

The Archipelago Area Planning Board

AGENDA

Friday, September 18th, 2020 – 9:15 a.m.
Council Chamber – Township of The Archipelago Office
9 James Street, Parry Sound

1. **MEETING CALLED TO ORDER**

2. **APPROVAL OF THE AGENDA**

PB20-09-01 NOW THEREFORE BE IT RESOLVED that the agenda for the September 18th, 2020 meeting of The Archipelago Area Planning Board be approved.

3. **DISCLOSURE OF CONFLICT OF INTEREST**

4. **ADOPTION OF MINUTES**

PB20-09-02 NOW THEREFORE BE IT RESOLVED that the minutes of The Archipelago Area Planning Board meeting held on August 21st, 2020, be approved as circulated.

Pages: 1 - 4

5. **DELEGATIONS**

NIL

6. CONSENT APPLICATIONS

- i) **HURLEY/VANDERBRUG – Application No. B27-19**
Concession 4, Part Lot 51, being Parts 1 and 2 on Plan 42R-20648
in front of the geographic Township of Harrison

Pages: 5 - 33

THE PURPOSE of Consent Application No. B27-19, is to create one new residential, water-access lot in Part Lot 51, Concession 4, being Parcel 16855 PSNS, and Part 2 on Plan 42R-20648, located in front of the geographic Township of Harrison.

THE EFFECT of the proposed consent would be the creation of one new residential lot being approximately 2.9 hectares (7.17 acres) in size with 140 metres (459 feet) of frontage and a retained lot being approximately 3.0 hectares (7.41 acres) in size with 110 metres (361 feet) of frontage.

- ii) **SCOTT, Yvonne (Estate) – Application No. B07-20**
Concession 9, Part Lot 21, being Parcels 3040 and 5717 PSSS
Including Part 2 on Plan 42R-9780, specifically traversing Parts 1 and 2
On Plan 42R-6571, Conger

Pages: 34 - 48

THE PURPOSE of Consent Application No. B07-20 is to grant a right-of-way across Grisdale's Road, specifically over a portion of Part 5 on Plan 42R-3183, to the owners of 13 Grisdale's Road, being Part 8 on Plan 42R-3598, designated as 17711 PSSS, located in Part Lot 41, Concession 4, in the geographic Township of Conger.

THE EFFECT of the proposed consent would be to provide legal access over an existing private road in favour of the property as described above, in accordance with the submitted application.

7. PLAN OF SUBDIVISION/CONDOMINIUM APPLICATIONS

NIL

8. ZONING APPLICATIONS

NIL

9. UNFINISHED / NEW BUSINESS

NIL

10. ADMINISTRATION

NIL

11. CORRESPONDENCE

NIL

12. ADJOURNMENT

PB20-09- NOW THEREFORE BE IT RESOLVED that The Archipelago Area Planning Board meeting of September 18th, 2020 adjourn at _____.

THE ARCHIPELAGO AREA PLANNING BOARD

MINUTES

Friday, August 21st, 2020 – 9:15 a.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, Manager of Development & Environmental Services
/Planner
J. Nawroth, Secretary-Treasurer

APOLOGIES:

NIL

1. **MEETING CALLED TO ORDER**

Meeting called to order at 9:17 a.m.

2. **APPROVAL OF THE AGENDA**

RESOLUTION PB20-08-01

Moved by S. Wohleberr
Seconded by L. Emery

NOW THEREFORE BE IT RESOLVED that the agenda for August 21st, 2020, meeting of The Archipelago Area Planning Board be approved.

DISPOSITION CARRIED

3. **DISCLOSURE OF CONFLICT OF INTEREST**

Nil

4. **ADOPTION OF MINUTES**

RESOLUTION PB20-08-02

Moved by E. Manners
Seconded by T. Knight

NOW THEREFORE BE IT RESOLVED that the minutes of The Archipelago Area Planning Board meeting held on February 20th, 2020, be approved.

DISPOSITION CARRIED

5. **DELEGATIONS**

Nil

6. **CONSENT APPLICATIONS**

i) **PETERS, Bryan & Susan - Application No. B09-18**

Concession 3, Part Lot 41, being Parts 2 & 3 on Plan PSR-102, and Part 9 on Plan 42R-8110, designated as Parcel 12455 PSSS in the geographic Township of Conger

Cale Henderson, Planner, explained the nature of the application. Bryan and Susan Peters, Lanny Dennis, Hannah Wolfram, Mairead Roche and Jeremy Willis, all attended in support of the application.

RESOLUTION PB20-08-03

Moved by D. Ashley
Seconded by G. Walker

Now Therefore Be It Resolved that Application No. B09-18, to convey a lot addition, being approximately 0.15 hectares (0.37 acres) in size, from Part 2 on Plan PSR-102 (22 Woods Bay Lane), to the neighbouring property, being Part 6 on Plan PSR-16, including Part 8 on 42R-8110 (26 Woods Bay Lane), to facilitate the construction of a driveway for direct access to 26 Woods Bay Lane, **be approved**

DISPOSITION CARRIED

ii) **PHIPPEN, Wm. Michael - Application No. B02-20**

Part of Island 374A, being Part 2 on Plan 42R-10381, Parcel 15947 PSSS In front of the geographic Township of Harrison

Cale Henderson, Planner, explained the nature of the application. Wm. Michael Phippen and his agent; Nancy Harris-Herr, attended in support of the application.

RESOLUTION PB20-08-04

Moved by E. Manners
Seconded by S. Wohleber

Now Therefore Be It Resolved that Application No. B02-20, to transfer a portion of land being approximately 0.2 hectares (0.49 acres) in size from Part 2 on Plan 42R-10381 (3 A374 Island) to be added to Part 1 on Plan 42R-10381 (1 A374 Island), be **approved**.

DISPOSITION CARRIED

7. PLAN OF SUBDIVISION / CONDOMINIUM APPLICATIONS

Nil

8. ZONING APPLICATION

Nil

9. ADMINISTRATION

**i) MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING –
ONTARIO TRANSFER PAYMENT AGREEMENT**

RESOLUTION PB20-08-05

Moved by T. Knight
Seconded S. Wohleber

WHEREAS the Ministry of Municipal Affairs has provided the Planning Board with an Ontario Transfer Payment Agreement to be completed in order to receive funds through the Planning Board Funding Allocation Program (PBFAP);

AND WHEREAS the allocation of \$17,355, for the delivery of planning services between April 1, 2020 and March 31, 2021, will not be forwarded to the Board until the agreement has been signed, sealed and returned to the Ministry;

AND WHEREAS in May, 2020, the Ministry requested the agreement be signed by the Chair and Secretary-Treasurer and returned electronically and that at the next scheduled Planning Board meeting, a resolution be passed authorizing the agreement;

NOW THEREFORE BE IT RESOLVED that the Board hereby authorizes the Chair and Secretary-Treasurer of The Archipelago Area Planning Board to execute all documents as may be required, to enter into an agreement with the Ministry, in order that the Board receives the allocated funds.

DISPOSITION CARRIED

**ii) FINANCIAL STATEMENTS – BDO CANADA LLP –
Year ended December 31, 2019**

RESOLUTION PB20-08-05

Moved by L. Emery
Seconded G. Walker

NOW THEREFORE BE IT RESOLVED that the Board receives the financial statements, for the year ended December 31, 2019, as submitted by BDO Canada LLP.

DISPOSITION CARRIED

10. UNFINISHED / NEW BUSINESS

Nil

11. CORRESPONDENCE

12. ADJOURNMENT

The Archipelago Area Planning Board meeting of August 21st, 2020, adjourned at 10:07 a.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 of The Archipelago Area Planning Board

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

DATE: September 18, 2020

RE: Consent Application No. B27-19
Part Lot 51, Concession 4,
Parts 1 and 2 on Plan 42R-20648
in front of the geographic township of Harrison.

Owner: HURLEY, Dan and VANDERBRUG, Karen

Agent: Dan Hurley

PROPOSAL:

The purpose of Consent Application No. B27-19, is to create one new residential, water access lot in Part Lot 51, Concession 4, being Parts 1 and 2 on Plan 42R-20648, in front of the geographic Township of Harrison.

The effect of the proposed consent would be the creation of one new lot being approximately 2.9 hectares (7.17 acres) in size, having 140 metres (459 feet) of frontage, and a retained lot being approximately 3.0 hectares (7.41 acres) in size, having 110 metres (361 feet) of frontage.

