



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 Amendment to the Comprehensive Zoning By-law

under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended

OFFICE USE ONLY			
Date Received	<u>Aug 27 / 24</u>	Complete Application	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date Accepted	_____	Applicable Fee Paid	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		Application No. _____	

**1. Applicant / Agent Information**

Name of Applicant / Agent

PETER W. A. BOERSMA

Address

\_\_\_\_\_

City \_\_\_\_\_

Province / State \_\_\_\_\_

Postal / Zip Code \_\_\_\_\_

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

Business Phone No. ∅

email \_\_\_\_\_

**2. Owner(s) Information**

Name of Owner(s)

NATHAN A. BOERSMA.

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

If known, please provide the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land.

\_\_\_\_\_

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

Assessment Roll Number 4905- 09001204001 lot 38 Concession 12 Island No. \_\_\_\_\_

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

Reference Plan No. (if any) Plan No. 42R- 16393 Part No. LOT 38 CON. 12

Parcel No. 9431P555 Other Description LOCATION J.H. 48 CONGER

Dimensions of Subject Property:

Depth (metres) 69-174 Frontage (metres) 260 Hectares 2.371

**4. Purpose of Application**

What is the existing zoning of the subject land?

INLAND LAKE RESIDENTIAL.

What is the nature and extent of the rezoning being requested?

TO ALLOW TOTAL FLOOR AREA TO BE 559.8m<sup>2</sup>

TO ALLOW TOTAL LOT COVERAGE TO BE 755.8m<sup>2</sup>

4. Purpose of Application (cont'd)

What are the reasons for the proposed rezoning?

REPLACING AN EXISTING COTTAGE (150.2 m<sup>2</sup>)  
WITH A NEW COTTAGE 559.8 m<sup>2</sup>

5. Land Use

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

How does this application conform to the policies of the Township's Official Plan?

TO PRESERVE THE UNIQUE AND HIGH QUALITY OF THE NATURAL ENVIRONMENT, AESTHETICALLY APPEALING TO OWNERS VISITORS.

Is the application consistent with the Provincial Policy Statements 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

What are the existing uses of the subject land?

SEASONAL COTTAGE USE

How long have the existing uses of the subject land continued?

WE BELIEVE PRE 1940'S.

What are the proposed uses of the subject land?

SEASONAL COTTAGE USE

6. History of Land

When was the subject land acquired by the current owner?

1999 - PETER + ADRIENNE BOERSMA. 2001 NATHANA BOERSMA.

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? NO

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

Has the subject land ever been the subject of an application under Section 34 of the Planning Act?

Yes  No  Unknown

Has the subject land ever been the subject of a Minister's Zoning Order? If known, please provide the Ontario Regulation number of the Zoning Order.

Yes  No  Unknown Ontario Regulation Number \_\_\_\_\_



STRUCTURES ON SITE  
 BOUNDARY LAKE 5.86 ACRES  
 LOCATION J.H. 48  
 PARCEL 9431

ZONE IR  
 2001  
 5.86 ACRES  
 255,266.6 sf  
 23,715.04 SM

		SQUARE FEET	HEIGHT		
1. OUT HOUSE		22.5	3-8.2, 9'		
2. ROOT CELLAR		224	6' INSIDE		
3. BARN		912	a. 10', b. 18.5'	3.5, 3.160, 3.161	
4. MAPLE SYROP HOUSE		324	17'		
5. CABIN #1		1616.67	back 13', FRONT 17'	3.58 300m <sup>2</sup>	5.24 i, iv, bc WARD 4
6. LOG - WOOD STORAGE		372	11'	3.158	
7. CONCRETE 1' x 1 1/2'		1.5	Ø		
8. BOAT HOUSE		8,40	15.5'	3.15	5.3 (4.5M) h K=40'
9. DOCK		1,250	11'	3.49	5.3 5.8
10. SAUNA, PUMPHOUSE, WOOD ROOM		273.174	4M, 13'	3.135 3.149	5.29 3m <sup>2</sup> 5.31ath
11. SPRING HOUSE		20	5.5'	3.	
12. SPRING HOUSE		22.5	6.33		
13. SPRING HOUSE		70	5.5'		
14. CABIN #2		960.76	15' CHIMNEY 17'	3.57	5.24 i, iv, b
15. BUNKIE		171.5	13.5'	3.157	5.36a) 50.16m <sup>2</sup>
16. 2 PROPANE TANKS					

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. **Other Information**

Is there any other information that you think may be useful to the Township in reviewing this application? If so, explain below or attach a separate page.

*We rezoned PART LOT 38 CON 12 CONGER IN 2001 AND HAVE tried to maintain the property to conform to the official plan. We believe that the design + scale of the build will fit well into the existing lot and fit with the existing landscape + Buildings.*

11. **Affidavit or Sworn Declaration**


Dated at the Town of Parry Sound this 27 day of August, 2024

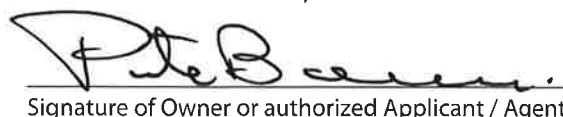
I, Peter Boersma of the [redacted] in the

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 Parry Sound

in the District of Parry Sound this 27 day of August, 2024.

