



# 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, June 29, 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 June 29, 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 70/21 LOB  
**Owner(s):** Mark & Trisha Firman  
**Property Location:** 287 North Menominee Lake Rd. – Roll No. 040-017-09700  
**Zoning By-law:** Development Permit By-law 2004-180  
**Zone Category:** Waterfront Residential (WR) & Waterfront Environmental Protection (WEP1)

### Purpose of the Application

The applicants request approval of this application in order to permit the construction of a 17.5 sq. m. (188.5 sq. ft.) addition to a dwelling, to construct a roof over top of an existing 16.7 sq. m. (181.5 sq. ft.) deck, and to construct a 11.1 sq. m. (119.6 sq. ft.) open and unenclosed deck addition; as well as to construct a 97.5 sq. m. (1,050 sq. ft.) detached single-storey garage.

**For additional information or clarification on the above application** please call Emily Thaler, 705.635.2272, extension 245 or email at [ethaler@lakeofbays.on.ca](mailto:ethaler@lakeofbays.on.ca).

### Requested Variances

| By-law Requirement   | Existing  | Relief Applied For   |
|--|---|--|
| Section 5.1.1 d) Minimum Shoreline Yard Setback – 30 metres (98 ft.) where a lot abuts a WEP1 <i>Development Permit Area</i> | 25.2 metres (83 ft.) to dwelling, and 24.2 metres (79.4 ft.) to an open and unenclosed deck | To permit a reduced shoreline yard setback of 24.1 metres (79.25 ft.) to a covered and unenclosed porch<br>To permit a reduced shoreline yard setback of 23 metres (75.3 ft.) to an open and unenclosed deck |

|   |                     |   |
|---|---------------------|---|
| Section 4.94 - 15 metre (49.2 ft.) setback shall be maintained from a watercourse that is not a coldwater stream, 7.5 metres (24.6 ft.) of which shall remain as a natural buffer | 6 metres (19.7 ft.) | To permit the construction of an addition to a dwelling having a setback to a watercourse that is not a coldwater stream of 3.7 metres (12 ft.) |
| Section 4.10 – a one storey garage or storage shed not exceeding 4.2 metres in height shall be located a minimum of 2.5 metres (8.2 ft.) from an interior side lot line.          | N/A                 | To permit a minimum interior side yard setback of 1.5 metres (5.1 ft.) to a garage  |
| Section 5.1.1 i) Maximum Lot Coverage – 10%   | 5.7%                | To permit a maximum lot coverage of 11.2%   |

