

**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: February 6th, 2008
RE: Minor Variance
Application: A 02/08 LOB (Irwin)
Applicants: Douglas and Orla Irwin
Part Lot 18, Conc. 3, Sinclair Ward
Roll No. 020-003-10404
Civic Address: 1294 Limberlost Road

RECOMMENDATION:

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.

ORIGIN:

An application has been received from Douglas and Orla Irwin, in which relief from By-law 04-181 is requested.

The lands are included within the Rural Residential "RR" Zone. The purpose of this application is 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.

BACKGROUND:

Previous/Current Files:	• N/A
Natural Constraints:	• None
LOB Official Plan:	Rural
District Official Plan:	Rural
LOB By-law 04-181:	"Rural Residential (RR)"

Site Characteristics:

The subject property is relatively flat, particularly in the location of the existing and proposed development. The lands contain coniferous vegetation dispersed throughout the remainder of the property. The property is developed with a single-detached residential dwelling.

Surrounding Uses:

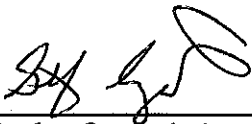
The surrounding lands to the south and west are developed with low-density residential uses, while the lands to the north and east are primarily vacant.

ANALYSIS:

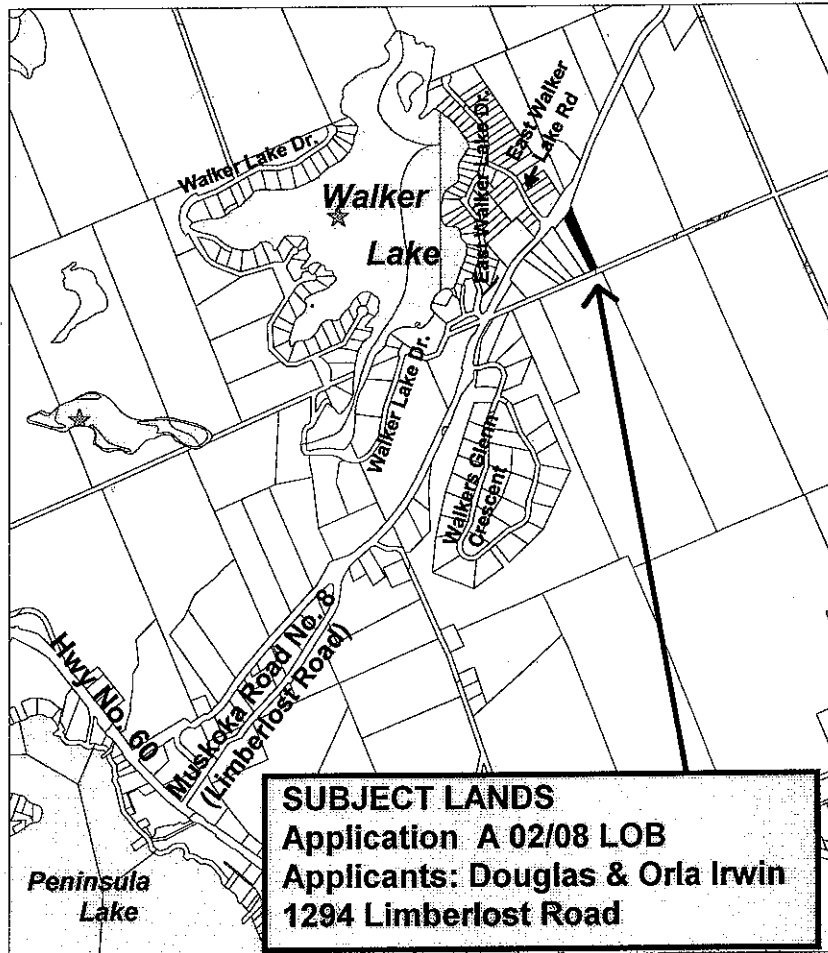
Upon a review of the attached sketch and attending the site, it would appear that the development proposal will generally not be visible when viewed from District Road No. 8 due to the extensive natural vegetation located between the proposed development site and the road. In addition, it is unlikely that the proposed development would pose any visual impacts from the surrounding residences.

