E. Manners  
L. Emery  
S. Sheard  
D. Ashley  
A. Barton  
I. Mead  
D. Macleod  
B. Liverance

**STAFF PRESENT:**

C. Henderson, Secretary-Treasurer  
J. Nawroth, Assistant Secretary-Treasurer  
M. Pinto, Planner

**APOLOGIES:**

G. Andrews

**1. Meeting Called to Order**

The meeting was called to order at 11:03 a.m.

**2. Approval of Agenda**

**Resolution 22-07-ADJ-01**

Moved by D. Ashley  
Seconded by D. Macleod

**NOW THEREFORE BE IT RESOLVED** that the agenda for the Friday, July 22<sup>nd</sup>, 2022, Committee of Adjustment hearing be approved.

**Disposition Carried**

**3. Disclosure of Conflict of Interest**

NIL

**4. Adoption of Minutes**

**i) Resolution 22-07-ADJ-02**

Moved by D. Ashley  
Seconded by S. Scott

**NOW THEREFORE BE IT RESOLVED** that the minutes of the Committee of Adjustment hearings held on June 16<sup>th</sup>, 2022 and June 17<sup>th</sup>, 2022, be approved as circulated.

**Disposition Carried**

**5. Delegations**

Nil

**6. Hearing of Minor Variance Applications**

- i) BUNSTON-GUNN, Patti/GUNN, Steve – Application No. A10-22**  
Island 301A (Wabun Island), being Parcel 17111 PSNS, in front of the geographic Township of Harrison

**CIVIC ADDRESS: 301A Island , The Archipelago**

**PURPOSE AND EFFECT OF THE APPLICATION:**

The owners are requesting relief from Sections 5.3 d), j), k) Boathouses and Boatports, and Section 5.8 j) Docks, of Comprehensive Zoning By-law No. A2000-07, as amended, which state:

- 5.3d) The boathouse shall not occupy more than 15 metres (49 feet) of the distance across the adjacent waterway...;
- 5.3j) No boathouse can occupy an area exceeding 120 square metres (1292 square feet);
- 5.3k) The width of the boathouse measured as a straight line parallel to the chord of the lot frontage, including attached docks, shall not exceed 15 metres (49 feet) in length; and
- 5.8j) No single dock may have a portion that is wider than 4 metres (13.1 feet).

The purpose of the proposed application is to allow the construction of a boathouse requiring relief of 3 metres (9.8 feet) from the maximum distance into the water, relief of 17.6 square metres (189.5 square feet) over the maximum allowable size; relief of 1.5 metres (4.9 feet) from the maximum width of the boathouse, and relief of 0.3 metres (1.0 feet) from the maximum width of a portion of dock.

The effect of the proposed application would be the placement a 137.6 square metre (1481 square feet) boathouse, extending 18 metres (59 feet) into the water, measuring 16.5 metres (54 feet) along the shore, and having a portion of dock attached to the boathouse that is 4.3 metres (14 feet) wide.

Cale Henderson; Secretary Treasurer, explained the changes proposed by the agent/owners. The agent, Scott Kemp was in attendance in support of the application. Cam Richardson, representing Pointe au Baril Islanders Association, was in attendance.

Member Barton informed the Committee she could not participate, as she was absent in June for the initial hearing of this application.

### **Resolution 22-07-ADJ-03**

Moved by I. Mead  
Seconded by L. Emery

Now Therefore Be It Resolved that Application No. A10-22, to permit the construction of a 137.6 square metre (1481 square feet) boathouse, that will extend 18 metres (59 feet) into the water, measure 16.5 metres (54 feet) along the shore, and have a portion of attached dock, that is 4.3 metres (14 feet) wide, be approved, subject to the following conditions:

- a) that a building permit for these works be secured within 2 years from the date of the decision; and,
- b) that the boathouse must be built substantially to that which was applied for.

### **Disposition Carried**

The Committee made the following decision with respect to Application No. A10-22 (Bunston-Gunn/Gunn):

### **DECISION**

Application No. A10-22, to grant a variance from Sections 5.3 d), j), k), and 5.8j) to permit the construction of a 137.6 square metre (1481 square feet) boathouse, that will extend 18 metres (59 feet) into the water, measure 16.5 metres (54 feet) along the shore, and have a portion of attached dock, that is 4.3 metres (14 feet) wide, be **approved**, subject to the following conditions:

- a) that a building permit for these works be secured within 2 years from the date of the decision; and,
- b) that the boathouse must be built substantially to that which was applied for.

### **Reasons for the Decision:**

It is the opinion of the Committee that the requested variance:

- i) is minor in nature;
- ii) is desirable for the appropriate development or use of the land, building or structure;
- iii) maintains the intent and purpose of Comprehensive Zoning By-law A2000-07, as amended;
- iv) maintains the intent and purpose of the Official Plan;

- ii) **GALBERG, Tara – Application No. A05-22**  
Part of Island B399, being Part 1 on Plan 42R-19191, designated as Part Parcel 2812 PSSS, in front of the Geographic Township of Cowper

**CIVIC ADDRESS: 12 B399 Island, The Archipelago**

**PURPOSE AND EFFECT OF THE APPLICATION:**

The owner is seeking relief from Sections 5.36 c), and h) Sleeping Cabins, that stipulate they are a permitted accessory use, provided; sleeping cabins do not contain any cooking facilities, and that no sleeping cabin, or deck attached to a sleeping cabin, shall be erected within 7.5 metres of the front lot line.

The purpose of the proposed application is to allow kitchen facilities to be installed and utilized temporarily, until the new main dwelling is constructed, and to allow an existing platform structure to be utilized as the attached deck to the sleeping cabin, which will require relief of 4.0 metres (13.1 feet) from the minimum front yard setback.

The effect of the proposed variance would be the construction of a 46 square metre (495 square feet) sleeping cabin, that will contain cooking facilities on a temporary basis until the new main dwelling is constructed, and will have an attached deck that would be located 3.5 metres from the high water mark.

Cale Henderson; Secretary Treasurer, explained the nature of the application. The agent, Glen Aitken, was in attendance in support of the application.

**Resolution 22-07-ADJ-04**

Moved by D. Ashley  
Seconded by B. Liverance

**Now Therefore Be It Resolved** that Application No. A05-22, to permit the construction of a 46 square metre (495 square feet) sleeping cabin, that will contain kitchen facilities on a temporary basis, until the new main dwelling is constructed, and will have an attached deck that will be located 3.5 metres (11.5 feet) from the high water mark, be approved, subject to the following conditions:

- a) that a building permit for these works be secured within 2 years from the date of the decision; and,
- b) that the sleeping cabin must be built substantially to that which was applied for.

**Disposition Carried**

The Committee made the following decision with respect to Application No. A05- 22 (Galberg):

**DECISION**

Application No. A05-22 to grant a variance from Section 5.36c) and h), Sleeping Cabins, to permit the construction of a 46 square metre (495 square feet) sleeping cabin, that will contain kitchen facilities on a temporary basis, until the new main dwelling is constructed, and will have an attached deck that will be located 3.5 metres (11.5 feet) from the high water mark, be **approved**, subject to the following conditions:

- a) that a building permit for these works be secured within 2 years from the date of the decision; and,
- b) that the sleeping cabin must be built substantially to that which was applied for.