  
A Commissioner of Oaths

  
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.**

**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, NATHAN ALEXANDER BOERSMA am/are the owner(s) of the land that is the subject of this application and I/we authorize PETER W.A. BOERSMA to make this application on my/our behalf.

Date Aug 27 2024 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, NATHAN A. BOERSMA, 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 PETER W.A. BOERSMA 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 Aug 27 2024 Signature of Owner 

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, NATHAN A. BOERSMA, 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 Aug 27. 2024 Signature of Owner 

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

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

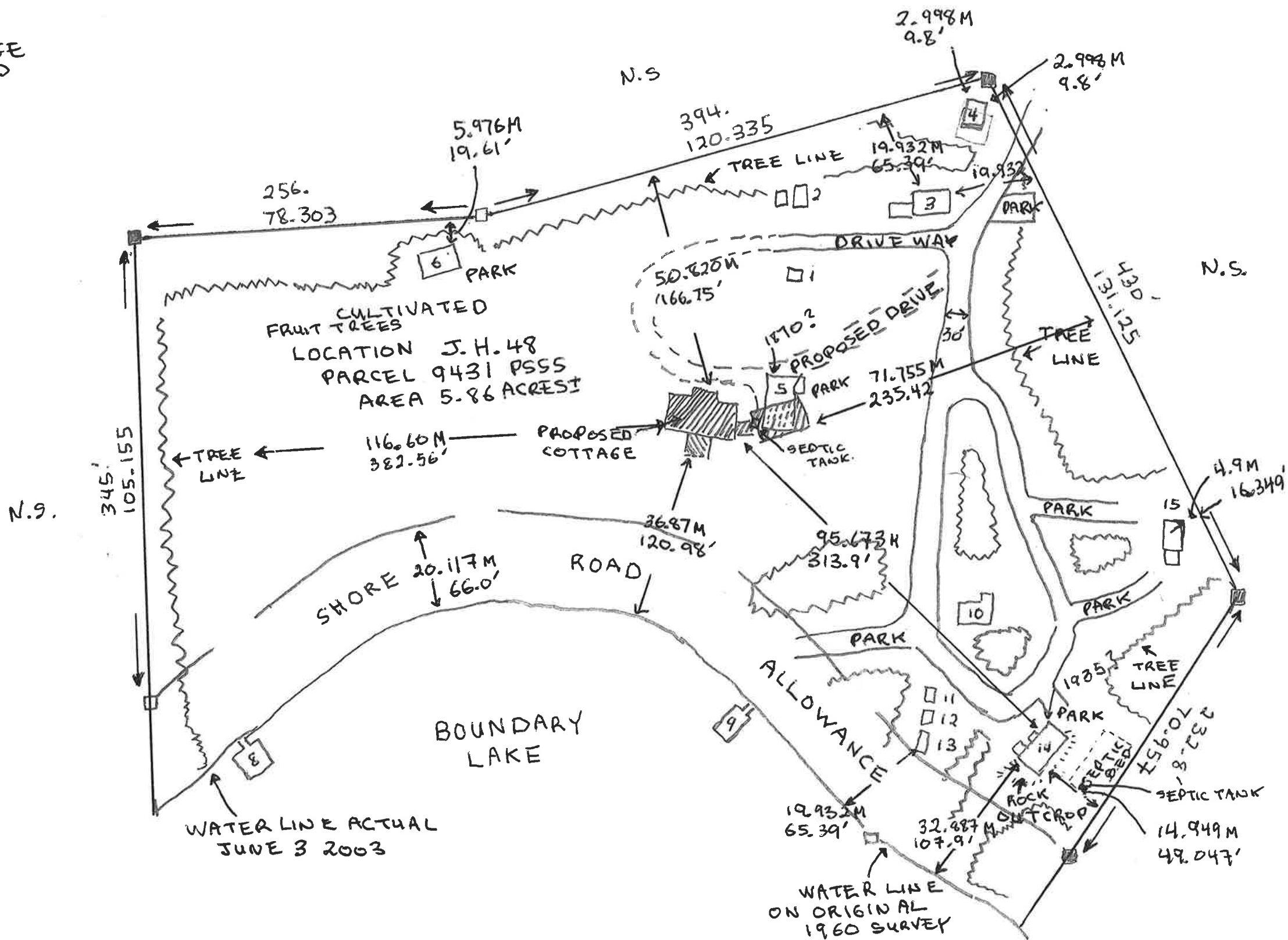
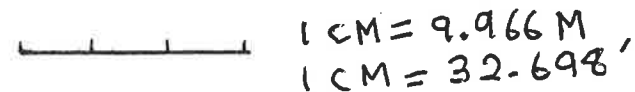
Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

