

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS
COMMITTEE OF ADJUSTMENT REPORT



TO: Members of the Committee of Adjustment
FROM: Stefan Szczerbak, Planner
DATE: March 24th, 2009
RE: Consent
Applications: B 01/09 LOB, Applicants: Joseph & Sheila Robb
B 02/09 LOB, Applicant: Sharon Solomon
B 03/09 LOB, Applicant: Marjorie Dibblee
Right-of-way to Campbell Property (030-012-06000)
Part Lot 29, Con. 13, Ridout Ward, 1192 Glenmount
Road, on Lake of Bays
Roll Nos: 030-012-05800, 05400 & 05300
Agent: David Currie of Thoms & Currie

RECOMMENDATION:

That application **B 01/09 LOB (Robb)** 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;

That application **B 02/09 LOB (Solomon)** 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;

That application **B 03/09 LOB (Dibblee)** 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;

ORIGIN:

Consent application **B 01/09 LOB** was submitted by Joseph & Sheila Robb, while application **B 02/09 LOB** was submitted by Sharon Solomon and **B 03/09 LOB** was submitted by Marjorie Dibblee, all to sever rights-of-way over lands located in Part Lot 29, Concession 13, in Ridout Ward, on Lake of Bays, 1192 Glenmount Road (Roll Nos. 030-012-05800, 05400 & 05300).

The purpose of these applications is to sever a right-of-way over each of the subject lands in order to provide continued legal access over a private portion of Glenmount Road to the westerly lands owned by Barry Campbell (Roll No. 030-012-06000). The proposed right-of-ways will permit continued legal access across the Robb, Solomon & Dibblee properties for the benefit of the Campbell property. The road currently exists and has been used for many years.

BACKGROUND:

Previous Files:	<ul style="list-style-type: none">• Consent application B 28/97 LOB (lot addition) for Dibblee property• Minor Variance application A 11/98 LOB for Dibblee property
Natural Constraints:	<ul style="list-style-type: none">• Lake of Bays is classified as a Category 1 lake• "Type 2" fish habitat fronting all three properties
Lake Phosphorous Sensitivity	Low sensitivity to phosphorus.
LOB Official Plan:	Waterfront.
District Official Plan:	Waterfront.
LOB By-law 04-180:	<ul style="list-style-type: none">• Waterfront Residential "(WR)" Development Permit Area
OSRA:	Open fronting all of the subject properties
Built Heritage Information:	n/a.

Site Characteristics:

Each of the three properties involved in these applications are developed with a single family dwelling and permitted accessory shoreline structures. The area in the vicinity of the road/driveway is well buffered with mature natural vegetation, while the remainder of the property slopes gently down to Lake of Bays.

Surrounding Uses:

The surrounding lands contain low density residential uses and vacant lands.


ANALYSIS:

These severances do not propose the creation of a new lot, it serves to legally provide the conveyance of a right-of-way over each of the applicants' properties to the benefiting lands to the west owned by Barry Campbell (Roll No. 030-012-06000). The effect of this application will be to simply formalize this right-of-way.


As the consent generally conforms to both the District and Township Official Plans, staff have no concerns with the approval of these applications for a right-of-ways, subject to the conditions outlined in this report.

Respectfully submitted by:

With the concurrence of:

for 

Kelly Stronks, CPT
Planning Technician



Stefan Szczerbak, M.Sc., RPP, MCIP
Planner

SUBJECT LANDS
Applications B 01/02/03/09 LOB
Applicants: Robb, Solomon & Dibblee
1192 Glenmount Road

