



PROVISIONAL DECISION

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

Files: **B 23/21 LOB**
Applicant(s): **David Peden, Alison Donkers, & Martha Peden**
Application for Consent for: **Easement for Right-of-way, Parking and Landscaping**
Location: **Part Lot 4, Con. 1, Franklin Ward, on Lake of Bays**
Parent Roll No.: **010-020-08700**
Date of Decision: **September 30, 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 23/21 LOB on September 30, 2021 under Section 53(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to allow a lot addition and to reserve right-of-way.

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 access and landscaping/parking easements identified in Plans 35R-23799 & 35R-25668 be provided to the Director of Planning Services.
- (2) That any outstanding balances related to the subject application be paid to the Township of Lake of Bays in accordance with the Cost Acknowledgement Agreement.

REASONS:

1. 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 provide an easement for a right-of-way to the northerly abutting property owned by John and Marilyn Saunders under Roll No. 010-020-08800, as well as to the southerly abutting property owned by Mark and Lorreen Boehmer, under Roll No. 010-020-08600; and an easement for parking and landscaping, and maintenance of same, to the northerly abutting property owned by John and Marilyn Saunders under Roll No. 010-020-08800.

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 23/21 LOB (Peden & Donkers)** is a true copy of the provisional decision of the Director of Planning Services with respect to the applications recorded therein.

Dated this 30th day of September, 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: October 20th, 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.eltov.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: September 30th, 2021.

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

SCHEDULE "A"
CONSENT APPLICATION B 23/21 LOB (Peden & Donkers)
Part Lot 4, Con. 1, Franklin Ward
1188-4 Delbrooke Road, Roll No. 010-020-08700