**Reasons for the Decision:**

It is the opinion of the Committee that the requested variance:

- i) is minor in nature;
- ii) is desirable for the appropriate development or use of the land, building or structure;
- iii) maintains the intent and purpose of Comprehensive Zoning By-law A2000-07, as amended;
- iv) maintains the intent and purpose of the Official Plan;

**7. Correspondence**

NIL

**8. Administration**

NIL

**9. Unfinished Business**

NIL

**10. Adjournment**

**NOW THEREFORE BE IT RESOLVED** that the Committee of Adjustment meeting of July 22<sup>nd</sup>, 2022, be discontinued at 11:43 a.m.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE



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

**FROM:** Maria Pinto, Planner

**DATE:** August 12, 2022

**RE:** Minor Variance Application No. A13-22  
(SPEARING, Steven and Lynn)

**LOCATION:** 27 Moonlight Court  
Concession 9, Part Lot 33, designated as Part 2 on plan PSR-1503, designated as Parcel 15980 PSSS, in the geographic Township of Shawanaga

**RECOMMENDATION**

Staff recommends that Application No. A13-22 be denied.

**PROPOSAL**

The applicant is proposing to construct a new detached garage located in the rear yard. The proposed location and size of the garage does not comply with the Township's Comprehensive Zoning By-law No. A2000-07. The applicant is seeking relief from Section 6.1.3 c) ii) Maximum Lot Coverage, and Section 6.1.3 f) Minimum Side Yard Setback of the Township's Comprehensive Zoning By-law No. A2000-07, as amended. Section 6.1.3 c) ii) Maximum Lot Coverage stipulates that the maximum lot coverage allowed, on a lot 0.22 hectares (0.55 acres) in size, is 206.8 square metres (2225.9 square feet). Section 6.1.3 f) Minimum Side Yard Setback stipulates that the minimum side yard setback is 6.0 metres (19.7 feet).

The purpose of the proposed application is to allow a variance of 27.1 square metres (291.7 square feet) over the maximum lot coverage, and relief of 4.78 metres (15.7 feet) from the minimum side yard setback. The effect would be the construction of a 43.47 square metres (468 square feet) garage, being located 1.2 metres (4 feet) from the side lot line, on this 0.22 hectare (0.55 acres) property.

The applicant has requested the following variances from the Township's Comprehensive Zoning By-law No. A2000-07.

Section	Requirement	Proposed	Variance
6.1.3 c) ii) Maximum Lot Coverage	Lots with an area greater than 1,801 m <sup>2</sup> up to 16, 187 m <sup>2</sup> : 140 m <sup>2</sup> + 3% of lot area. In this case 206.8 m <sup>2</sup> (2,226 ft <sup>2</sup> ).	The proposed lot coverage will be 233.37 m <sup>2</sup> (2511.97 ft <sup>2</sup> ).	27.1 m <sup>2</sup> (291.7 ft <sup>2</sup> )

Report for Committee  
 Minor Variance Application No. A13-22  
 (SPEARING, Steven & Lynn)

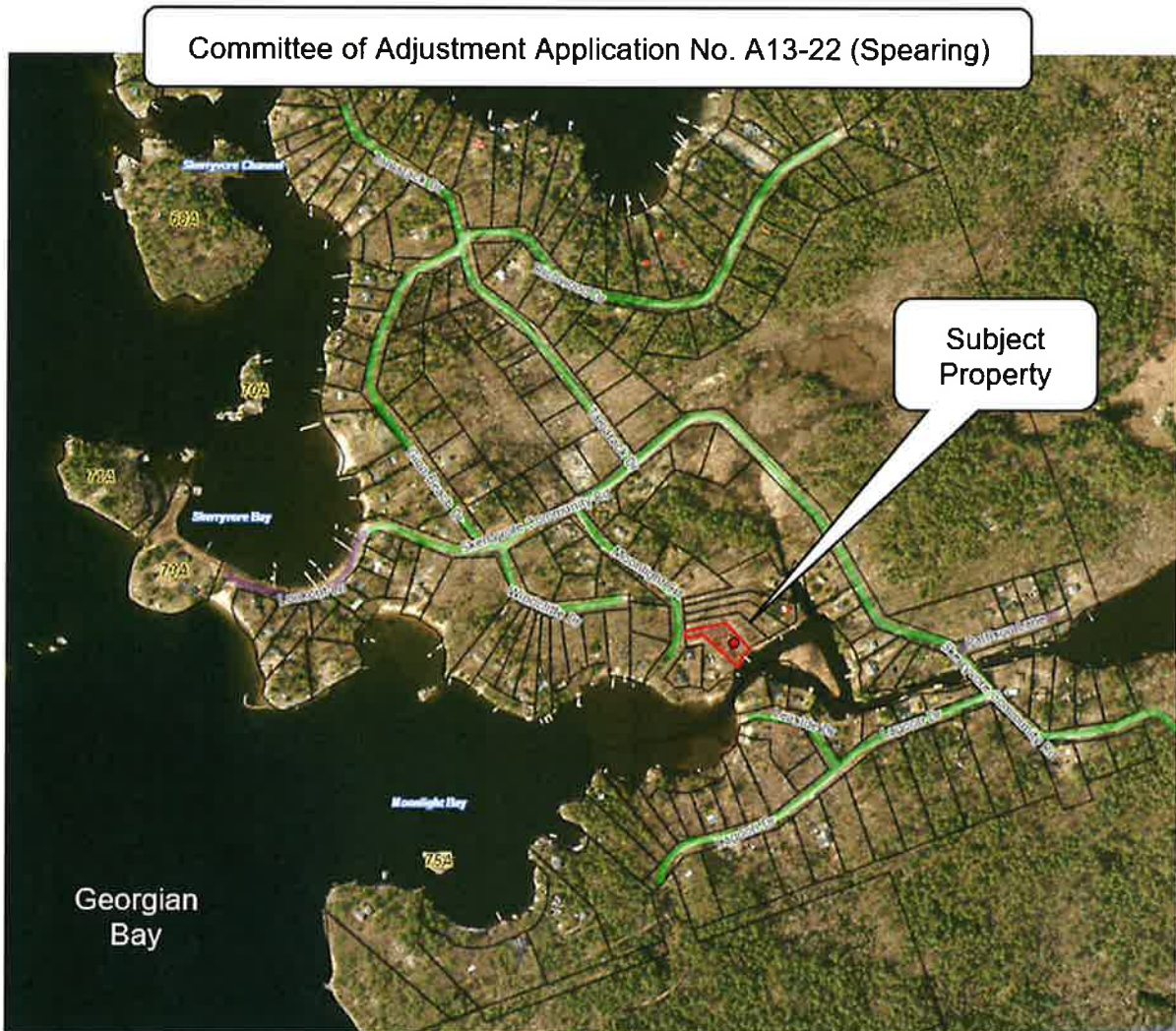
6.1.3 f) Minimum Side Yard Setback	Minimum Side Yard Setback: 6.0 m	The proposed garage will be located 1.2 m (4 ft) from the south side lot line.	4.8 m (15.7 ft)
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A copy of the application is attached as Appendix A.

**PLANNING INFORMATION**

Official Plan Neighbourhood: Skerryvore  
 By-law No. A2000-07: Coastal/Island Residential (CR)  
 Existing & Neighbouring Uses: Residential  
 Property Size: 0.22 ha (0.55 ac)  
 Access: Moonlight Court (Year-round Municipal)

**LOCATION MAP:**



## **ANALYSIS**

### **Property Characteristics**

The subject property is located within the Skerryvore Neighbourhood and is accessed from Moonlight Court, a publicly maintained road. The property fronts onto a small, inner lagoon off Moonlight Bay. The lagoon has historically been dredged to maintain water access to Georgian Bay. The property currently supports a 164.0 m<sup>2</sup> (1,765.3 ft<sup>2</sup>) residential dwelling with an existing storage shed, wood shed, and a covered sitting area for a total existing lot coverage of 189.9 m<sup>2</sup> (2,044.0 ft<sup>2</sup>). The surrounding area is characterized as residential. The proposed detached garage will have an area of 43.47 m<sup>2</sup> (467.9 ft<sup>2</sup>). The majority of the property is developed or landscaped with vegetation throughout and along the perimeter of the property.

