





- Chairperson Peake asked if anyone in the gallery wished to speak to the application. No one wished to
- Committee agreed with the deferral and Chairperson Peake read the following resolution aloud:

**MOTION**

**MOVED BY: Philip Cote**

**SECONDED BY: Ben Boivin**

That application **B 19/06 LOB** (Harrison) be **DEFERRED** to the August 28<sup>th</sup>, 2007 meeting of the Committee, in order to provide the applicant with appropriate time to submit an applicable fish habitat impact assessment report satisfactory to the Township.

**CARRIED.**

ii) **B 15/07 LOB, Applicant: Ken Merklinger**

Part Lot 33, Con. A, Ridout Ward, on Lake of Bays, 1022-3 Cliffdene Road

Agent: Bill Johnson

*Carried forward from the meetings of May 15, June 12 & July 3, 2007 pending additional information*

**Present: Ken Merklinger, applicant  
Bill Johnson, agent**

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

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

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

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

- Mr. Szczerbak presented the staff report and advised that the required site evaluation report had been received and proceeded to review the report that had been prepared by E.J. Williams dated July 16, 2007. The report recommended that the severed lot be enlarged to accommodate a larger building envelope, as well as an enlarged water frontage of 224 ft. It was noted that an entrance permit for the location shown on the sketch had been applied for and received for the proposed driveway from the Department of Public Works. Based on this, staff recommended approval of the application provided Mr. Williams' recommendation for the development of the lot were implemented

**Committee Deliberations:**

- Councillor Boivin questioned the status of Part 79, and Mr. Szczerbak advised that this is owned by the municipality and basically forms part of the road allowance that Cliffdene Road is on. Councillor Boivin also asked about the status of the Original Shore Road Allowance; Mr. Szczerbak advised that it was mainly flooded but that a small portion was above the water's edge that is away from the proposed shoreline activity area. Councillor Boivin then asked how the structures that were encroaching from the adjacent lot would be resolved. Mr. Merklinger advised that he has spoken to them about this and was told that the privy was not in use and will be removed forthwith, while the woodshed had several options, and that maybe future owners of the severed lot will be accommodating & allow it to stay
- Councillor Casey stated that she was pleased that Council had followed staff's recommendation to get a report and protect the features that had been identified
- Chairperson Peake read resolution the following resolution aloud:

**MOTION: MOVED BY: Margaret Casey  
SECONDED BY: Ruth Ross**

THAT application **B 15/07 LOB** be **APPROVED**, subject to the following conditions:

- (1) That a registrable description of the severed lands, together with the applicable rights of ways over the subject lands, be submitted to the Secretary-Treasurer, along with two registered copies of the reference plan;
- (2) That the Applicant enter into an Agreement with the Township of Lake of Bays under Section 51(26) of the Planning Act and that this Agreement be registered on the title of the severed lands. The Agreement shall state that the lot must be developed in accordance with the recommendations in the site evaluation report prepared by E.J. Williams, Ontario Land Surveyor, dated July 16, 2007 (File #: 1607-07). The Agreement shall also state that a Development Permit is required prior to development, site alteration, vegetation removal, or issuance of a building permit on the subject lands;
- (3) That final approval be subject to confirmation by the Township of Lake of Bays that the severed lands are satisfactory for on-site sewage disposal;
- (4) That cash-in-lieu of parkland dedication be paid to the Township of Lake of Bays in the amount of \$5,243.20.

**REASON:**

1. This application generally conforms to the intent of the District and Lake of Bays Official Plans, and will serve to create one new residential building lot.

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.**

- iii) **B 18 & 19/07 LOB, Applicants: Terry Verk & Renee Rosenberg**  
Part Lot 15, Con. 8, McLean Ward, on the South Branch of the Muskoka River, 1017 & 1018  
Dorans Road  
Agent: Marie Poirier

**Present:** No one was present to speak to the application

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

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

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

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

- He presented the staff report and advised that a municipally driven fish habitat assessment is underway, and recommended a deferral to allow time for completion of it, as well as for information related to the location of the septic system and a revised sketch to increase the road frontage

**Committee Deliberations:**



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

The Committee of Adjustment hereby adjourns the meeting of July 24<sup>th</sup>, 2007.

**CARRIED.**

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CHAIRPERSON

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SECRETARY-TREASURER

DRAFT