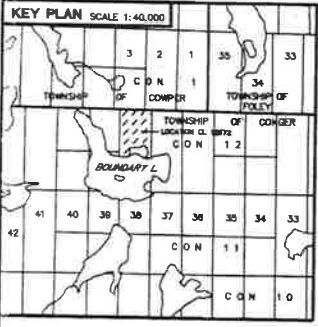
EXISTING STRUCTURES.  
LEGEND

- ① OUT HOUSE (PRIVY)
- ② ROOT CELLAR X 2
- ③ BARN
- ④ MAPLE SYRUP SHACK
- ⑤ CABIN MAIN #1
- ⑥ LOG STRUCTURE - WOOD STORAGE  
FIRE WOOD
- ⑦ CONCRETE PAD 1'x2'  
FORMER WATER PUMP
- ⑧ BOAT HOUSE
- ⑨ DOCK
- ⑩ SAUNA, PUMP HOUSE  
WOOD ROOM
- ⑪ SPRING HOUSE 1
- ⑫ SPRING HOUSE 2
- ⑬ SPRING HOUSE 3
- ⑭ CABIN #2
- ⑮ SLEEP BUNKIE.

SITE PLAN 100 BOUNDARY LAKE ROAD

SCALE





**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**PLAN 42R - 16393**  
 RECEIVED AND DEPOSITED  
**JUNE 02 2003**  
*Charles Thompson, Asst. Deputy*  
 LAND REGISTRAR FOR THE LAND TILES  
 DIVISION OF PARRY SOUND  
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.  
 JUNE 2, 2003  
*R.C. Haigh*  
 R.C. HAIGH O.L.S.

PERMISSION TO DEPOSIT THIS PLAN OF SURVEY OF CROWN LAND HAS GIVEN BY THE SURVEYOR GENERAL OF ONTARIO ON THE 28TH DAY OF MAY, 2002.

SCHEDULE									
PART	MINING CLAIM	LOT	CON.	ACRES	HECTARES	PN/PARCEL/INTST./CROWN	RIGHTS SURFACE/MINING/BOTH	REMARKS	
1		38	12	51.87 ±	20.991 ±	CROWN			
TOTAL AREA				51.87 ±	20.991 ±				

TOWNSHIP OF CONGER PLAN M-0170

**NOTE:**  
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF LOCATION JH 48 AS SHOWN THEREON HAVING A BEARING OF N 54° 08' 00" E.  
 THE PRESENT WATER'S EDGE OF BOUNDARY LAKE AS ESTABLISHED BY SURVEY AND SHOWN ON THIS PLAN HAS BEEN ACCEPTED AS BEING THE BEST AVAILABLE EVIDENCE OF THE EDGE OF THIS LAKE AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF CONGER TOWNSHIP.

**SHORE LINE RADIAL TRAVERSE BY EDM**

STATION	AZIMUTH	DISTANCE
A	108°10'	27.0
	187°06'	31.0
	184°44'	71.5
	271°10'	20.5
B	182°3'	80.0
	118°14'	44.0
	148°36'	36.0
	186°17'	34.0
C	231°42'	38.5
	289°57'	126.0
	256°15'	153.0
	248°20'	175.0
D	248°53'	186.0
	248°27'	218.0
	158°19'	4.0
	246°24'	20.0
	233°25'	32.5
	258°42'	56.5

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES BEARING IDENTIFICATION 563
  - DENOTES SURVEY MONUMENT SET
  - SB DENOTES STANDARD IRON BAR
  - SSB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - RP DENOTES ROCK POST
  - WP DENOTES WOOD POST
  - (M) DENOTES MEASURED
  - (P) DENOTES LOCATION JH. 48
  - 563 DENOTES J.L. HAIGH O.L.S.