The Skerryvore Neighbourhood was the subject of a series of Reference Plans, which the owner "checkerboarded" prior to subdivision control; as a result, the neighbourhood is characterized by small residential lots, with limited area and frontage.

### **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.

#### ***j) Minor in Nature***

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

The existing lot fabric of the Skerryvore Neighbourhood is comprised of small residential lots. Due to this characteristic, it is important to acknowledge that by permitting an increase to the maximum permitted lot coverage properties can easily be overdeveloped and the character of the neighbourhood could drastically change. Minor is relative and when one looks at the overall character of the neighbourhood increases to the lot coverage are not minor and long term can have impacts on the quality of the environment and may impact the aesthetics of the neighbourhood. The proposed location of the garage is reasonable as the existing vegetation creates a natural buffer and the building is located to the rear of the existing cottage so views from the water should be minimal. The request for an increase in lot coverage and a side yard setback variance combined creates an undesirable situation.

### **Conclusion**

The proposal does not appear to be minor in nature.

**ii) Desirable for Appropriate Development**

The majority of the property is developed with an existing cottage, shed, wood shed, and covered sitting area. The proposal is requesting an increase to the size and location of the garage as the existing development and unique lot shape has created limitations for the location. While the proposed location on its own could be considered appropriate as it is proposed to be located in the existing driveway and there is existing vegetation buffering the proposed garage to the neighbouring property when you combine the variance request it appears as an overdevelopment of the site and therefore is not considered appropriate development. The impact of the proposed increase of lot coverage is greater on smaller lots in a more dense area.

Conclusion

The variance does not appear to be desirable for the appropriate development of the property.

**iii) Zoning By-law**

The subject property is located within the Coastal/Island Residential (CR) Zone of the Comprehensive Zoning By-law No. A2000-07, as amended. Section 6.1.3 c) restricts lot coverage to a maximum of 140 m<sup>2</sup> + 3% of the lot area, or 206.8 m<sup>2</sup> (2225.9 ft<sup>2</sup>). The applicant is requesting an increase of 27.1 m<sup>2</sup> over the allowable lot coverage for the 43.47 m<sup>2</sup> (467.9 ft<sup>2</sup>) detached garage. The existing lot coverage is 189.9 m<sup>2</sup> (2044.0 ft<sup>2</sup>). The intention of the maximum permitted lot coverage is to regulate the built form while minimizing the visual and environmental impacts of development. The requested increase does not maintain the general intent and purpose of the Zoning By-law.

The applicant is also seeking relief from the side yard setback, Section 6.1.3 f) requires that the minimum side yard setback is 6 m (19.7 ft). The proposed garage will be located 1.2 m (3.9 ft) from the north side lot line. The lot size and shape is unique as the lot narrows towards the road and widens toward the water. Based on the existing constraints on the lot such as the location of the existing cottage, the septic bed, and mature trees the proposed location of the garage is functional for the property. The proposed location of the garage could impact the privacy of the abutting property at 25 Moonlight Court but a site inspection did confirm a natural buffer of mature trees. The request for a side yard setback could be considered reasonable but when combined with the requests to increase the maximum permitted lot coverage the proposal does not maintain the general intent and purpose of the Zoning By-law.

Conclusion

The size and location of the proposed garage do not maintain the general intent and purpose of the Zoning By-law.

**iv) Official Plan**

The subject property is located in the Skerryvore Neighbourhood in the Township of the Archipelago's Official Plan. It is the intent of the Official Plan to preserve the natural environment and where appropriate have development that compliments the natural landscape. Through the Official Plan policies by limiting the scale of development and density it provides opportunity to preserve the natural landscapes and unique character of the Skerryvore community. While the Skerrycore community is unique as the lots are smaller and dense it

reenforces the importance of limiting the scale of development to maintain its character and to let the natural environment be the main focus of the area.

Section 4 of the Official Plan states:

*'Objective 9. Preserving the natural landscapes for the Township by minimizing obtrusive building forms, particularly in areas where exposure is high because of topographic conditions and/or the absence of tree cover;'*

Further, Section 14.6 of the Official Plan states:

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

In addition, Section 14.23 – 14.25 states:

*'14.23 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*

*14.24 The preservation of the natural landscape is fundamental to maintaining the Georgian Bay and Inland Lake aesthetic. In an effort to preserve the natural landscape, the visual impact of the built form shall be minimized through limiting the size of buildings (i.e. area and height), sighting structures below and behind trees, using muted colours on structures to blend with the natural landscape, and designing and constructing a building to fit with the natural landscape rather than altering the landscape to fit a building design.*

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

#### Conclusion:

The request to increase the maximum required lot coverage and to have a reduced side yard setback does not appear to conform with the general intent and purpose of the Official Plan.

#### **CORRESPONDNCE**

Notice of this application, and its consideration by the Committee on August 19, 2022 was provided in accordance with the *Planning Act* and Ontario Regulation 200/96. Similarly, notice of the Committee's decision on this application will be provided in accordance with provincial legislation and regulations. To date, no correspondence has been received. Any correspondence received prior to the hearing will be provided to the Committee at the hearing.

#### **CONCLUSIONS – MINOR VARIANCE**

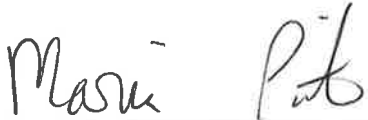
The proposed variances associated with application A13-22 have been reviewed with regard to the four tests as set out within Subsection 45(1) of the *Planning Act*.

- 1) The requested variance does not appear to be minor in nature.
- 2) The proposed variance does not appear to be considered desirable for appropriate residential development.

- 3) The proposed variance does not appear to maintain the intent of Comprehensive Zoning By-law A2000-07, as amended.
- 4) The requested variance does not appear to conform with the intent of the relevant Official Plan policies.

Respectfully submitted,

Prepared by:



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Maria Pinto  
Planner

Approved by:



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

**APPENDIX "A"**  
**Application**

To Whom it may concern,

July 19, 2022

We are seeking a variance on our cottage property for a garage, which will soon to become our home. Due to how narrow our property it is almost impossible to put the proposed garage in compliance with side setbacks. We have reviewed our proposal with both adjacent properties. Both have given verbal approval, written can be provided if requested. No trees will have to be removed, the garage will not be visible from the water, the size of the proposed garage is proportioned with the property.

Best Regards,

Steven/Lynn Spearing



received August 2/22  
MP

Print Form

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. _____
Date Accepted _____	Applicable Fee Paid	<input type="checkbox"/> Yes <input type="checkbox"/> No	

#### 1. Applicant / Agent Information

Name of Applicant / Agent

Steven/Lynn Spearing

Address

[Redacted]

City

[Redacted]

Province / State

[Redacted]

Postal / Zip Code

[Redacted]

Home Phone No. \_\_\_\_\_

Business Phone No. \_\_\_\_\_

[Redacted]

email

[Redacted]

#### 2. Owner(s) Information

Name of Owner(s)

Same as above

Address

City

Home Phone No. \_\_\_\_\_

Province / State

Business Phone No. \_\_\_\_\_

Postal / Zip Code

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?

Section 6.1.3Cii Max Lot coverage, Section 6.1.3f&g side yard set back.

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

Variance of 27M2, and 1.219m from property line.

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

Property is narrow at this point and garage would be in the centre of the property and too close to the septic bed.

