

**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: November 24th, 2009
RE: Consent
 Applications: **B 09, 10 & 11/09 LOB**
 Applicants: **Philip & Mabel Copp**
 Agent: **Ted Williams of E.J. Williams Surveying Ltd.**
Part Lots 8 & 9, Conc. 8, Franklin Ward, on the
Oxtongue River
Roll No. 010-011-08200
25613 Hwy 35

RECOMMENDATION:

That the Committee of Adjustment hereby accepts the cash in lieu of parkland dedication in accordance with Condition No. 7 of both the Committee's provisional decision of applications No. **B 09/09 LOB (Copp)** and **B 10/09 LOB**.

And Further That Application **B 11/09 LOB (Copp)** be **DEFERRED** to the May, 2010 meeting of the Committee in order to permit additional time for the Committee to continue their discussions with the applicant and their agent related to parkland dedication on the subject lands.

ANALYSIS:

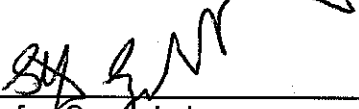
On September 22, 2009, the Committee of Adjustment considered applications **No. B09, 10 & 11/09 LOB**. At that time there were discussions pertaining to appropriate parkland contribution and Section D.68 of the Official Plan related to Marsh's Falls. Committee decided to conditionally approve applications and since then Councillor Tapley, Stefan Szczerbak, the applicant and their agent met on site to discuss options related to the provision of parkland dedication associated with these applications. Staff and the applicant's agent are continuing to work through the 5% land area, cash value equivalent, and also consider other options related to the parkland requirement for this application. However, it was agreed that Committee should consider accepting the cash in lieu of parkland dedication for Applications **B09 & 10/09 LOB** while discussions continued with the balance of these lands.

Therefore, in accordance with the Township's By-law # 00-04 (being a By-law to adopt a policy on the dedication of parkland or alternatively, cash-in-lieu of parkland), the following chart would apply:

	5% Land	Cash in Lieu
B09/09 LOB	0.11 acres	\$187.50
B10/09 LOB	0.08 acres	\$167.50
TOTAL	0.19 acres	\$355.00

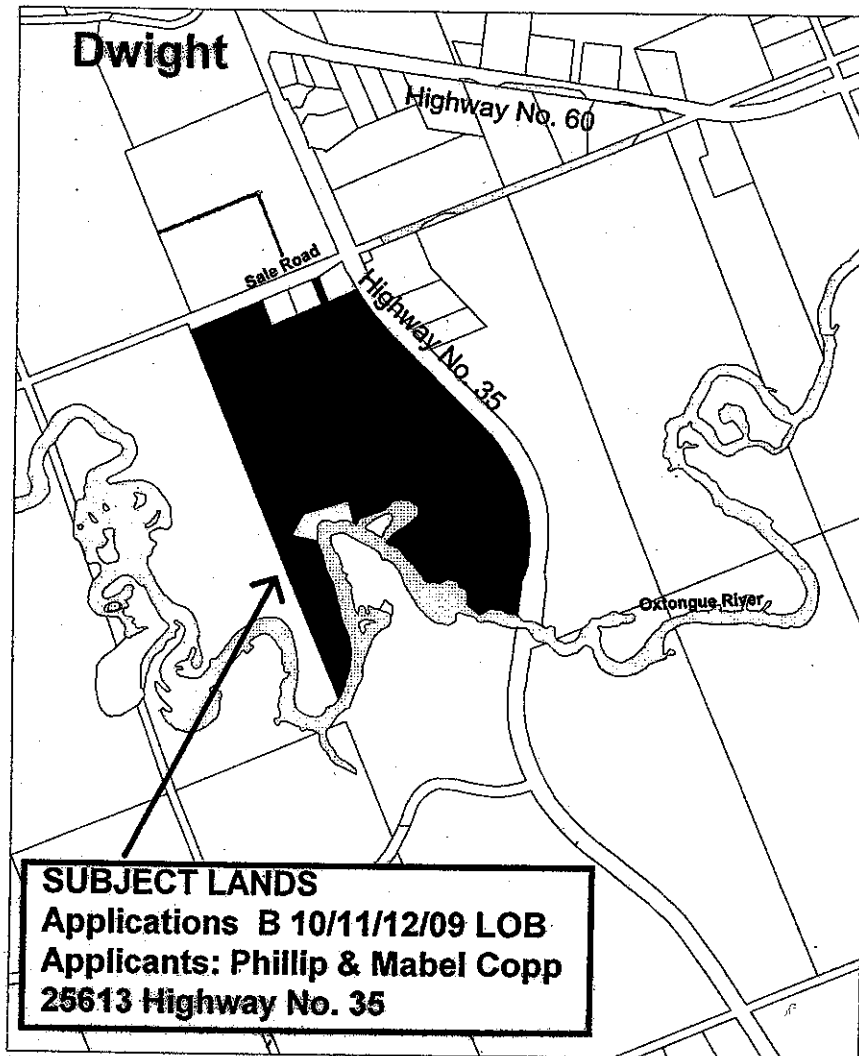
In view of the foregoing, as the land area and cash in lieu are nominal for these applications, staff are recommending that the applicant's request to accept the cash equivalent be supported by the Committee of Adjustment and finally, as the applicant will not be returning to the area until spring 2010, a deferral on Application No. **B11/09 LOB** is recommended.

Respectfully submitted by:



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

RESUBMITTAL OF APPLICATION FOR 10/11/12/09



CONSENT APPLICATIONS B 09/10/09 LOB
Applicants: Phillip & Mabel Copp
Part Lots 8 & 9, Concession 8, Franklin Ward, on the Oxtongue River