Lot Dimensions:

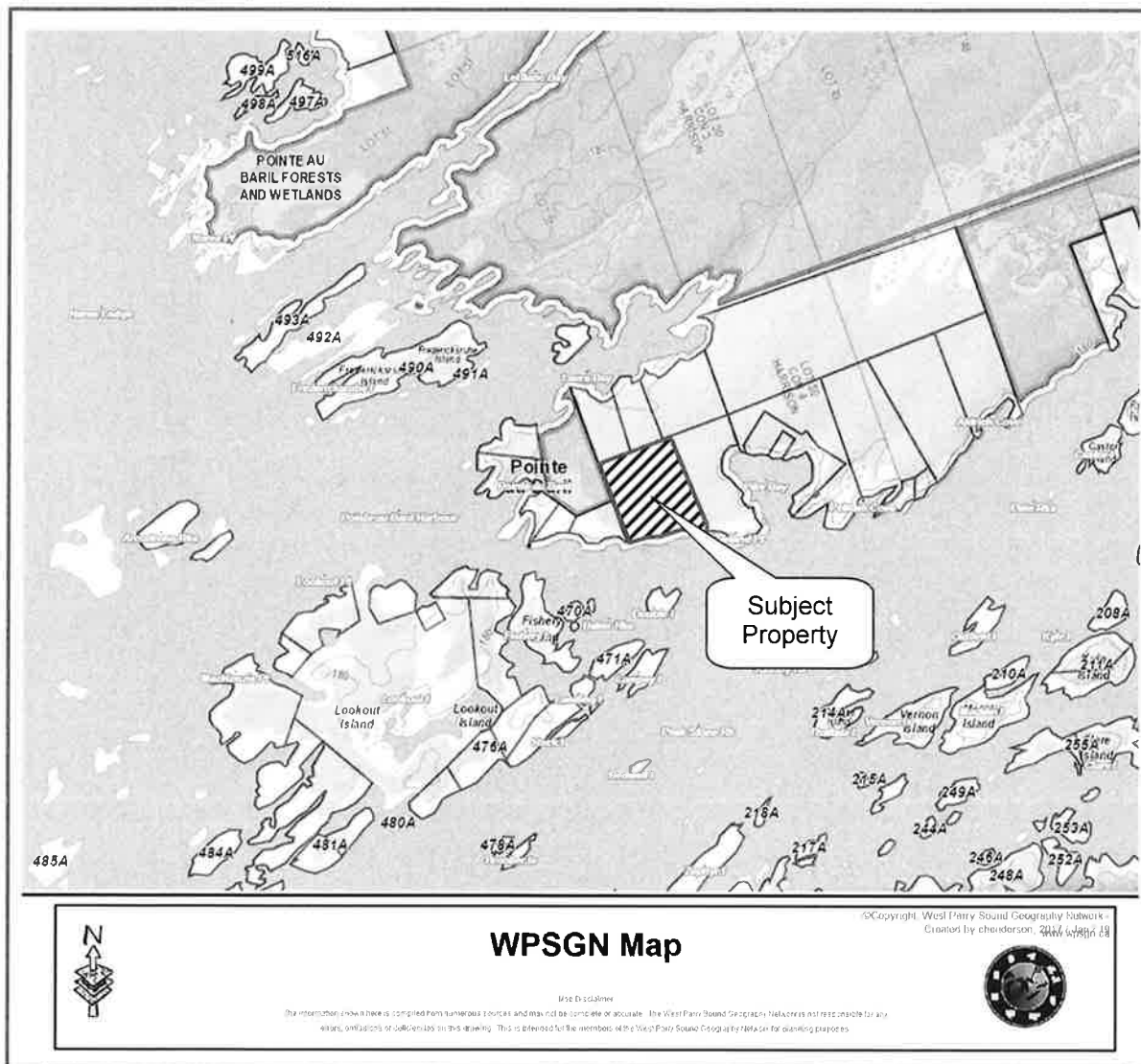
	Proposed Lot Area	Proposed Lot Frontage
Severed Lot	2.9 ha (7.17 ac)	140 m (459 ft)
Retained Lot	3.0 ha (7.41 ac)	110 m (361 ft)

A copy of the application, including location map and sketch, is attached as Appendix A and a copy of the Environmental Report is attached as Appendix B.

BACKGROUND:

The application was received in October of 2019. The subject property is currently zoned Coastal/Island Residential (CR). The retained lands are developed with a main dwelling and some accessory structures. The proposed severed lands are vacant.

LOCATION MAP:



ANALYSIS:

1. Site Characteristics

The subject property is located in Pointe au Baril Islands, approximately 0.3 km east of the Lighthouse, fronting the main channel. The property is developed on the southeastern side and is well treed. There is a 66' shore road allowance fronting the property that has not been closed and conveyed to the owners.

2. ONTARIO PLANNING ACT – R.S.O. 1990, c.P. 13, as amended

Section 51(24) establishes criteria which shall be regarded when considering an application to create a new lot, including matters of health, safety, and convenience for present and future inhabitants of the municipality. With respect to this application and regarding appropriate criteria, the following should be noted:

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- 1) The lands would appear suitable for the purposes for which it is to be subdivided;
- 2) The dimensions and shape of the proposed lots appear to be adequate for its recreational residential purpose;
- 3) There does not appear to be any significant restrictions that would prevent the proposed development;
- 4) There appears to be adequate locations and access for facilities to service the lot.
- 5) The proposal does not appear to negatively impact matters of provincial interest.

3. Provincial Policy Statement

The Provincial Policy Statement, 2020 (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.

Rural Lands in Municipalities

The subject property is located within a rural area as per Section 1.1.4 of the Provincial Policy Statement. Section 1.1.5.2 of the Provincial Policy Statement recognizes limited residential development and resource-based recreational activities on the subject property, it states:

1.1.5.2 On rural lands located in municipalities, permitted uses are:

- b) resource-based recreational uses (including recreational dwellings);*
- c) limited residential development;*

Further, Section 1.1.5.4 of the Provincial Policy Statement states:

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

The proposal would allow for the subject property to be used recreationally, including recreational dwellings for residential uses, which, if compatible with the rural landscape, is supported by the above policies.

Natural Heritage

Policy 2.1 of the PPS, addressing Natural Heritage, would be of particular relevance to this application, specifically Policy 2.1.5 d) respecting significant wildlife habitat, Policy 2.1.5 f) respecting coastal wetlands, Policy 2.1.6 respecting fish habitat, and Policy 2.1.7 respecting a habitat for endangered and threatened species.

In accordance with the respective policies, an environmental report was completed by FRICORP Ecological Services and submitted with the application. The report provides for an appropriate building envelope for a small dwelling and dock outside of potential habitat for Eastern Foxsnake and Massasauga Rattlesnake. Any septic system must be constructed outside of the potential endangered and threatened species habitats.

No information was provided from the applicants with respect to fish habitat, significant wildlife habitat or coastal wetlands. However, in review of mapping (Schedule F of the

Official Plan), there is no critical fish habitat or coastal wetlands identified in close proximity to the subject property.

Conclusion

The proposed development is consistent with Sections 1.1.4 and 1.1.5.2 of the Provincial Policy Statement. Provided the mitigation measures within the environmental report are implemented and development be limited to the identified building envelope, the requested consent appears to be consistent with the Natural Heritage policies of the Provincial Policy Statement.

4. Township of The Archipelago Official Plan

Goal and Objectives

The general goal of the Official Plan, as set out in Section 3, states:

“to preserve the unique and high quality of the natural environment which leads to a recreational experience that is both relaxing and aesthetically appealing to property owners and visitors who use the area, and is designed to make both property owners and visitors realize that they share equally in the responsibility of attaining this goal.”

Section 4 of the Official Plan sets out the Objectives necessary to fulfill the above-noted goal and include, among others:

- “1. Respecting, maintaining and improving the natural environment of the region of which the Township is a part;*
- 2. Responding appropriately to the inevitable social and economic changes that will affect the demand for recreation in its many forms while maintaining a status quo philosophy in regard to the character of the present land use base;*
- 5. Ensuring the compatibility of land and water usage;”*

This Goal and these Objectives enforce an “environment first” and “status quo” philosophy that has been the foundation of the Township of The Archipelago since its inception.

Environmental Policies

Section 7 of the Official Plan addresses the environmentally sensitive areas of the Township. The following policies are of particular relevance to the subject application:

- “7.1 The natural features and ecological functions of the Township’s natural environment, which contribute greatly to the Township’s wilderness character, are paramount and will be protected.*
- 7.6 Council recognizes the importance and value of the environmentally sensitive areas and cultural heritage areas of the Township and supports the protection of these areas. In addition to these general policies, certain specific policies have been provided to address the specific types of environmentally sensitive areas.*

- 7.17 *The Township recognizes the importance and value of the long-term health of the Township's fisheries resource and supports its protection and appropriate management.*
- 7.29 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 7.30 *Where a property contains potential habitat for any threatened and/or endangered species and is subject to a development application for lot creation or rezoning that would significantly increase the development rights of the property, a site evaluation report will be required to determine whether the property contains habitat of endangered species and/or threatened species. Should the site evaluation report confirm the presence of habitat of endangered and/or threatened species, Section 7.28 shall apply."*

As indicated in Section 3 of this report, an Environmental Report was completed by FRICORP Environmental Services identifying a building envelope and docking location outside of habitat for endangered and threatened species. Further, a review of Schedule F – Natural Heritage of the Official Plan was completed and there is no fish habitat or wetland features surrounding the subject property.

