

**DECISION**

[The Planning Act, R.S.O. 1990, Chapter 13, Sections 45(8) and (10)]

Minor Variance Application: **A 01/21 LOB**  
 Applicant(s): **Kristyn, Nicholas & Johnathan Lilakos**  
 Location: **Part Lots 16 and 17, Con. 8, McLean Ward (Baysville)**  
 Civic Address: **1044-1 Burlmarie Road, Baysville**  
 Roll No.: **040-008-07802**  
 Date of Decision: **April 27, 2021**

We the undersigned concur in the following minor variance decision and reasons for the decision of the Committee of Adjustment for the Corporation of the Township of Lake of Bays:

**DECISION:**

That Application **A 01/21 LOB (Lilakos)** for a minor variance from By-law 04-181 as follows:

<b>By-law 04-181 Requirement</b>	<b>Relief Applied For</b>
Section 4.3 - Except for shoreline structures or properties zoned "RU" or "RU1" and as is specifically permitted in this by-law, an accessory building or structure that is not part of a principal building shall not be erected closer to a front lot line, shoreline or an exterior side lot line than the principal building on the lot	To permit the construction of an 80.26 sq.m. (864 sq.ft.) single-storey garage closer to the front lot line than the principal building on the lot

as illustrated on Schedules "A" and "B" be **APPROVED**.

**Reasons:**

1. The variance is desirable in the opinion of the Committee for the appropriate development or use of the land, building or structure.
2. The variance is in keeping with the general intent and purpose of the by-law.
3. The variance conforms to the intent and purpose of the Official Plan.
4. The variance is minor in nature.

Mike Peppard  
Signature of Member  
of Committee

Bob Lacroix  
Signature of Member  
of Committee

Nancy Tapley  
Signature of Member  
of Committee

George Anderson  
Signature of Member  
of Committee

Jacquie Godard  
Signature of Member  
of Committee

Rick Brooks  
Signature of Member  
of Committee

  
Signature of Chairperson

**CERTIFICATION**

(The Planning Act, R.S.O. 1990, chapter 13, Sections 45(10) and (12))

I, April Best-Sararas, Deputy Secretary-Treasurer of the Committee of Adjustment of the Corporation of the Township of Lake of Bays, in the District Municipality of Muskoka, certify that the decision for Minor Variance Application **A 01/21 LOB (Lilakos)** is a true copy of the decision of the Committee with respect to the application recorded therein.

**Dated this 27<sup>th</sup> day of April, 2021**

*A.B.S*

April Best-Sararas, Deputy Secretary-Treasurer  
Committee of Adjustment  
Township of Lake of Bays  
Dwight, ON P0A 1H0

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**APPEALING THE DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL:**

**LAST DAY FOR APPEALING TO THE TRIBUNAL: May 20<sup>th</sup>, 2021.**

The applicant, the Minister or any other person who has interest in the matter may appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee, by serving personally or sending by registered mail, to the Secretary Treasurer of the Committee, notice of appeal accompanied by the fee required by LPAT as payable on an appeal from a Committee of Adjustment to the Tribunal. For additional information, or an application form, please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca).

**Forwarded by Mail on: April 30<sup>th</sup>, 2021.**

c.c. Solicitor (if applicable)  
Agent (if applicable)  
Applicant  
Stephen Watson, Chief Building Official

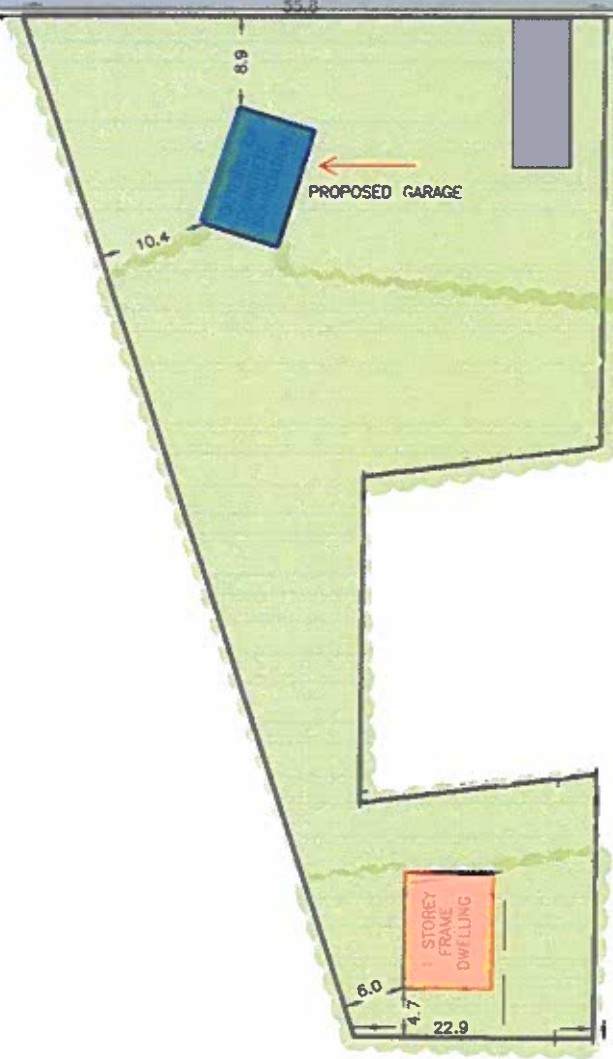
**SCHEDULE "A"**  
**MINOR VARIANCE APPLICATION A 01/21 LOB (Lilakos)**  
**1044-1 Burlmarie Road, Baysville, Roll No. 040-008-07802**