In view of the foregoing, as the existing dwelling is significantly setback from Muskoka Road No. 8 and the proposal includes a 125ft vegetated setback from the road, staff conclude that the location of the proposed garage would likely not pose any negative off-site visual impacts. Therefore, the proposal generally conforms to the Township Official Plan and staff has no concerns with the approval of this application provided the applicant enter into a site plan agreement pursuant to Section 41 of the Planning Act 1990, R.S.O in order to preserve the rural character and ensure the existing vegetated buffer between the proposed development and the road is retained in accordance with Section I.18 of the Township Official Plan.

Respectfully submitted by:



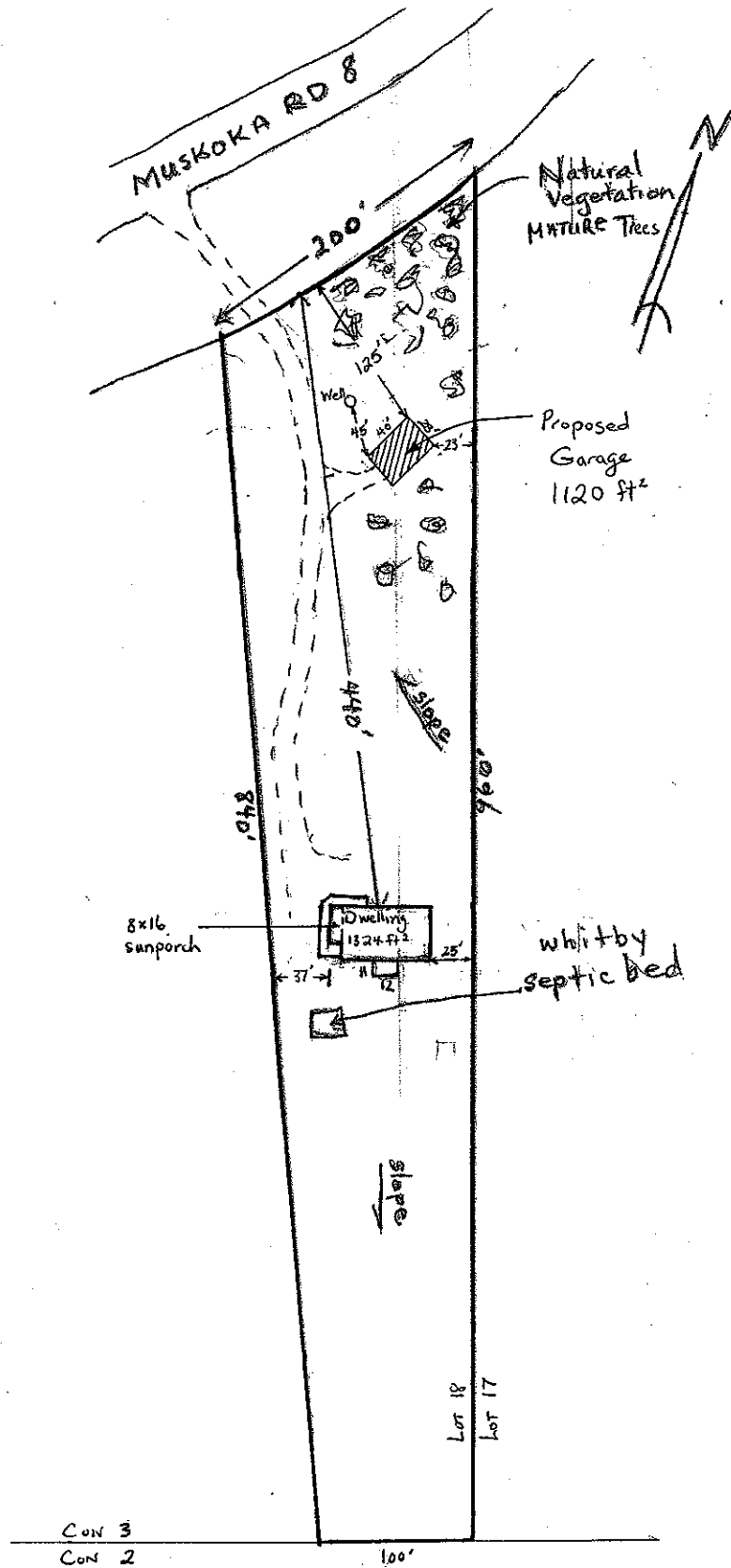
Stefan Szczerbak, M.Sc., RPP, MCIP
Planner



MINOR VARIANCE APPLICATION A 02/08 LOB

Applicants: Douglas & Orla Irwin

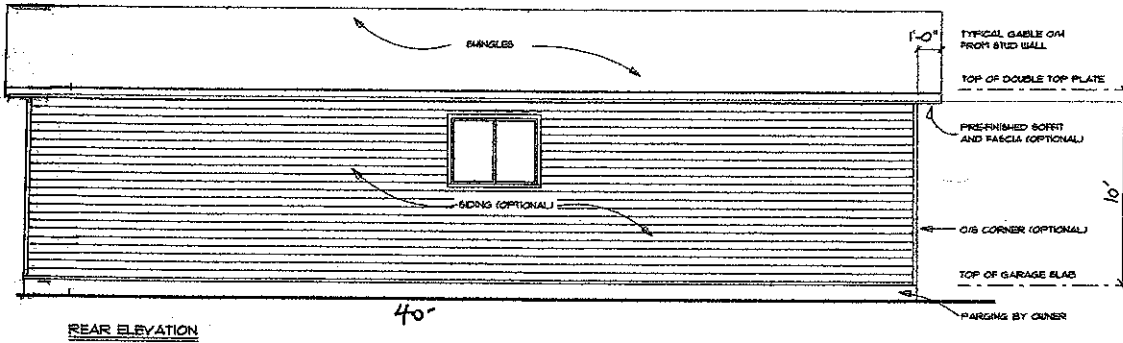
Part Lot 18, Concession 3, Sinclair Ward



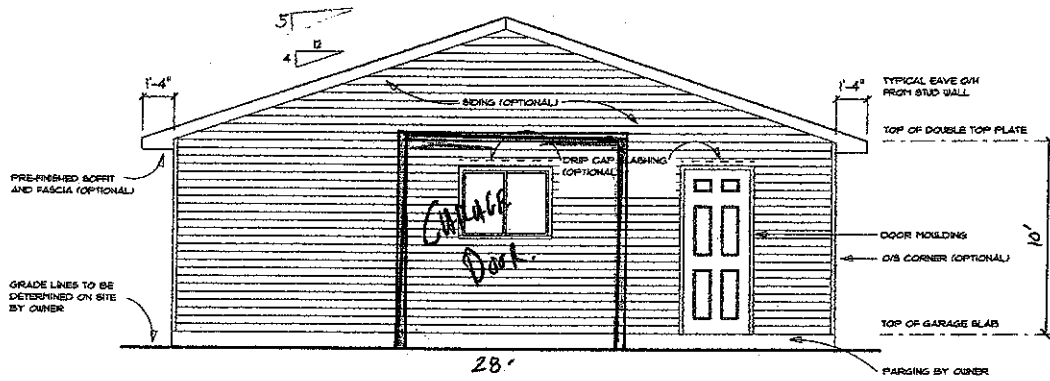
CON 3
CON 2

Scale: Approx. 1" = 100 ft.
Excerpt of Plan 35R-3765

MINOR VARIANCE APPLICATION A 02/08 LOB
 Applicants: Douglas & Orla Irwin
 Part Lot 18, Concession 3, Sinclair Ward



REAR ELEVATION



LEFT ELEVATION