Development Policies

Section 10 of the Official Plan establishes Neighbourhood Growth Policies, which are effectively land division policies for the various areas in the Township. Schedule "A" to the Official Plan identifies the subject lands as being located within the Pointe au Baril Islands Neighbourhood. The relevant policies applicable to this Neighbourhood include the following:

- "10.8 *Privately owned islands in the Pointe au Baril area are largely developed. The area is heavily traversed by major and local channels and little room exists for new development without significant impact on the environment.*

While the majority of land and islands in the Pointe au Baril Islands Neighbourhood is developed, there are a few large parcels of land that are not divided.

- 10.9 *Further land division in the Pointe au Baril Islands area is to be discouraged. Generally, consents involving the creation of one new lot per land holding will be considered by the Plan, subject to Section 14 – Development Procedures and Standards and any other applicable policies.*

This Plan recognizes, however, that there are several large land holdings that may have considerably greater development potential without seriously jeopardizing the intent of the Pointe au Baril Island Neighbourhood policy. It is the policy of this plan, therefore to allow the consideration of land division

creating up to two new lots on land holdings greater than ten hectares, three new lots on land holdings greater than fifteen hectares, and four new lots on land holdings greater than twenty hectares, subject to Section 14 – Development Procedures and Standards and any other applicable policies.

- 10.10 *Development of any kind on the outer islands, where exposure is high and topographic relief is low, will be discouraged.*

These policies allow for the consideration of a consent application to create one new lot on the subject lands. The applicant is proposing to create one new residential lot. As such, the consent application can be considered. In reviewing Section 14, the following policies would be applicable to this proposal:

- “14.6 Development must be appropriate for an area in terms of its density or prematurity.*
- 14.16 *Development constraints are natural or man-made features that produce impediments to or limitations on development. It will be the policy of this Plan to impose whatever development controls are necessary to reflect any development constraints.*
- 14.17 *All development locations must be physically suitable in terms of services, building site, harbor and access. Lands with severe development constraints due to the steepness of their slopes, their susceptibility to flooding or erosion, their environmental sensitivity, or other special physical features, may be zoned in a non-development zone so as to maintain the natural state of these lands.*
- 14.42 *An applicant proposing any development may be required to supply additional information on the proposal so that a proper evaluation may be made of the impact of the proposed development on adjacent lands and waters.*
- 14.45 *An impact assessment may be required in order to determine the impact of development on natural, environmental or cultural values, whether development is appropriate and to identify any necessary mitigation measures. Such assessments may be required to determine the impact of development on values or matters such as the following:*
- a) wetlands;*
 - b) fisheries habitat;*
 - c) wildlife habitat;*
 - d) cultural heritage resources;*
 - e) ground and surface water resources;*
 - f) surface water in accordance with the Lakeshore Capacity Assessment Handbook; or*
 - g) habitat of Endangered and Threatened Species.*
- 14.49 *Wherever land division policies allow for consents for the creation of new lots in the various neighbourhoods (except for the Point au Baril Station Neighbourhood), an minimum lot standards are not identified, the minimum lot size will be 100 metres of water frontage and 1 hectare of lot area. These*

numerical figures are not absolute and may in appropriate circumstances be varied slightly to accommodate individual applications."

Policies 14.6, 14.16, and 14.17 address the appropriateness and suitability of lands for development. After a site inspection, it was determined there does not appear to be any significant physical or environmental constraints restricting the proposed consent and subsequent development of the subject property. The proposed lot sizes appear sufficient in area to allow for the location of a dwelling and a dock, while allowing sufficient area for buffering and separation from adjacent, existing recreational land uses. With respect to sewage services, confirmation will be needed to ensure there is sufficient location for a class 4 septic system, outside of any environmental constraint areas.

Parkland

The Official Plan outlines the requirement for parkland dedication as a condition of consent. Section 14.3 states:

'The Township Council, as a condition of any land division application may require parkland dedication equivalent to an amount not exceeding five percent of the land. Alternatively, the Township Council may accept the payment of money by the owner of land to the value of the land otherwise required to be conveyed. For administrative convenience, the Township may establish a fixed fee for parkland dedication by by-law on a per lot basis that may vary for different neighbourhood, provided such amount does not exceed that permitted by the Planning Act.'

As it would not be appropriate to require actual parkland, it would be appropriate to accept payment in lieu of the parkland. A fee of \$5000 per lot has been established by the Township of The Archipelago. As a condition of consent a total fee of \$5,000 would be required.

Conclusion

The Goal and Objectives of the Official Plan maintain an "environment first" and "status quo" philosophy toward development in the Township. This philosophy is carried forward in the environmental policies of the Official Plan that are intended to ensure that the environmental features, which contribute strongly to the character of the Township, are protected. The Official Plan recognizes that further development can be provided for in the Township although it is discouraged, rather than encouraged. The subject property qualifies for consideration to create one new lot, however, it is paramount that any proposal for lot creation be directed to areas that are appropriate for development and do not contain significant constraints. Overall, the subject property appears appropriate for the creation of one new residential lot, with appropriate restrictions per the environmental report, and as such; the proposal conforms to the intent of the Official Plan.

5. COMPREHENSIVE ZONING BY-LAW A2000-07, AS AMENDED:

The subject lands are zoned 'Coastal/Island Residential (CR). Within the 'Coastal/Island Residential (CR)' Zone, the main permitted use is residential, with some permitted accessory uses.

As set out in Section 4.9 of the Comprehensive Zoning By-law, a Divided (D) symbol would also be attached to the zoning of the retained and severed lots to identify that these lots were created by severance and are not eligible for further lot creation.

The retained lot is developed, having a main dwelling and accessory structures. The existing development will continue to comply with the relevant regulations of the Zoning By-law.

Conclusion

With the recommended conditions contained in this report, the proposed consent would appear to comply with Comprehensive Zoning By-law, A2000-07, as amended.

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 will be provided at the hearing.

RECOMMENDED CONDITIONS:

Based on the foregoing, the following conditions are recommended for Consent Application No. B27-19:

1. That the approval of Consent Application Nos. B01-18 shall apply to the creation of one new residential lot;
2. That the following documents be provided for the transaction(s) as described in Condition No. 1, above:
 - a) A transfer document which depicts 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 parcels. Each schedule must also bear the same names of the transferor(s) and transferee(s) as indicated on page 1 of the Transfer document;
 - c) 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 your surveyor to ensure it is in compliance with the approved application;**
3. That the severed and retained lands be rezoned from the 'Coastal/Island Residential (CR)' Zone to the 'Coastal/Island Residential/Divided (CR/D)' Zone in accordance with the recommendations within this report.

4. An agreement, registered on title, implementing the building envelope locations identified within the FRICORP Environmental Solution report, dated September 3, 2019.
5. Confirmation from a qualified septic installer that a suitable location for the construction of a septic system is available on the proposed residential lot;
6. Payment of \$5,000.00 to the 'Township of The Archipelago' in lieu of lands being conveyed to the Township for parkland purposes.

NOTE:

All conditions are subject to the approval of The Archipelago Area Planning Board, but at no cost to the Board.

Respectfully submitted,



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

**APPLICATION AND
CONSENT SKETCH**

APPENDIX 'A'

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

Print Form

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

OFFICE USE ONLY			
Date Received	<u>October 25 / 19</u>	Complete Application	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date Accepted	_____	Applicable Fee Paid	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Application No.	<u>B27-19</u>

1. Applicant / Agent Information

Name of Applicant / Agent

Dan Hurley

Address

City

Province / State

Postal / Zip Code

Home Phone No.

Business Phone No.

email

2. Owner(s) Information

Name of Owner(s)

Karen Vanderbrug and Dan Hurley

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- 1400701905 Lot 51 Concession 4 Island No. _____

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

Reference Plan No. (if any) Plan No. 42R - 20648 Part No. 2

Pin 52245-868 Parcel No. 40161 Other Description 1726 6B

Dimensions of Subject Property:

Depth (metres) ±280 Frontage (metres) ±250 Hectares ±5.914a

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

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

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

Karen Vanderbrug and Dan Hurley

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

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

		Lot 1	Lot 2	Lot 3	Retained
Description of Land	Frontage (metres)	+140			+110
	Depth (metres)	+280			+280
	Area (hectares)	2.9 Ha			3.0 Ha
Use of Property	Existing Use(s)	Vacant			Cottage Seasonal
	Proposed Use(s)	Cottage Seasonal			Cottage Seasonal
Buildings or Structures	Existing	Vacant			1 story cottage & bunkie
	Proposed	"			"

		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		Vacant		holding tank
	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.

