





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

- He presented the staff report and advised that staff had no concerns with the approval of the application provided that a condition of the approval was that the applicant enter into a site plan agreement in order to provide for a vegetated buffer along the easterly lot line abutting the proposed garage in order to soften the appearance of the garage when viewed from the neighbouring property

**Committee Deliberations:**

- No questions or comments from Committee, and Janet Peake read the following resolution:

**MOTION**

**MOVED BY: Margaret Casey**  
**SECONDED BY: Nancy Tapley**

**That Application A 01/08 LOB (Morrow) for a minor variance from By-law 04-181, specifically from:**

- a) Section 4.10(Minimum Side Yard Setback for a garage in a Residential zone), decrease from the required 2.5 metres (8.2 ft) to 1.83 metres (6 ft) for the proposed garage; and**
- b) Section 5.1.1(Minimum Rear Yard Setback), decrease from the required 7.5 metres (24.6 ft) to 6.09 metres (20 ft);**

**to permit the construction of a 544 sq. ft. private garage, as illustrated on the attached sketch, located in Part Lot 17, Conc. 7, McLean Ward, at 16 Carol Street in Baysville, now in the Township of Lake of Bays, be APPROVED subject to the following condition:**

- 1. That the Applicant enter into an Agreement with the Township of Lake of Bays under Section 41 of the Planning Act and this Agreement be registered on the title of the lands. Said site plan shall ensure the retention of existing natural vegetation and provide for a buffer along the easterly lot line abutting the proposed garage, in accordance with Section G.24 of the Township Official Plan.**

**Reasons:**

- 1. The variance is desirable in the opinion of the Committee for the appropriate development or use of the land, building or structure.**
- 2. The variance is in keeping with the general intent and purpose of the by-law.**
- 3. The variance conforms to the intent and purpose of the Official Plan.**
- 4. The variance is minor in nature.**

**CARRIED.**

- ii) A 02/08 LOB, Applicants: Douglas & Orla Irwin  
Part Lot 18, Con. 3, Sinclair Ward, 1294 Limberlost Road  
Roll No. 020-003-10404**

**Present:** Douglas & Orla Irwin, applicants, were present to represent the application

**No Persons in Attendance in Favour of Requested Variance**  
**No Persons in Attendance Opposed to Requested Variance**

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

The lands are included within the Rural Residential “RR” Zone. The purpose of this application was to seek relief from Section 4.3 (Accessory building that is not part of a principle structure not to be erected closer to the front lot line than principle building), in order to permit the construction of a private garage located closer to the front lot line than the principle building.

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

- He presented the staff report and advised that staff had no concerns with the approval of the application provided that a condition of the approval was that the applicant enter into a site plan agreement in order to retain the existing vegetated buffer between the proposed garage and Limberlost Road

**Committee Deliberations:**

- No questions or comments from Committee, and Janet Peake read the following resolution:

**MOTION**

**MOVED BY:** Nancy Tapley  
**SECONDED BY:** Margaret Casey

That Application A 02/08 LOB (Irwin) for a minor variance from By-law 04-181, specifically from Section 4.3 (Accessory building that is not part of a principle structure not to be erected closer to the front lot line than principle building), to permit the construction of a private garage located 125 feet from the front lot line which would be located closer to the front lot line than the principle building; as illustrated on the attached sketch, located in Part Lot 18, Conc. 3, Sinclair Ward, at 1294 Limberlost Road, now in the Township of Lake of Bays, be APPROVED subject to the following condition:

1. That the Applicant enter into an Agreement with the Township of Lake of Bays under Section 41 of the Planning Act and this Agreement be registered onto the title of the lands. Said site plan shall ensure the retention of natural vegetation along the road frontage of Muskoka Road 8 (Limberlost Road), in accordance with Section I.18(n) of the Township Official Plan

**Reasons:**

1. The variance is desirable in the opinion of the Committee for the appropriate development or use of the land, building or structure.
2. The variance is in keeping with the general intent and purpose of the by-law.
3. The variance conforms to the intent and purpose of the Official Plan.
4. The variance is minor in nature.

**CARRIED.**

- iii) **A 03/08 LOB, Applicants: Jon Palmer & Paula Vickery**  
Part Lot 5, Con. 4, Franklin Ward, 24634 Hwy 35  
Roll No. 010-019-04500

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

**No Persons in Attendance in Favour of Requested Variance**  
**No Persons in Attendance Opposed to Requested Variance**

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

The lands are included within the Rural Residential “RR” Zone. The purpose of this application was to seek relief from Section 4.3 (Accessory building that is not part of a principle structure not to be erected closer to the front lot line than principle building), in order to permit an addition to an existing private garage which will have the effect of locating the garage closer to the front lot line.

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

- He presented the staff report and advised that staff had no concerns with the approval of the application as the proposed addition to the garage was minor in nature and would not pose any off-site negative visual impacts

**Committee Deliberations:**

- No questions or comments from Committee, and Janet Peake read the following resolution:

**MOTION**

**MOVED BY:** Virginia (Ginny) Burgess  
**SECONDED BY:** Philip Cote

That Application A 03/08 LOB (Palmer & Vickery) for a minor variance from By-law 04-181, specifically from Section 4.3 (Accessory building that is not part of a principle structure not to be erected closer to the front lot line than principle building), to permit an addition to the front of an existing private garage, as illustrated in the attached sketch which will be located closer to the front lot line than the principle building. The garage would be located 80 feet from the front lot line, as illustrated on the attached sketch, located in Part Lot 5, Conc. 4, Franklin Ward, at 24634 Hwy 35, now in the Township of Lake of Bays, be APPROVED.

**Reasons:**

1. The variance is desirable in the opinion of the Committee for the appropriate development or use of the land, building or structure.
2. The variance is in keeping with the general intent and purpose of the by-law.
3. The variance conforms to the intent and purpose of the Official Plan.
4. The variance is minor in nature.

**CARRIED.**

8. **CONSENTS**

NIL

**9. DEFERRED MATTERS**

**Minor Variances:**

NIL

**Consents:**

NIL

**10. CLOSED SESSION**

NIL

**11. BUSINESS ARISING FROM CLOSED SESSION**

NIL

**12. OTHER MATTERS**

**MOTION**

**MOVED BY: Virginia (Ginny) Burgess**

**SECONDED BY: Philip Cote**

That the Committee of Adjustment hereby constitutes itself for the purpose of hearing other matters.

**CARRIED.**

**13. ADJOURNMENT**

The meeting was adjourned at 9:45 a.m.

**MOTION**

**MOVED BY: Virginia (Ginny) Burgess**

**SECONDED BY: Philip Cote**

The Committee of Adjustment hereby adjourns the meeting of February 19<sup>th</sup>, 2008.

**CARRIED.**

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CHAIRPERSON

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SECRETARY-TREASURER