



9 James Street
 Parry Sound, Ontario
 P2A 1T4
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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 _____	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
 PORTINCROSS ESTATES LIMITED, ATT: RUPERT KINDERSLEY, PRESIDENT

Address

City _____ Province / State _____ Postal / Zip Code _____

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

2. Owner(s) Information

Name of Owner(s)
 PORTINCROSS ESTATES LIMITED

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.

NONE

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

Assessment Roll Number 4905-100005151000000 Lot _____ Concession _____ Island No. B601

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

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

Parcel No. _____ Other Description COWPER ISLAND B601

Dimensions of Subject Property:

Depth (metres) _____ Frontage (metres) _____ Hectares 11 _____

4. Purpose of Application

What is the existing zoning of the subject land?
 PRIVATE CLUB EXCEPTION 1 (PC-1)

What is the nature and extent of the rezoning being requested?
 PLEASE SEE ATTACHED PROPOSAL

4. Purpose of Application (cont'd)

What are the reasons for the proposed rezoning?

PLEASE SEE ATTACHED PROPOSAL

5. Land Use

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

PLEASE SEE ATTACHED INFORMATION

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

THE REQUESTED CHANGES CONFORM

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?

RESIDENTIAL

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

143 YEARS (SINCE 1881)

What are the proposed uses of the subject land?

RESIDENTIAL

6. History of Land

When was the subject land acquired by the current owner?

1881

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

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 _____

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.

11. **Affidavit or Sworn Declaration**

Dated at the City of Toronto, Province of Ontario this 25th day of August, 2024

I, RUBERT KINDERSLEY of the [REDACTED] in the PROVINCE 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 City of Toronto

in the Province of Ontario this 25th day of August, 2024.

[Signature]
A Commissioner of Oaths

[Signature]
Signature of Owner or authorized Applicant / Agent

Michael Peter Haddad
Barrister and Solicitor
548 Parliament St.
Toronto, Ontario
M4X 1P6

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, _____, 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 _____

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, _____, 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 _____ Signature of Owner _____ 

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

**GOOD CHEER ISLAND B601 ZONING APPLICATION
INFORMATION FOR QUESTION 5 ON APPLICATION FORM**

Below are the existing site specific Official Plan policy and zoning regulation for Good Cheer Island.

Official Plan Excerpt:

“Section 16.22 Notwithstanding the provisions of this Plan, Portincross Estates Limited is an existing private club that was not recognized by the original comprehensive zoning by-law of the Township. The main developed property in the Portincross Estates Limited ownership is Island No. B601 (Good Cheer). Good Cheer Island is eligible for up to eight (8) dwellings together with the existing ancillary buildings and structures as a part of the private club recognized on the island.”

Zoning By-law Excerpt:

15.2.1 Private Club Exception 1 (PC-1)

PC-1

Island B601 (Good Cheer Island), in front of the geographic Township of Cowper, as shown on Schedule 'A' to this By-law.

15.2.1.1 Permitted Uses

Uses permitted for lands zoned PC-1 are limited to the following:

- i) eight *single detached dwellings*;
- ii) *accessory buildings and structures* associated with each of the *dwelling units*.

15.2.1.2 Zone Standards

The regulations of Section 15.1.2, Zone Standards, shall apply to the *uses* permitted in the PC-1 Zone, with the exception of the following site specific provisions:

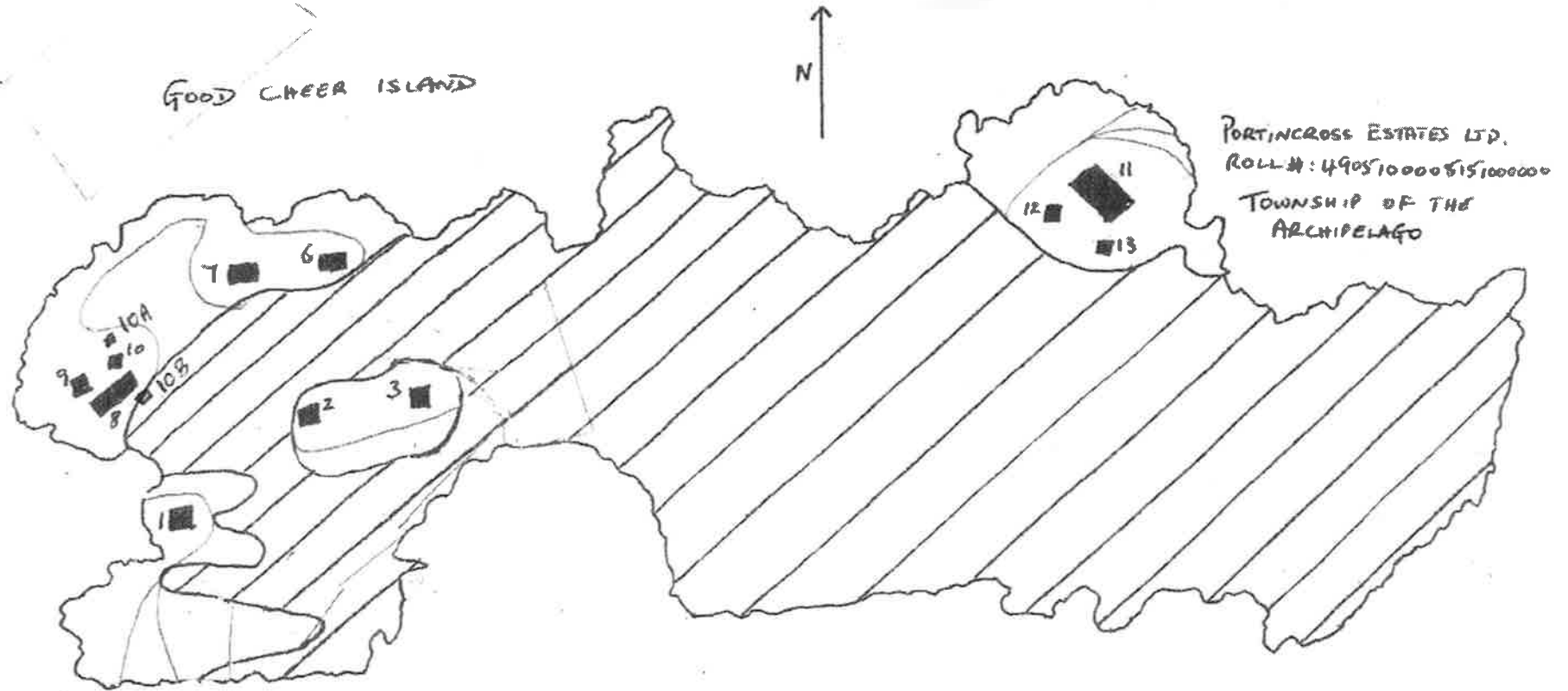
- i) any relocated *dwelling unit* shall be a minimum of 50 metres from any other *dwelling unit*;
- ii) the maximum total *lot coverage* shall not exceed 3,000 m²;
- iii) the maximum *ground floor area* of any one *dwelling unit* shall not exceed 275 m².



GOOD CHEER ISLAND B601 LOCATION PLAN

GOOD CHEER ISLAND PLANNING PERMISSION

MAP WITH CURRENT BUILDINGS



LEGEND

- - STRUCTURES
- 1, 6, 8, 11 - RESIDENCES
- 10A - SAUNA
- 2, 9, 3, 7, 10, 12 - SLEEPING CABINS
- 10B, 13 - TOOL SHEDS

WATER BODY: GEORGIAN BAY

Notes:

- Building 7 is treated by ToA as a main cabin due to its size, but has only been used as a sleeping cabin since the 1950s. Previously it had a composting toilet, hand pump and a room used as a rudimentary kitchen, but there has never been a propane or electricity supply, or plumbing in the building. The hand pump, kitchen cabinets and composting toilet were all removed over the years before the township was formed in 1980.
- Building 9 is now a sleeping cabin and Buildings 10A (sauna) and 10B (toolshed) have been added.
- Building 3 is the sleeping cabin owned by Caitlin Forrest and Annabel Graham and Building 6 is their current main cabin

Current planning permission for Good Cheer - Official Plan Excerpt:

“Section 16.22 Notwithstanding the provisions of this Plan, Portincross Estates Limited is an existing private club that was not recognized by the original comprehensive zoning by-law of the Township. The main developed property in the Portincross Estates Limited ownership is Island No. B601 (Good Cheer). Good Cheer Island is eligible for up to eight (8) dwellings together with the existing ancillary buildings and structures as a part of the private club recognized on the island.”

