



Notice of Consent Application and Request for Comments

File Numbers: **B 38/21 LOB & B 39/21 LOB**
 Owner(s): **2026710 Ontario Inc. & Juergen Keller
 Wendy & Gordon Nicholls**
 Property Location: **1140 Heney Lake Road & 1100 Heney Lake Road**
 Roll Nos.: **040-001-03500 & 040-001-03600**
 Date of Notice: **October 6th, 2021**

Purpose of the Application B 38/21 LOB (2026710 Ontario Inc. & Juergen Keller)

- for a lot addition to provide additional lot area from the property owned by 2026710 Ontario Inc. & Juergen Keller to a northerly abutting property owned by Wendy & Gordon Nicholls at 1100 Heney Lake Road (Roll No. 040-001-03600). The addition will contain a dwelling owned by the Nicholls, as it currently encroaches onto the subject lands
- this property was subject to a previous consent application B 14/19 LOB (2026710 Ontario Inc. & Keller), which lapsed

Purpose of the Application B 39/21 LOB (Wendy & Gordon Nicholls)

- to provide a portion of the Nicholls' property to the property owned by 2026710 Ontario Inc. & Juergen Keller, upon which a proposed road is to be located
- this property was subject to a previous consent application B 17/19 LOB (Nicholls), which lapsed

Configurations proposed are as follows:

| | Lot Area (approximate) | | Frontage on Heney Lake Road | |
|--|------------------------|----------|-----------------------------|-----------|
| Severed Lot B 38/21 LOB (2026710 Ontario Inc. & Keller) | 0.4± ha | 1± ac | 48.3±m | 158.5± ft |
| Retained Lot | 40± ha | 99± ac | 942± m | 3091± ft |
| Severed Lot B 39/21 LOB (Nicholls) | 0.18± ha | 0.45± ac | 42.2 m | 138.5 ft |
| Retained Lot | .093± ha | 0.23± ac | 21.3 m | 70 ft |

A decision on the application will be made NO EARLIER THAN Tuesday, October 26, 2021. Any submissions regarding this application must be made in writing before this date.

Any person or public body may make written submissions to the Township of Lake of Bays concerning the proposed consent application. *Please note that any objections must include your name, contact information and reasons for your objection.*

All comments and submissions received will become part of the public record. Comments received as part of the public participation process for this proposal will be considered by the approval authority.

For additional information or clarification on the above application please contact April Best-Sararas, by phone at 705-635-2272, extension 1249 or email at abest-sararas@lakeofbays.on.ca, Township of Lake of Bays.

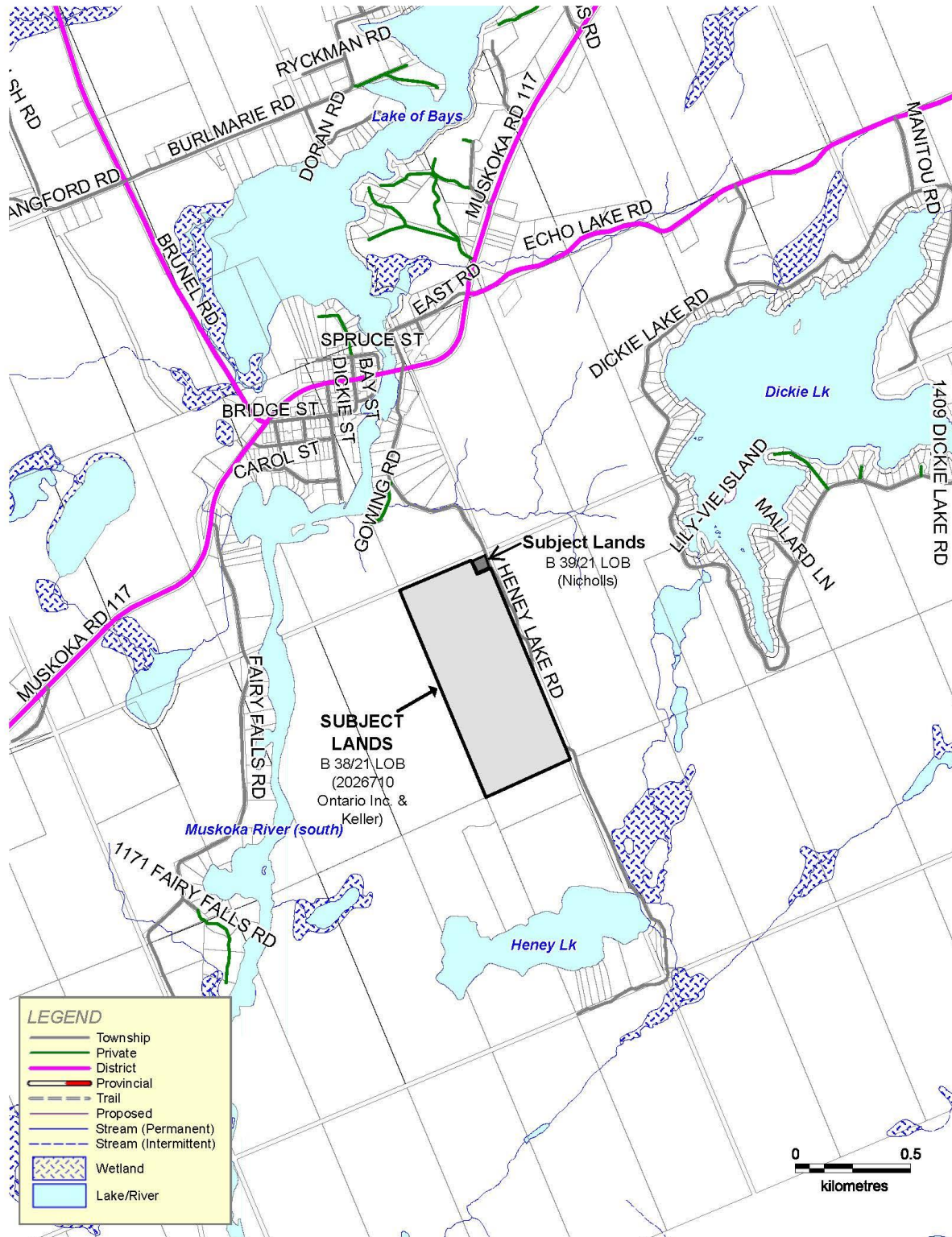
If you wish to be notified of the decision of the Township of Lake of Bays in respect of the proposed consent, you must make a written request to the Planning Contact, at the address and email above.

If a person or public body that files an appeal of a decision of the Township of Lake of Bays in respect of the proposed consent does not make written submissions to the Township of Lake of Bays before it gives or refuses to give a provisional consent, the Local Planning Appeals Tribunal (LPAT) may dismiss the appeal.

See attached location map and proposed plan for further information.

Location Map

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Proposed Plan

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