**SURVEYOR'S CERTIFICATE**

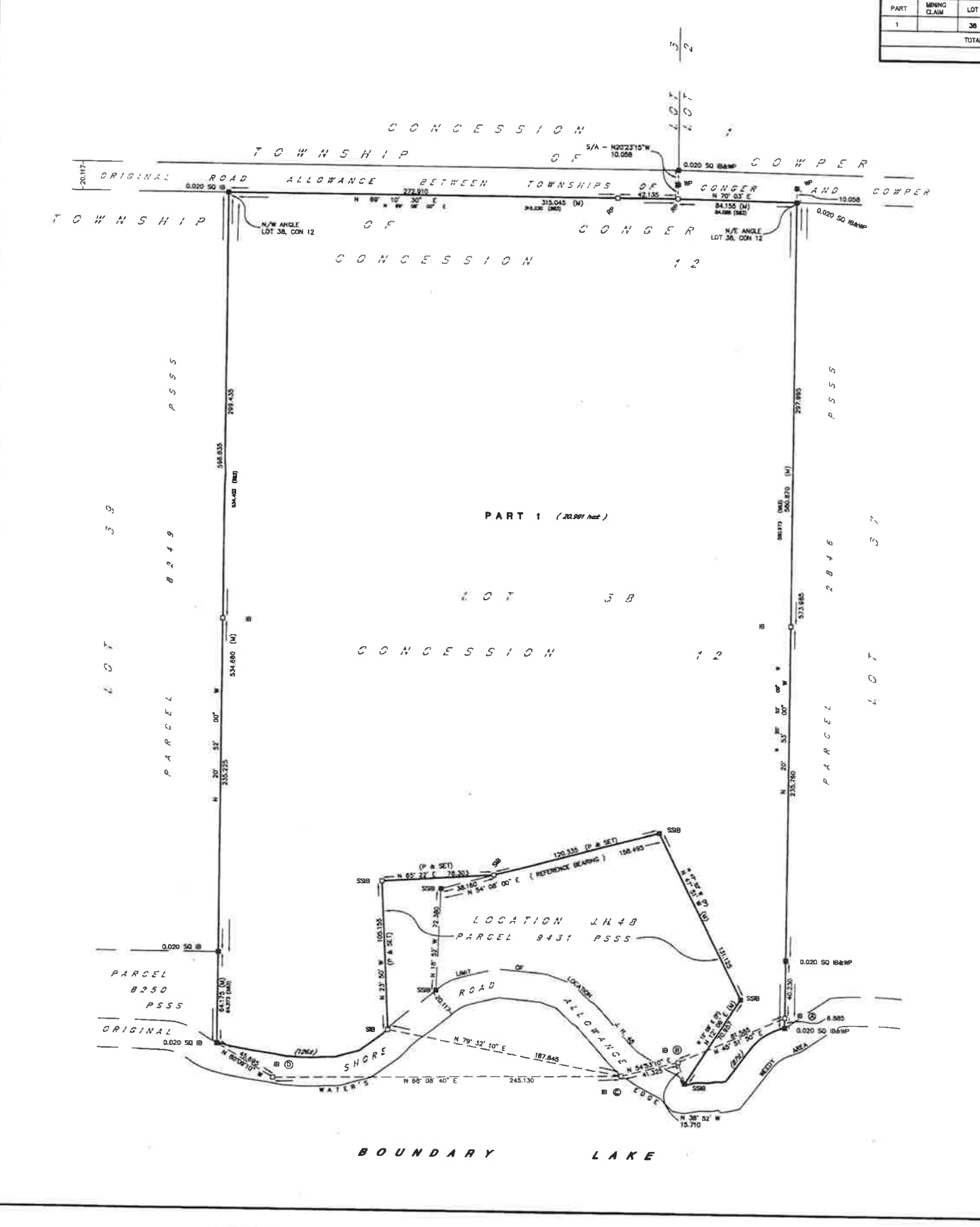
I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 27, 2002.  
 3. THIS PLAN AND FIELD NOTES WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION AND I WAS PRESENT ON THE SITE DURING THE PROGRESS OF THIS SURVEY.

JANUARY 13, 2003  
 PARRY SOUND, ONTARIO  
*R.C. Haigh*  
 R.C. HAIGH  
 ONTARIO LAND SURVEYOR

PLAN OF SURVEY OF  
 LOCATION CL 12972, BEING  
 PART OF LOT 38, CONCESSION 12  
 GEOGRAPHIC TOWNSHIP OF CONGER  
 NOW IN THE  
**TOWNSHIP OF THE ARCHPELAGO**  
 DISTRICT OF PARRY SOUND  
 SCALE 1:1500

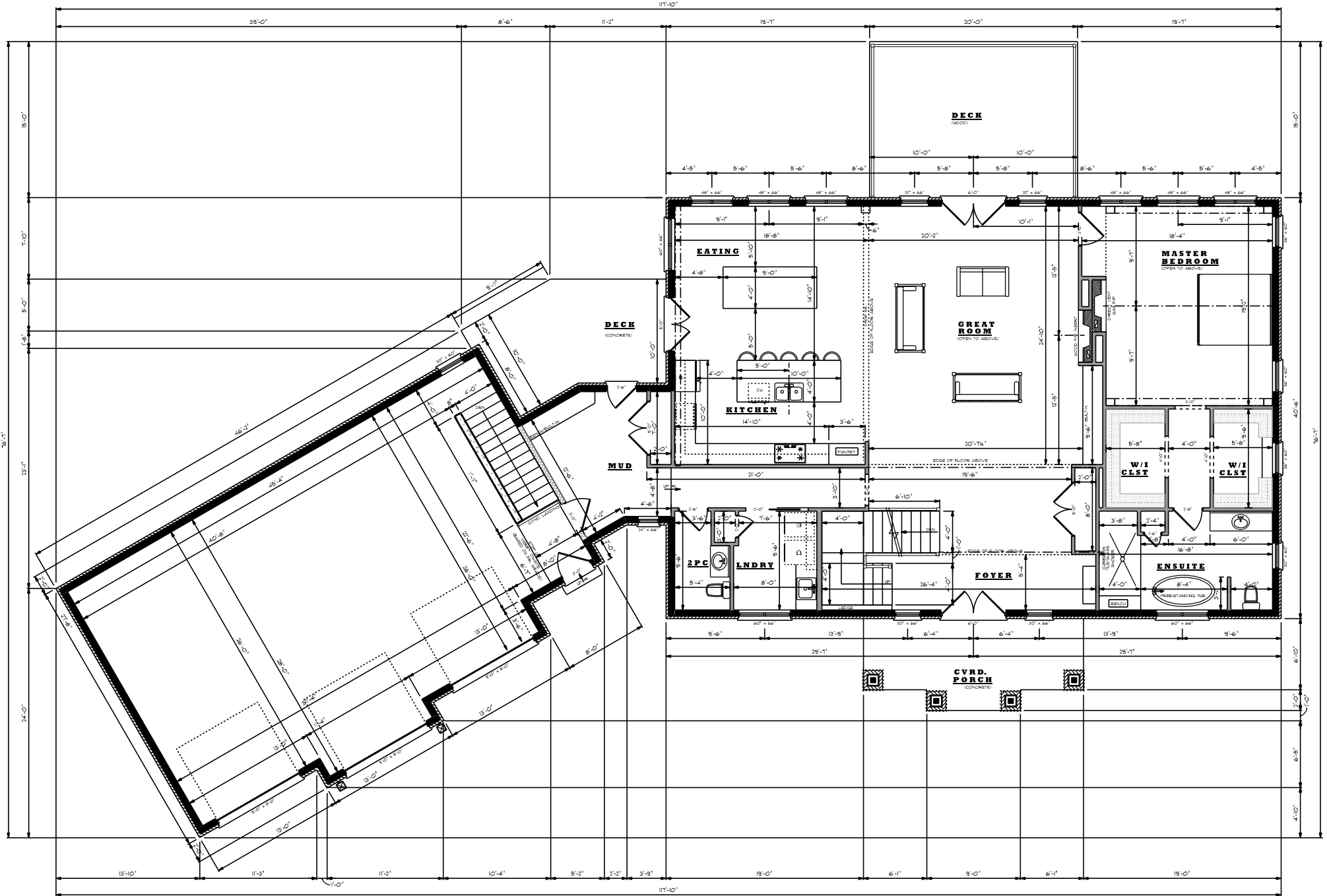
L.U. MAUGHAN COMPANY LIMITED  
 ONTARIO LAND SURVEYORS  
 5 McMURRAY STREET, PARRY SOUND, ONTARIO  
 P2A 1E8 (705)-746-5805 FAX 746-7276

