



# 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, November 30, 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 November 30, 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 72/21 LOB - REVISED  
**Owner(s):** Kerry Grogan and Adam Grogan  
**Property Location:** 1089 Hermans Rd. – Roll No. 010-014-02400  
**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 facilitate the demolition of an existing legal non-complying single-storey 85.7 m<sup>2</sup> (922.5 ft<sup>2</sup>) dwelling with a 31.1 m<sup>2</sup> (334.8 ft<sup>2</sup>) attached deck and to permit the construction of a larger 189.5 m<sup>2</sup> (2,040 ft<sup>2</sup>) single-storey dwelling with a stone patio/terrace in front.

**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](mailto:ccochrane@lakeofbays.on.ca).

### Requested Variances

By-law Requirement	Existing	Relief Applied For
Section 5.1.1 d) Maximum Shoreline Activity Area Frontage – 25%, up to a maximum 23 metres (76 ft.)	13.9 m. (45.6 ft.), or 17.2% (Shoreline Length: 80.8 m)	To permit a shoreline activity area frontage of 26.4 m. (86.6 ft.), or 32.7%
Section 5.1.1 l) Maximum Shoreline Activity Area Coverage – 40%	18.4%	To permit a shoreline activity area coverage of 56.9% (74.3 m <sup>2</sup> dock + 155.5 m <sup>2</sup> of proposed dwelling within shoreline yard)

Section 5.1.1 d) Minimum Shoreline Yard Setback – 20 metres (66 ft.)	9.5 metres (31.2 ft.) to the dwelling, 7.9 metres (25.9 ft.) to an attached open and unenclosed deck	To permit a minimum shoreline setback of 9.5 metres (31.2 ft.) to a wall attached to the dwelling
		To permit a minimum shoreline yard setback of 11.6 metres (38.1 ft.) to a dwelling

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

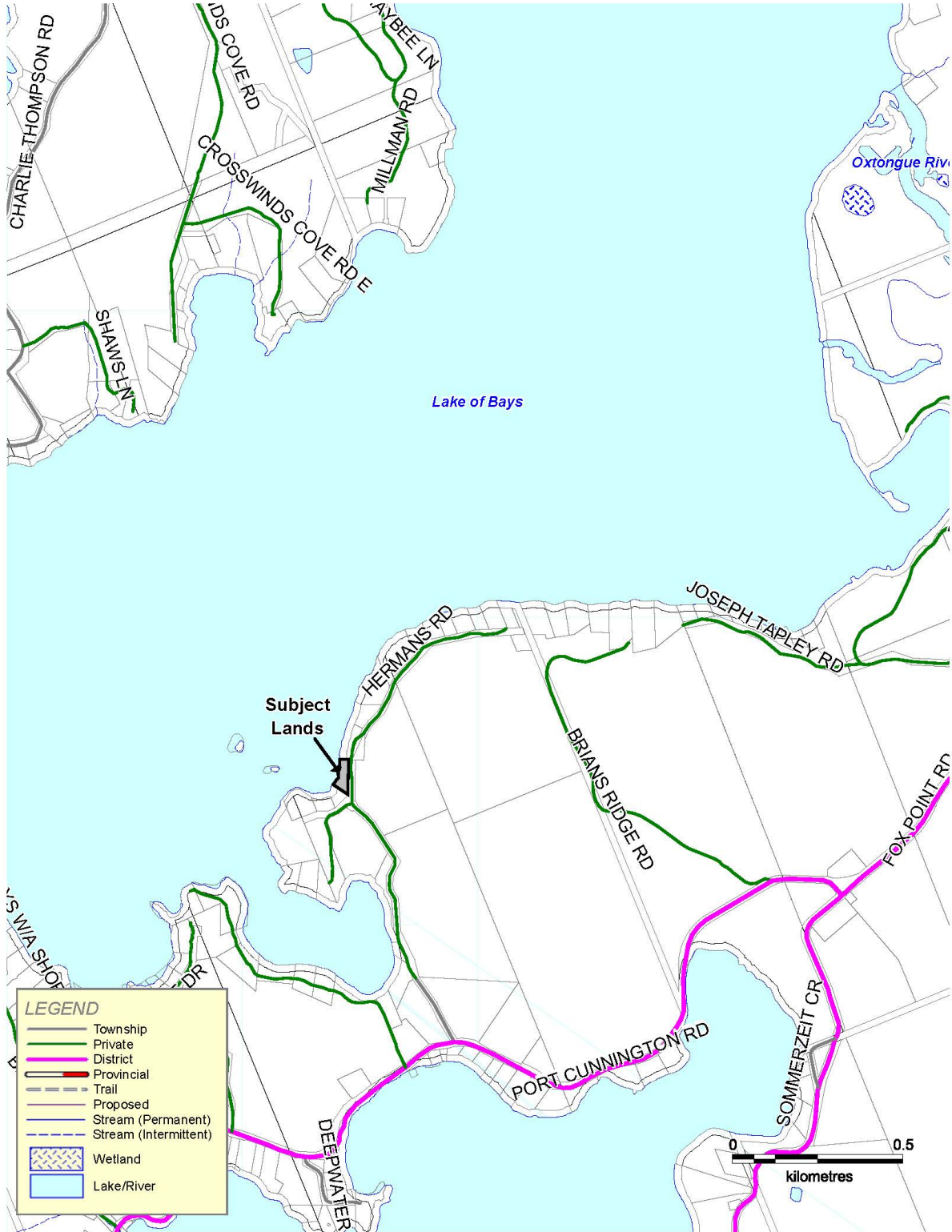
All Council (Planning Matters) meetings will be streamed live and available on the Township of Lake of Bays Facebook page (link will be provided on the agenda posted one week prior to the meeting).

