



PROVISIONAL DECISION

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

File Numbers:	B 50/21 LOB	B 51/21 LOB
Owner(s):	John Marshall	John Marshall
Application for Consent for:	Re-creation of a Lot	Re-creation of a Lot
Property Locations:	1120 North Tasso Lake Road	1118 North Tasso Lake Road
Roll Nos.:	4427-020-014-02300	4427-020-014-02400
Date of Decision:	February 11, 2022	

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 applications B 50/21 LOB & B 51/21 LOB on February 11, 2022 under Section 53(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to re-create two parcels of land.

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) A reference plan of survey, suitable for a legal description, is to be submitted to the Director of Planning for approval. The reference plan must identify the dimensions and lot areas of the severed lands, together with any applicable easements. Should a draft reference plan of survey be required to be prepared, the draft plan is to be submitted to the Director of Planning for approval prior to registration. An electronic version (i.e. "pdf" format) is also to be provided.
- (2) Following the above condition, submit two copies of a deposited reference plan of survey that confirms the dimensions and lot areas of the severed lots, to which this consent approval has been granted. An electronic version (i.e. "pdf" format) is also to be provided.
- (3) That a "Transfer in Preparation" and a "Long Form Certificate" for each of the severed lots be provided to the Director of Planning.
- (4) 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 is satisfied that the consent applications generally conform to the intent of the Township Official Plan, and will serve to re-create two parcels of land that inadvertently merged in title and which previously existed as separately conveyable parcels under Roll Nos. 020-014-02300 & 020-014-02400.

CERTIFICATION

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

I, **APRIL BEST-SARARAS**, 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 Applications **B 50/21 LOB & B 51/21 LOB (Marshall)** is a true copy of the provisional decision of the Director of Planning Services with respect to the applications recorded therein.

Dated this 11th day of February, 2022.



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 **TWO YEARS** 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 ONTARIO LAND TRIBUNAL:

LAST DAY FOR APPEALING TO THE TRIBUNAL: March 3rd, 2022.

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 Ontario Land Tribunal (OLT) (previously the Local Planning Appeal Tribunal). 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: February 11th, 2022.

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

SCHEDULE "A"
CONSENT APPLICATIONS B 50/21 LOB & B 51/21 LOB (Marshall)
 Part of Lot 12, Concession 9, Finlayson Twp.
 1118 & 1120 North Tasso Lake Road
 Roll Nos. 020-014-02300 & 020-014-02400