PROJECT 02181 PLAN No. CON - 1012 FIELD NOTES CON - 315









**MAIN FLOOR PLAN "H"**

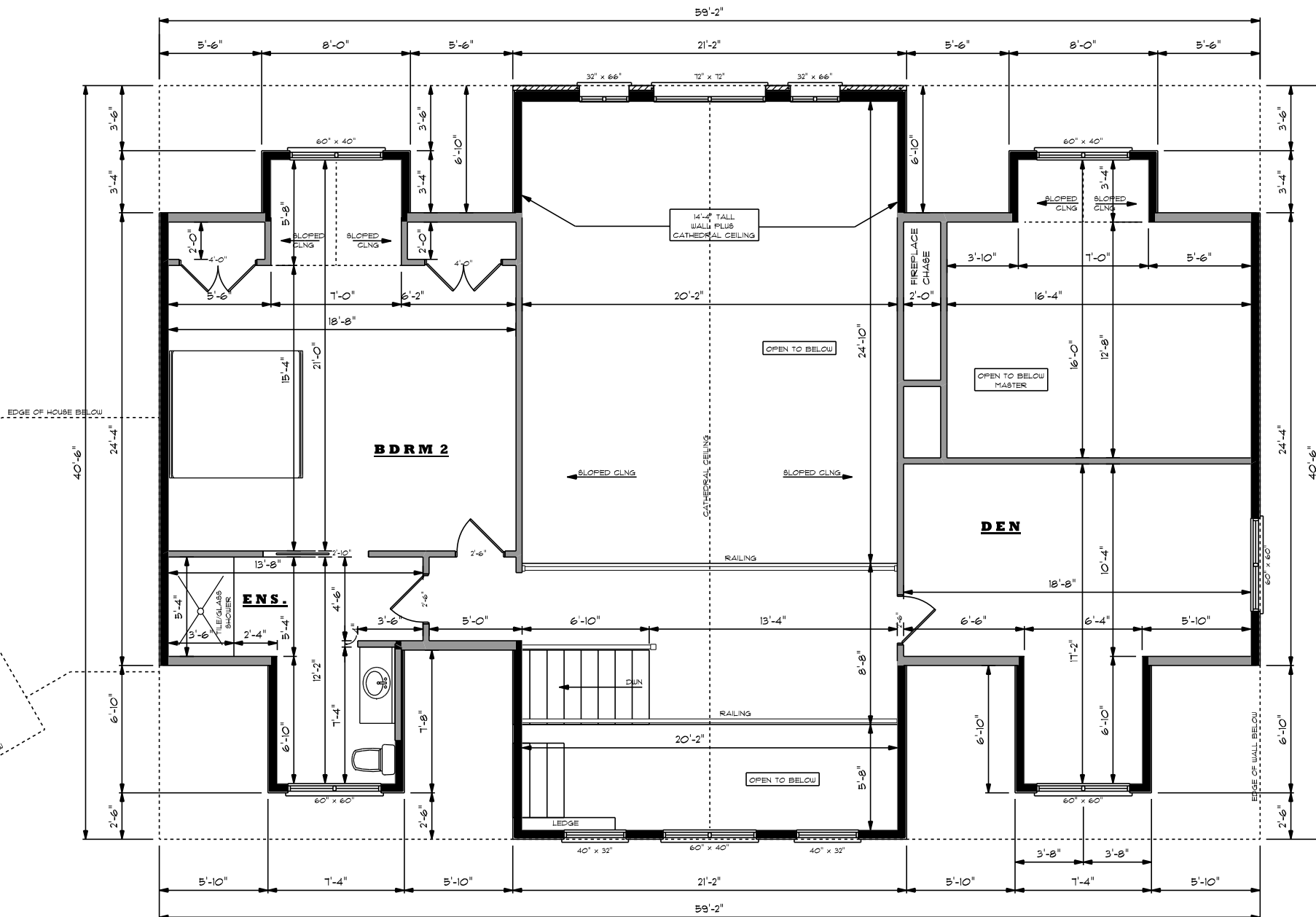
(NOT FOR CONSTRUCTION)