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

Assessment Roll Number 4905- 180-001-12200-0000 Lot 33rp Concession 9 Island No. \_\_\_\_\_

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

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

Parcel No. Part 2 Other Description 27 Moonlight Crt Skerryvore

Dimensions of Subject Property:

Depth (metres) \_\_\_\_\_ Frontage (metres) 103 feet Hectares .55

**5. Land Use and Zoning**

What was the date of acquisition of the subject land? 2004

What are the existing uses of the subject land? Residential

How long have the existing uses been carried out on the subject land? 2004

What are the proposed uses of the subject land? Residential

What are the existing uses of abutting properties? Residential

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

What is the current zoning of the subject land? A2000-07

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

EXISTING - List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	Front	Rear	Side	Side
Shed	2004	1		7.52	48'-0"		3'-0"	
House	2004	1		164	54'-2"	200	25'-5 1/2"	28'-2 1/4"
Sitting Area	2006	1		15.6	55'-8"			21'-2 1/4"
Wood Shed	2004	1		2.8	54"		3'-0"	

PROPOSED - List all proposed buildings and structures				PROPOSED DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	# of Storeys / Height	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	Front	Rear	Side	Side
Garage	1		43.47	100'	150'	4'-0"	44'-7"

**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 \_\_\_\_\_

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 [redacted] this 20<sup>th</sup> day of July, 2022

Steven Spearling  
+ Lydia Spearling of the [redacted] in the

County/District/Regional Municipality of [redacted] 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 [redacted]

in the County of [redacted] this 20<sup>th</sup> day of July, 2022.

[Signature]  
 A Commissioner of Oaths

[Signature]  
 Signature of Owner or authorized Applicant / Agent

Lawrence E. Hull  
Barrister + Solicitor  
+ Notary Public for  
Province of Ontario

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.

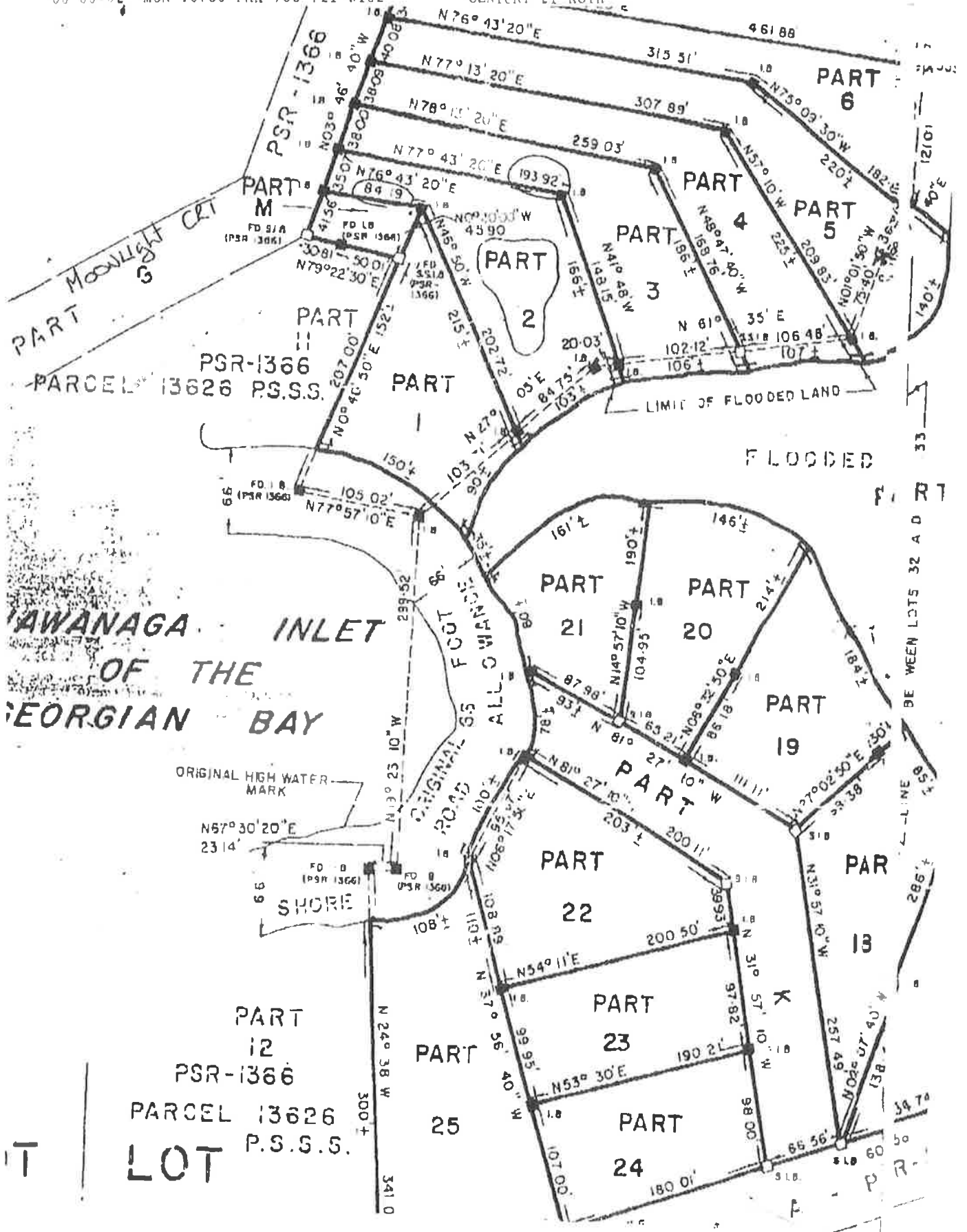
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_  
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Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

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, Steven Spear, Lynn Spear, 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 JULY 20 2022 Signature of Owner [Signature]  
Date JULY 20 2022 Signature of Owner [Signature]  
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_  
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_