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6. Land Use

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

Pointe-au-Baril Islands

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?

Coastal 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	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A landfill	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A Provincially significant wetland (Class 1, 2 or 3 wetland)	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A Provincially significant wetland within 120 metres of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
Flood plain	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A rehabilitated mine site	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A non-operating mine site within 1 kilometre of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An active mine site	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An industrial or commercial use. Specify the use(s).	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An active railway line	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A municipal or federal airport	<input type="checkbox"/>	<input type="checkbox"/> _____ 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.

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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

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, Dan Hurley , 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 Oct. 25/19 Signature of Owner Dan Hurley
Date _____ Signature of Owner _____
Date _____ Signature of Owner _____
Date _____ Signature of Owner _____

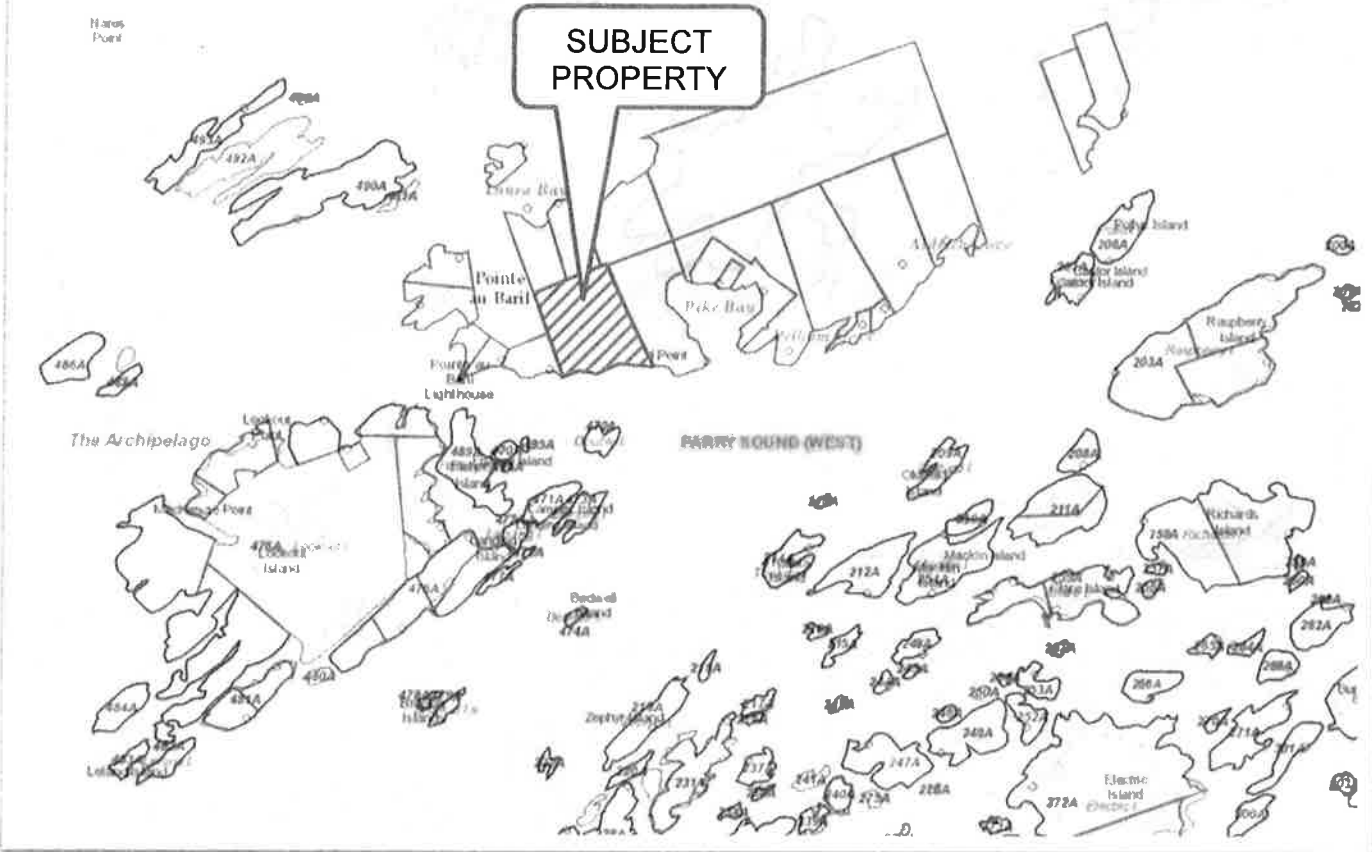
13. **Consent of the Owner(s) to the Use and Disclosure of Personal Information**

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

I/We, Karen Vanderbrug and Dan Hurley , 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.

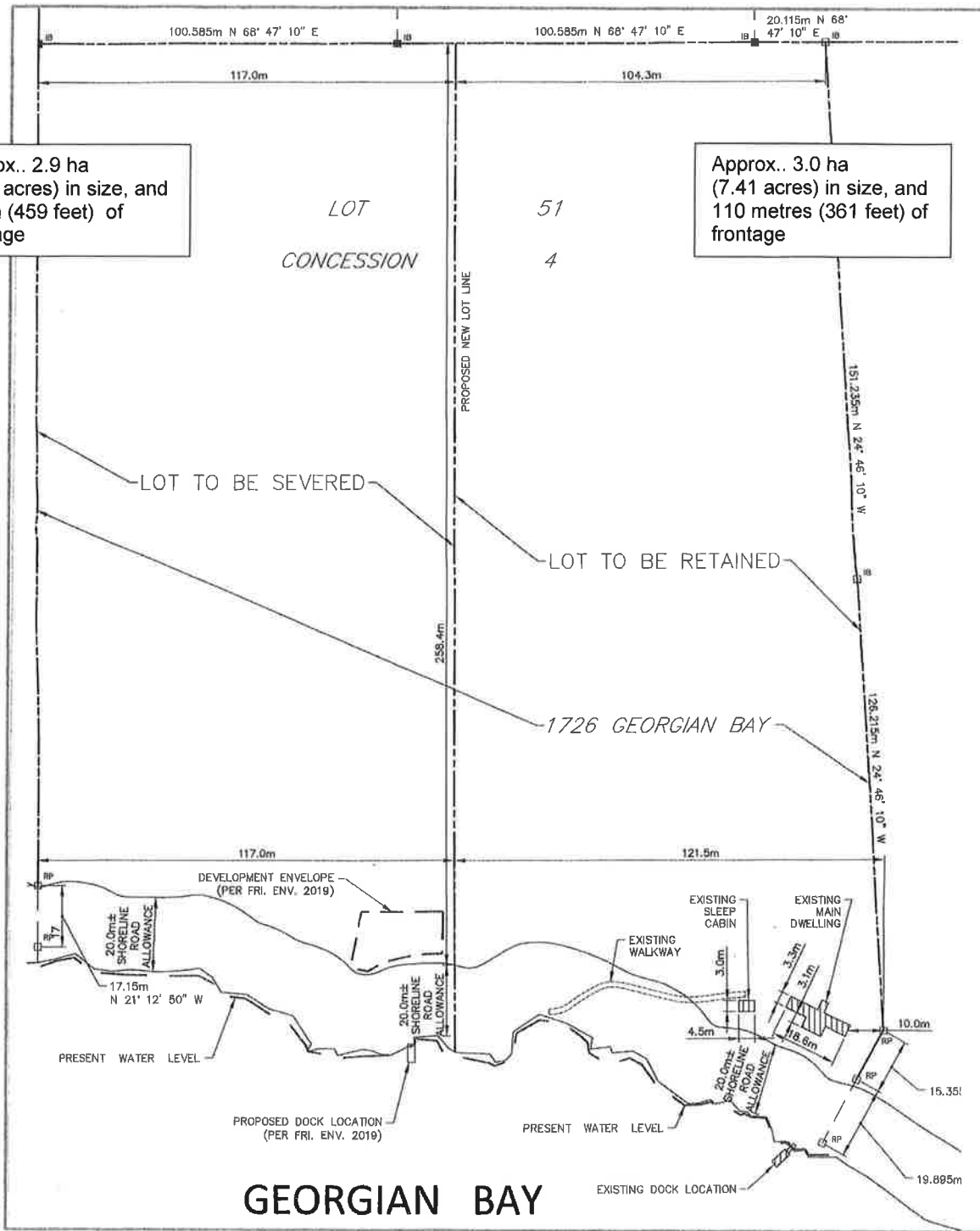
Date Sep. 21/19 Signature of Owner Dan Hurley
Date Sept 21/19 Signature of Owner Karen Vanderbrug
Date _____ Signature of Owner _____
Date _____ Signature of Owner _____

Consent Application No. B27-19 (HURLEY/VANDERBRUG)



Approx.. 2.9 ha
(7.17 acres) in size, and
140m (459 feet) of
frontage

Approx.. 3.0 ha
(7.41 acres) in size, and
110 metres (361 feet) of
frontage



GEORGIAN BAY

22

ENVIRONMENTAL REPORT
APPENDIX 'B'

Documentation Memorandum

To: Dan Hurley
From: Rod Bilz
Date: September 3, 2019
Subject: **Eastern Foxsnake Habitat Assessment - Pointe au Baril, Part of Lot 51, Concession 4, Geographic Township of Harrison, Township of Archipelago**

Introduction

The proponent wishes to create one new lot through a consent application (**Figure 1**). The total property holding is approximately 5.86ha in area including a retained lot of 3.20ha and a severed lot of 2.68ha. The shoreline frontage of the severed lot faces south and is approximately 230m in length.