Not to scale  
 Z:\Projects\TWO STOREY\BOERSMA\  
 July 30, 2024  
 Square Footage: 2376.0 sq ft.  
 Client's Email:

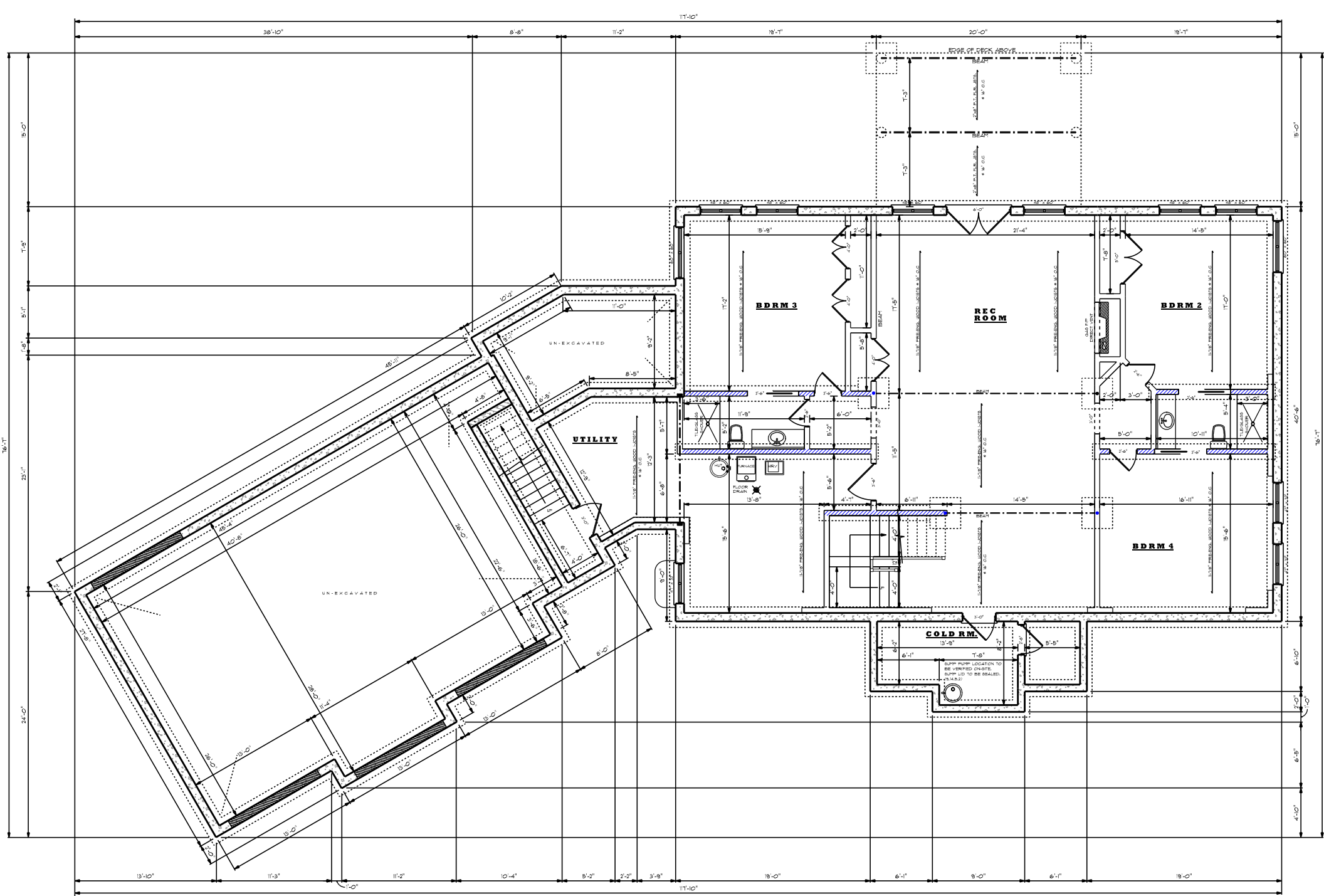
Rijus Home Design Inc www.rijus.com  
 Jason Schilstra (J.D) 905-701-1110