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.

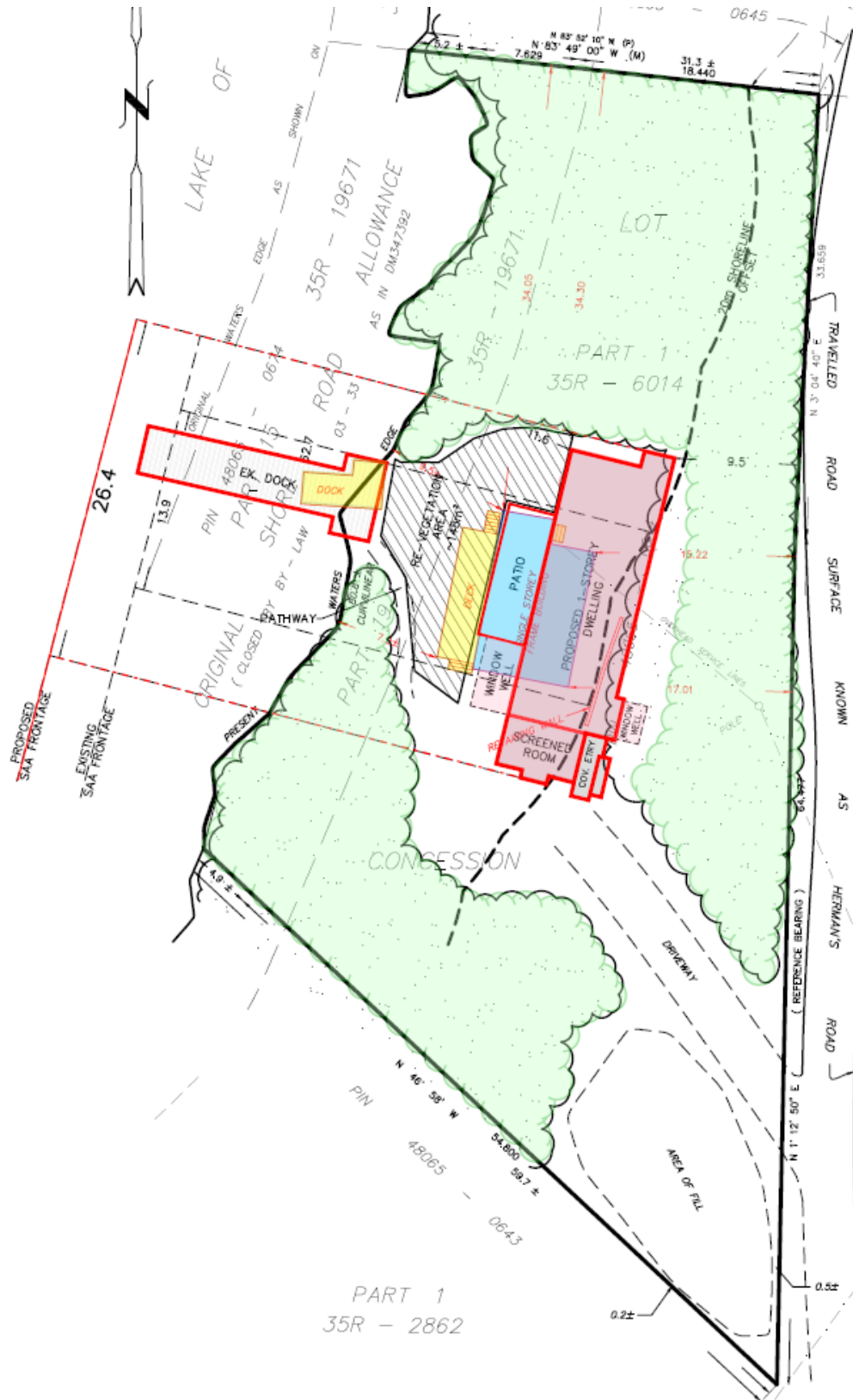
# Location Map

File No: DP 72/21 LOB - REVISED  
Applicant: Kerry Grogan and Adam Grogan  
Property Location: 1089 Hermans Rd. – Roll No. 010-014-02400



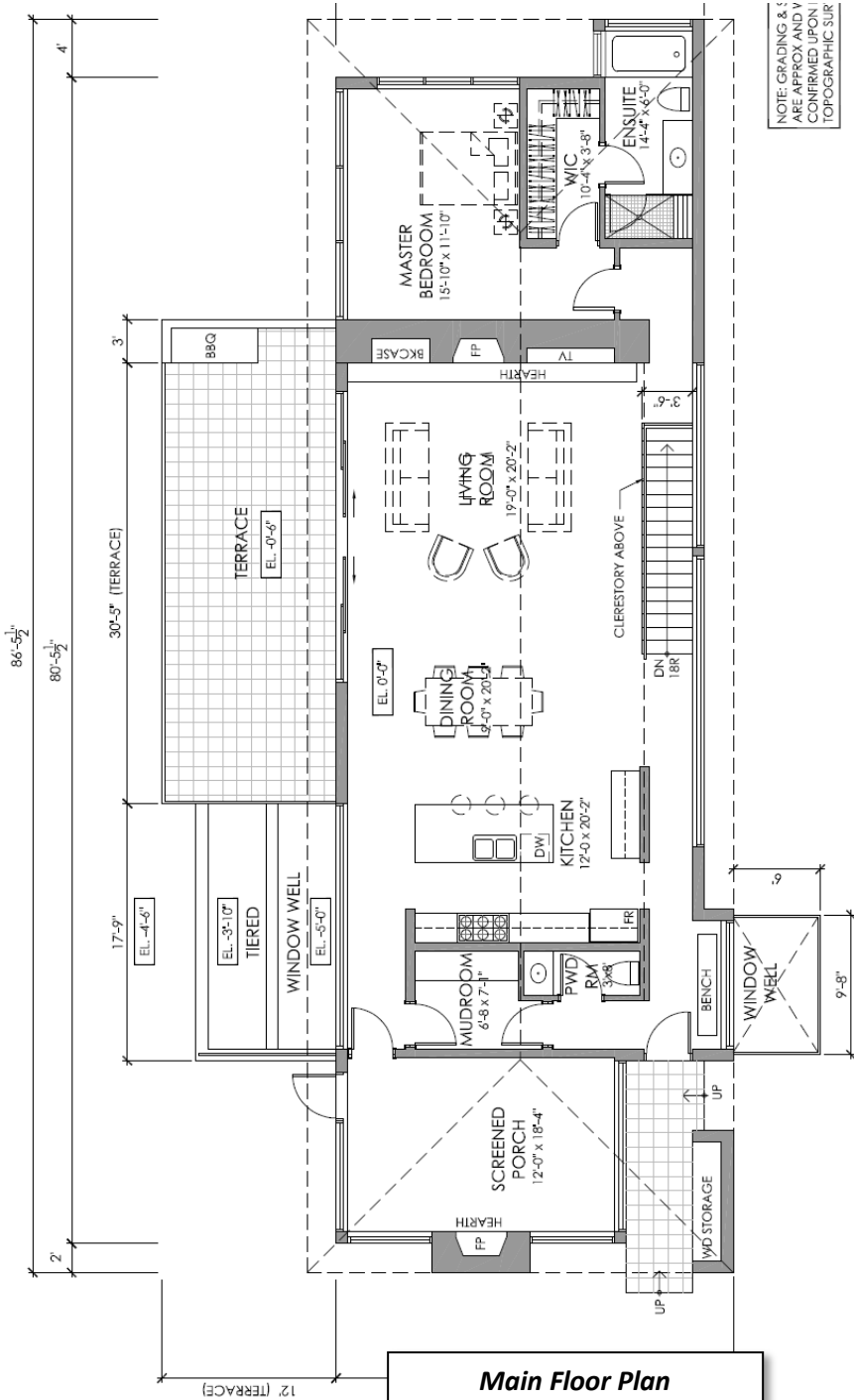
# Site Plan

File No: **DP 72/21 LOB - REVISED**  
Applicant: **Kerry Grogan and Adam Grogan**  
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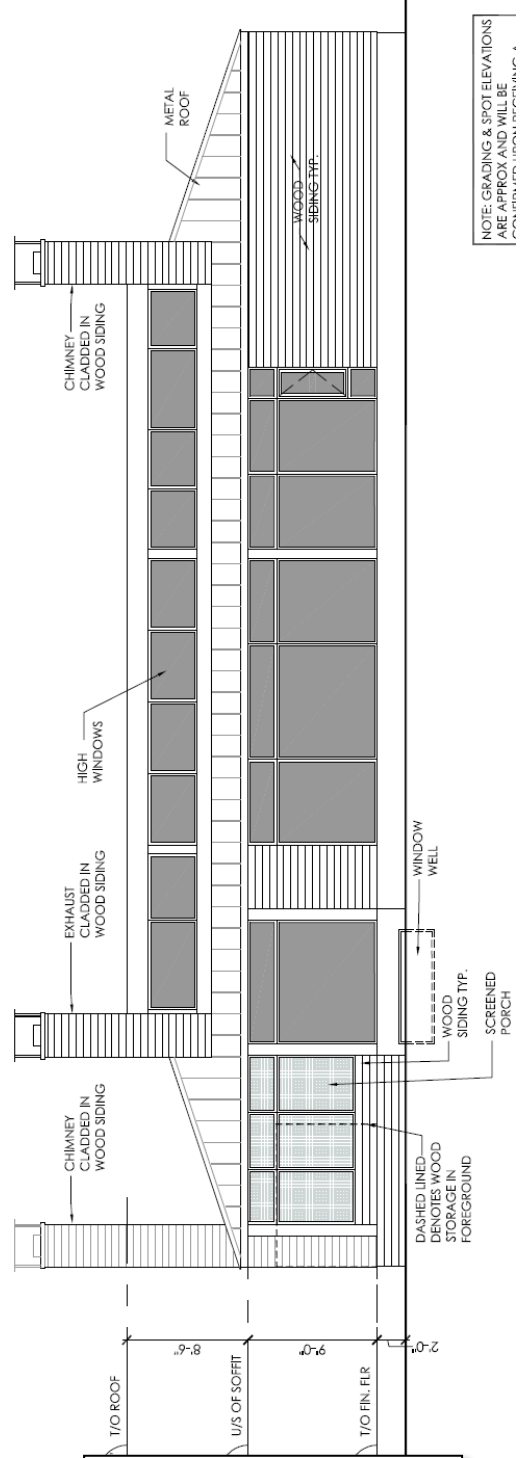


# Elevation & Floor Plans

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NOTE: GRADING & ELEVATIONS ARE APPROX AND WILL BE CONFIRMED UPON TOPOGRAPHIC SUR



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