

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

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		
Date Received: Feb 28/25	Complete Application:	Application No. Z01-25
Date Accepted: March 24, 2025	Applicable Fee Paid: yes	

1. Applicant/Agent Information		
Name of Applicant/Agent: JIM FRAZER + LYNN BEECH		
Address: [REDACTED]		
City: [REDACTED]	Province/State: [REDACTED]	Postal/Zip Code: [REDACTED]
Phone Number: [REDACTED]	Email: [REDACTED]	

2. Owner(s) Information		
Name of Applicant/Agent: SAME AS ABOVE		
Address: [REDACTED]		
City: [REDACTED]	Province/State: [REDACTED]	Postal/Zip Code: [REDACTED]
Phone Number: [REDACTED]	Email: [REDACTED]	
Please advise to whom all communication should be directed <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant / Agent		

3. Location and Description of the Subject Land (please provide a copy of the transfer/Deed of land)		
Assessment Roll number 4905- 09000722050000	Municipal Address (if applicable) 428 HEALEY LAKE WATER	
Legal Description:		
Concession(s):	Lots: 4	
Registered Plan No.: M-192	Reference Plan No.: 42R-8446	
Parcel No. 10795	Other Description:	
Dimensions of Subject Property		
Depth (metres): 79.6	Frontage (metres): 62.5	Hectares: .49

4. Purpose of Application
What is the existing zoning of the subject land? ISLAND LAKE RESIDENTIAL (IR)
What is the nature and extent of the rezoning being requested? WE ARE REQUESTING A BY LAW AMENDMENT TO ALLOW FOR 3 SLEEPING CABINS 26.5M ² EA. TOTAL M ² 280M ² .

7. Service Information (check appropriate box)**Access**

- ☐ Provincial Highway ☐ Municipal road, maintained all year ☐ Municipal road, maintained seasonally
☐ Other public road ☐ Right-of-way ☒ Water Access (see below)

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

If access to the subject land is by water, describe the parking and docking facilities and the approximate distance of these facilities from the subject land and the nearest public road.

Parking & Docking at Mariners Cove Marina.
DISTANCE FROM SUBJECT ~ 9.5 KM

Water

- ☐ Privately owned and operated individual well ☐ Privately owned and operated communal well
☒ Lake ☐ Other Means _____

Sewage Disposal (check appropriate box)

- ☒ Privately owned and operated individual septic system ☒ Privy
☐ Privately owned and operated communal septic system ☐ Other Means _____

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

Pursuant to the Planning Act, if the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant may be requested to provide the Township with a servicing options report and a hydrogeological report.

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

EXISTING - List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m ²)	Total Floor Area (m ²)	Front	Rear	Side	Side
Main Cottage	1959	1	105	-	0	75m	23.4	24.1
Bunkie	1980	1	9.2	-	10	61	39	12
Privy	1980	1	5.2	-	15	60	38	22

PROPOSED - List all proposed buildings and structures					PROPOSED DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	# of Storeys / Height	Ground Floor Area (m ²)	Total Floor Area (m ²)		Front	Rear	Side	Side
Cabin "E"	1	26.5	-		25.9	44.1	10.5	45.9
Cabin "L"	1	26.5	-		28.9	41.1	16.5	39.9
Cabin "M"	1	26.5	-		25.9	44.1	48.9	7.6

9. Other Information

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

10. Plans (to assist in the preparation of plans, please refer to the attached sample sketch)**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 application, 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 the 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 provided by the applicant at the request of the Township.

11. Affidavit or Sworn Declaration

Dated at the Town of Parry Sound this 28 day of Feb, 2025

I, JIM FRAZER of the [REDACTED]
 in the [REDACTED]

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 28 day of Feb, 2025

[Signature]
 A Commissioner of Oaths

[Signature]
 Signature of Owner or authorized Applicant/Agent

Alana Torresan, Deputy Clerk
 ex officio Commissioner etc.,
 Commissioner for taking Affidavits Act,
 Section 1, subsection (2) 1.
 District of Parry Sound,
 for the Corporation of 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, _____, 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, Jim Frazer / Lynn Beech, 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 Feb 11 / 25 Signature of Owner [Signature]

Date Feb 11 / 25 Signature of Owner [Signature]

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

10.0 Other Information

Is there any other information that you think may be useful to the Township in reviewing this application?