NOTES: -8'-11" MAIN FLR  
 -8'-11" 2ND FLR  
 -10'-0" FINIT (8'-0" FINISHED)





**2ND FLOOR PLAN "C"**  
 (NOT FOR CONSTRUCTION)  
 Not to scale  
 Z:\Projects\TWO STOREY\BOERSMA\  
 July 30, 2024  
 Square Footage: 960.2 sq ft.  
 Client's Email:  
 Rijus Home Design Inc www.rijus.com  
 Jason Schilstra (J.D) 905-701-1110



**FOUNDATION PLAN "E"**

(NOT FOR CONSTRUCTION)

Not to scale  
 Z:\Projects\TWO STOREY\BOERSMA\  
 July 30, 2024  
 Square Footage: 2406.1 sq. ft.  
 Client's Email:

Rijus Home Design Inc www.rijus.com  
 Jason Schilstra (J.D) 905-701-1110

NOTES:  
 -8'-1" MAIN FLR  
 -8'-1" 2ND FLR  
 -10'-0" BSMT (8'-0" FINISHED)

NOTES:  
 -BRICK SKIRT ALL AROUND (SBS ABOVE)  
 -WALKOUT BASEMENT  
 -STONE BASE BELOW PORCH POSTS  
 -WOOD SCILER - PROPANE BACK UP





**FRONT ELEVATION "G"**

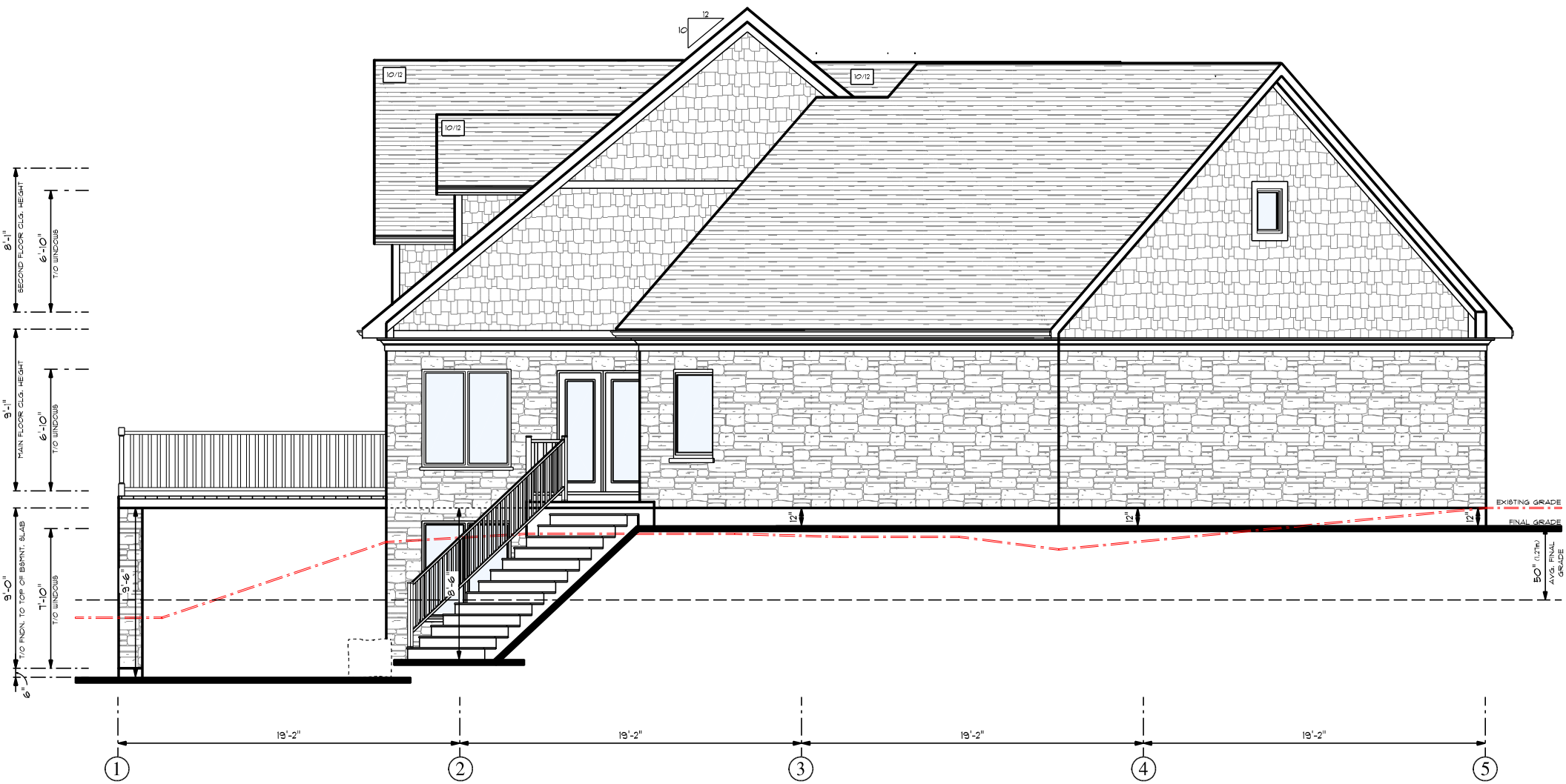
-NOT FOR CONSTRUCTION- SCALE: NTS

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July 30, 2024

Rijus Home Design Inc Jason Schilstra (J.D)

www.rijus.com 905-701-1110



**LEFT ELEVATION "D"**

-NOT FOR CONSTRUCTION- SCALE: NTS

Z:\Projects\TWO STOREY\BOERSMA\

July 30, 2024

Rijus Home Design Inc Jason Schilstra (J.D)