WAWANAGA INLET  
OF THE  
GEORGIAN BAY

ORIGINAL HIGH WATER MARK

SHORE

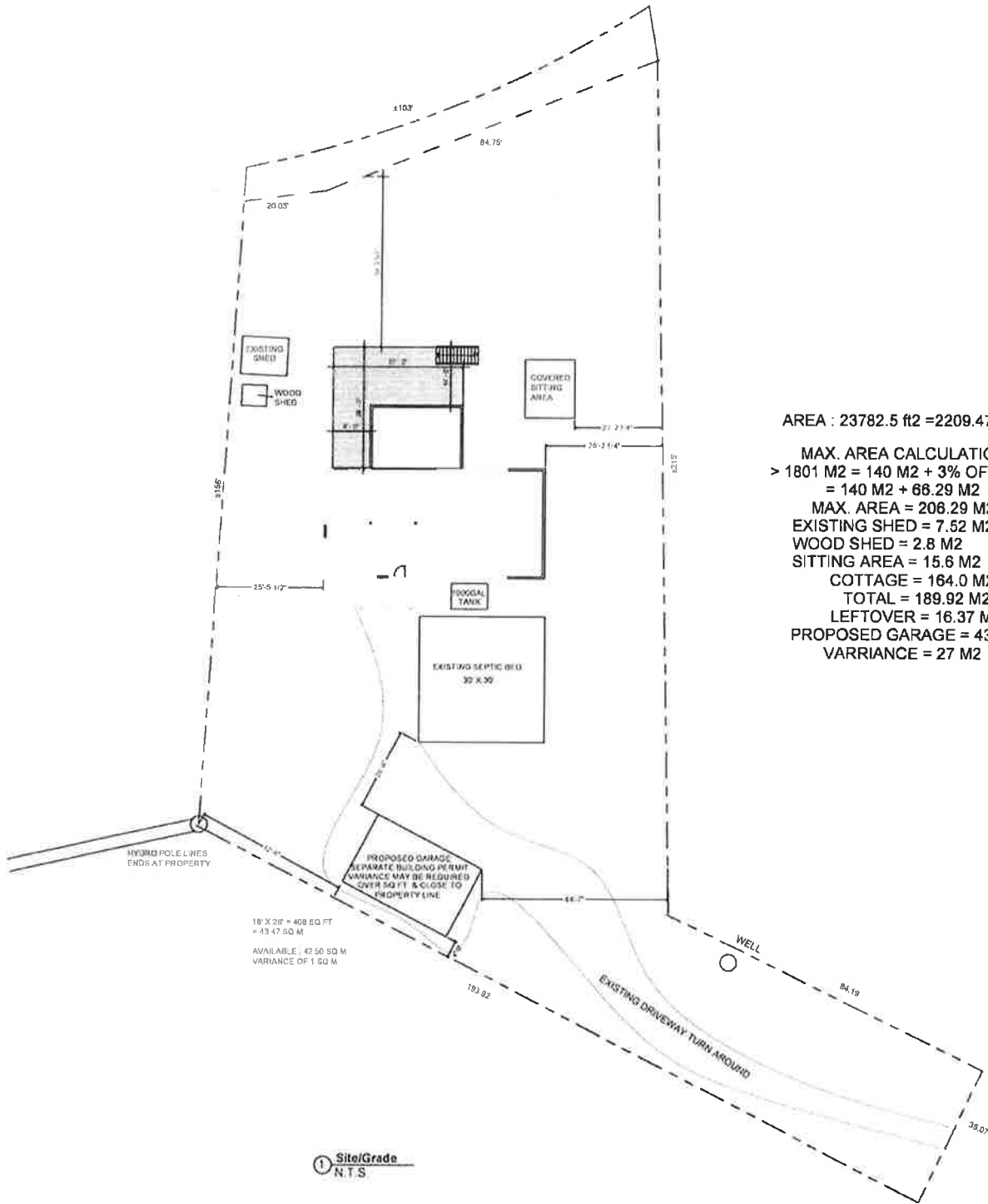
LIMIT OF FLOODED LAND

FLOODED

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PSR-1366  
PARCEL 13626  
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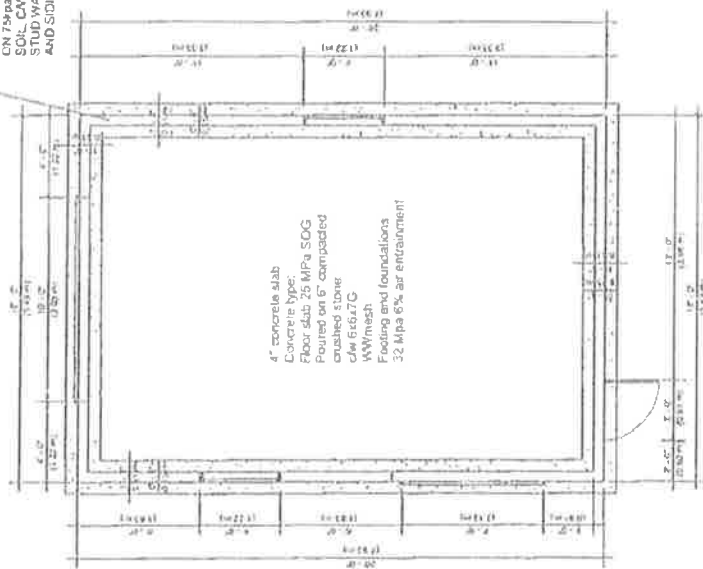
received August 20/20

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Drawn By		Date	Revision	Contractor to check and verify all dimensions and conditions of the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Elmid Design Inc" and any use of it should have the designer consent. Drawings are not to be scaled.	1.0	27 MOONLIGHT CRT. SKERRYVORE, ONTARIO
Checked By		2022-05-03	PROPOSED GARAGE			
Date						

8" REINFORCED ICF CORE  
CONC. WALL BY OTHERS  
OR 10" CONC. BLOCK  
ON 20" X 8" CONC.  
FOOTING - 3' 15"  
CN 75mpa UNDISTURBED  
SOLID CM 2500/16 CC  
SOLID CM 2500/16 CC  
AND SIDING CLADDING



1 GARAGE FLOOR PLAN  
3/16" = 1'-0"



2 GARAGE ROOF  
3/16" = 1'-0"

Proposed Materials

1	20' x 8' CONC. FOOTING
2	20' x 8' CONC. FOOTING
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100	20' x 8' CONC. FOOTING

Drawn By		Date	Revision
Checked By		2022-06-03	PROPOSED GARAGE
Project Issue date			

27 MOONLIGHT CRT,  
SKRERYVORE, ON

2.0





**TO:** Chair Frost and Members of the Committee of Adjustment  
**FROM:** Maria Pinto, Planner  
**DATE:** August 12, 2022  
**RE:** Minor Variance Application No. A15-22  
(NEUNER, Sylvia)  
**LOCATION:** 100 Kapikog South Road  
Concession 1, Part Lot 21, being Lot 27 on Plan M-276, including Part 19 RP 42R-8068, designated as Parcel 13521 PSSS, in the geographic Township of Conger

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### **RECOMMENDATION**

Staff recommends that Application No. A15-22 be approved.

### **PROPOSAL**

The applicant is seeking relief from Section 5.1.2 ii) a) Accessory Structures of the Township's Comprehensive Zoning By-law No. A2000-07, as amended which stipulates that accessory buildings shall not exceed 5.0 metres (16.4 feet) in height.

The purpose of the application is to allow for the construction of the gazebo, which is 5.8 m (19.0 ft) in height, to remain as constructed on the property, which would result in a variance of 0.8 metres (2.6 feet).

The applicant has requested the following variances from the Township's Comprehensive Zoning By-law No. A2000-07.

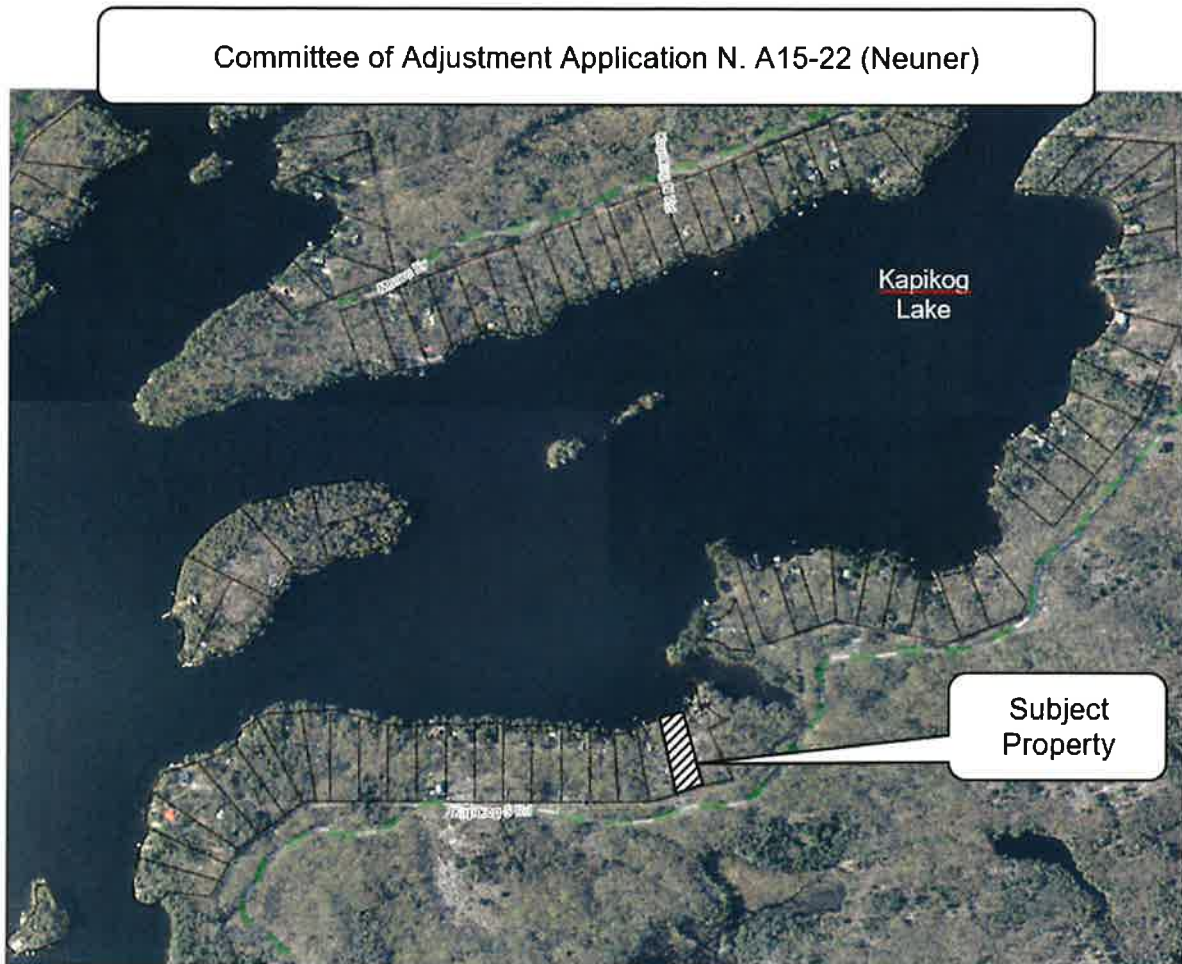
<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>
5.1.2 ii) a) Maximum Permitted Height of an Accessory Building	Accessory Buildings shall not exceed 5 metres in height	The proposed height of the gazebo will be 5.8 m (19.0 ft)	0.8 m (2.6 feet)

A copy of the application is attached as Appendix A.

### **PLANNING INFORMATION**

Official Plan Neighbourhood: Kapikog Lake  
By-law No. A2000-07: Inland Lakes Residential (IR)  
Existing & Neighbouring Uses: Residential  
Property Size: 0.42 ha (1.05 ac)  
Access: Kapikog South Road (Seasonal- Municipal)

**LOCATION MAP:**



**BACKGROUND**

The subject property is located within the Kapikog Lake Neighbourhood and is accessed from Kapikog South Road, a publicly maintained seasonal road. The property fronts onto Kapikog Lake, has a lot area of 0.42 ha (1.05 ac) and a lot frontage of 40.8 m (133.8 ft). The property currently supports a 55.74 m<sup>2</sup> (599.98 ft<sup>2</sup>) residential cottage with an existing sleeping cabin, shed, boat house, and boat storage. The surrounding area is characterized as residential. The gazebo will have an area of 17.8 m<sup>2</sup> (191.5 ft<sup>2</sup>) and a height of 5.8 m (19.0 ft). The property slopes steeply towards the water. The majority of the property is developed or landscaped with vegetation throughout.

The applicant has obtained a building permit to construct a gazebo on the deck attached to the sleeping cabin. When the gazebo was built it came to the attention of building staff that the built gazebo did not match the approved building plans and the gazebo exceeded the maximum permitted height. A minor variance must be obtained for the structure.

## **ANALYSIS**

### **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.

The variance is an increase in height by 0.8 m (2.6 ft). During the site inspection of the property staff had the opportunity to view the gazebo and its impact on the lot and neighbouring properties. The property has an existing cottage and an existing sleeping cabin. The gazebo is located on the deck of the existing sleeping cabin. The topographic of the property is steep as you descend from the sleeping cabin towards the cottage and lake. The existing sleeping cabin and gazebo are visible from the water but the gazebo does not create any additional visual impacts. The topography of the property is challenging and request for a height variance is triggered by trying to match the existing building. The proposal is not anticipated to have any negative impacts on the surrounding neighbours.

#### **Conclusion**

The requested variances are considered to be minor in nature.

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

The existing sleeping cabin and cottage are built amongst the mature vegetation and trees on the property. Portions of the existing sleeping cabin are visible from the water due to the topography of the property, similarly if the gazebo had met the 5.0 m (16.4 ft) height requirement of the Zoning By-law it would still be visible from the water. In this case the difference between 5.0 m (16.4 ft) and 5.8 m (19.0 ft) is negligible. As the structure is currently built staff have the benefit of viewing the gazebo and its impact on the surrounding area. As is typical with new construction over time the construction materials will start to blend in even more with the existing buildings and vegetation as it is exposed to the natural environment and the colouring of the wood begins to fade.

#### **Conclusion**

The variance is considered to be desirable for the appropriate development of the property.

**iii) Zoning By-law**

The subject property is located within the Inland Lakes Residential (IR) Zone of the Comprehensive Zoning By-law No. A2000-07, as amended. Section 5.1.2 ii) of the Zoning By-law restricts all accessory buildings to a maximum height of 5.0 m (16.4 ft). The applicant is requesting an increase in building height of 0.8 m (2.6 ft) for a total building height of 5.8 m (19 ft). The intent of these rules is to ensure that the visual impact of accessory buildings is minimal and that accessory structures are secondary to the main dwelling. The requested height variance for the gazebo appears to have no further visual impact from the water than the existing sleeping cabin. The request for a height variance is directly related to the steep topography of the property and the challenge of working with existing buildings and structures. It would appear that all other aspects of the structure appear to comply with the requirements of the Comprehensive Zoning By-law No. A2000-07, as amended.

Conclusion

The requested variance appears to meet the general intent and purpose of the Zoning By-law.

**iv) Official Plan**

The subject property is located in the Kapikog Lake Neighbourhood in the Township of the Archipelago's Official Plan. It is the intent of the Official Plan to preserve the natural environment and where appropriate have development that compliments the natural landscape.

The height of buildings and structures is a tool used to achieve the harmony between development and the natural environment. The property has existing buildings located amongst the mature vegetation that are visible from the water. The proposed height variance does not appear to increase that situation and the impacts are anticipated to be minimal. The visual impact of the built form is minimized as there are mature vegetation and trees on the property and the accessory structure will align with the existing sleeping cabin. The intent of the Official Plan is maintained as the development on the lot blends with the natural landscape.

Section 5.3.1 of the Official Plan states:

*'Height restrictions will assist in achieving harmony between buildings and the natural environment. Height restrictions are believed to be the principal tool for effectively mitigating the impact of new development. Height controls may be made more effective when supplemented with other planning tools including setbacks, lot coverage, and site plan requirements. In the first instance, height restrictions have been imposed and in the future, additional tools and procedures may be adopted to assist in achieving the goals and objectives of the Official Plan.'*

Section 14.24 of the Official Plan states:

*'The preservation of the natural landscape is fundamental to maintaining the Georgian Bay and Inland Lake aesthetic. In an effort to preserve the natural landscape, the visual impact of the built form shall be minimized through limiting the size of buildings (i.e. area and height), sighting structures below and behind trees, using muted colours on structures to blend with the natural landscape, and designing and constructing a building to fit with the natural landscape rather than altering the landscape to fit a building design.'*

Conclusion

The proposal appears to maintain the general intent and purpose of the Official Plan.