Approach

Our approach was to consider the definitions contained in Section 24.4 of Ontario Regulation 242/08 containing the regulated habitat of the Eastern foxsnake. We intended to investigate the shoreline area along the width of the severed lot to identify a suitable building envelope that would be outside of any protected habitat for this species. More specifically, we were looking for suitable thermoregulation sites, shedding sites, oviposition sites and hibernation sites.

Existing Conditions

The site was investigated on June 11, 2019 under good weather conditions. Air temperatures were 14 degrees with clear sunny skies and ESE winds at 16km/h. The shoreline is mainly bedrock dominated with some common juniper, staghorn sumac, red maple and white pine vegetation. A thorough investigation of the shoreline (**Photo 1**) and adjacent area approximately 50m back from shore was conducted where it was most likely to locate a building envelope. The vast majority of this area within 50m of the shoreline would be considered thermoregulation habitat. There is a considerable amount of common juniper ground cover and rock features (**Photos 2 and 3**) that would provide a range of temperatures and partial shade conditions that are suitable for thermoregulation habitat (**Figure 2**). Two specific potential shedding sites were also identified along the shoreline as depicted in **Photos 4 and 5**.

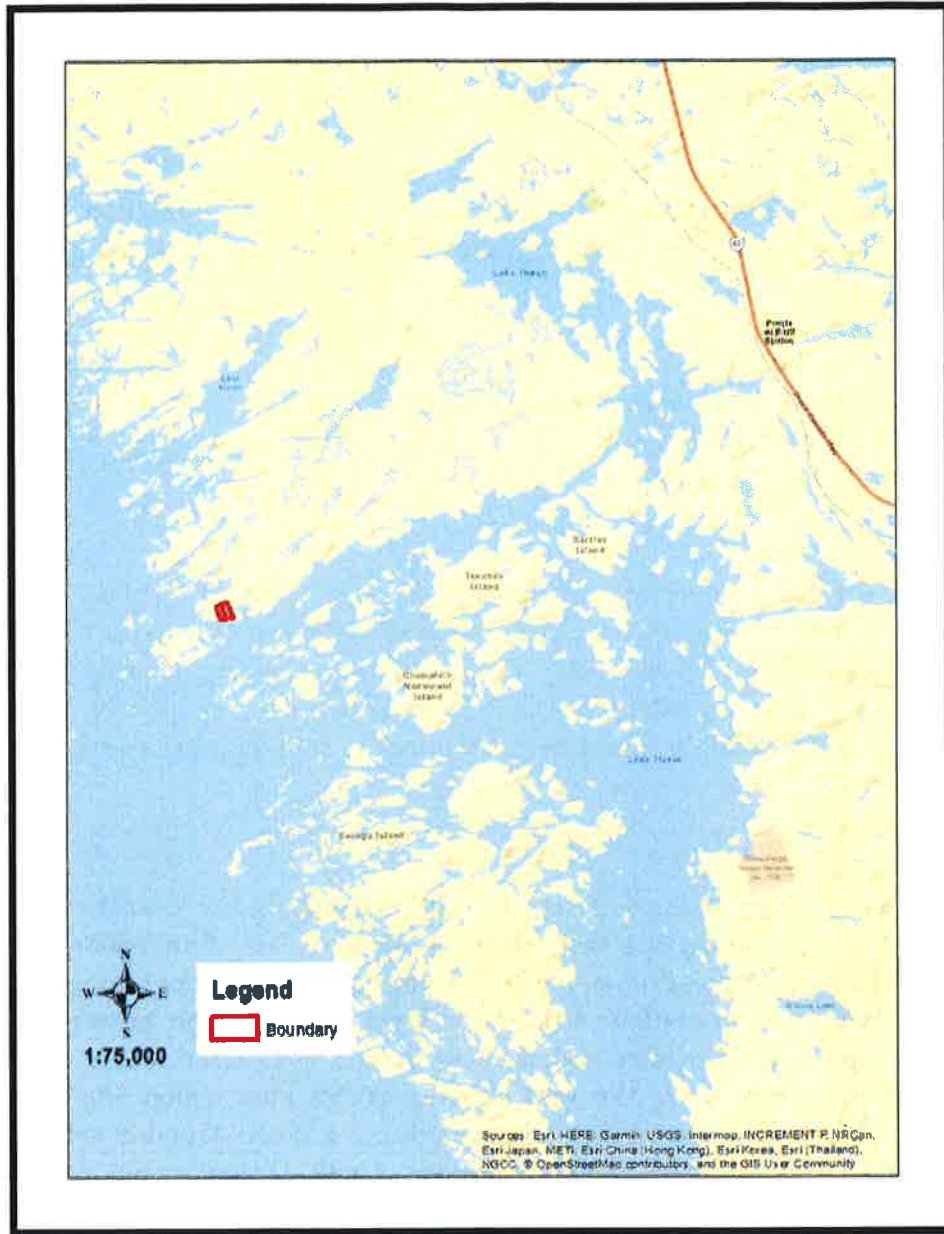


Figure 1 Location Map

25



Photo 1 Looking west along shoreline of retained and severed lots



Photo 2 Common juniper ground cover in near shore area



Photo 3 Typical rock features along in the near shore area

Results

The habitat within 50m of the shoreline was assessed since it would be the most desired location to situate a dwelling or cottage. Open and barren bedrock with no significant surface fissures, rock features on barren bedrock and no significant vegetation for shading and cover does not represent good quality habitat for the Eastern foxsnake. We found one area that was essentially barren bedrock and would not represent good habitat for the Eastern foxsnake (**Figure 2**). This particular area is approximately 330m² and could accommodate a small cottage and is shaded in green on **Figure 2** and depicted in **Photo 6**.

There is a trough in the underlying bedrock on the northwest side of the severed lot that is treed and has fissures in the bedrock and could provide suitable hibernation habitat. It is shaded in purple on the figure.

The remainder of the site has patchy rock and vegetation cover that would be suitable for thermoregulation habitat and is shaded yellow on the figure. Two specific features were identified as potential shedding sites because they have a loose jumble of rocks close to the shoreline that may be attractive to this species for this purpose. There is also a suitable dock location over bedrock substrates that has little fisheries value (**Figure 2 and Photo 9**). Additional permits or approvals may be required for a dock structure depending on the size and design of the structure.