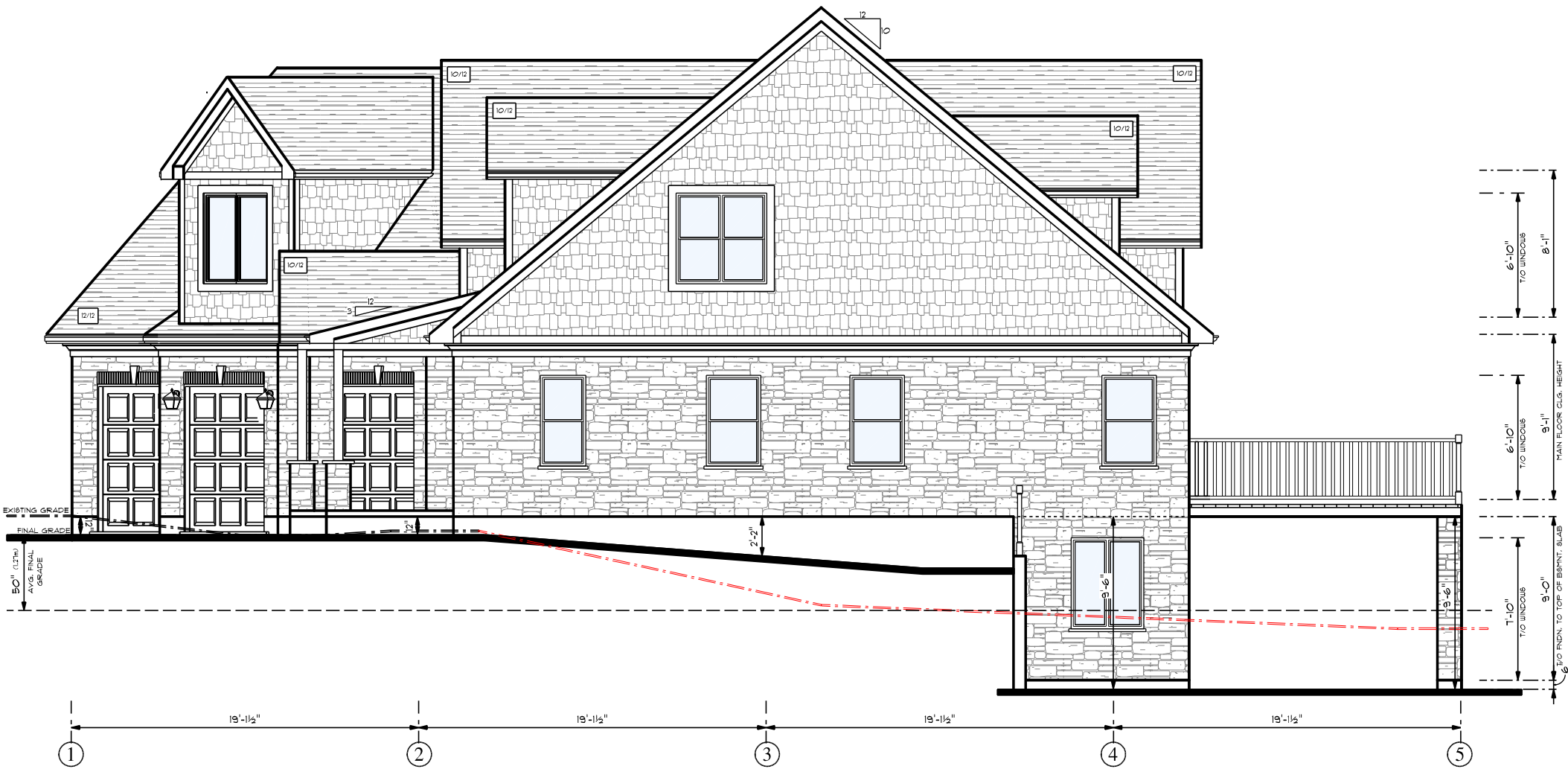
www.rijus.com 905-701-1110



**REAR ELEVATION "E"**

-NOT FOR CONSTRUCTION-  
 Z:\Projects\TWO STOREY\BOERSMA\  
 July 30, 2024  
 Rijus Home Design Inc  
 www.rijus.com

SCALE: NTS



**RIGHT ELEVATION "D"**

-NOT FOR CONSTRUCTION- SCALE: NTS

Z:\Projects\TWO STOREY\BOERSMA\  
 July 30, 2024  
 Rijus Home Design Inc Jason Schilstra (J.D)  
 www.rijus.com 905-701-1110