

Notice of Complete Application and Public Meeting

Meeting Date: Tuesday, February 22nd, 2022
Meeting Time: following the 9:00am Committee of Adjustment meeting
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 February 22, 2022. 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 following the 9:00 a.m. Committee of Adjustment meeting via ZOOM (see page 2 for more details).

File Type & Number	By-law Amendment Application – Z 02/22 LOB
Owner/Applicant(s)	Robert Jacobs
Property Location	2769-6 Muskoka Road 117, Baysville, Roll No. 040-007-01500
Purpose & Effect of the Proposed By-law	<p>To rezone the subject lands from the Community Residential One “(R1)” Zone to a Community Residential One with an Exception “(R1-EXXX)” Zone to facilitate the construction of a 53.1 sq.m. (571.4 sq.ft.) sleeping cabin with 27 sq.m. (290.5 sq.ft.) attached open and unenclosed deck along the front.</p> <p>An amendment is required for:</p> <ol style="list-style-type: none"> relief from Section 4.4 of the By-law to permit a sleeping cabin on an R1 zoned property, whereas a sleeping cabin is only permitted in a Rural, Rural One, or Rural Residential Zone; a reduced minimum setback from the shoreline containing Type 1 Fish Habitat from 30 metres (98.4 ft.) to 26.8 metres (87.8 ft.) to a proposed sleeping cabin and 24 metres (78.7 ft.) to an attached open and unenclosed deck along the front of a proposed sleeping cabin; and implementation of findings of a consultant’s Fish Habitat Assessment.
Written Information Available	Staff Report available on the Township’s website at www.lakeofbays.on.ca or from Planning Services on or after February 15, 2022.
Planning Contact	<p>April Best-Sararas, Director of Planning Ph. 705-635-2272 ext. 1249 Fax: 705-635-2132 Email: abest-sararas@lakeofbays.on.ca</p>
Township Official Plan Designation	<ul style="list-style-type: none"> Community of Baysville
Comprehensive Zoning By-law 2004-181	<ul style="list-style-type: none"> Community Residential One “(R1)” Zone, with Environmental Protection “(EP)” along the rear of the property and Environmental Protection One – Type 1 Fish Habitat “(EP1)” along the shoreline
To receive notice of future meetings	If you wish to be notified of the decision of the Township on the proposed zoning by-law amendment, you must make a written request to the planning contact above.

If a person or public body would otherwise have an ability to appeal the decision of the Township to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Lake of Bays before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

Date of this Notice	January 28 th , 2022
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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