The current configuration of our cottage does not enable us to accommodate our growing family comfortably. We are currently utilizing a living room as a bedroom. The other two "bedrooms" inside the cottage are basically large closets (approximately 6 x 7 feet) with built in bunk beds that cannot comfortably sleep an adult.

Our plan - with the addition of three sleeping cabins - would be to allocate one to each of our daughters and ultimately turn the two small bedrooms into one inside the cottage.

As you can see by our attached documentation, last season we undertook the installation of a grade 4 septic bed - the largest tank we could have installed. We wanted to ensure that going forward we had a system in place to physically and environmentally accommodate our growing family.

We highly value the natural beauty and tranquility of Healey Lake - and especially of our lot which is surrounded by crown land. It is our intention to build cabins that are aesthetically pleasing and fit the natural surroundings of the lake. We have already spoken with three of our neighbours to explain our plan for the application, and have been met with only positive responses. We also believe that the cabins set back in the woods would blend in much better with the natural surroundings than potentially putting a second story up to accommodate our family.



428 -79.93679, 45.14886

Archipelago Neighbourhood: HEALEY LAKE
Archipelago Ward 6 Dan Macleod

490509000702205

Civic Address Information:

428 Healey Lake Water, Archipelago
Point location: Main Structure -Water Access:

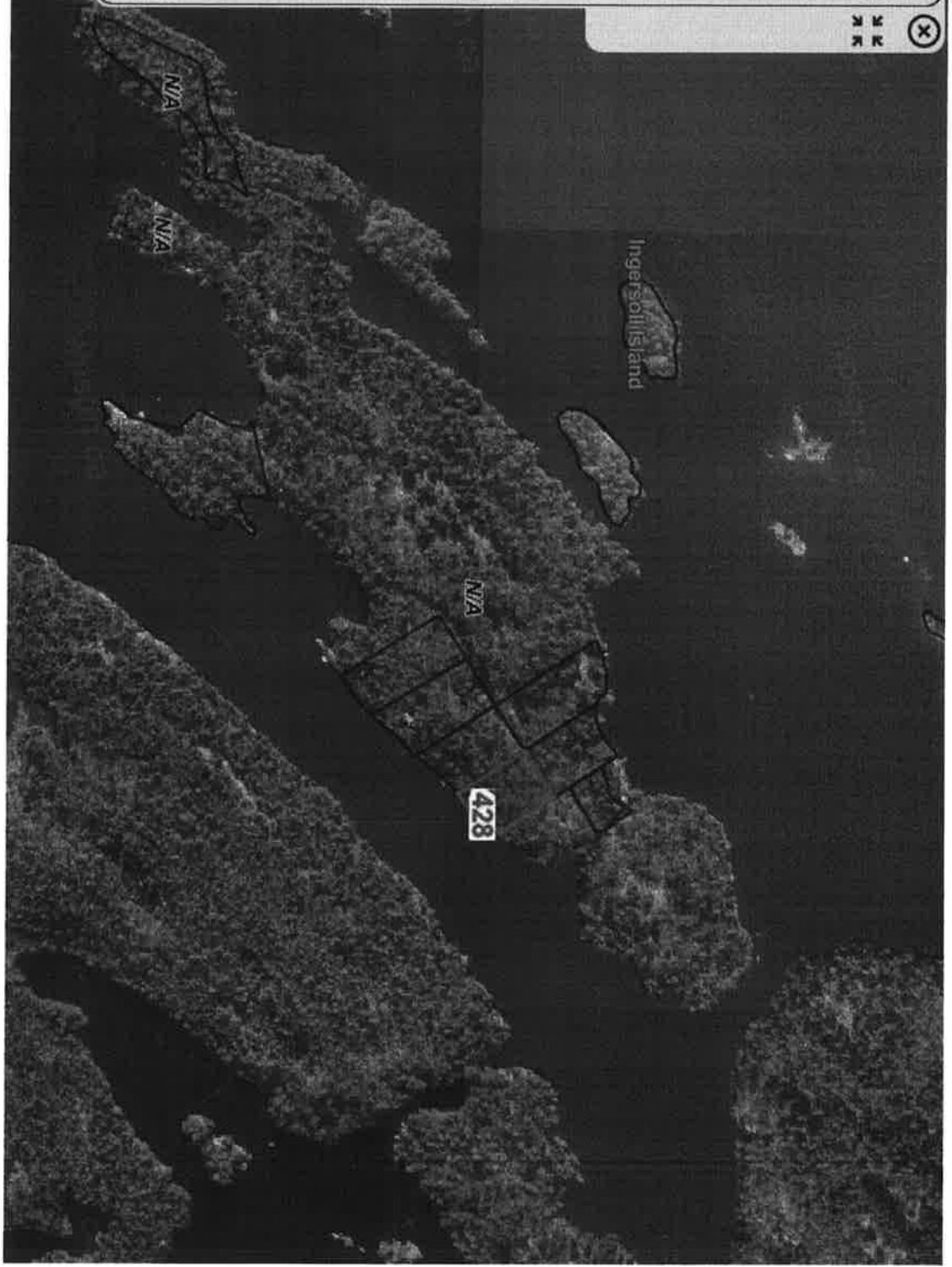
Note: Not all properties will
have civic addresses assigned

