



Township of Lake of Bays Municipal Offices  
Phone (705) 635-2272 Fax (705) 635-2132

**COUNCIL MEETING FOR *PLANNING MATTERS ONLY***  
**of**  
**The Corporation of the Township of Lake of Bays**  
**February 19<sup>th</sup>, 2008**  
**MINUTES**

There was a regularly scheduled meeting of Council held for *Planning Matters Only* immediately following the Committee of Adjustment meeting held at 9:00 a.m., on February 19<sup>th</sup>, 2008 in the Council Chambers of the Township of Lake of Bays Municipal Offices, Dwight, Ontario.

**Attendance:**

<b>Mayor:</b>	<b>Janet Peake</b>	
<b>Councillors:</b>	<b>Margaret Casey</b>	<b>(District – Ridout/McLean)</b>
	<b>Nancy Tapley</b>	<b>(Franklin)</b>
	<b>Philip Cote</b>	<b>(McLean)</b>
	<b>Virginia (Ginny) Burgess</b>	<b>(Sinclair/Finlayson)</b>
<b>Absent:</b>	<b>Ben Boivin</b>	<b>(District – Franklin/Sinclair/Finlayson)</b>
	<b>Ruth Ross</b>	<b>(Ridout)</b>
<b>Planner:</b>	<b>Stefan Szczerbak</b>	
<b>Deputy Clerk:</b>	<b>Kelly Stronks</b>	

**1. MEETING CALLED TO ORDER**

The meeting was called to order at 9:55 a.m., on February 19<sup>th</sup>, 2008, by Mayor Peake.

**2. APPROVAL OF AGENDA**

**Resolution 2(a)/02/19/08**

**Councillor Tapley and Councillor Casey**

**Be it resolved that the Agenda for the Council Meeting for Planning Matters Only, dated February 19<sup>th</sup>, 2008, be adopted as circulated.**

**Carried**

**3. DISCLOSURE OF PECUNIARY INTEREST**

Nil

**4. DEPUTATIONS / DELEGATIONS**

Nil

**5. MINUTES**

**(a) To Be Adopted**

- (i) Council Meeting for Planning Matters Only Minutes – January 22<sup>nd</sup>, 2008

**Resolution 5(a)(i)/02/19/08**

**Councillor Casey and Councillor Tapley**

**Be it resolved that the Council of the Corporation of the Township of Lake of Bays adopt the minutes for the Council Meeting for Planning Matters Only for the meeting dated January 22<sup>nd</sup>, 2008, as circulated.**

**Carried**

(b) **To Be Received**

- (i) Committee of Adjustment Meeting Minutes – January 22<sup>nd</sup>, 2008

**Resolution 5(b)(i)/02/19/08**

**Councillor Cote and Councillor Burgess**

**Be it resolved that the Council of the Corporation of the Township of Lake of Bays receive the Committee of Adjustment minutes for the meeting dated January 22<sup>nd</sup>, 2008.**

**Carried**

**6. REPORTS AND BY- LAWS**

(a) **Planning**

(i) **By-laws**

- (a) By-law: **08-23**  
File: **Z 37/07 LOB (Kwinter)**  
Type: Amendment to By-law 04-180  
Ward: Finlayson  
Applicants: Neil Kwinter & Kerri Kwinter  
Agent: David Shapiera  
Civic Address: 1036 West Camp Lake Road  
Lot/Con: L 12, C 5, on Camp Lake

- No one was present to represent the application
- Mr. Szczerbak reviewed the staff report
- There were no comments or questions from Council
- Mayor Peake read the following:

By-law 08-23 being a by-law to amend By-law 04-180 known as the Development Permit By-law (Kwinter)(1036 West Camp Lake Road)(Finlayson).

**By-law 08-23 was read a first, second and third time and finally passed.**

- (b) By-law: **08-24**  
File: **F 01/08 LOB (Neubauer & Campbell)**  
Type: Deeming  
Ward: Franklin  
Applicants: David Neubauer & Lynne Campbell  
Agent: Ken Bailey  
Civic Address: 1241 Port Cunnington Road  
Lot/Con: L 19, C 7, on Lake of Bays

- No one was present to represent the application
- Mr. Szczerbak reviewed the staff report
- There were no comments or questions from Council
- Mayor Peake read the following:

By-law 08-24 being a by-law to deem Lot 1 of Registered Plan M-132, former Township of Franklin, not to be a lot on a registered plan of subdivision (Neubauer & Campbell)(1241 Port Cunnington Road)(Franklin).