Zoning By-law Excerpt:

15.2.1 Private Club Exception 1 (PC-1) PC-1

Island B601 (Good Cheer Island), in front of the geographic Township of Cowper, as shown on Schedule 'A' to this By-law.

15.2.1.1 Permitted Uses

Uses permitted for lands zoned PC-1 are limited to the following:

- i) eight *single detached dwellings*;
- ii) *accessory buildings and structures* associated with each of the *dwelling units*.

15.2.1.2 Zone Standards

The regulations of Section 15.1.2, Zone Standards, shall apply to the *uses* permitted in the PC-1 Zone, with the exception of the following site specific provisions:

- i) any relocated *dwelling unit* shall be a minimum of 50 metres from any other *dwelling unit*;
- ii) the maximum total *lot coverage* shall not exceed 3,000 m²;
- iii) the maximum *ground floor area* of any one *dwelling unit* shall not exceed 275 m².

CURRENT – PROPOSED REVISED LOT COVERAGE AND BUILDING CLASSIFICATIONS

<u>Building #</u>	<u>Name of Building</u>	<u>Structure</u>	<u>Type</u>	<u>Stories</u>	<u>Year Built</u>	<u>Ground Floor & Total Area</u>	<u>Notes</u>	
1	Taj	Single Family Detached	Wood	One	1958	94.0	- Current coverage 799.6 sq. m - Remaining Coverage available, currently: 2,200 sq. m. to be reduced to: 1,900 sq. m. per proposal - Max building size = 275 sq. m., so all current buildings are compliant	
2	Bunkhouse	Cabin	Wood	One	1930	45.3		
3	Bessie's	Cabin	Wood	One	1933	34.5		
4/5		DEMOLISHED						
6	Annie/Caitlin's	Single Family Detached	Wood	One	1940	68.1		
7	Vi's	Single Family Detached	Wood	One	1920	68.3		
8	Boyd Main House	Single Family Detached	Wood	One	1930	152.2		
9	Sleeping Cabin	Cabin	Wood	One	1930	27.9		
10	Muff's	Cabin	Wood	One	1930	26.6		
10A	Boyd	Sauna	Wood	One	2021	7.4		
10B	Boyd	Tool Shed	Wood	One	2020	9.3		
11	Reburn	Single Family Detached	Wood	One	1974	247.1		
12	Reburn	Cabin	Wood	One	1999	13.0		
13	Reburn	Tool Shed	Wood	One	1974	5.9		
TOTAL in sq. m.:						799.6		

Proposal:

1. Grandfather Building 7, Vi's, as a sleeping cabin, which then reduces the current single family detached buildings to 4
2. This will then leave 4 single family detached building sites for future expansion
3. Reduce maximum coverage to 2,700 sq. m. from the current 3,000 sq. m.
4. Allow new and existing single family detached units to have up to 2 sleeping cabins each, but subject to an overall limit of a maximum of 14 sleeping cabins, i.e. reduced from 16.
5. This means that coverage will be reduced by 300 sq. m. in exchange for the requested reclassification of Building 7, as above, and permitting up to two sleeping cabins for all new and existing Single Family Detached houses, subject to a maximum number of 14 (not 16) sleeping cabins

GOOD CHEER ISLAND OCTOBER 2024

<u>Building #</u>	<u>Name of Building</u>	<u>Structure</u>	<u>Type</u>	<u>Stories</u>	<u>Year Built</u>	<u>Ground Floor & Total Area</u>
1	Taj	Single Family Detached	Wood	One	1958	94.0
2	Bunkhouse	Cabin	Wood	One	1930	45.3
3	Bessie's	Cabin	Wood	One	1933	34.5
4/5	DEMOLISHED					
6	Annie/Caitlin's	Single Family Detached	Wood	One	1940	68.1
7	Vi's	Single Family Detached	Wood	One	1920	68.3
8	Boyd Main House	Single Family Detached	Wood	One	1930	152.2
9	Sleeping Cabin	Cabin	Wood	One	1930	27.9
10	Muff's	Cabin	Wood	One	1930	26.6
10A	Boyd	Sauna	Wood	One	2021	7.4
10B	Boyd	Tool Shed	Wood	One	2020	9.3
11	Reburn	Single Family Detached	Wood	One	1974	255.6
12	Reburn	Cabin	Wood	One	1999	13.0
13	Reburn	Tool Shed	Wood	One	1974	5.9
TOTAL in sq. m.:						808.1