

PROVISIONAL DECISION

[The Planning Act, R.S.O. 1990, Chapter 13, Section 45(8)]

Files: **B 13/21 LOB**
Applicant(s): **Shirley & Robert Prittie**
Application for Consent for: **Lot Re-creation**
Location: **Part of Lot 16, Concession 7, McLean**
Parent Roll Nos.: **040-008-01000 & 040-008-01100**
Date of Decision: **May 28, 2021**

TAKE NOTICE THAT in accordance with the delegation of authority to approve uncontested consents through By-law 2020-054, the Township of Lake of Bays Director of Planning Services provisionally approved consent application B 13/21 LOB on May 28, 2021 under Section 53(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to allow lot re-creation.

Upon application for consent for the lands described in the above noted file, the decision of the Corporation of the Township of Lake of Bays is as follows:

THAT Consent will be GRANTED provided:

- (1) That a “Transfer in Preparation” and a “Long Form Certificate” for the severed lands, or a “Validation Certificate” for the re-created lots, be provided to the Director of Planning Services.

REASONS:

The Director of Planning Services is satisfied that the consent application generally conforms to the intent of the Township Official Plan and will serve to re-create two lots, for residential purposes, with frontage and access on Bay Street and Spruce Street, year-round maintained (Township) roads.

CERTIFICATION

[The Planning Act, R.S.O. 1990, Chapter 13, Section 45(8) and (10)]

I, **MELISSA MARKHAM**, Director of Planning Services of the Corporation of the Township of Lake of Bays, in the District Municipality of Muskoka, certify that the provisional decision for Application **B 13/21 LOB (Prittie)** is a true copy of the provisional decision of the Director of Planning Services with respect to the applications recorded therein.

Dated this 28th day of May, 2021.



Director of Planning Services
Township of Lake of Bays

TIME LIMIT FOR FULFILLING CONDITIONS

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 Provisional Decision or the application is deemed to be refused.

It is the requirement that all conditions imposed be fulfilled prior to the granting of this consent and the giving by the Director of Planning Services of the certificate provided for, in Subsection 42 of Section 53 of the Planning Act.

APPEALING THE DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL:

LAST DAY FOR APPEALING TO THE TRIBUNAL: June 22nd, 2021.

The applicant, and every other agency or person to whom a Notice of Provisional Decision was sent, may appeal the Provisional Decision and/or any conditions imposed to the Local Planning Appeal Tribunal (LPAT) (previously the Ontario Municipal Board). In order to appeal, you must submit a Notice of Appeal setting out written reasons for the appeal and, if applicable, specifying which conditions are being appealed, within twenty (20) days of the giving of this notice. If you wish to appeal the decision, please visit www.elto.gov.on.ca.

The Notice of Appeal should be submitted to the Director of Planning Services and be accompanied by the required fee(s).

Send to: Director of Planning Services
Township of Lake of Bays
1012 Dwight Beach Road
Dwight, ON P0A 1H0

Forwarded by email on: June 2nd, 2021.

x.c. Applicant
Solicitor (if applicable)
Agent (if applicable)
Director of Planning Services, District of Muskoka

SCHEDULE "A"
CONSENT APPLICATION B 13/21 LOB (Prittie)
Part of Lot 16, Concession 7, McLean
11 & 13 Bay Street, Baysville, Roll Nos. 040-008-01000 & 040-008-01100

