

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: January 19th, 2010
RE: Consent
Application: B 19/09 LOB (Hishon)
Applicant: Richard Hishon
Agent: Ken Bailey of Pinckard Bailey Professional Corp.
Part Lots 19 & 20, Conc. 5, McLean Ward, on the South Branch of the Muskoka River
Roll Nos. 040-002-01806 & 06301
Right-of-Way off Fairy Falls Road - vacant

RECOMMENDATION:


That a decision on application B 19/09 LOB be DEFERRED until the February 16th, 2010 meeting of the Committee in order to provide for the completion of an assessment in accordance with Section E.38 of the Township's Official Plan.

BACKGROUND:

At the December 15th, 2009 meeting, the Committee of Adjustment decided to defer making a decision on this application as it did not include the required study report to address the proximity of a sensitive land use within 300 metres of an existing extractive use (pit operation). Staff are in receipt of a quotation from a consulting firm to prepare this municipally directed assessment, but have not yet received a report.


In addition, it has not been clearly demonstrated to the Township how the lots would merge in an effort to ensure the merged parcels meet the minimum water frontage. Accordingly, staff recommend the application be further deferred to allow sufficient time for the preparation and review of the assessment and consider the applicant's approach to merge these lands.

Respectfully submitted by:



Kelly Stronks, CPT
Planning Technician

With the concurrence of:



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