

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS



**REPORT**

**TO:** Mayor & Members of Council  
**FROM:** Terri-Lyn Magee, Planning Technician  
**DATE:** October 27<sup>th</sup>, 2009

**RE:** **DEVELOPMENT PERMIT APPLICATION: DP 64/09 LOB (Steeves)**  
**Applicant: Edward Steeves**  
**Agent: Patrick Mason of Wayne Simpson & Associates**  
**Part Lot 22, Concession 6, Franklin Ward, on Lake of Bays**  
**Roll No. 010-014-10500**  
**Civic Address: 1045 Hemlock Ridge Road**

**RECOMMENDATION:**

That Council pass the following resolution to **APPROVE** the Category 2 – Development Permit Application **DP 64/09 LOB (Steeves)**:

WHEREAS the applicant has submitted Development Permit Application **DP 64/09 LOB (Steeves)** in order to seek relief from:

- i) Section 5.1.1(l) (Maximum Shoreline Activity Area Coverage), increase from the permitted 40% to 47.9%;

of Development Permit By-law 04-180, in order to permit the construction of a dock and boathouse facility, located in Pt. Lot 22, Conc. 6, Franklin Ward, on Lake of Bays (Steeves) (1045 Hemlock Ridge Road) (Franklin) (010-014-10500);

AND WHEREAS a shoreline activity area has not been identified in order to prevent the removal of any shoreline vegetation without further approval under By-Law No. 04-180;

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 the revised plans submitted: October 15, 2009 and marked: **DP 64/09 LOB**;
2. That the permission granted herein shall lapse two years from the start date of construction/development, unless the work for which the permission has been given has been completed. If the works have not been completed by the aforementioned date, an extension to this condition may be required 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.

### **ANALYSIS:**

#### **Planning Comments:**

At their September 22<sup>nd</sup>, 2009 meeting, members of Council decided to defer making a decision on this application in order to provide the applicant with additional time to revise and reduce the proposed dock and boathouse facility to conform more closely with the direction of the Township's Official Plan as well as comply with the applicable provisions of the Development Permit By-law. A copy of the previous staff report can be reviewed on the Township's website.

When reviewing the revised plans, it is noted that in accordance with Council's directive to reduce the size of the boathouse structure, Mr. Steeves has proposed to reduce the boathouse and deck width by one foot along the northwesterly side. This would have the effect of reducing the overall size of the structure by 52 ft<sup>2</sup>.


In consideration of the topography of the subject lands, staff maintain their recommendation that Council include a condition not to include a shoreline activity area (in accordance with Section H.20 of the Township Official Plan), such that the existing shoreline vegetation remain to further mitigate the potential for negative visual impacts when being viewed from the water's perspective. In addition, save and except for an appropriate pathway to the water's edge, it is also recommended that the ground area along the shoreline remain in a natural state.

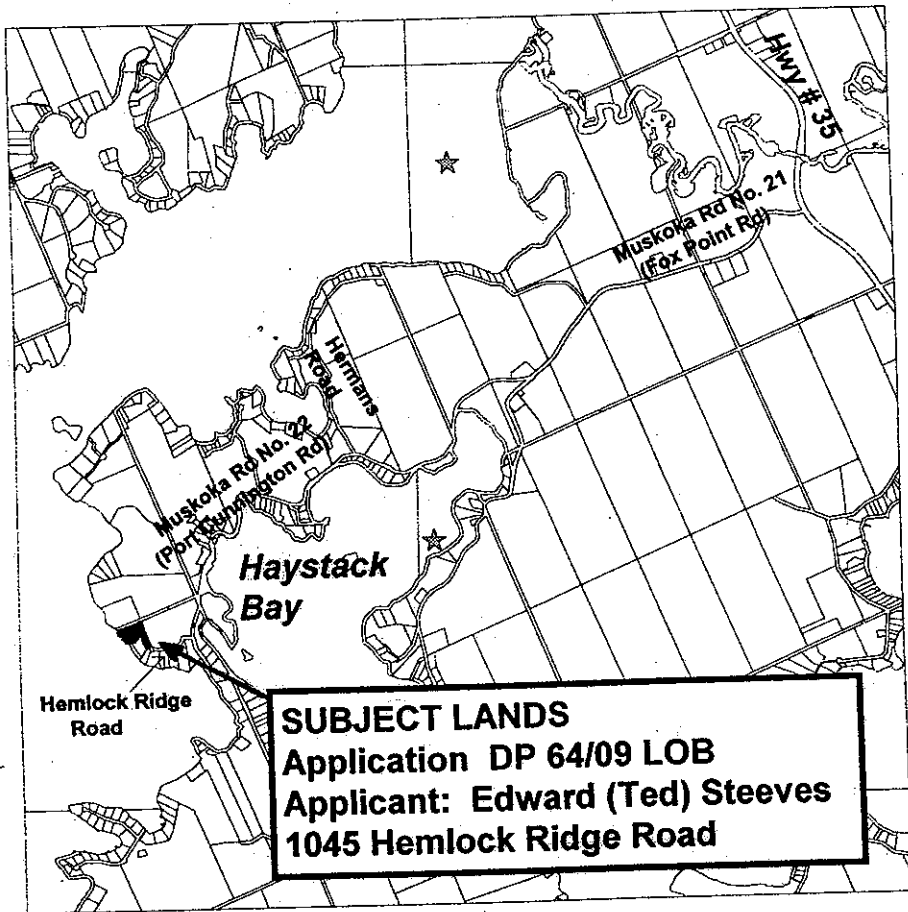
In view of the forgoing changes, staff feel that the revised proposal continues to follow the overall direction of the Township's Official Plan and Development Permit By-law.

