





property (Part 2 on a draft reference plan) for the benefit of the Truscott property. The laneway has been in existence for many years and continues to provide access to the Truscott lands.

**Planning Department Submission – Stefan Szczerbak, Township Planner**

- He presented the staff report and advised that ~~the reports~~ that staff had no concerns with the approval of the application subject to the recommended conditions

**Committee Deliberations:**

- Mayor Peake noted that the proposed Licence of Occupation (LOC) was for the parking of a boat and asked if there were any structures proposed. Mr. Ireland confirmed that no structures were proposed and proceeded to identify the parking area location and expanded on the proposal. He also noted that when the Truscott property was created on Plan M-124, it was landlocked, and therefore the Truscott driveway also goes over a corner of the Township owned "Park" on Plan M-124. He asked about the possibility of the Township granting a LOC for this, or possibly the Township granting a portion of the park to legalize the driveway in the future
- Chairperson Peake read the following resolution aloud

**MOTION**

**MOVED BY:** Philip Cote  
**SECONDED BY:** Virginia (Ginny) Burgess

**That application B 17/06 LOB (Hart) be APPROVED subject to the following conditions:**

- (1) **That a registrable description of the severed lands be submitted to the Secretary-Treasurer, along with two copies of the registered reference plan;**
- (2) **That the owners of the benefiting lands, being Kathryn Truscott, Susan Truscott and Patricia Carmen, apply for a License of Occupation with the Township in order to authorize a parking area on Township property, being "Park" on Plan M-124 (Roll No. 040-016-05000), that is used by the Truscott family for boat storage in relation to their property, being Lot 6 on Plan M-124 (Roll No. 040-016-04800).**

**REASONS:**

1. **This application generally conforms to the intent of the District and Lake of Bays Official Plans, and will serve to provide a right-of-way to Lot 6 on Plan M-124 (roll no. 040-016-04800) owned by the Truscott family.**

**Pursuant to Subsection 41 of Section 53 of the Planning Act, all conditions imposed must be fulfilled within *one year* from the date of the sending of the Notice of Decision or the application is deemed to be refused.**

**It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent and the giving by the Secretary-Treasurer of the certificate provided for in Subsection 42 of Section 53 of the Planning Act.**

**CARRIED.**

- ii) **B 16/08 & 17/08 LOB, Applicant: Betula Forests Limited**  
Part Lot 25, Con. 3, Sinclair Ward, Harp Lake Road - vacant  
Roll No: 020-003-10200  
Agent: List Planning Ltd.  
**- Carried forward from meeting of June 24<sup>th</sup>, 2008**

**Present:** Mr. Bob List, agent, was present to represent the application

**No Persons in Attendance in Favour of Requested Consent**  
**No Persons in Attendance Opposed to Requested Consent**

There were no recent objections received from circulated agencies or circulated surrounding property owners.

**Planning Department Submission – Stefan Szczerbak, Township Planner**

- He presented the staff report and advised that the reports that had been required further to the public meeting of June 24<sup>th</sup>, 2008 had not been received and therefore recommended another deferral in order to allow additional time for the required information

**Mr. Bob List, agent:**

- He advised that he had reviewed the staff report and had no concerns with the deferral, and that Michalski Nielsen should be retained by the municipality to complete the necessary reports

**Committee Deliberations:**

- There were no questions or comments from committee members and Chairperson Peake read the following resolution aloud:

**MOTION**

**MOVED BY:** Philip Cote  
**SECONDED BY:** Ben Boivin

That application B 16/08 LOB (Betula Forests Limited) be DEFERRED until the November 25<sup>th</sup>, 2008 meeting of the Committee in order to allow sufficient time for the applicant to submit a site evaluation report in accordance with Section E.4 of the Township Official Plan, completed to the satisfaction of the Township.