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

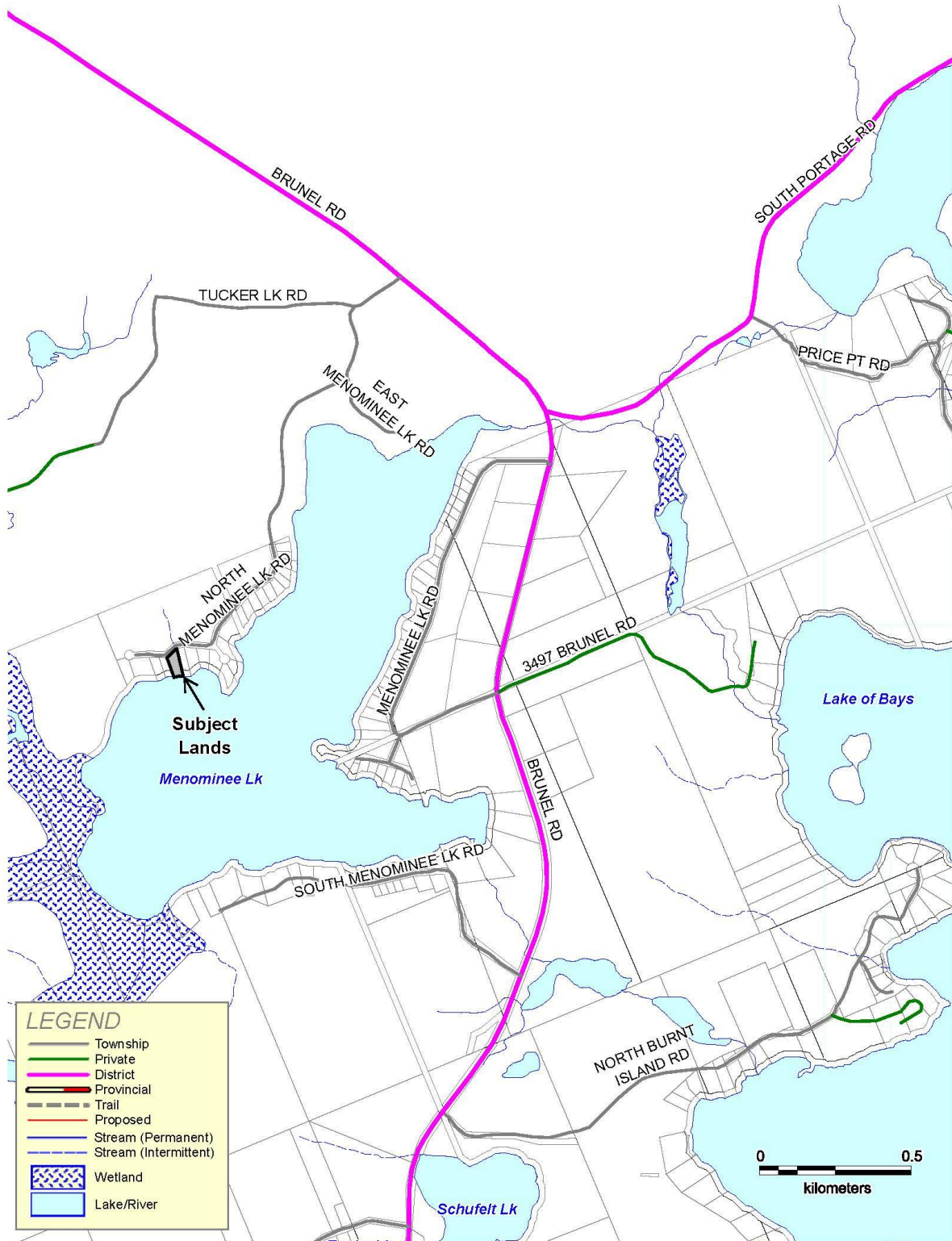
All Council (Planning Matters) meetings will be streamed live and available on the Township of Lake of Bays Facebook page (link will be provided on the agenda posted one week prior to the meeting).