**CORRESPONDENCE**

Notice of this application, and of its consideration by the Committee on August 19, 2022 was provided in accordance with the *Planning Act* and Ontario Regulation 200/96. Similarly, notice of the Committee's decision on this application will be provided in accordance with provincial legislation and regulations. To date, no correspondence has been received. Any correspondence received prior to the hearing will be provided to the Committee at the hearing.

**CONCLUSIONS – MINOR VARIANCE**

The proposed variances associated with application A15-22 have been reviewed with regard to the four tests as set out within Subsection 45(1) of the *Planning Act*.

- 1) The requested variance would appear to be minor in nature.
- 2) The proposed variance is considered appropriate development or use of the land, buildings or structures.
- 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,

Prepared by:



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Maria Pinto  
Planner

Approved by:



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

**APPENDIX "A"**  
**Application**

To the Committee of Adjustment,

July 28, 2022

I am submitting this letter along with my application for a variance for our gazebo situated at 100 Kapikog Lake, South Shore Road.

Last year, my wife and I retired, and we built this gazebo as a place where we can eat and enjoy the outdoors without having the aggravation of the bugs. Never was it our intention to break any laws in the construction of this gazebo which is why we applied for a permit. It was an honest error for which I'm hoping we can be granted relief.

Our gazebo has been built on bedrock which is very uneven. As a result of this, the height at the front end facing the lake turned out to be higher than expected. When I first looked to build this gazebo, it was winter and I didn't realize just how much the bedrock sloped at the front facing the lake. I was informed by the Archipelago that the structure could not be higher than 5 meters in the spring when I applied for the permit. Working with a friend who is a licenced contractor, I was informed that it was based on an average height and that if we lowered the roof by 1 foot, we could meet that requirement. As a result, I changed the pitch of the roof to be 5/12 from 6/12 so that the average height would meet the requirement of 5 meters. When the gazebo was built and the inspector from the Archipelago came to inspect the gazebo, I learned that the average height was taken from the lake side only and was not based on the total length of the gazebo ie: front to back as we thought. Therefore, the structure was deemed to be too high.

The total height of the front, or lake facing side of the gazebo because of the slope of the bedrock turns out to be 2.25 feet or .8 meters higher than the allowable 5 meters. As I stated earlier, this error in the height was totally accidental and not done to breach any laws, it was just a misinterpretation of the term "average height". We are set back approximately 60 meters from the water, on the top of a hill well away from the lake. I don't believe that the 2.25 feet above the 5 meters height restriction should be of any cause for concern to anybody. I am hopeful that the committee will agree. Thank you for your consideration in this matter.

Respectfully,

Randy Roth

TOWNSHIP OF THE ARCHIPELAGO  
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

JUL 27 2022

PLANNING  
 OBSEVED ONLY

Date Received July 28, 2022 Complete Application  Yes  No Application No. A15-22  
Date Accepted \_\_\_\_\_ Applicable Fee Paid  Yes  No

1. Applicant / Agent Information

Name of Applicant / Agent

RANDY ROTH

Address

[Redacted]

City

[Redacted]

Province / State

[Redacted]

Postal / Zip Code

[Redacted]

Home Phone No.

[Redacted]

Business Phone No.

/

email

[Redacted]

2. Owner(s) Information

Name of Owner(s)

SYLVIA NEUNER

Address

SAME AS ABOVE

City

[Redacted]

Province / State

[Redacted]

Postal / Zip Code

[Redacted]

Home Phone No.

[Redacted]

Business Phone No.

[Redacted]

email

[Redacted]

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?

3

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

Height of structure - approx 2' above allowable 5m height

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

The grade of the bedrock below the structure is uneven

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

Assessment Roll Number 4905- 090-004-00312-0001 27 Concession \_\_\_\_\_ Island No. /

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

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

Parcel No. 27 Other Description NEW LOT # 100

Dimensions of Subject Property:

Depth (metres) 112.76 Frontage (metres) 41.26 Hectares \_\_\_\_\_

**5. Land Use and Zoning**

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

What are the existing uses of the subject land? cottage

How long have the existing uses been carried out on the subject land? 1966

What are the proposed uses of the subject land? SUMMER COTTAGE

What are the existing uses of abutting properties? cottages

What is the current Official Plan designation of the subject land? LOT 100

What is the current zoning of the subject land? COTTAGE - SEASONAL

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

EXISTING - List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	Front	Rear	Side	Side
COTTAGE	1966	1	55.74	55.74				
SLEEPING CABIN	1979	1	50.16	50.16				
BOAT HOUSE	1968	1	18.58	18.58				
BOAT STORAGE	1968	1	13.78	13.78				
SHED	2021	1	9.29	9.29				

PROPOSED - List all proposed buildings and structures				PROPOSED DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	# of Storeys / Height	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	Front	Rear	Side	Side
GAZEBO	1	17.87	17.87	60m	40m	19m	18m

**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 27 day of JULY, 2022

I, RANDY ROTH of the \_\_\_\_\_ in the

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

DECLARED BEFORE ME at the TOWN of PARRY SOUND

in the DISTRICT of PARRY SOUND this 27 day of JULY, 2022.

Cale Henderson  
A Commissioner of Oaths

R Roth  
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, Iris Cherrie, Sylvia Newnes, 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 July 17/22 Signature of Owner Iris Cherrie  
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, Iris Cherrie, Sylvia Newnes, 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 July 17/22 Signature of Owner Iris Cherrie  
Date July 17/22 Signature of Owner Sylvia Newnes  
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_  
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

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

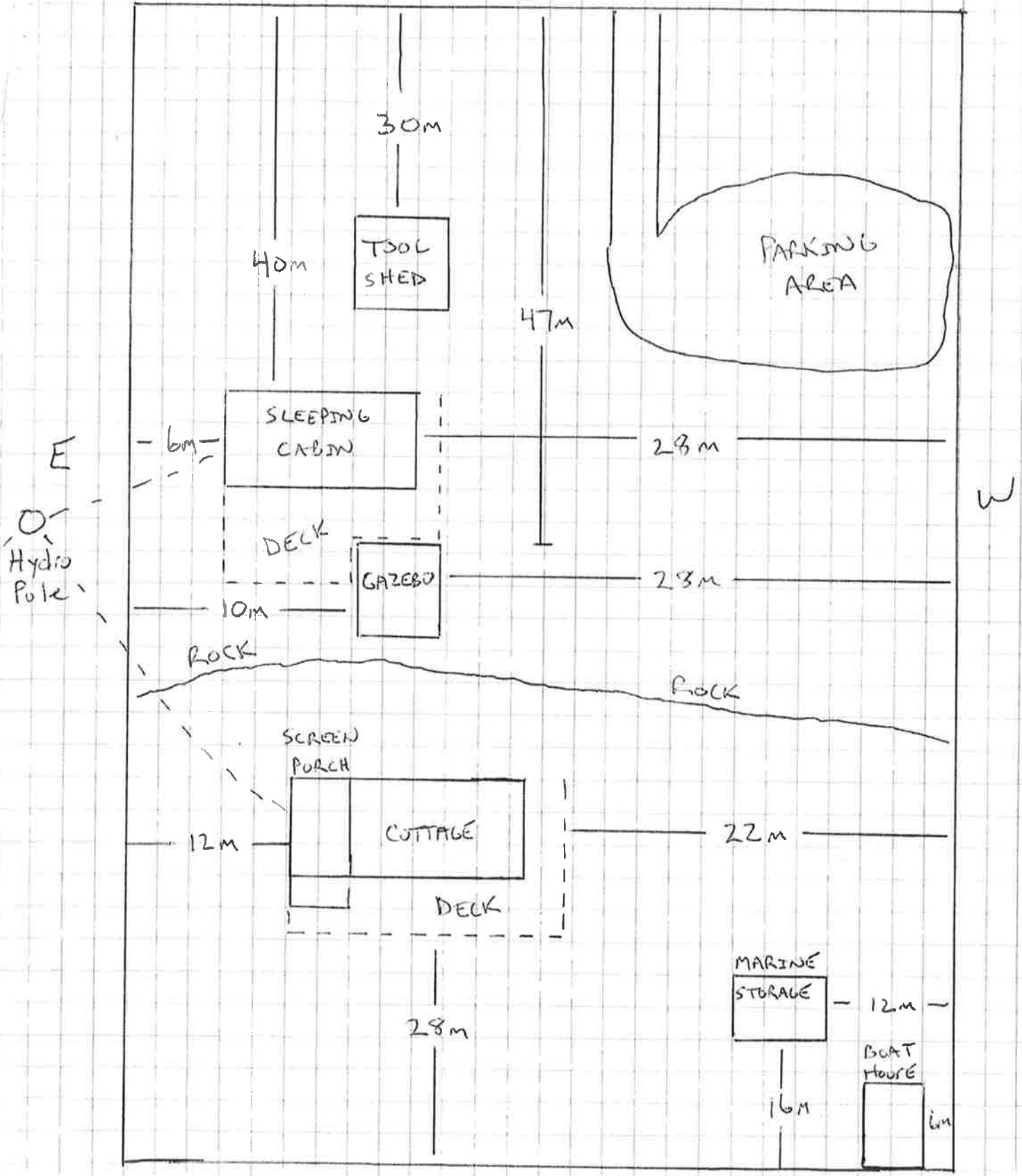
All registered owners of the subject property must provide their consent concerning the disclosure of personal information, as set out below.