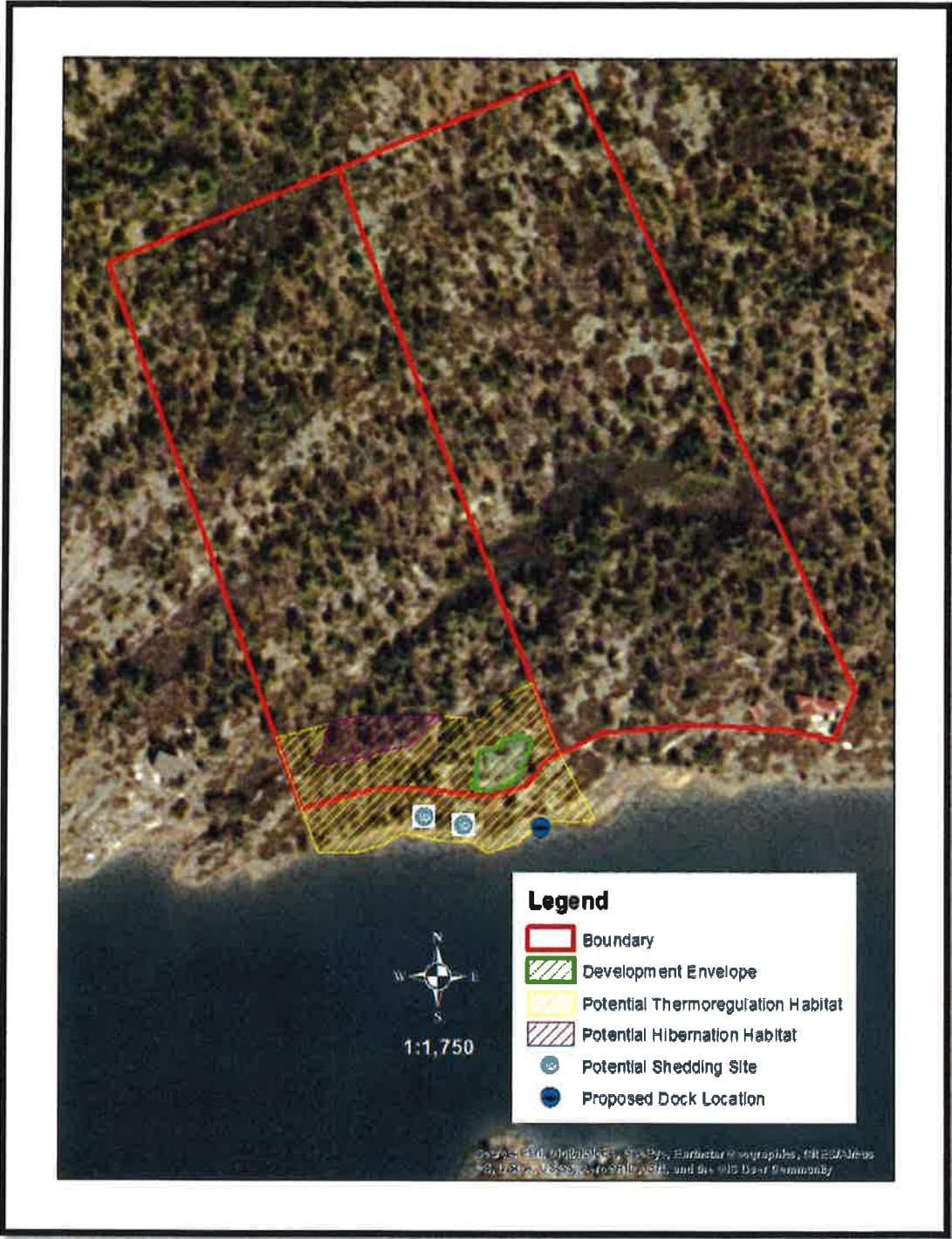


Figure 2 Severed Lot and Associated Values

28



Photo 4 Potential Shedding Site Along the Shoreline



Photo 5 Potential Shedding Site Along the Shoreline

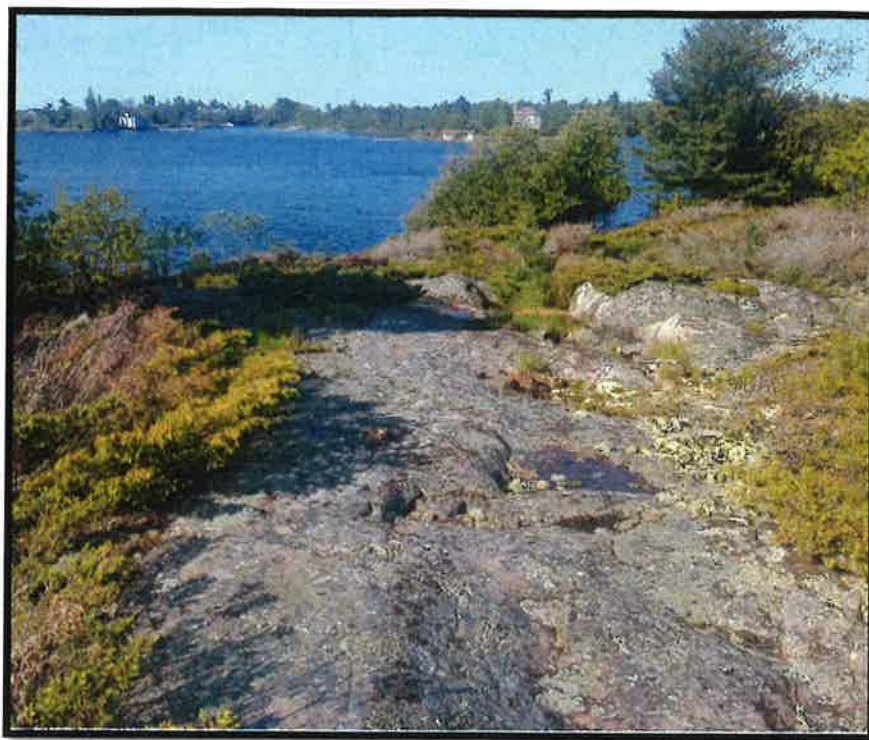


Photo 6 Barren Bedrock Suitable for Building Envelope

We also looked at potential Massasauga habitat on the property. The best potential habitat for this species was beyond the 50m zone where development is proposed to occur but it was mapped anyway (**Figure 3**). There were two areas that appear suitable for hibernation habitat (**Photo 7**) and one area suitable for gestation habitat (**Photo 8**). None of these areas would be impacted by the proposed development envelope nor would it interfere in species mobility between habitat types.



Photo 7 Potential Massasauga Hibernation Habitat



Photo 8 Potential Massasauga Gestation Habitat

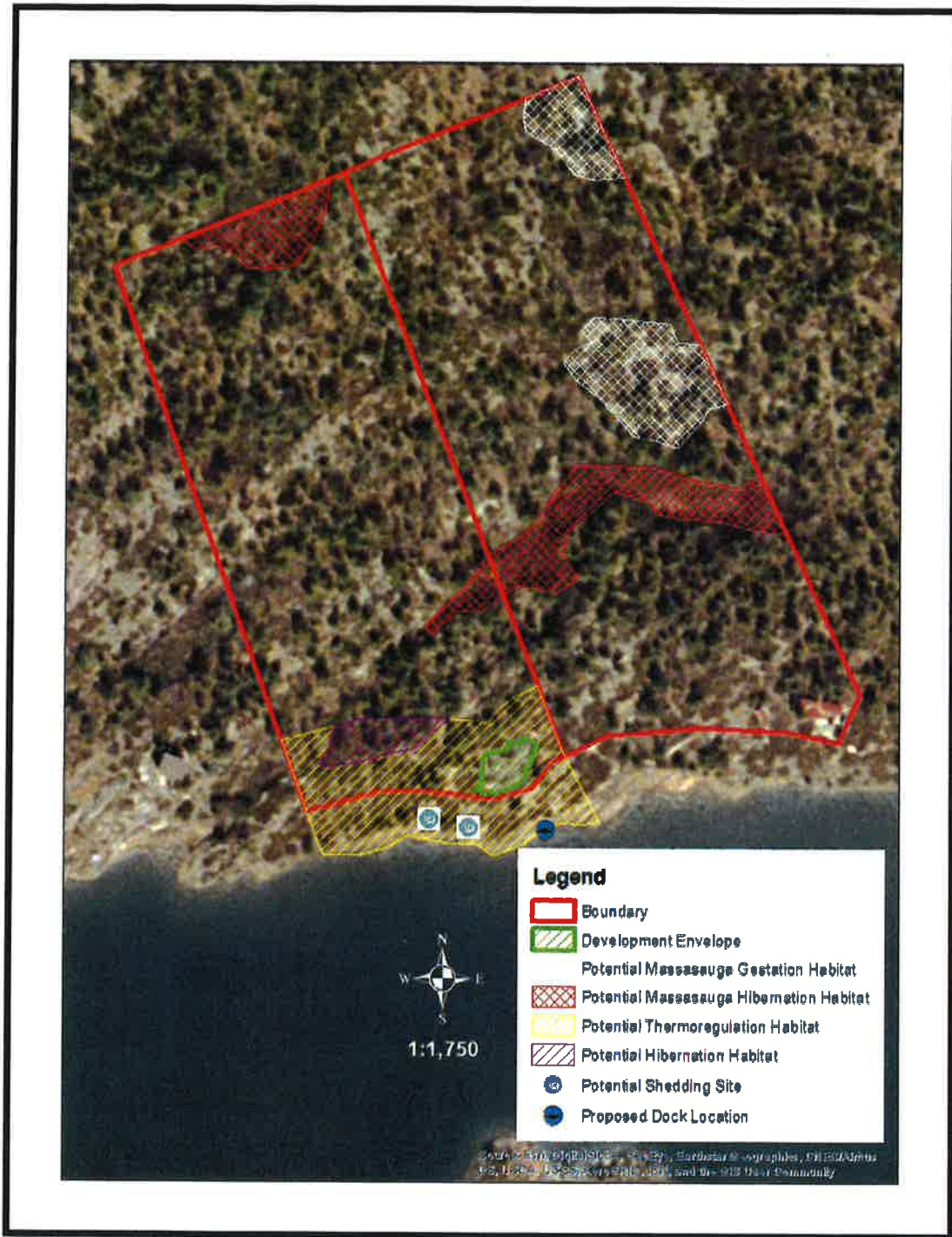


Figure 3 Potential Massasauga Habitat



Photo 9 Preferred Dock Location

Recommendations

The intent of our site visit was primarily to identify the options for development within an identified building envelope on the site without compromising the potential foxsnake habitat. Based on our field investigations, we feel that the identified building envelope would not interfere or alter foxsnake habitat. In addition, there is a suitable docking location adjacent to the proposed building envelope.