#### 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.

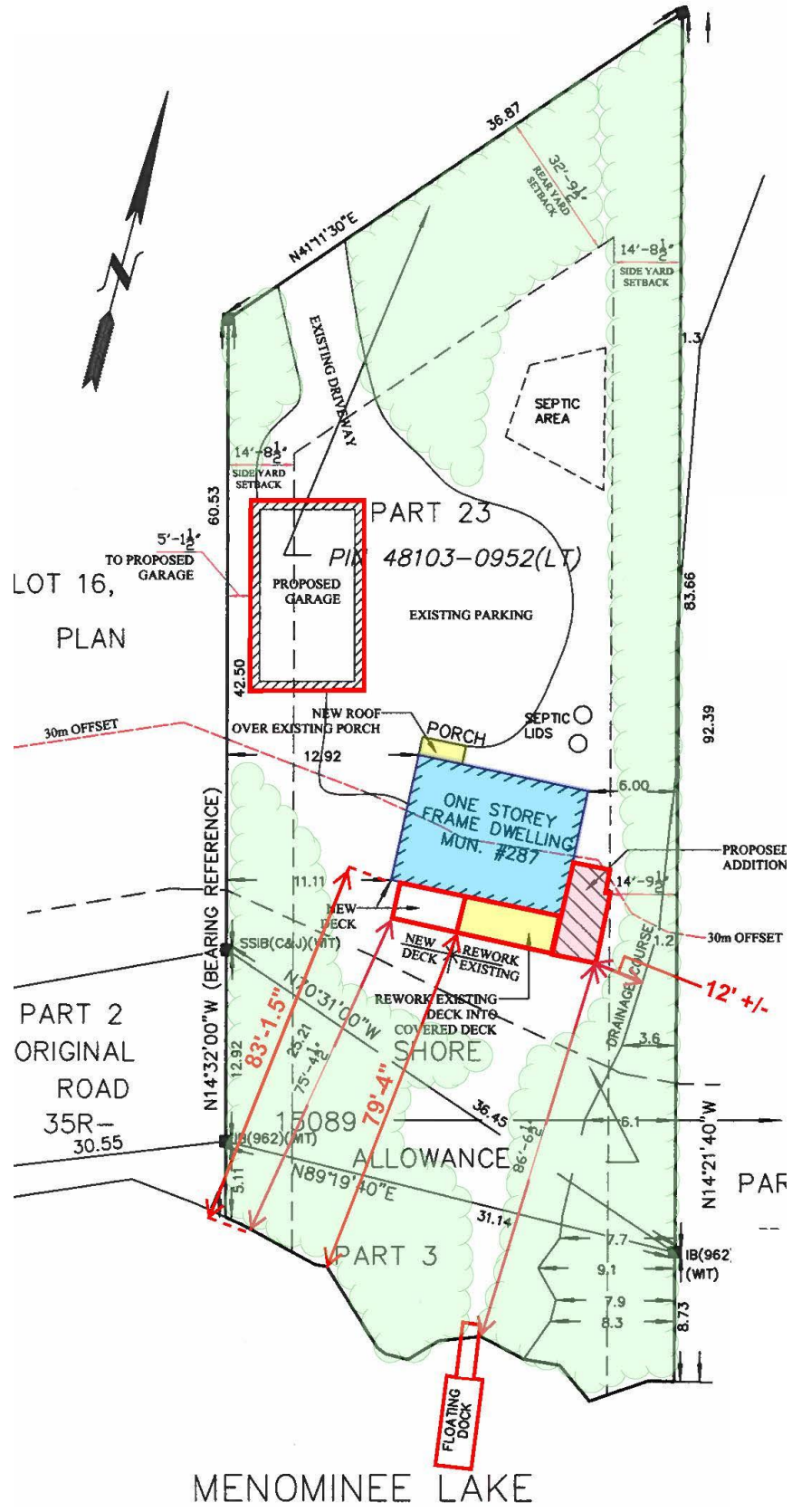
# Location Map

File Number: **DP 70/21 LOB**  
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# Site Plan

