

PROVISIONAL DECISION

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

Files: **B 22/21 LOB**
Applicant(s): **Sunset Rock Inc.**
Application for Consent for: **Lot Creation**
Location: **Part Lots 9 & 10, Con. 9, Franklin Ward**
Parent Roll Nos.: **010-011-06800 (south side of Dwight Beach Road)**
Date of Decision: **September 28, 2021**

Upon application for consent for the lands described in the above noted file, the decision of the Committee of Adjustment of the Corporation of the Township of Lake of Bays is as follows:

THAT Consent will be GRANTED provided:

- (1) A draft reference plan of survey is to be submitted to the Secretary-Treasurer for approval prior to registration. The reference plan must identify the dimensions and lot area of the severed and retained lots shown in Schedules "A" and "B", together with any applicable easements, the location of any buildings, structures, septic systems, driveways and roadways, as well as any wetland/watercourse locations. An electronic version (i.e. "pdf" format) is also to be provided.
- (2) Following the above condition, submit two copies of a deposited reference plan of survey that confirms the dimensions and lot areas of the severed and retained lands, to which this consent approval has been granted. An electronic version (i.e. "pdf" format) is also to be provided.
- (3) That any zoning non-compliances, identified through Condition 1 above, resulting from the proposed severance, be brought into compliance.
- (4) That a "Transfer in Preparation" and a "Long Form Certificate" for the severed lands be provided to the Secretary-Treasurer.
- (5) That the existing Section 51(26) Agreement (C 03/20) for the severed and retained lands be amended to amend the legal description of the lands.
- (6) That the owners apply for an entrance permit from the Township's Public Works Department for the severed lot, and a copy be provided to the Secretary-Treasurer.
- (7) That the certificate for the severed lot of previous Consent Application B 04/20 LOB be registered to finalize the creation of lot, with confirmation provided to the Secretary-Treasurer.
- (8) That any outstanding balances related to the subject application be paid to the Township of Lake of Bays in accordance with the Cost Acknowledgement Agreement.

REASONS:

1. The Committee is satisfied that the consent application generally conforms to the intent of the Township Official Plan and will serve to create one new parcel of land, for future residential purposes, having frontage and access on Dwight Beach Road, a year-round maintained (Township) road.

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

Rich Brooks
Signature of Member
of Committee

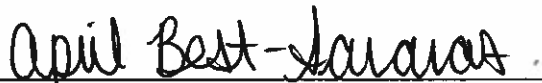

Signature of Chairperson

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 Consent Application **B 22/21 LOB (Sunset Rock Inc.)** is a true copy of the decision of the Committee with respect to the application recorded therein.

Dated this 1st day of October, 2021



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

APPEALING THE DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL:

LAST DAY FOR APPEALING TO THE TRIBUNAL: October 21st, 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.olt.gov.on.ca.

Forwarded by Mail on: October 1st, 2021.

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

SCHEDULE "A"
CONSENT APPLICATION B 22/21 LOB (Sunset Rock Inc.)
Part Lots 9 & 10, Con. 9, Franklin Ward
Dwight Beach Road (south of Dwight Beach Road)
Roll No. 010-011-06800

