



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, January 25, 2022
Meeting Time: following the 9:00 a.m. Committee of Adjustment meeting
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 January 25, 2022. 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 following the 9:00 a.m. Committee of Adjustment meeting via ZOOM (see page 2 for more details).

File Number: Development Permit Application DP 160/21 LOB
Owner(s): Frank and Nicholas Kovacs
Property Location: 1202 Winders Bay Road – Roll No. 040-006-03500
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 legal non-complying dwelling and the construction of a new 202.5 sq.m. (2,180 sq.ft.) dwelling with variances required for an increase of a legal non-complying dwelling height which exceeds 15% of the existing dwelling height as well as an increase of shoreline activity area coverage exceeding 50% of the permitted.

Requested Variances

By-law Requirement	Existing	Relief Applied For
Section 4.39 - Any proposal which exceeds 50% of the permitted shoreline activity area coverage shall require the issuance of a Category 2 Development Permit as a Council Variation.	124 m ² (1333 sq.ft.) or 75%	1294 m ² (120.22 sq.ft.) or 59%
Section 4.39 - Any increase over 15% of the original height will require a Category 2 Development Permit as a Council Variation	Height of existing dwelling: 3.9 metres (12.7 ft.)	To permit a maximum dwelling height of 7.06 metres (23.1 feet) or 82% greater than existing

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

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 160/21 LOB**
Applicants: **Frank and Nicholas Kovacs**
Property Location: **1202 Winders Bay Road – Roll No. 040-006-03500**



Site Plan

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