

Notice of Complete Application and Public Meeting

Meeting Date: Tuesday, June 29th, 2021

Meeting Time: 9:00am

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 June 29, 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 Type & Number	By-law Amendment Application – Z 17/21 LOB
Owner/Applicant(s)	Eugenio Portelli
Property Location	1200 Heney Lake Road, Roll No. 040-001-04000
Purpose & Effect of the Proposed By-law	<p>To rezone the subject lands to fulfil a condition of consent application B 03/21 LOB.</p> <p>The effect of the by-law will be to rezone the severed lands from Rural “(RU)” to a Rural One with an exception “(RU1-EXXX)” Zone and to rezone the retained lands from Rural “(RU)” in part and Waterfront Residential “(WR)” in part to a Rural One with an exception “(RU1-EXXX)” Zone in part and Waterfront Residential with an exception “(WR-EXXX)” Development Permit Area in part to address resultant lot areas, and to implement a 30 metre (98.4 ft.) buffer surrounding the wetland and watercourse feature on both the severed and retained lands through the site-specific zone exceptions on the lots.</p> <p>The effect of the by-law is also to require a watercourse/wetland impact assessment if development, site alteration or vegetation removal is proposed within the buffer and/or there is any proposal to cross the watercourse feature to determine any potential impacts, and to implement any potential recommendations into the required Site Plan Agreement/Development Permit or similar municipal agreement, as per Section D.58 of the Township’s Official Plan.</p>
Written Information Available	Staff Report available on the Township’s website at www.lakeofbays.on.ca or from Planning Services on or after June 22, 2021.
Planning Contact	April Best-Sararas, Planner Ph. 705-635-2272 ext. 1249 Fax: 705-635-2132 Email: abest-sararas@lakeofbays.on.ca
Township Official Plan Designation	<ul style="list-style-type: none"> • Rural and Waterfront
Development Permit By-law 2004-180 & Comprehensive Zoning By-law 2004-181	<ul style="list-style-type: none"> • Waterfront Residential “(WR)” • Rural “(RU)”

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.
<p>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.</p> <p>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.</p>	
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	June 4 th , 2021

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

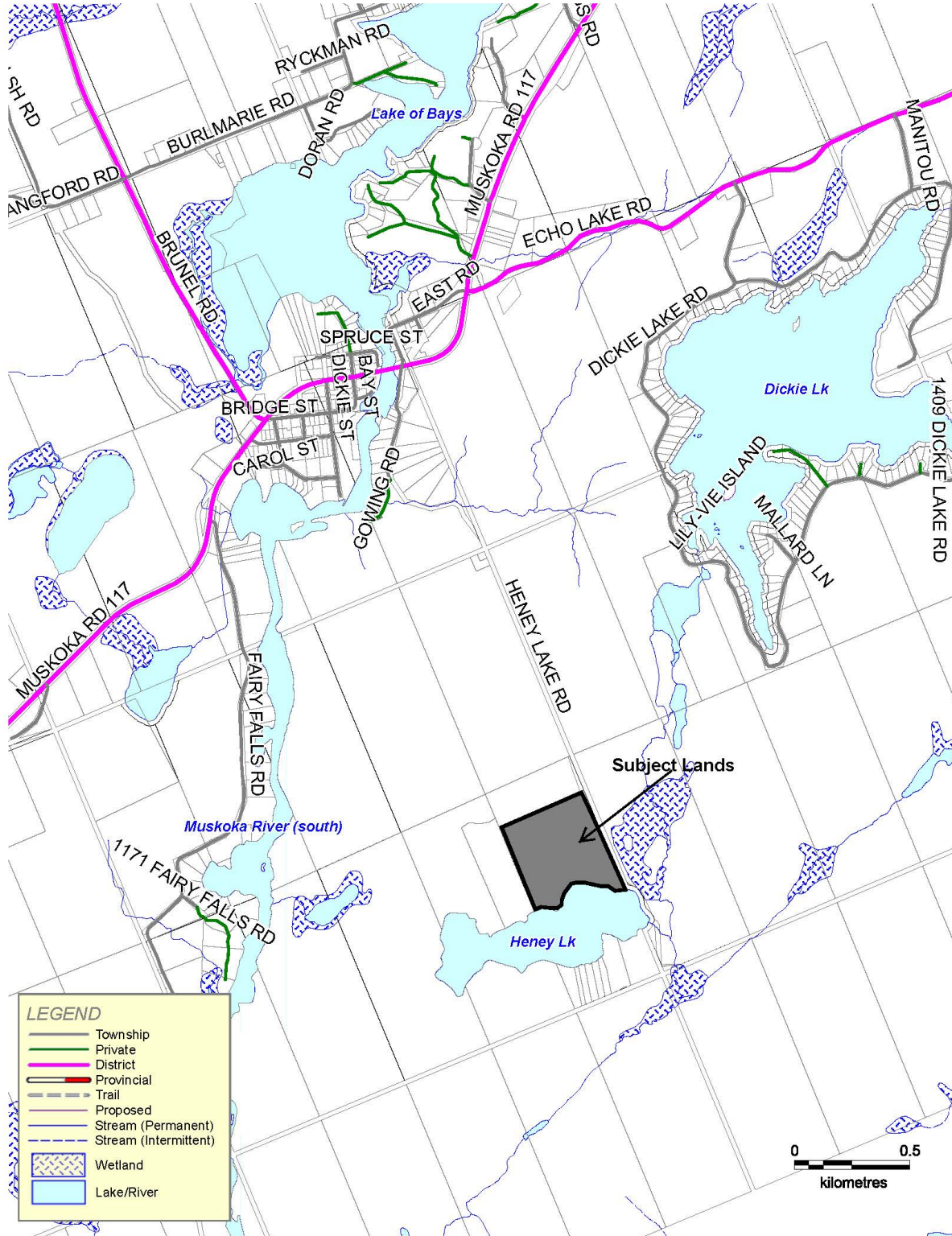
All Council (Planning Matters) meetings will be streamed live and available on the Township of Lake of Bays facebook page (link will be provided on the agenda posted one week prior to the meeting).

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 17/21 LOB
Applicant(s): Eugenio Portelli
Property Location: 1200 Heney Lake Road
Roll Number: 040-001-04000



Proposed Site Plan

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