

**AMENDMENT NO. 3
TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF LAKE OF BAYS**

**PADDLEFOOT NATURAL ADVENTURES INC.
TOURIST COMMERCIAL DEVELOPMENT**

**Prepared by the Township of Lake of Bays
and District of Muskoka Planning
and Economic Development Department**

ADOPTED by BY-LAW 04-85

July 13th, 2004

CERTIFIED A TRUE COPY OF

*Amendment #3-04-Lake of Bays
Paddlefoot Natural Adventures Inc - Tourist Commercial Development*

**Deputy Clerk: *M. Kucwa*
TOWNSHIP OF LAKE OF BAYS**

**AMENDMENT NO. 3
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SECTION 1: TITLE AND COMPONENTS

- 1.1 Section 6 herein and Schedule "A8" constitutes Amendment No. 3 to the Official Plan of the Township of Lake of Bays.
- 1.2 Sections 1 to 5 herein, and the Appendices affixed hereto do not constitute part of the formal amendment, but provide more detailed information respecting the amendment.

SECTION 2: LAND SUBJECT TO THE AMENDMENT

- 2.1 The lands subject to this amendment include the lands located Part of Lots 11 & 12, Concession 14, Ridout Ward (Roll No. 030-010-09700).
- 2.2 The lands subject to this amendment are more particularly shown on Schedule "A8".

SECTION 3: PURPOSE

- 3.1 The owners of the subject property, Rob Evis and Sue O'Rorke-Evis (Paddlefoot Natural Adventures Inc.), have made application to amend the Official Plan of the Township of Lake of Bays, in order to permit an institutional accommodation use, which will be serviced by private water and sewage disposal systems, on a 24 hectare property shown on Schedule A8.
- 3.2 The current designation applicable to the property is Waterfront. The purpose and effect of the Amendment would be to permit the development, on a portion of the subject property fronting onto Roundabout Lake, of an institutional accommodation use where outdoor adventure and professional training courses, as well as, outfitting experiences would be offered. In terms of the temporary accommodation, guests and staff would be accommodated within thirteen buildings and six tent sites. Other on-site facilities would include walking trails, a maple sugar area, a ropes course and parking facilities. The remainder of the property, especially the lands within the Longline Lake watershed, is to be retained in its natural state.

SECTION 4: BACKGROUND AND BASIS

Background

- 4.1 The subject lands consist of 24 hectares of land with 20 metres of frontage onto Longline Lake Road. A small lake (Roundabout Lake) is located in the middle of this property. The lands are undeveloped and well forested and generally slope towards Roundabout Lake in the vicinity of this feature. On the southerly part of property, the topography of the lands is variable. A small creek at the south west corner of Roundabout Lake drains into Longline Lake, which is a lake identified by the District of Muskoka as being at capacity for recreational water quality.

- 4.2 The owners wish to establish an institutional accommodation use on the lands, the focus of which would be on Roundabout Lake. This use would provide for accommodation, outfitting, educational, training and recreational facilities that would be available to the general public.
- 4.3 The development will consist of a lodge containing accommodation, a kitchen and classroom as well as an office. Other accommodations would include six tent platforms and five staff cabins. Along the shoreline, the activity area will be limited in nature and encompass a swimming area, one dock and an accessory storage structure. The total linear extent of the shoreline activity area will be 36 metres. In addition to the foregoing, the owners wish to live on this property and accordingly propose to construct two accessory residences. Each of these residential structures will be accessory to the institutional accommodation use on the lands.
- 4.4 The Lake of Bays Official Plan encourages the establishment of new waterfront commercial uses, which are compatible with the character of the waterfront, to locate on suitable sites. The plan also directs that new waterfront commercial uses will proceed by way of an Official Plan amendment to establish the principle of development on a property.
- 4.5 As a result of this policy direction, the owners have submitted Official Plan and Zoning By-law amendment applications to permit the institutional accommodation use currently proposed.

SECTION 5: IMPLEMENTATION AND INTERPRETATION

- 5.1 The policy of this amendment will be implemented by a site-specific Zoning By-law amendment and through site plan control.
- 5.2 This amendment will be implemented in accordance with the policies contained in the Official Plan of the Township of Lake of Bays, in addition to any specific provisions contained in Section 6 of this Amendment, and Sections 17 & 53 of the Planning Act, R.S.O, 1990.

SECTION 6: THE AMENDMENT

- 6.1 Section A.1 is hereby amended by adding the words "Schedule A8: Paddlefoot Natural Adventures Inc.", after the words "Schedule "A7-1: Bigwin Island-Setbacks and Vegetative Buffers".
- 6.2 Section H "SPECIAL POLICY AREAS" of the Official Plan of the Township of Lake of Bays, as amended, is hereby amended by the addition of the following text immediately after Section H.79. Existing Sections H.80 to H.82 will be renumbered accordingly:

PADDLEFOOT

**Permitted
Uses**

H.80 On Part Lots 11 & 12, Concession 14, Ridout Ward, an institutional accommodation use, which provides accommodation, outfitting, educational, training and recreational facilities available to the general public is permitted. In addition, appropriate accessory tourist commercial structures and only two accessory residences will also be permitted.