Sincerely,

Rod Bilz
Environmental Specialist

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

DATE: September 18, 2020

RE: **Consent Application B07-20**
Part of Lot 21, Concession 9, being Parcels 3040 and 5717 PSSS, including Part 2 on Plan 42R-9780, specifically traversing Parts 1 and 2 on Plan 42R-6571 in the geographic Township of Conger.

OWNER: **SCOTT, Yvonne (Estate)**

AGENT: John Jackson Planner Inc.

PROPOSAL

The purpose of Consent Application No. B07-20 is to grant a right-of-way across Grisdale's Road, specifically over 4 Grisdale's Road, being a portion of Part 5 on Plan 42R-3183, to the owners of 13 Grisdale's Road.

The effect of the proposed right-of-way would be to provide legal access over an existing, private road.

A key map showing the location of the subject lands and a sketch of the proposal are attached as Appendix 'A' and the application is attached as Appendix 'B'.

BACKGROUND

The proposed benefitting property is currently accessed via Grisdale's Road, a private road. The proposed right-of-way will ensure access over the subject property is formally registered.

PLANNING INFORMATION

Official Plan Neighbourhood:	Woods Bay
By-law No. A2000-07:	Resort Commercial Exception 7 (RC-7) & Natural State (NS)
Existing Use:	Residential & Private Road

ANALYSIS

1. Provincial Policy Statement

The Provincial Policy Statement, 2020 (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 proposed right-of-way is on an existing private road and will not result in any new development or extend municipal services, as the road is not maintained by the Township.

Conclusion

The subject application appears to be consistent with the Provincial Policy Statement.

2. Official Plan

The subject lands are located within the Woods Bay Neighbourhood of the Official Plan. Section 13.14 outlines that:

“Consideration may be given to the development of private roads, or access roads over Crown land, or extensions to existing roads, in the following Neighbourhoods:

iii) Portions of Woods Bay – That area extending from Blackstone Harbour southerly to Healey Lake Creek”

As per the above policy, the subject application can be considered. However, consideration of the application is subject to the following policies:

13.15 b) All road applications must be accompanied by an environmental review to determine any impacts on the natural environment. The environmental review should include but not necessarily be limited to determining:

- i. impacts on any wildlife habitat;***
- ii. impacts on fisheries;***
- iii. impacts on wetlands;***
- iv. impacts on drainage patterns;***
- v. impacts on groundwater and/or surface waters;***
- vi. appropriate mitigation measures, both during and after construction to ensure protection of the environment.***

As the road currently exists, and is being used by numerous owners of properties, there will be no impacts on the natural heritage features, drainage patterns or groundwater and/or surface water. An environmental review is not required.

13.15 c) Road applications shall be required to address issues, problems and concerns related to need, impact on marina facilities and any other relevant planning matters including the nature and scope of any public consultation, circulation to the public and relevant agencies.

The benefitting lot has historically been accessed from Grisdale's Road. Therefore, the subject application does not pose any additional concerns or issues related to the impact on marina facilities. The subject application addresses the current land use conflict, as it will provide legal access for the benefitting property.

d) Road proponents are required to confirm that at least two thirds of the users of the proposed road support the road.

Road currently exists, no new road development being proposed.

e) Road proponents will be required to obtain approvals from relevant agencies from all levels of government, including, the public works superintendent, the MTO, the MNR and the Department of Fisheries and Oceans.

No additional approvals are required.

f) All owners of the properties that will be accessed by a private road, or an access road over Crown land, or extensions to existing roads, enter into an agreement with the Township, to be registered on title of all of these affected properties, to indemnify the Township and all other public bodies of all responsibility for any maintenance of the road and all liability for any use of the road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road.

Although this application is for a right-of-way on an existing private road, such private road was created prior to the requirement for the agreement and thus, no such agreement currently exists. An indemnification agreement is required as a condition of approval.

Conclusion

The subject application appears to conform to the relevant policies of the Township's Official Plan.

3. Comprehensive Zoning By-law, A2000-07, as amended

The subject property is zoned 'Resort Commercial Exception 7 (RC-7)' and 'Natural State (NS)'. The benefitting property is zoned 'Coastal/Island Residential (CR)'. The subject application is not proposing any new uses.

Conclusion

The proposed right-of-way appears to comply with requirements of the Comprehensive Zoning By-law No. A2000-07, as amended.

CIRCULATION COMMENTS

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 September 18, 2020, will be made available to the Planning Board at the public meeting.

RECOMMENDATION

Based on the foregoing, staff would recommend the granting of Application No. B07-20, subject to the following conditions:

1. That the approval of Consent Application No. B07-20 shall apply to the transfer of a right-of-way in favour of Part 8 on Plan 42R-3598, designated as 17711 PSSS, located in Part Lot 41, Concession 4, in the geographic Township of Conger (13 Gridale's Road).
2. That the following documents be provided for the transaction(s) as described in Condition No. 1, above:
 - a) A transfer document which depicts 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 parcels. 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 an Agreement be registered on title to the benefitting property of the right-of-way, pursuant to Section 51(26) of the Planning Act, R.S.O, as amended, indemnifying the Township of The Archipelago and all other public bodies of all responsibility for any maintenance of the road and all liability for any use of the road and alleged failure to provide emergency services or any other public service.

Respectfully submitted,
Township of The Archipelago

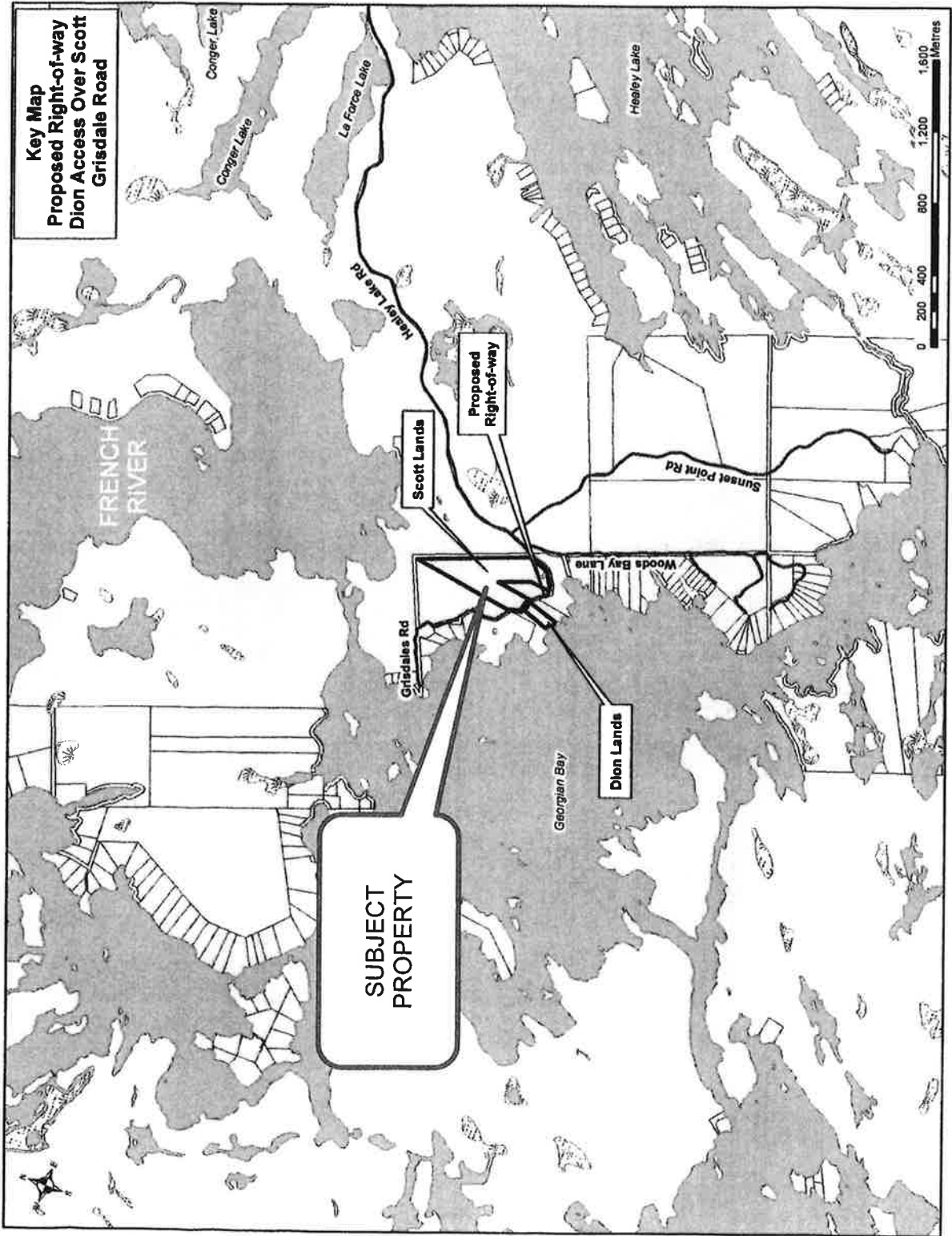


Cale Henderson, MCIP, RPP
Manager of Development & Environmental Services

APPENDIX "A"

Location Map and Site Plan

Consent Application No. B07-20 (Estate of Yvonne Scott)



640

PT 4
SCOTT LANDS
12.5 HA

42R-03183

PROPOSED
RIGHT-OF-WAY
0.85 HA

PT 6
42R-07498

DION LANDS
1.0 HA

PT 1
42R-05851

PT 6
13
42R-03398

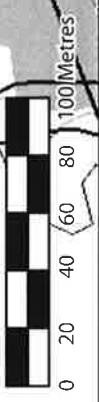
PT 1
17
PSR-00809

PT 1
31
42R-05527

42R-09062

Geographic Township
CONS. PLAN

Woods Bay
PT 12



PT 13

42R-04937 PT 1

5

PT 9

PT 11

PT 7

PT 10

PT 10

PT 10
2R-04501

PT 2
35

PT 1

PT 8

25

PT 3

PT 8

PT 10

Geographic Bay



APPENDIX "B"

Application

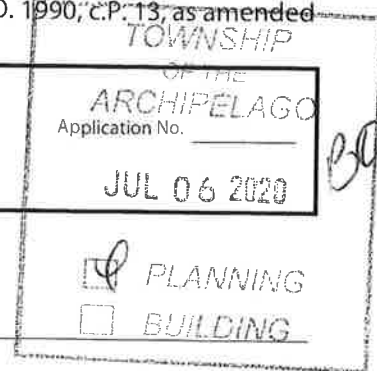
The Archipelago Area Planning Board

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

Print Form

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



307-20

1. Applicant / Agent Information

Name of Applicant / Agent
John Jackson Planner Inc.

Address
110-70 Isabella Street

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 Yvonne Scott % Jim and Alvin
Scott (Powers of Attorney)

Address

City _____ Province / State _____ Postal / Zip Code _____

Home Phone N _____ 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 4905-0900103820 Lot 41 Concession 4 Island No. _____

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

Reference Plan No. (if any) Plan No. 42R - (3183) (17904) (3598) Part No. (4)(6)(8)

Parcel No. 18563 Other Description Conger

Dimensions of Subject Property:

Depth (metres) 685m Frontage (metres) 340m Hectares 13.3

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

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

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
Anthony Dion

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

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

		Lot 1	Lot 2	Lot 3	Retained
Description of Land	Frontage (metres)	20m			340m
	Depth (metres)	425m			665m
	Area (hectares)	0.85			12.5
Use of Property	Existing Use(s)	Road			Residential
	Proposed Use(s)	Road R.O.W			
Buildings or Structures	Existing	N/A			Dwelling - 1216ft ²
	Proposed	N/A			N/A

		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	X			X
	Water Access (see Section 9)				
Water Supply	Privately owned and operated individual well				X
	Privately owned and operated communal well				
	Lake or other water body				
	Other means				
Sewage Disposal	Privately owned and operated individual septic system				X
	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				X
	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.

X

X

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6. Land Use

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

Recreational

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?

RC-7 and ES

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	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A landfill	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A Provincially significant wetland (Class 1, 2 or 3 wetland)	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A Provincially significant wetland within 120 metres of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
Flood plain	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A rehabilitated mine site	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A non-operating mine site within 1 kilometre of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An active mine site	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An industrial or commercial use. Specify the use(s).	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An active railway line	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A municipal or federal airport	<input type="checkbox"/>	<input type="checkbox"/> _____ 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.

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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

The purpose of the application is to recognize existing access to the Dion Lands

45

11. Affidavit or Sworn Declaration

Dated at the Town of Parry Sound this _____ day of June, 20²⁰

I, John Jackson of the Township of McDougall 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 2nd day of June ~~June~~ July, 20²⁰.



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, Jim Scott & Alvin Scott (powers of attorney), am/are the owner(s) of the land that is the subject of this application and I/we authorize John Jackson Planner Inc. to make this application on my/our behalf.

Date June 10/20 Signature of Owner X Alvin Scott

Date _____ Signature of Owner X

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.

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Date JUNE 10/2020 Signature of Owner X [Signature]

Date JUNE 10/2020 Signature of Owner X [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, Jim Scott & Alvin Scott (powers of attorney), 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 JUNE 10/2020 Signature of Owner X [Signature]

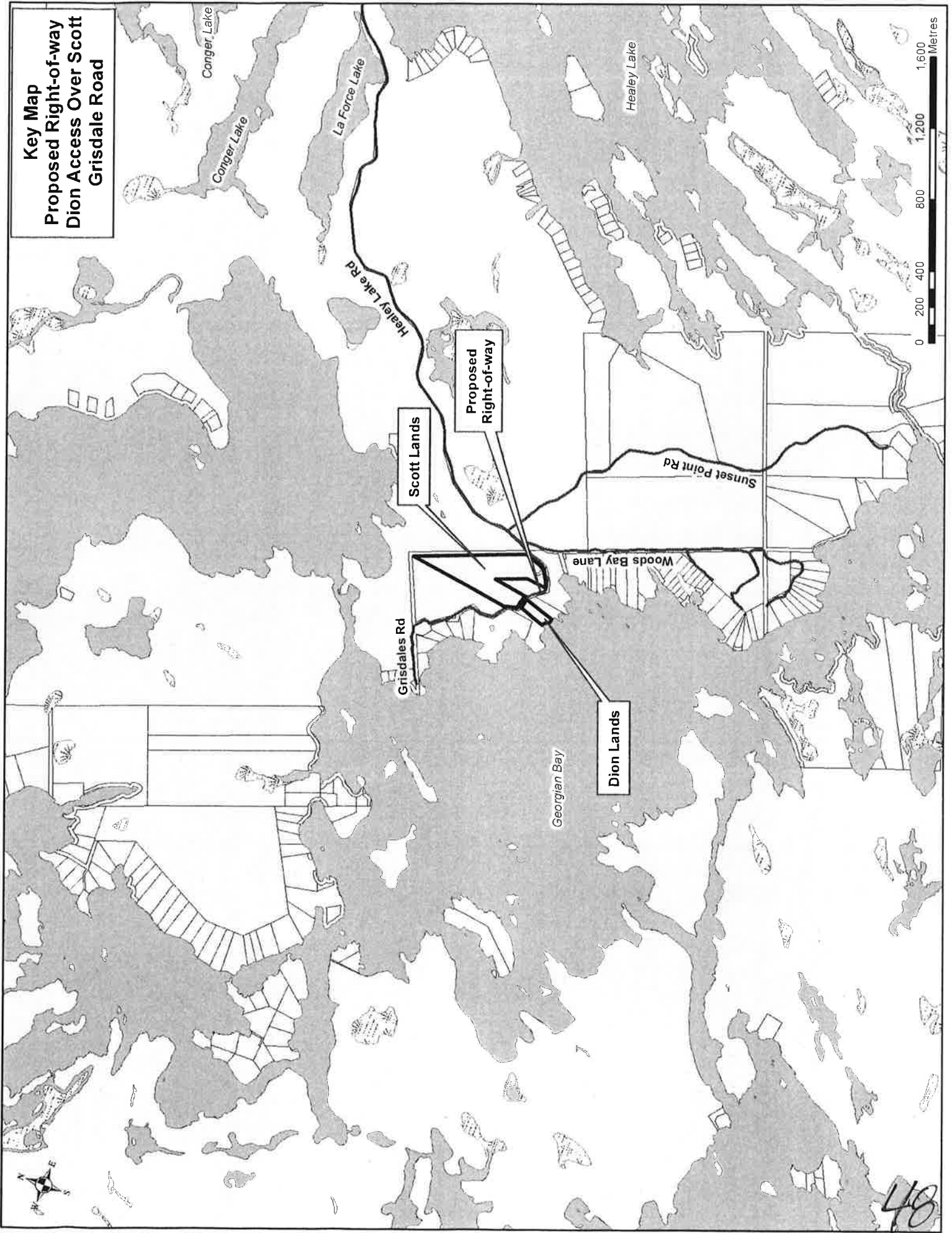
Date JUNE 10/2020 Signature of Owner X [Signature]

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

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Key Map
Proposed Right-of-way
Dion Access Over Scott
Grisdale Road



48