That application B 17/08 LOB (Betula Forests Limited) be DEFERRED until the November 25<sup>th</sup>, 2008 meeting of the Committee in order to allow sufficient time for the applicant to submit a site evaluation report for consent application B 16/08 LOB in accordance with Section E.4 of the Township Official Plan, completed to the satisfaction of the Township. In addition, it will allow time for the proposal to be amended to ensure that each of the proposed lots achieves the required minimum road frontage of 152 metres (498.7 ft), in accordance with Section I.32 of the Township Official Plan.

**CARRIED.**

- iii) **B 21/08 LOB, Applicant: Valerie Inch**  
Part Lot 8, Con. 3, Franklin Ward, 1238 Seabreeze Road, on Lake of Bays

Roll No: 010-020-04100  
Agent: Ross Bagshaw  
- Recirculated further to meeting of August 19<sup>th</sup>, 2008

**Present:** Mr. Ross Bagshaw, agent, and Mr. Donald Inch, applicant, were present to represent the application

**The following persons were in attendance regarding the requested consent:**

- Valerie Inch, 1234 Seabreeze Road, Dwight

There were no recent objections received from circulated agencies or circulated surrounding property owners.

This application was submitted by Valerie Inch for the purpose of providing a lot addition to the northerly abutting property. A public meeting was held on August 19, 2008 respecting the original application, but the application has since been amended to provide for a lot addition to the northerly abutting lands, rather than the creation of a new lot as previously submitted.

The purpose of the revised application is to sever a parcel of land and merge it with the benefiting property to the north (being Lot A on Plan M-75), also owned by Valerie Inch. The proposed lot addition will result in the following lot configurations:

	Lot Area		Road Frontage on Seabreeze Road		Frontage on Lake of Bays	
<b>Severed Lot</b>	0.28 ha	0.69 ac	15.24 m	50 ft	48.3 m	158 ft
<b>Retained Lot</b>	0.81 ha	2 ac	63.21 m	207 ft	65.6 m	215 ft
<b>Total Property</b>	1.48 ha	3.6 ac	108.91 m	357 ft	113.9 m	373 ft
<b>Resulting Benefiting Lot</b>	0.67 ha	1.66 ac	45.7 m	150 ft	48.3 m	158 ft

The benefiting parcel is developed with a dwelling, two garages, a shed and a dock, and the septic system that services it is located on the severed parcel. The retained lands are developed with a dwelling, a garage and a shed.

**Planning Department Submission – Stefan Szczerbak, Township Planner**

- He presented the staff report and advised that this application had originally come forward at the meeting of August 19, 2008, but as it was found that it was more appropriate to be a lot addition, the application was re-circulated as such. He advised that staff had no concerns with the approval of the application subject to the recommended conditions

**Committee Deliberations:**

- Councillor Boivin asked if the pumphouse at the shoreline served both lots. Mr. Inch replied that they did not
- Chairperson Peake read the following resolution aloud:

**MOTION**

**MOVED BY:** Nancy Tapley  
**SECONDED BY:** Ruth Ross

**That application B 21/08 LOB (Inch) be APPROVED subject to the following conditions:**

- (1) That a registrable description of the severed and retained lots be submitted to the Secretary-Treasurer, along with two copies of the registered reference plan;
- (2) That there be a written undertaking from the acting solicitor that the severed lot be joined in title to the benefiting lands to the north (being Lot A on Plan M-75, also owned by Valerie Inch). Subsection 50(3) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcels of land that are the subject of this consent.

**REASONS:**

1. The Committee is satisfied that the consent application conforms to the intent of the Township Official Plan and will serve to provide a lot addition to the abutting property to the north, being Lot A on Plan M-75 (Roll No. 010-020-041 (also owned by Valerie Inch).
- (✓) Subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent and the Certificate given under subsection 42 of Section 53 shall contain reference to this stipulation.

Pursuant to Subsection 41 of Section 53 of the Planning Act, all conditions imposed must be fulfilled within *one year* from the date of the sending of the Notice of Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent and the giving by the Secretary-Treasurer of the certificate provided for in Subsection 42 of Section 53 of the Planning Act.

**CARRIED.**

- iv) **B 24/08 LOB, Owner: Helen Hudd**  
Part Lot 11, Con. 8, Finlayson Ward, 1048 Ralston Road, on Tasso Lake  
Roll No: 020-014-00200  
Agent: James & Deborah Lischkoff

**Present: Mr. James Lischkoff, agent, was present to represent the application**

**No Persons in Attendance in Favour of Requested Consent**  
**No Persons in Attendance Opposed to Requested Consent**

There were no written objections received from circulated agencies or circulated surrounding property owners.

The purpose of this application is to sever a right-of-way over the subject lands in order to provide legal access over Ralston Road to the easterly abutting lands owned by the Lischkoffs at 1049 Ralston Road (Roll No. 020-014-00400). Ralston Road originates at District Road No. 8 (Limberlost Road) and traverses Crown land before becoming a private road on the Hudd property. The proposed right-of-way will permit continued legal access across the Hudd property (Part 1 on Plan 35R-21981) for the benefit of the Lischkoff property, being Part 1 on Plan 35R-21731. The road has been in existence & used for many years.

**Planning Department Submission – Stefan Szczerbak, Township Planner**

- He presented the staff report and advised that staff had no concerns with the approval of the application, subject to the recommended conditions

**Committee Deliberations:**

- There were no questions or comments from committee members and Chairperson Peake read the following resolution aloud:

**MOTION**

**MOVED BY:** Nancy Tapley  
**SECONDED BY:** Ruth Ross

That application B 24/08 LOB (Hudd) be **APPROVED** subject to the following conditions:

- (1) That a registrable description of the severed lands be submitted to the Secretary-Treasurer, along with two copies of the registered reference plan;

**REASONS:**

1. This application generally conforms to the intent of the District and Lake of Bays Official Plans, and will serve to provide a right-of-way to the easterly abutting lands owned by James & Deborah Lischkoff (roll no. 020-014-00200).

Pursuant to Subsection 41 of Section 53 of the Planning Act, all conditions imposed must be fulfilled within *one year* from the date of the sending of the Notice of Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent and the giving by the Secretary-Treasurer of the certificate provided for in Subsection 42 of Section 53 of the Planning Act.

**CARRIED.**

**9. DEFERRED MATTERS**

**Minor Variances:**

NIL

**Consents:**

- B 36/37/38/07 LOB, Applicant: W.G. Hallman Lumber Limited**  
Part Lots 3, 4 & 5, Con. 13, Ridout Ward, 1080 Narrows Road  
Roll No: 030-013-08900  
Agent: John P. Gallagher & Associates  
*Deferred to meeting of October 21<sup>st</sup>, 2008 from August 19<sup>th</sup> meeting*
- B 03/04/05/08 LOB, Applicant: Betula Forests Limited**  
Part Lot 14, Con. 4, Sinclair Ward, 1500 Limberlost Road  
Roll No: 020-005-00400

Agent: List Planning Ltd.

*Deferred to meeting of November 25<sup>th</sup>, 2008 from April 29<sup>th</sup> & Aug. 19, 2008 meetings*

**10. CLOSED SESSION**

NIL

**11. BUSINESS ARISING FROM CLOSED SESSION**

NIL

**12. OTHER MATTERS**

**MOTION**

**MOVED BY: Ben Boivin**  
**SECONDED BY: Virginia (Ginny) Burgess**

That the Committee of Adjustment hereby constitutes itself for the purpose of hearing other matters.

**CARRIED.**

NIL

**13. ADJOURNMENT**

The meeting was adjourned at 9:50 a.m.

**MOTION**

**MOVED BY: Ben Boivin**  
**SECONDED BY: Philip Cote**

The Committee of Adjustment hereby adjourns the meeting of September 23<sup>rd</sup>, 2008.

**CARRIED.**

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CHAIRPERSON

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SECRETARY-TREASURER