H.81 Development will generally occur in accordance with the master site plan, prepared by Wayne Simpson & Associates, and dated June 23, 2004. The details of the master plan for the development will be specified and implemented through a by-law amendment and in accordance with Section H. 69 of the Township Official Plan. Substantial deviations from the master plan will be considered in accordance with Section H. 64 of the Township Official Plan.

**Longline
Lake
Watershed**

H.82 All development, including the tile bed for the private sewage disposal system, save and except for pathways/walking trails, as illustrated on the master site plan, shall be located in the Roundabout Lake watershed.

H.83 Except as noted H.82, the only uses permitted on the portion of the lands located in the Longline Lake watershed include:

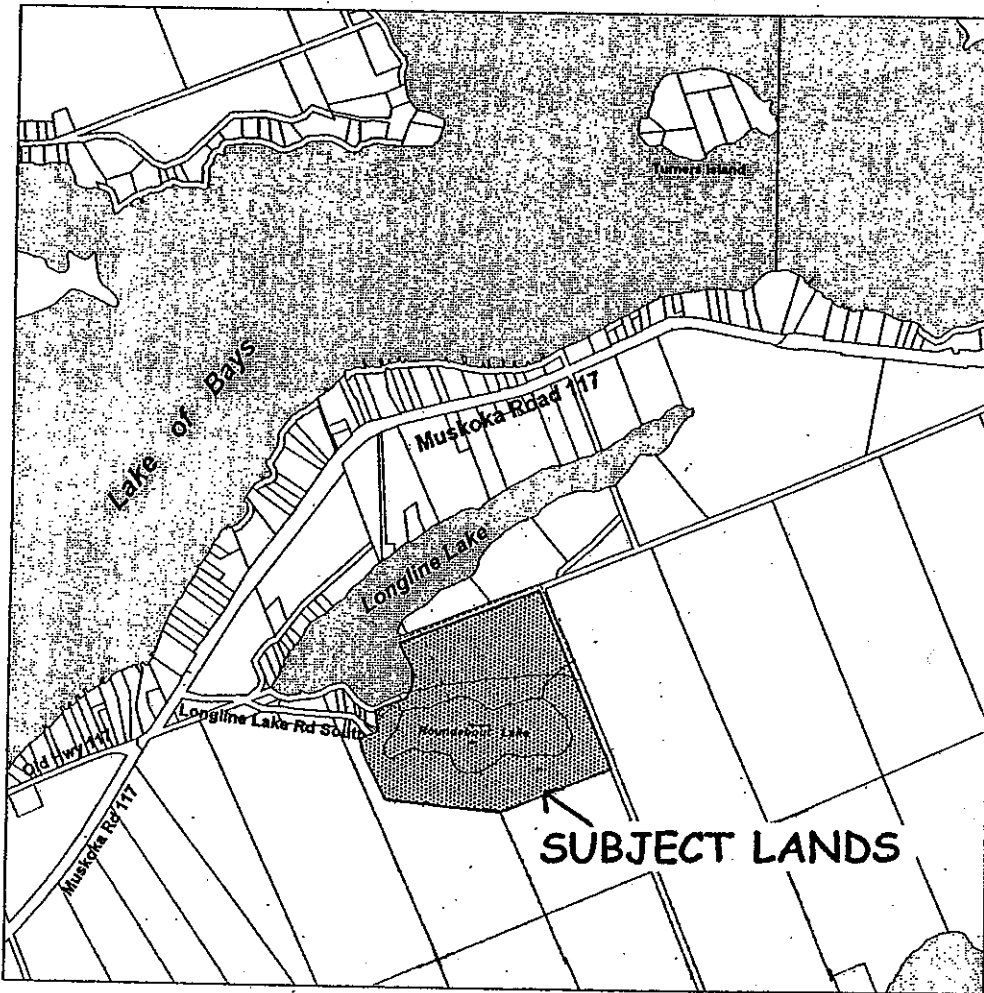
- a) natural open space;
- b) conservation; and
- c) recreational trails.

**Development
Agreement**

H.84 The following matters shall be addressed to the satisfaction of the Township in a development agreement that shall be registered against the title of the lands:

- a) the design, construction and conveyance of a cul-de-sac to the satisfaction of the Township at no expense to the Township;
- b) the design of the private access road, any associated watercourse crossings and associated stormwater management study shall be completed by a registered professional engineer to the satisfaction of the Township;
- c) the construction of the private access road shall be supervised by a registered professional engineer to the satisfaction of the Township; and
- d) building location and profile drawings, as well as the extent of the shoreline activity area and related lot grading and drainage plans shall be submitted to the satisfaction of the Township."

SCHEDULE A8



Lands subject to the policies outlined in the
Township of Lake of Bays Official Plan
Sections H.80 to H.84