

**The Corporation of the Municipality of
Temagami**

Application for Minor Variance



PLEASE READ BEFORE COMPLETING THIS APPLICATION

In addition to this form, the Applicant will be required to submit the appropriate fee, site plan, and any additional information required to assess the proposal. Failure to submit all of the required information may prevent or delay the consideration of the Application. If more space is required please use additional sheets.

OFFICE USE ONLY	
Date Received: _____	Intake: Complete Application: <u>June 25/19.</u>
*Electronic Copy: June 18/19	One copy of original sketch: <u>June 18, 2019</u>
Application Number: <u>MV-19-02</u>	Fee Received on: <u>June 25/19</u>
Fee \$ <u>600</u>	

Please Print and Complete or (✓) Appropriate Box (es)

SECTION 1 – APPLICANT INFORMATION		
1.1 Owner Information		
Name of Owner(s) <u>John & Ronda Pecaric</u>		
Home Telephone Number <u>917-319-6927</u>	Business Telephone Number <u>johnpecaric@aol.com</u>	
Fax Number <u>rondapecaric@mac.com</u>	Email Address <u>louis1976@hotmail.com</u>	
Mailing Address <u>371 WALNUT AVE SW</u> <u>ROANOKE, VIRGINIA USA</u>		Postal Code <u>24016</u>
If the owner is a corporation, please provide the name of the person who has the authority to bind the corporation and who will sign the legal agreement on behalf of the Corporation		
Name(s): _____		
Position(s): _____		
1.2 Agent Information (Who is making the application on behalf of the owner)		
Name of Agent / Contact Person: <u>Louis LeFrancois</u>		
Home Telephone Number	Business Telephone Number <u>705-237-8619</u>	

Fax Number	Email Address
Mailing Address <u>General Delivery</u> <u>Bear Island, Ontario</u>	Postal Code <u>P0H 1C0</u>
1.3 Please specify to whom all communications should be sent <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Both Owner and Agent	
SECTION 2 – AUTHORIZATION	
2.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.	
<p style="text-align: center;">AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION & DISCLOSE OF PERSONAL INFORMATION</p> <p>I/WE, <u>John Pecaric</u>, owner(s) of the land that is subject to this application hereby authorize <u>Louis Lefrancois</u> to act on my/our behalf regarding this application and for the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56</i>, I/we authorize <u>John Pecaric</u> <u>Louis Lefrancois</u> to make this application on my/our behalf.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><u>John Pecaric</u> Signature of Owner(s)</p> <p><u>Gynda Pecaric</u> Signature of Owner(s)</p> </div> <div style="width: 45%; text-align: right;"> <p><u>June 14, 2019</u> Date</p> <p><u>June 14, 2019</u> Date</p> </div> </div>	
2.2 Consent of Owner – Complete the consent of the owner concerning personal information set out below	
<p style="text-align: center;">CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION</p> <p>I/WE, <u>John Pecaric</u>, owner(s) of the land that is the subject of this application and for the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56</i>, 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 and authorize the distribution of this application in electronic form.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><u>John Pecaric</u> Signature of Owner(s)</p> <p><u>Gynda Pecaric</u> Signature of Owner(s)</p> </div> <div style="width: 45%; text-align: right;"> <p><u>June 14, 2019</u> Date</p> <p><u>Jun 14, 2019</u> Date</p> </div> </div>	

2.3 Consent of Owner – Site Visit

I/WE John Pecaric, owner(s) of the land that is the subject of this application and I/We authorize municipal staff and committee of adjustment members to enter onto the property to gather information necessary for assessing this application.

Signature of Owner(s)

Date

June 14, 2019

Signature of Owner(s)

Date

June 14, 2019

APPLICANT(S) ACKNOWLEDGEMENT

I/we acknowledge submission of this application does not necessarily mean that it is a complete application. I/we acknowledge that photographic images of the property and proposed development location are required as part of the application. The Municipality of Temagami may return the application to the applicant for failure to complete any part of the application form, failure to provide the required supporting documentation or failure to pay the application fee. I/we acknowledge that it is my/our responsibility to provide a complete and accurate application and that the Municipality of Temagami Staff is not permitted to complete the application on my/our behalf.

I/we acknowledge that this application, including all supporting documentation, shall be available to the general public upon request and shall be provided to the Committee of Adjustment members in its entirety.

I/we agree and acknowledge that I/we am/are responsible for all costs associated with third party Local Planning Appeal Tribunal (LPAT) appeals and municipal peer review of background reports, and shall submit the required deposits upon the Municipality's request for peer review in accordance with the Municipality's planning fees.

Signature of Applicant (s)

Date

June 14, 2019

Print Name

John Pecaric

SECTION 3 – LAND USE

3.1 Official Plan Designation

Special Management Area

3.2 Zoning

R1 Lake Temagami

SECTION 4 – DESCRIPTION OF THE PROJECT

4.1 Project Description

Provide details of the project.

Expansion of the sleep cabin.

SECTION 5 – ZONING CONFORMITY

5.1 Explain which section of the Zoning By-law you are requesting relief from and why the project can't conform to the by-law.

Shore line activity area

SECTION 6 – LOCATION OF THE SUBJECT LAND

6.1 Location of Land

Municipal Address

Island 1002

Legal Description

PCL 14932 SEC NIP: Summer Resort
Location Island 1002 in Lake Temagami, Joan in the

6.2 Date the subject land was acquired by the current owner.

September 30, 2011

SECTION 7 – DESCRIPTION OF SUBJECT LAND AND PROJECT

7.1 Description of any proposed buildings/structures

20 foot by 24 foot guest sleep cabin
with a covered porch (8 feet wide)

7.2 Property Information - Site

Lot Area: .75 acre
Road Frontage: N/A
Water Frontage:
Lot Depth:
Lot Width:

See attached

7.3 Are there any easements or restrictive covenants affecting the subject land?



☐ Yes If Yes, describe the easement or covenant and its effect _____

SECTION 8 – SERVICING INFORMATION

8.1 Check the appropria te Box	Provincial Highway	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
	Municipal road - maintained all year	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
	Municipal road - seasonally maintained	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
	Other public road (e.g. LRB)	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
	Right of way	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
	Water access	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Other (e.g. private road)	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A

SECTION 9- ACCESS TO SUBJECT LANDS

9.2 If checked YES that access to the property is by "water access", please provide which public access is used and how far from the docking and parking facilities is the property.

15 minutes from Access Road Landing

9.3 If checked YES that access to the property is by "private road", "other public road", or "right of way", indicate who owns the land or road, who is responsible for maintenance and if it is seasonal or maintained year round.

NA

SECTION 10 – EXISTING USE I.E. VACANT, RESIDENTIAL LOTS

10.1 Existing use(s) of the subject land:

Seasonal Residential

10.2 How long has the existing use continued?

approx 70 years

10.3 Existing use(s) of abutting (neighbouring) properties:

Seasonal Residential

SECTION 11 – EXISTING PARTICULARS OF ALL BUILDINGS AND STRUCTURES

11.1	Ground Floor Area	Gross Floor Area	No. of Stories	Width	Length	Height
Collage		see attached				
Cabin 1						
Tool Shed						
Wood Shed						

11.2 Location of all buildings and structures (specify distance)

	Side Lot Lines	Rear Lot Lines	Front Lot Lines
See attached			

SECTION 12 – PROPOSED USE & PROPOSED PARTICULARS OF ALL BUILDINGS AND STRUCTURES

12.1 Description of proposed use of subject land.

See attached

12.2	Ground Floor Area	Gross Floor Area	No. of Stories	Width	Length	Height

12.3 Location of all proposed buildings and structures (Specify Distance)						
	Side Lot Lines	Rear Lot Lines	Front Lot Lines			
See attached						
SECTION 13 – SERVICING INFORMATION						
13.1 Check All appropriate boxes.	Publicly owned and operated piped water system	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		
	Privately owned and operated individual well	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		
	Privately owned and operated communal well	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		
	Lake or other water body	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A		
	Other	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A		
13.2 Check All appropriate boxes.	Publicly owned and operated sanitary sewage system	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		
	Privately owned and operated individual septic tank	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		
	Privately owned and operated communal septic system	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		
	Privy	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A		
	If Other please explain: Dry well for Cottage sink & shower					
A certificate of approval, or comments, from the local Health Unit or Ministry of the Environment and energy (MOEE) submitted with this application will facilitate the review.						
13.3 Storm Water Drainage		<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		
If YES Please explain i.e. culvert, ditches or other:						
13.4 Are any of the following uses or features on the subject land or within 500 meters of the subject land:						
Agriculture operation i.e. livestock facility or stockyard		<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		
Landfill		<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		
Sewage treatment plant or waste stabilisation plant provincial significant wetland (class 1,2,3)		<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		
Flood Plain		<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A		

Rehabilitated mine site	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Non-Operating mine site within 1 km of the subject land	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Active Railway line	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Municipal/Federal Airport	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Utility Corridors	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Heritage building/structure/site?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A

If Yes to any of the above, describe Water extracted from Lake with submersible pump

SECTION 14 – PREVIOUS/CURRENT APPLICATIONS

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

☒ No ☐ Yes If Yes, describe _____

14.2 Aside from this application, is the subject land currently the subject of an application under the Planning Act?

☒ No ☐ Yes If Yes, describe _____

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

see attached

SECTION 15 – CHECK LIST

Have you remembered to attach the following

- ☐ 1 copy of the completed application form
- ☐ 1 copy of the required sketch
- ☐ 1 copy of any required technical or justification study
- ☐ The required fee (cheque payable to the Municipality of Temagami)

SECTION 16 – AFFIDAVIT OR SWORN DECLARATION (to be completed by each owner)

I/WE, John & Ronda Pecarić
(full name)

of the Roanoke, Virginia USA
(city, town)

in the Virginia
(region, county, district)

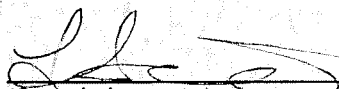
make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

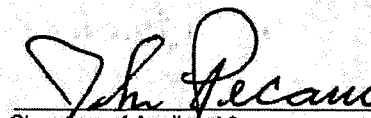
at the Municipality of Temagami
(town)

in the District of Nipissing
(region, county, district)

this 14 day of June, 20 19


(Commissioner, etc.)

Tammy-Melissa Mary Lepage, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Municipality of Temagami
Expires August 9, 2020


Signature of Applicant *

*Must be signed in the presence of the Commissioner.

Please provide a separate affidavit if more than one applicant.

Acknowledgment by Individual

State of Virginia County of Roanoke
On this 18 day of June, 20 19, before me, Sofia L Martinez
Name of Notary Public

the undersigned Notary Public, personally appeared
Ronda Rachelle Pecaric

Name of Signer(s)

- ☐ Proved to me on the oath of _____
☐ Personally known to me
☒ Proved to me on the basis of satisfactory evidence VA DL DMV ISS 02/14/12 Exp 01/19/2020
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

Sofia L Martinez
(Signature of Notary Public)

My commission expires 05/31/2022
7801303

Optional: A thumbprint is
only needed if state statutes
require a thumbprint.

Right Thumbprint
of Signer

Top of thumb here

For Bank Purposes Only

Description of Attached Document

Type or Title of Document

Section 16- Affidavit or Sworn Declaration

Document Date

Number of Pages

June 18, 2019

page 8

Signer(s) Other Than Named Above

None



Section 11

11.1	Ground Floor Area	Gross Floor Area	No. of Stories	Width	Length	Height
Cottage	800 sq ft		1	20 ft	40 ft	
Cabin 1	320 sq ft		1	16 ft	20 ft	
Wood Shed	40 sq ft		1	5 ft	8 ft	
Tool Shed	140 sq ft		1	10 ft	14 ft	
Boat House	350 sq ft		1-1/2	14 ft	25 ft	
Water Shed	60 sq ft		1	6 ft	10 ft	

Location per site plan provided

Section 12

11.1	Ground Floor Area	Gross Floor Area	No. of Stories	Width	Length	Height
Cabin 1	480 sq ft	Loft storage space 8ft x 16ft 128 sq ft	1-1/2	20 ft	24 ft	

Location per site plan provided

SITE PLAN SKETCH SHOWING
SUMMER RESORT
LOCATION ISLAND 1002

PROPOSED BUNKIE & BUILDING ADDITION –
John & Ronda Pecaric
LAKE TEMAGAMI
MUNICIPALITY OF TEMAGAMI
DISTRICT OF NIPISSING

RYAN W. SEGUIN, ONTARIO LAND SURVEYOR
SURVEYORS ON SITE INC. © 2018

SHORELINE LENGTH :205.5 Metres
ISLAND AREA: 1992.5 Square Metres

L A K E

WATER'S EDGE

SUMMER

RESORT

LOCATION

ISLAND

1002

T E M A G A M I

SCALE 1 : 250



METRES

WATER'S EDGE (293.6 METRES)

MAXIMUM REGULATED FLOOD
ELEVATION (294.13 METRES)

PROPOSED
7.3 x 6.1
BUNKIE

PROPOSED
7.3 x 2.4
DECK

FRAME
GUEST
CABIN
5 x 6.1

PROPOSED EXTENSION
2 METRE (6 FT)

SEASONAL USE RECREATIONAL
ONE STOREY FRAME COTTAGE
6.1 x 12.2

SITE BENCHMARK
TOP OF CONCRETE PILLAR
ELEV.: 294.35

LOOKOUT
2.4 x 3

MAXIMUM REGULATED FLOOD
ELEVATION (294.13 METRES)
COINCIDENT WITH WATER'S EDGE

WOODSHED
1.5 x 2.5

PRIVY
1.4 x 2.0

FRAME
GUEST
CABIN
3 x 4.3

HYDRO TRANSFORMER
PAD MOUNT

TELEPHONE
PEDESTAL

SHED
2 x 3

WOODEN DOCK

ONE STOREY
BOATHOUSE
4.1 x 7.7



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www.surveyorsonsite.com

DRAWN BY: RS

CHECKED BY: RWS

JOB No: NL2017-088

FILE No: NL2017-088-SK.DWG

John & Ronda Pecaric Island #1002

Bunky Project

Section 14

We are asking for approval of this “Minor Variance” for the building of a new Guest Sleep Cabin. The current “Bunky” was built before current building materials and techniques, it is our intent to build a slightly bigger structure being sensitive to protecting the aesthetics of the island, but making it possible to have a structure for our Family and maybe one day our grandkids to enjoy.

We have tried to be good stewards of the environment and keep the simplicity of the cottage experience of Lake Temagami. We think the partial Log Cabin Kit with insulated wall panels and high efficiency windows will support of our efforts to keep a small carbon foot print in everything we do and improve.

The attached pictures provide you some perspective on our little island:









