



Request for Comments

Township of Lake of Bays Council (Planning Matters)

In accordance with Section 10(12) of Ontario Regulation 173/16, the Township of Lake of Bays wishes to confer with certain persons and public bodies who may have an interest in this application.

Meeting Date: Tuesday, August 31, 2021
Meeting Time: 9:00 a.m.
Location: Township of Lake of Bays Municipal Office, Council Chambers
1012 Dwight Beach Road, Dwight, Ontario

TAKE NOTICE that the Council (Planning Matters) public hearing has been scheduled for August 31, 2021. With the current restrictions on public gatherings due to COVID-19, **this public meeting will be held in a virtual forum with electronic participation.** This application and others will be heard commencing at 9:00 a.m. via ZOOM (see page 2 for more details).

File Number: Development Permit Application DP 105/21 LOB
Owner(s): Bruce & Catherine Clifford
Property Location: 1018 James Point Road – Roll No. 030-005-08100
Zoning By-law: Development Permit By-law 2004-180
Zone Category: Waterfront Residential (WR)

Purpose of the Application

The applicants request approval of this application in order to permit the demolition of an existing dwelling, and construction of a 160.7 sq.m. (1,730.2 sq.ft.) dwelling with attached covered, enclosed and attached porch and open and unenclosed attached porch as well as an 11.7 sq.m. (125.9 sq.ft) addition to the existing dock resulting in variances required for shoreline activity area coverage, shoreline activity area frontage, shoreline yard setback, and overall lot coverage.

For additional information or clarification on the above application please call Chloe Cochrane, 705.635.2272, extension 1231 or email at ccochrane@lakeofbays.on.ca

Requested Variances

By-law Requirement	Existing	Relief Applied For
Section. 5.1.1 l) Maximum Shoreline Activity Area Coverage – 40%	61.79 m ² (665.2 ft ²) or 27.42%	To permit a maximum shoreline activity area coverage of 158.67 m ² (1,718.67 ft ²) or 70.40% which is contributed by 40.82% for the proposed dwelling, 15.07% for the proposed open and unenclosed deck, 9.31% for the existing dock and 5.19% for the proposed dock addition
Section 5.1.1 d) – Minimum shoreline yard setback (20 metres) for properties located on Ril Lake	11.5 m (37.72 ft.) to the existing dwelling	To permit a minimum shoreline yard setback of 13.08 m (42.93 ft.) to the proposed dwelling
Section 5.1.1 d) – Minimum shoreline yard setback (20 metres) for properties located on Ril Lake	9.7 m (31.82 ft.) to the existing open an unenclosed deck	To permit a minimum shoreline yard setback of 14.27 m (46.82 ft.) to the proposed open and unenclosed deck
Section 5.1.1 d) – Minimum shoreline yard setback (20 metres) for properties located on Ril Lake	N/A	To permit a minimum shoreline yard setback of 17.4 m (57.08 ft.) to the proposed covered, attached and enclosed deck
Section 5.1.1 k) – Maximum shoreline activity area frontage (25%)	10.99 metres (36.08 ft.) or 24.2%	To permit a maximum shoreline activity area frontage of 15.31 m (50.24 ft.) or 34% which is contributed to by the width of the proposed dwelling within the shoreline activity area
Section 5.1.1 i) – Maximum lot coverage (10%)	123.78 m ² (1,332.46 ft ²) or 9.96%	To permit a maximum lot coverage of 193.43 m ² (2,082.16 ft ²) or 15.56%

An appeal against a decision on this application may be made only by the owner of the land to which the application relates. Personal Information collected in response to this planning notice will be used to assist staff and Council to process this application and will be made public.

ADDITIONAL INFORMATION RELATED TO ELECTRONIC PARTICIPATION

Although this is a public hearing, you are not required to attend unless you wish to speak to the application.

To participate in the virtual planning meeting, you will need access to a computer, tablet or telephone with internet service or a telephone. For information on how to register for the meeting or if you have specific comments regarding this application please contact the planning contact listed on the first page.

How to Submit Written Comments to be considered

Applicants, agents and members of the public can provide written comments to the planning contact listed on the notice, to be read aloud at the public meeting. All written comments related to a planning application must be received by the Planning Department prior to the start of the public meeting to be considered.

Where to Watch a Meeting

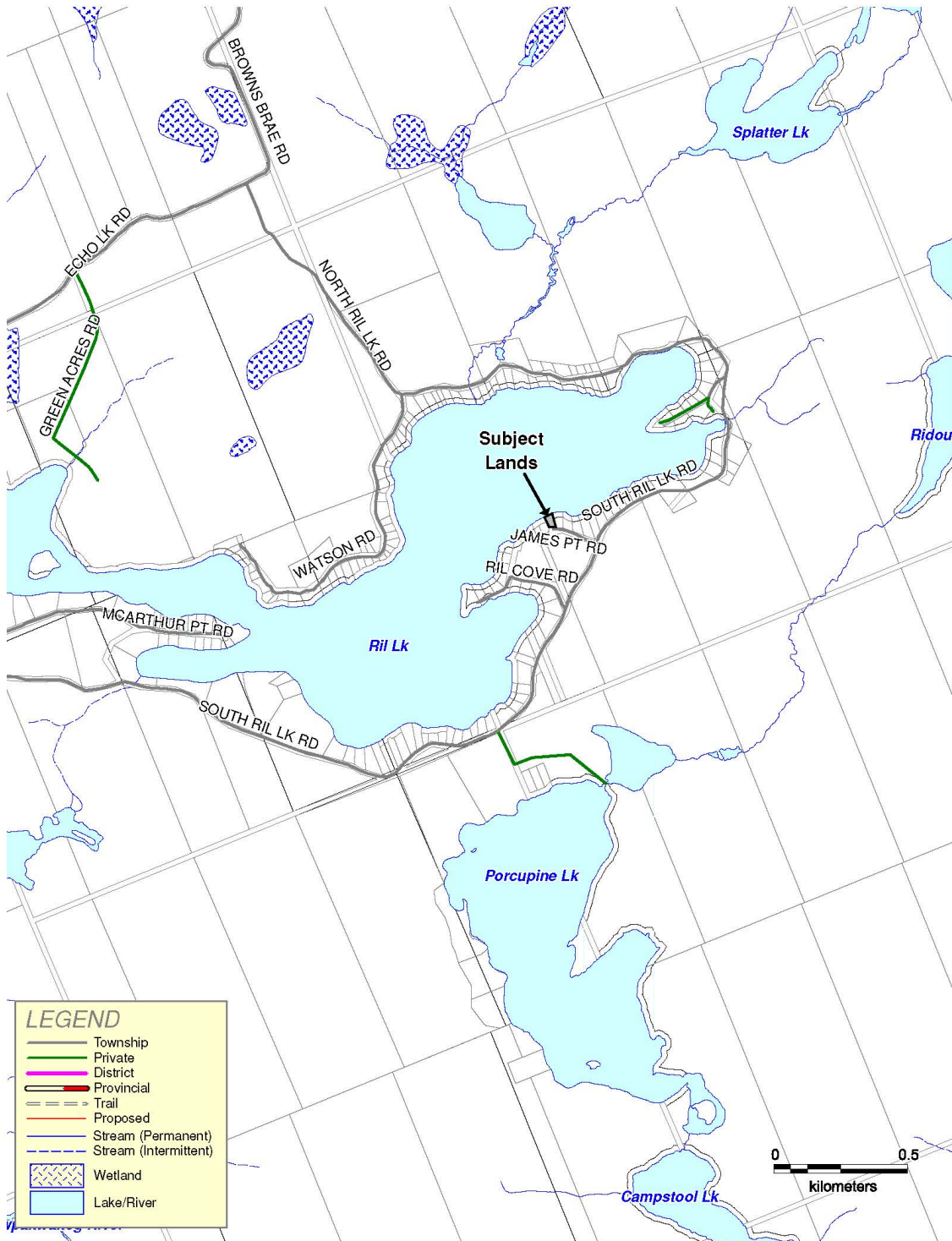
All Council (Planning Matters) meetings will be streamed live and available on the Township of Lake of Bays Facebook page (link will be provided on the agenda posted one week prior to the meeting).

If you cannot Participate Virtually

Where applicants, agents and members of the public are not able to utilize virtual conferencing (ie. Zoom), existing participation measures outlined in the *Planning Act* will continue to be available, these include telephone communication with planning staff and written correspondence, via e-mail, fax or letter, to express land use planning information related to an application before Council (Planning Matters) for decision as outlined above.

Location Map

File No: **DP 105/21 LOB**
Applicant: **Bruce & Catherine Clifford**
Property Location: **1018 James Point Road – Roll No. 030-005-08100**



Cont'd....

Site Plan

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