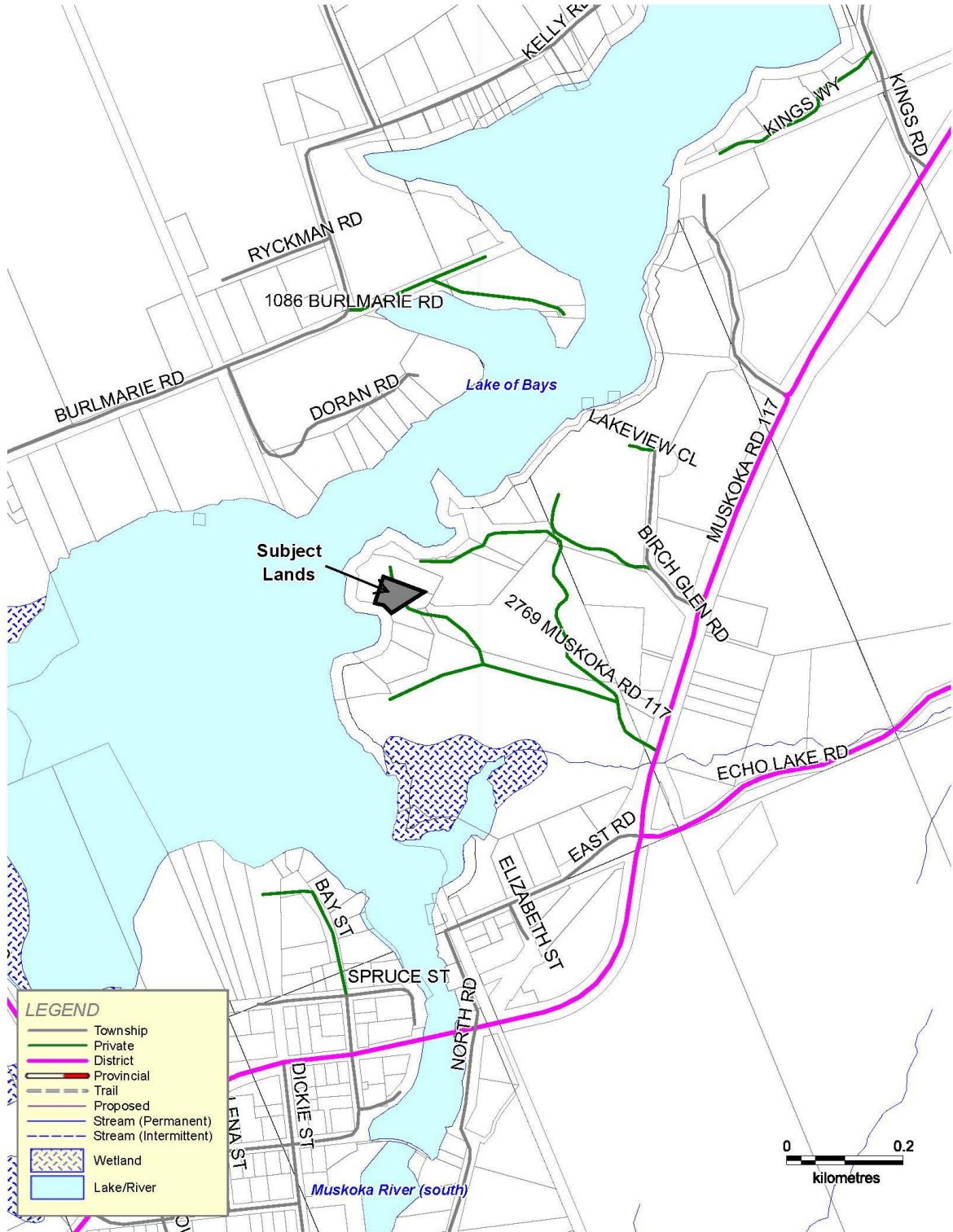
All Council (Planning Matters) meetings will be streamed live and available on the Township of Lake of Bays facebook page (link will be provided on the agenda posted one week prior to the meeting).

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.