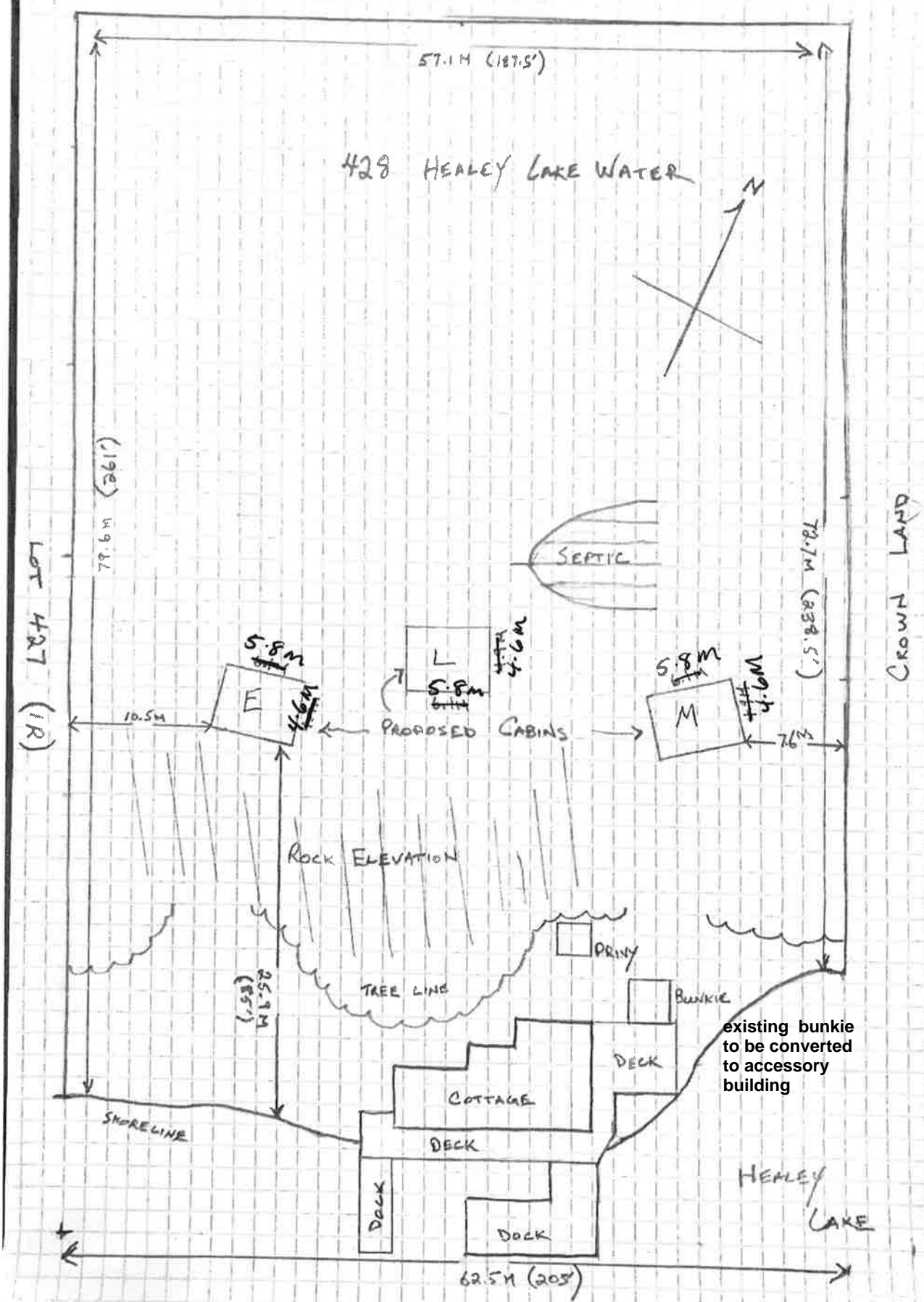
Public users must obtain an access code to view the
enhanced public user MPAC information attributes, as
of 2024-April-12

[Get Access Code, Click Here](#)

[Legal Documents](#) | [Legal Description](#)

200 m
500 ft
Scale 1:9028 | Zoom 16







Township of The Archipelago
8 James Street
Perry Sound,
P2A 1T4
(709) 748-4243
Contact: inspection@thearchipelago.ca
Phone: (709) 748-4243 Ext. 300
Fax: (709) 748-7501

Permit No.
2024-0073


SEWAGE CLASS 4

Action	Assessment Roll No.	Issued To	Date Issued
Install	4905-090-007-02205-0000	ARRETT CONTRACTING LTD. ROBERT BAI	May 31, 2024
Owner(s)	FRAZER, JAMES MALCOM		
Contractor	BOB BARRETT CONTRACTING LTD.		
Property Address	428 HEALEY LAKE WAYER	Lot Area	1.1 Acres
Legal Description	CONGER PLAN M182 LOT 4 PCL	Lot Frontage	205
Brief Project Description	Class 4 Tank & Bed (Replace CONG-43-22)		
Structure	Class 4 - Septic Tank and Bed	Length Height	Width Permit Area Sq. Feet
Zoning			

The personal information on this permit was collected pursuant to the Building Code Act. Information contained herein may be available to the public in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), RSO 1990, c. M.55, s. 14(1)(c). Questions regarding this collection and its release under the Act should be directed to the municipal Clerk during normal business hours.

The person to whom this permit has been issued shall notify the Chief Building Official in advance of the stages of construction specified in Building Code R.S.O. 1992 Reg 332/12, Division C, Part 1, s.1.3.5.1 (2) or attached

BUILDING CODE, O. Reg. 332/12 as amended


Rob Farrow, Chief Building Official

STAGES OF CONSTRUCTION REQUIRING NOTICE

- Readiness to construct the sewage system
- Substantial completion of the installation of the sewage system before the commencement of backfilling
- Completion of the sewage system (including sewer line connected to dwelling, septic tank, finished grades, proper drainage, side-slopes, etc.)
- BUILDING INSPECTION REQUEST LINE: 709-748-4243 EXT.300

POST THIS CARD IN A LOCATION TO BE SEEN FROM THE ROAD / WATER