Respectfully submitted by:

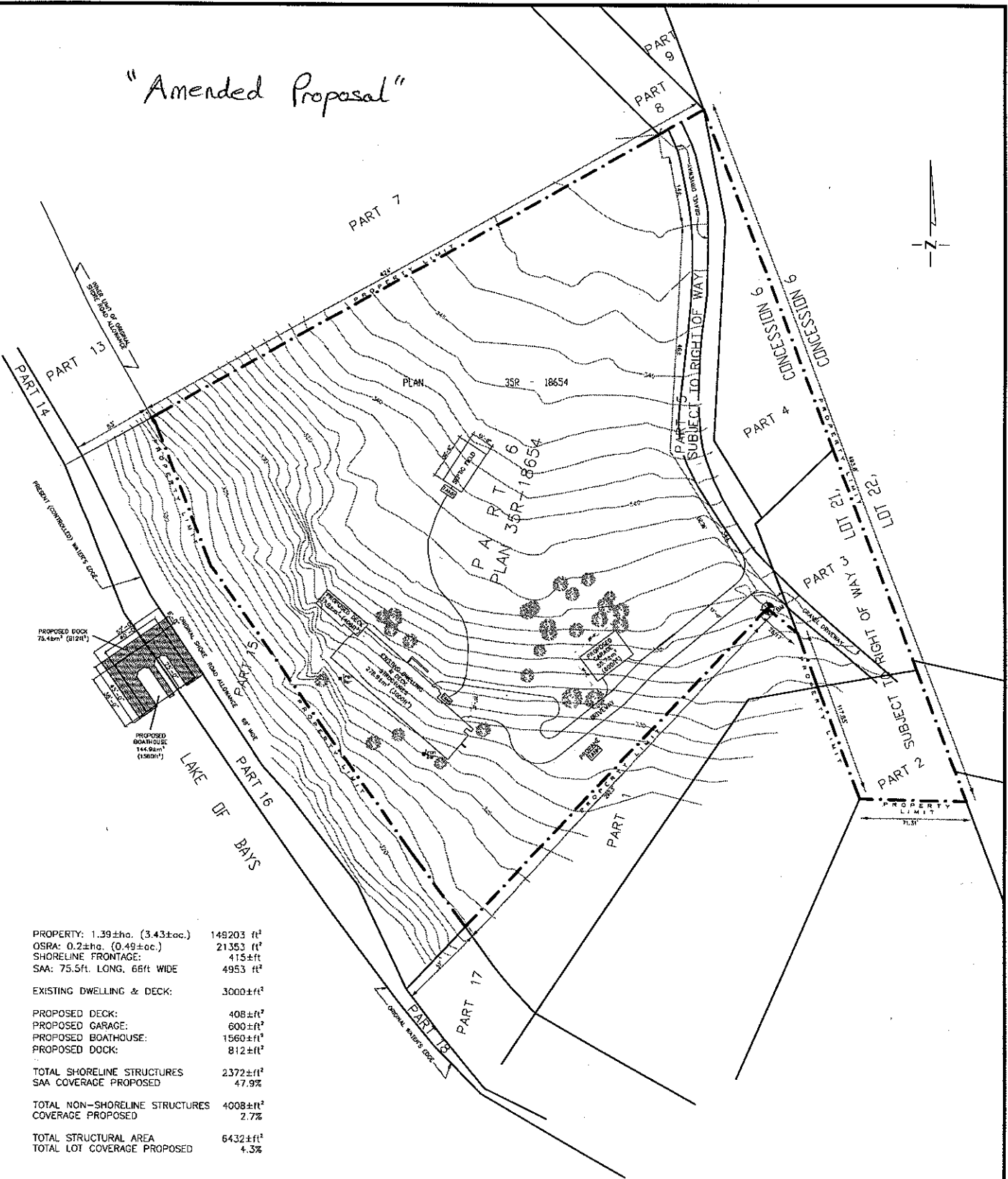
With the concurrence of:

  
\_\_\_\_\_  
Terri-Lyn Magee  
Planning Technician

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



# "Amended Proposal"



PROPERTY: 1.39±ha. (3.43±ac.)	149203 ft <sup>2</sup>
OSRA: 0.2±ha. (0.49±ac.)	21353 ft <sup>2</sup>
SHORELINE FRONTAGE:	415±ft
SAA: 75.5ft. LONG, 66ft WIDE	4953 ft <sup>2</sup>
EXISTING DWELLING & DECK:	3000±ft <sup>2</sup>
PROPOSED DECK:	408±ft <sup>2</sup>
PROPOSED GARAGE:	600±ft <sup>2</sup>
PROPOSED BOATHOUSE:	1560±ft <sup>2</sup>
PROPOSED DOCK:	812±ft <sup>2</sup>
TOTAL SHORELINE STRUCTURES	2372±ft <sup>2</sup>
SAA COVERAGE PROPOSED	47.9%
TOTAL NON-SHORELINE STRUCTURES	4008±ft <sup>2</sup>
COVERAGE PROPOSED	2.7%
TOTAL STRUCTURAL AREA	6432±ft <sup>2</sup>
TOTAL LOT COVERAGE PROPOSED	4.3%

## STEEVES

DEVELOPMENT PERMIT SKETCH

PART OF LOT 22, CONCESSION VI  
GEOGRAPHIC TOWNSHIP OF FRANKLIN,  
TOWNSHIP OF LAKE OF BAYS  
DISTRICT MUNICIPALITY OF MUSKOKA



Wayne Simpson and  
Associates

Planning and Development Consultants

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Fax: (705) 789-9094

SCALE: 1" = 80'

BASE MAP PREPARED BY: DUKE ENG.  
DRAWING BY: NICHOLAS DE KONING, DUKE ENG.  
EDITED BY: PATRICK MASON, WSA

OCT. 15, 2009