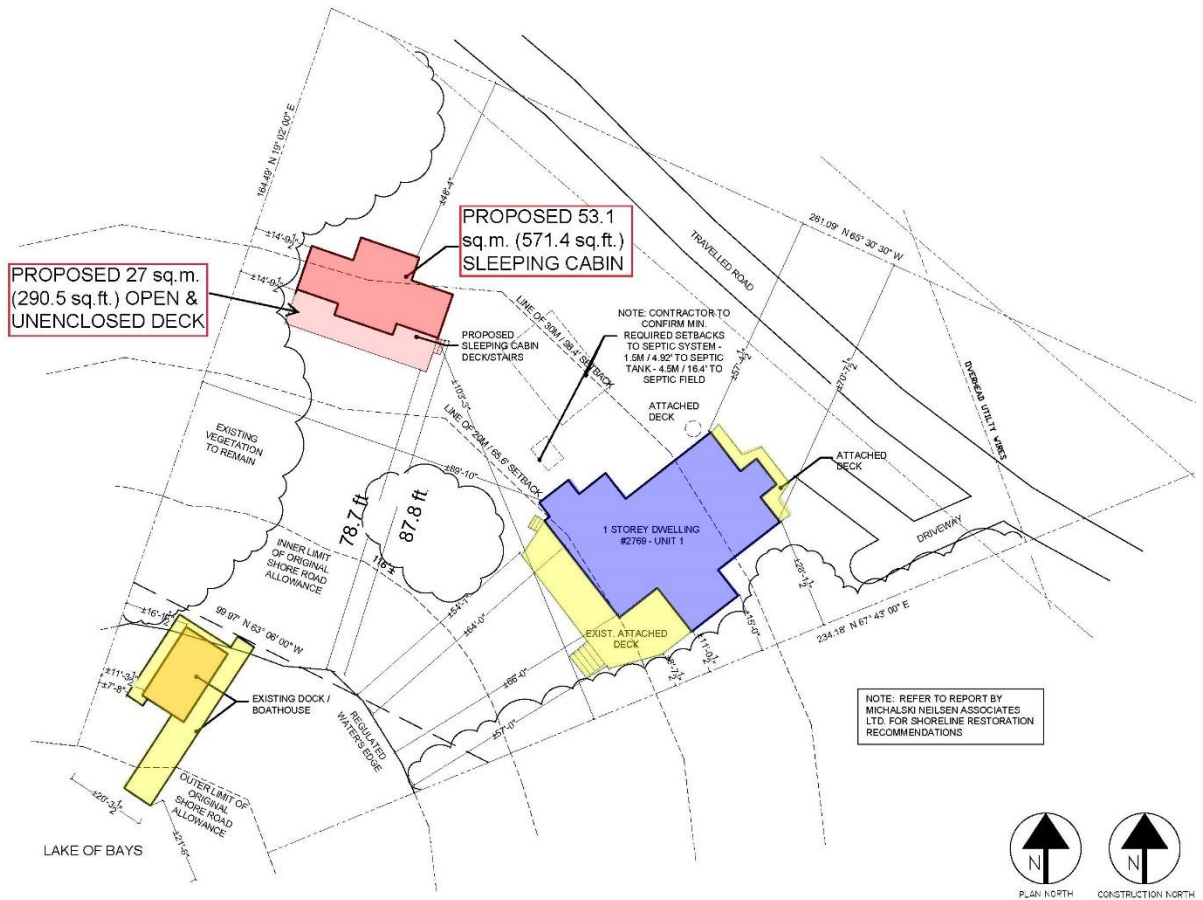
Location Map

File No: Z 02/22 LOB
Applicant(s): Robert Jacobs
Property Location: 2769-6 Muskoka Road 117, Baysville
Roll Number: 040-007-01500



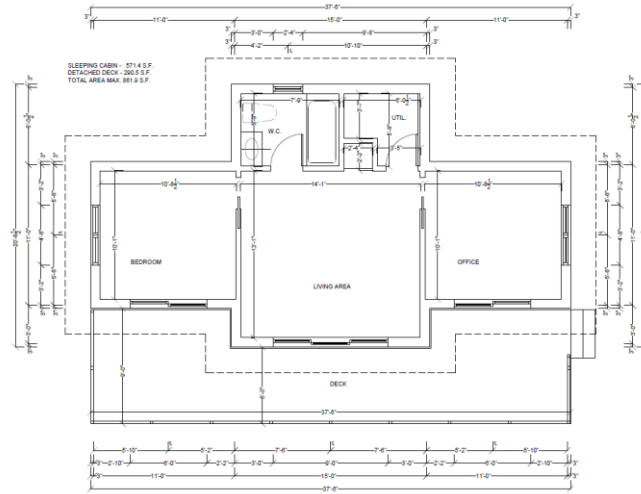
Proposed Site Plan

File No: Z 02/22 LOB
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Conceptual Drawings

File No: Z 02/22 LOB
Applicant(s): Robert Jacobs
Property Location: 2679-6 Muskoka Road 117, Baysville
Roll Number: 040-007-01500



8'-0" PROPOSED HEIGHT
TAKEN FROM EAVE TO RIDGE
EAVES AND RIDGE NOT TO EXCEED MAX. HEIGHT ALLOWABLE