**By-law 08-24 was read a first, second and third time and finally passed.**

**(ii) Council Variations to Development Permit By-law 04-180**

(a) File: **DP 03/08 LOB (Paterson)**  
Ward: Sinclair  
Applicant: John Paterson  
Civic Address: 1016-4 McAlister Lane  
Lot/Con: L 1, C 9, on Bella Lake

- Mr. John Paterson, applicant, was present to represent the application
- Mr. Szczerbak reviewed the staff report
- There were no comments or questions from Council
- Mayor Peake read the following:

**Resolution 6(a)(ii)(a)/02/19/08**

**Councillor Burgess and Councillor Cote**

**WHEREAS the applicant has submitted Development Permit Application DP 03/08 LOB (Paterson) in order to seek relief from:**

- a) **Section 5.1.1(d)(Minimum Shoreline Yard Setback), decrease to 24 metres;**

**of Development Permit By-law 04-180, in order to permit a 360 ft<sup>2</sup> addition and attached 140 ft<sup>2</sup> deck onto an existing dwelling which is located in Pt. Lot 1, Conc. 9, Sinclair Ward, on Bella Lake (Paterson) (1016-4 McAlister Lane) (Sinclair) (020-009-06300);**

**AND WHEREAS the Council of the Corporation of the Township of Lake of Bays considers the notice of this application to be sufficient;**

**NOW BE IT RESOLVED THAT the Council of the Corporation of the Township of Lake of Bays is satisfied that the criteria as outlined in Schedule C of the Development Permit By-law has been fulfilled, and hereby APPROVES the proposal in accordance with the attached sketch subject to the following conditions:**

1. **That the works be carried out in accordance with plans submitted: January 31<sup>st</sup>, 2008 and marked: DP 03/08 LOB;**
2. **That the permission granted herein shall lapse (*two years from the date of issuance of the permit*), unless the work for which the permission has been given has been completed. If the work has not been completed by the aforementioned date, this permit is invalid and all on-going and future work must cease until an extension to this permit or a new development permit is obtained. What shall be deemed as “complete” is within the sole discretion of the Township of Lake of Bays;**

3. **That the Township of Lake of Bays be notified 48 hours prior to the commencement of any works and be notified of the completion of the project;**
4. **All lighting facilities shall be directed downwards and be required to minimize the impact on lake views, night skies and environmental features; and**
5. **That a shoreline buffer shall be established and maintained abutting any portion of a shoreline that does not form part of the shoreline activity area. A shoreline buffer shall be a minimum of 15 metres (49.2 ft) in depth measured inland from ordinary water's edge, unless otherwise specified in this by-law. All other provisions of the By-law must be complied with.**

**Carried.**

**(iii) Other**

- a) **Information:** Site Plan Agreement Application **D 13/07 LOB**  
Applicant: **1711423 Ontario Limited**  
Part Lot 29, Con. A, Ridout Ward  
1090 Main St. (previously Tom Salmon Inn property)  
*- for information only*
  - Mr. Szczerbak provided a verbal report respecting the proposed amending site plan agreement for this property
  - Councillor Tapley asked what was proposed to change from the previous site plan agreement. Mr. Szczerbak advised that just new docking was proposed
  - There were no further questions or comments from Council
- b) **Information:** Site Plan Agreement Application **D 16/07 LOB**  
Applicant: **The Landscapes Resort Owners Ass'n**  
Part Lots 13, 14 & 15, Con. 8, McLean Ward  
1020 Birchglen Road  
*- for information only*
  - Mr. Szczerbak provided a verbal report and noted that this was the third amending agreement for this property, and that it was to permit the development of Phase 4. He referred to the site plan sketch for this phase
  - Councillor Casey asked what the proximity of the proposed quad was to the previously built structures on the property. Mr. Szczerbak further explained this
  - There were no further questions or comments from Council
- c) **Information:** 2007 Department Activity Report  
*-for information only*
  - Mr. Szczerbak reviewed the staff report and clarified various items for Council
  - Mayor Peake asked if anyone in the gallery had any comments regarding the report. Mr. Fraser Govan, representative for the Lake of Bays Association (LOBA), stated that it was a good report and that he would disseminate it to LOBA members
- d) **Verbal Report:** District of Muskoka – Phase 1 of Economic & Growth Strategies (DMM Reports PED-4-2008-1 & 2)  
*- for information only*
  - Mr. Szczerbak provided a verbal report respecting this matter

**7. CLOSED SESSION**

Nil

**8. BUSINESS ARISING FROM CLOSED SESSION**

Nil

**9. CONFIRMING BY-LAW**

By-law 08-25, being a by-law to confirm the proceedings of the meeting of Council held on February 19<sup>th</sup>, 2008.

**By-law 08-25 was read a first, second and third time and finally passed.**

**10. ADJOURNMENT**

**Resolution 10(a)/02/19/08**

**Councillor Cote and Councillor Burgess**

**Be it resolved that the Council of the Corporation of the Township of Lake of Bays adjourn at 11:17 a.m. to meet again on March 4<sup>th</sup>, 2008, at 1:00 p.m. in the Council Chambers of the Municipal Office, Dwight, Ontario.**

**Carried**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk