



# 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, July 27, 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 July 27, 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 97/21 LOB  
**Owner(s):** Bradley & Cynthia Heath  
**Property Location:** 1355 West Oxbow Lake Rd. – Roll No. 020-012-04700  
**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 dwelling and to construct a larger 250.7 m<sup>2</sup> (2,698.5 ft<sup>2</sup>) dwelling at an increased setback from the shoreline. The applicants also propose to construct an 11.8 m<sup>2</sup> (127 ft<sup>2</sup>) addition onto the rear of an existing, legal non-complying sleeping cabin over an existing deck, and to widen a portion of an existing dock.

**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 4.39 – Expansion of a legal non-complying dwelling or structure having a height increase of more than 15% of the existing building or structure	Existing dwelling has a height of 4 metres (13.1 ft.)	To permit the construction of a dwelling having a maximum height of 7.35 metres (24.1 ft.), being 84% greater than existing.

Section 4.39 – Expansion of a legal non-complying building in the shoreline activity area will be restricted to a maximum of 50% of the total permitted shoreline activity area coverage	N/A	To permit the reconstruction of a dwelling resulting in an additional 111.9 m <sup>2</sup> (1,204.5 ft <sup>2</sup> ) of gross floor area in the shoreline activity area, being 90% of the total permitted shoreline activity area coverage
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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

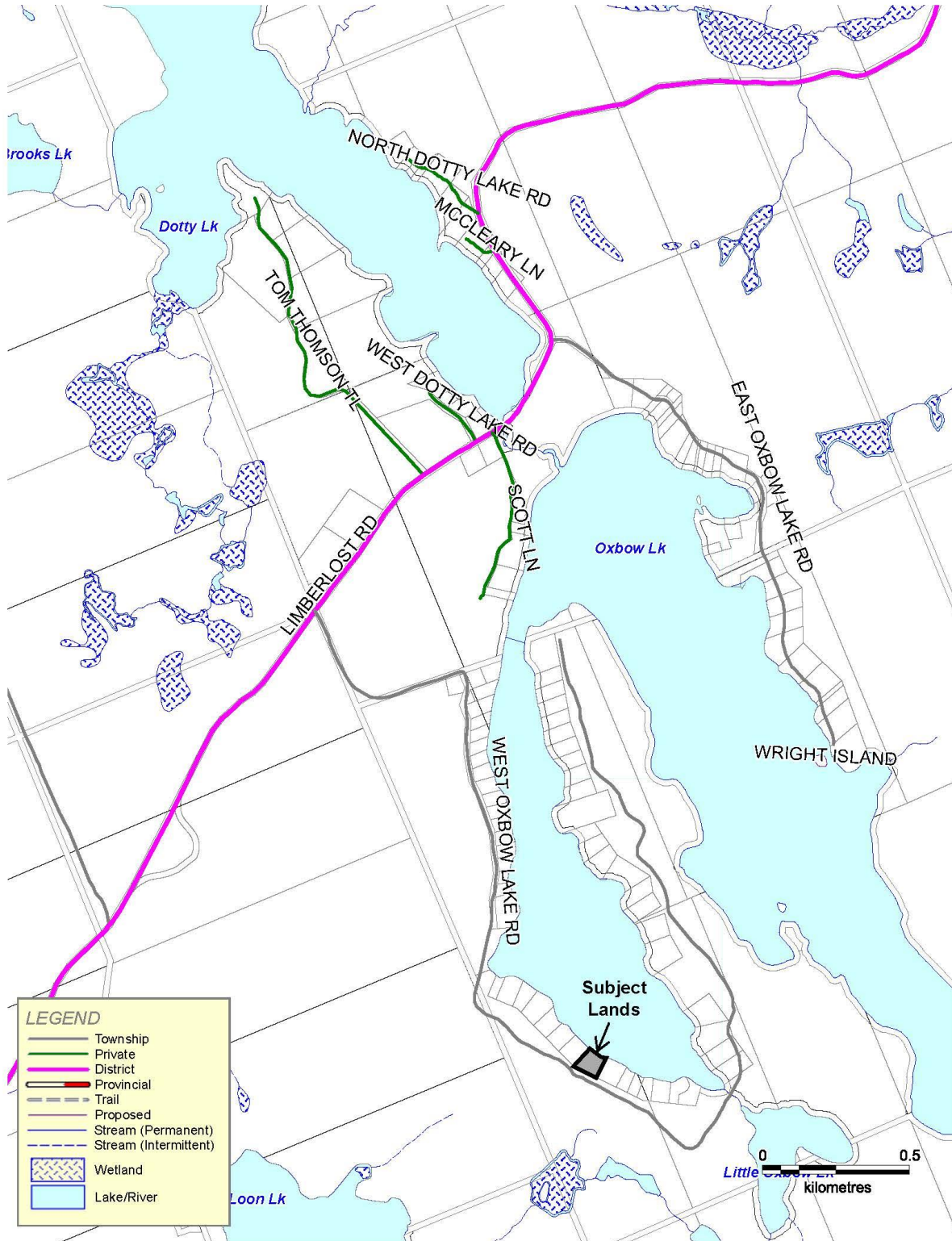
All Council (Planning Matters) meetings will be streamed live and available on the Township of Lake of Bays Facebook page (link will be provided on the agenda posted one week prior to the meeting).

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 97/21 LOB  
Applicant: Bradley & Cynthia Heath  
Property Location: 1355 West Oxbow Lake Rd. – Roll No. 020-012-04700





# Proposed Elevation and Floor Plan

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