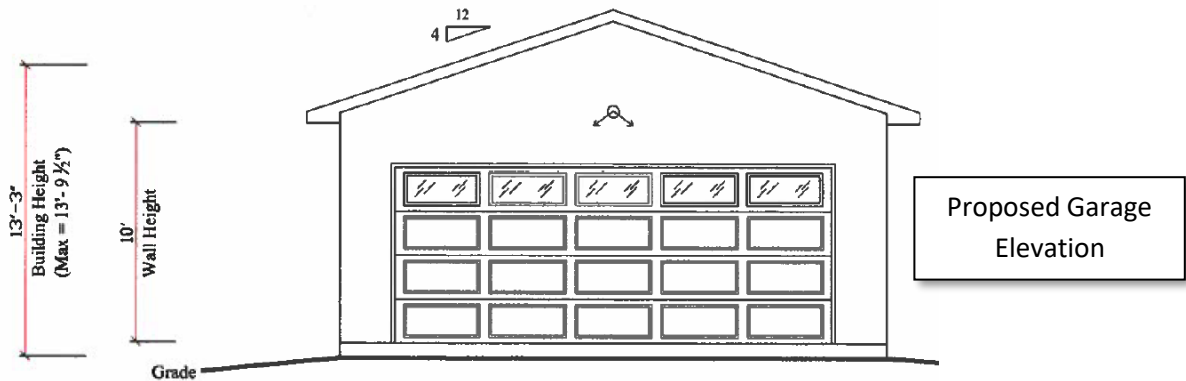
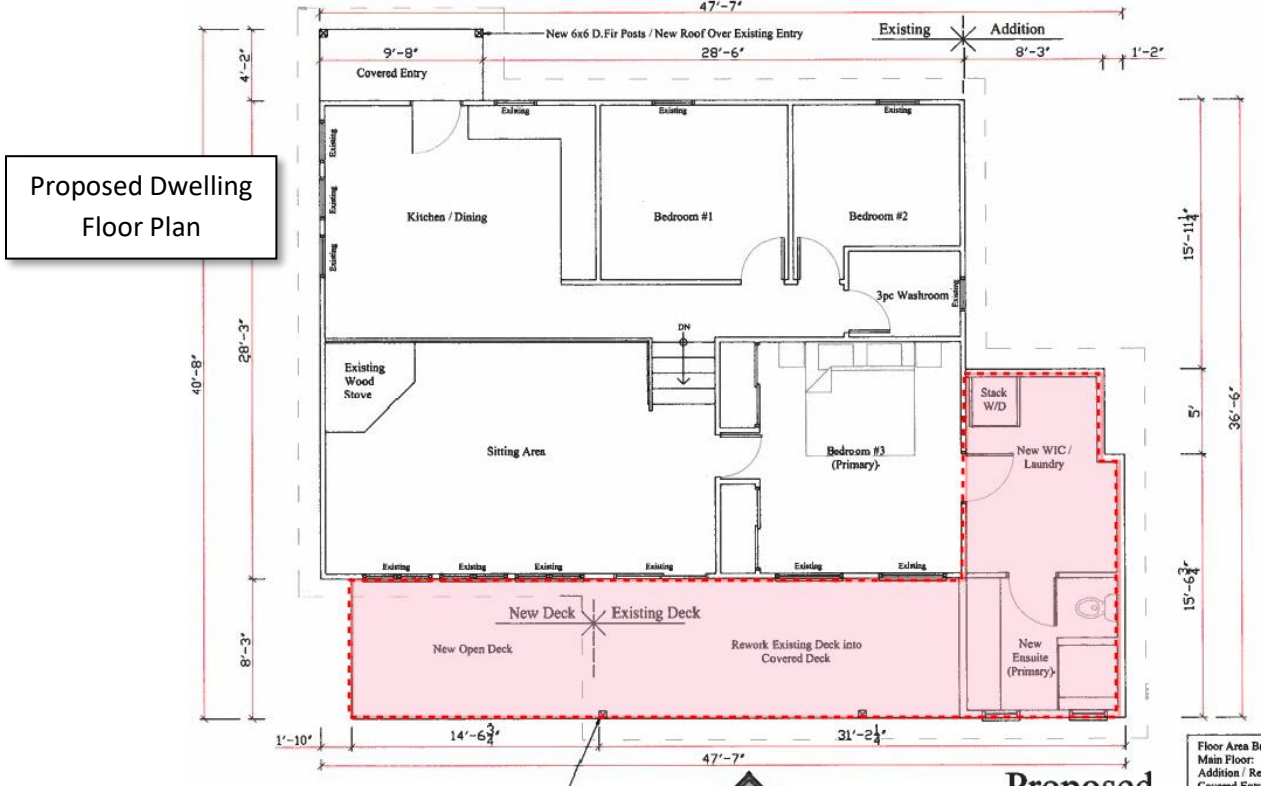
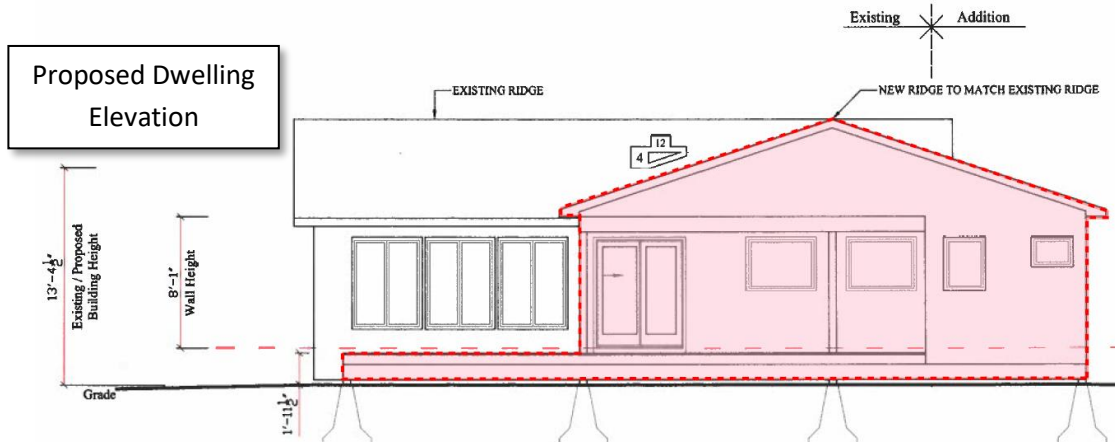
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MENOMINEE LAKE

# Concept & Floor Plans

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Floor Area By  
Main Floor:  
Addition / Re  
Covered Deck