I/We, Iris Cherrie, Sylvia Newnes, 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.

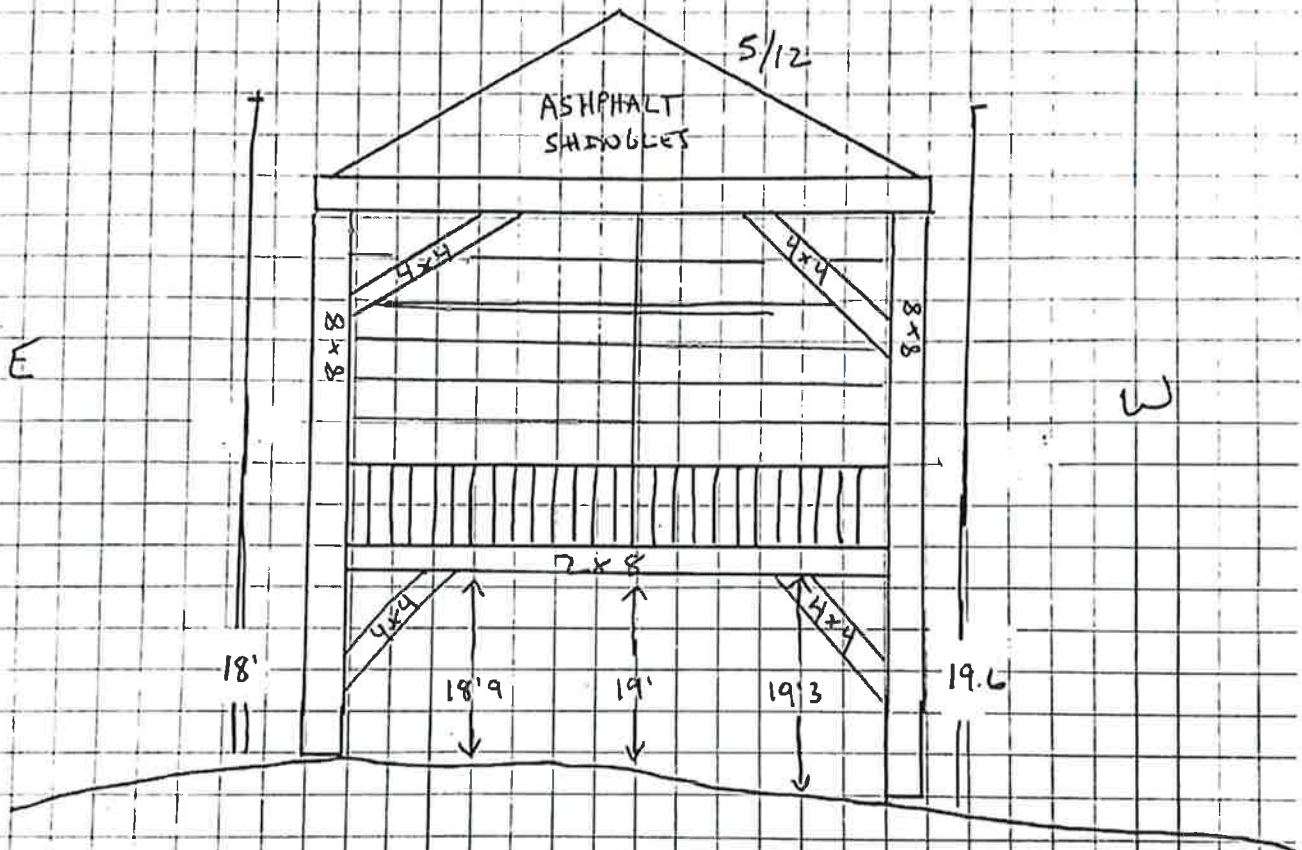
Date July 17/22 Signature of Owner Iris Cherrie  
Date July 17/22 Signature of Owner Sylvia Newnes  
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_  
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

100 SOUTH SHORE ROAD (LOT 27)  
KAPIKUG LAKE  
1.05 ACRES

S



S  
FRONT VIEW



BEDROCK

TOTAL HEIGHT ON  
LAKE SIDE  
5.8 M (18.9")

N  
LAKE





WITZEL DYCE ENGINEERING INC.  
 WDE JOB No: 14942-119  
 DESIGNED BY: PPL  
 REVIEWED BY: DLN  
 DESIGN LOADS:  
 WIND = 27 psf  
 GENERAL NOTES:  
 1. FOR LATERAL DESIGN ONLY.  
 ROOF AND FLOOR DESIGN BY  
 OTHERS.  
 WOOD NOTES:  
 1. ALL TIMBER POSTS SHALL BE  
 NORTHERN GRADE NO.2 OR BETTER.  
 2. FASTENING SHALL CONFORM TO  
 OBC TABLE 9.23.3.4.



RIGHT SIDE SHOWN  
 LEFT SIDE SIMILAR

ASPHALT SHINGLES

5:12

ROOF BEAM TO BE MIN. 2-PLY

USE MIN. OF (4) 1/4 x 8 SDS  
 SCREWS OR SIMILAR

USE MIN. OF (4) 1/4 x 8 SDS  
 SCREWS OR SIMILAR

POST TO BE  
 CONTINUOUS

SCREEN SYSTEM

RAILING WITH SHINGLES ON INSIDE

USE MIN. OF (5) 1/4 x 8 SDS  
 SCREWS OR SIMILAR

2x8 RINGER

SIMPSON ANCHORS OR SET-SC w/  
 (2) 5/8" ANCHORS OR L38 OR  
 SIMILAR, GROUT SOLID  
 BETWEEN BEDROCK AND  
 UNDERSIDE OF SADDLE

USE MIN. OF (5) 1/4 x 8 SDS  
 SCREWS OR SIMILAR

1916

1616

1416

POST TO BE  
 CONTINUOUS

USE MIN. OF (5) 1/4 x 8 SDS  
 SCREWS OR SIMILAR

BED ROCK

BED ROCK

TOP OF RAILING

# ROOF PLAN