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9  
(TRAVELLED ROAD KNOWN AS BURLMARIE ROAD)

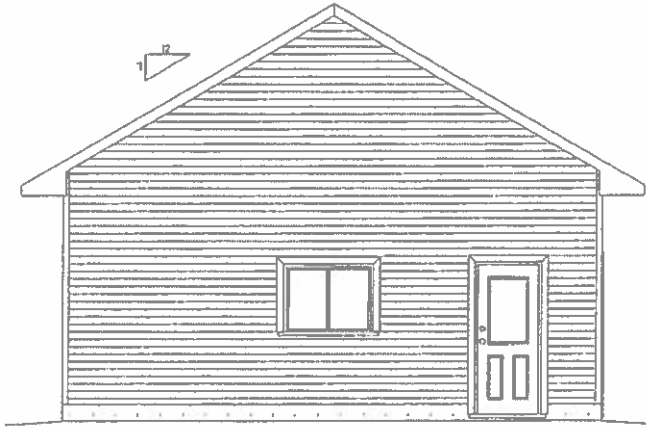
CONCESSION 8



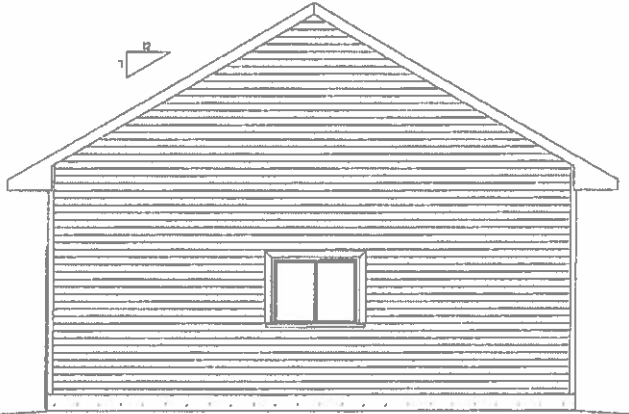
PART 1, 35R-12348



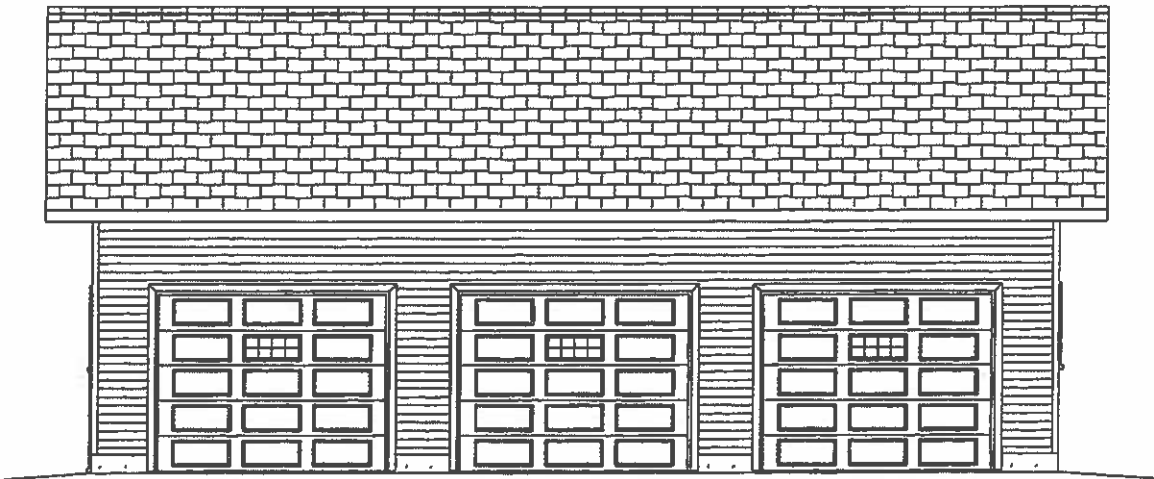
**SCHEDULE "B"**  
**MINOR VARIANCE APPLICATION A 01/21 LOB (Lilakos)**  
**1044-1 Burlmarie Road, Baysville, Roll No. 040-008-07802**



25'0" x 35'0"  
LEFT ELEVATION



25'0" x 35'0"  
RIGHT ELEVATION



25'0" x 35'0"  
FRONT ELEVATION  
BAYSVILLE, ON