

## Notice of Complete Application and Public Meeting

**Meeting Date:** July 27<sup>th</sup>, 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 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 Type & Number	By-law Amendment Application – Z 20/21 LOB
Owner/Applicant(s)	Irene Hordienko and John Jakubowsky
Property Location	1150 North Ril Lake Road, Roll No. 030-005-03600
Purpose & Effect of the Proposed By-law	<p>To rezone the subject lands from the <b>Waterfront Residential “(WR)”</b> Development Permit Area to a <b>Waterfront Residential “(WR)” with an Exception “(WR-EXXX)”</b> Development Permit Area to facilitate the demolition of a 13.5 sq.m. (145.3 sq.ft.) existing shed and 17.2 sq.m. (185.5 sq.ft.) portion of an existing dock, and construction of a deck addition of 11.14 sq.m. (120 sq.ft.) and a 25.1 sq.m. (270 sq.ft.) Muskoka room on top of a portion of an existing deck and proposed deck addition along the front of one of the three (3) legal non-conforming dwellings on the property.</p> <p>An amendment is required for relief from Section 4.43 of the Township’s Development Permit By-law to construct a Muskoka room addition to one of the three (3) legal non-conforming dwellings, resulting in a greater footprint and size than an existing legal non-conforming dwelling. The overall lot coverage is proposed to decrease from 12.4% existing to 11.9% proposed, whereas the maximum lot coverage permitted is 10%.</p>
Written Information Available	Staff Report available on the Township’s website at <a href="http://www.lakeofbays.on.ca">www.lakeofbays.on.ca</a> or from Planning Services on or after July 20, 2021.
Planning Contact	<p>April Best-Sararas, Planner          Ph. 705-635-2272 ext. 1249 Fax: 705-635-2132          Email: <a href="mailto:abest-sararas@lakeofbays.on.ca">abest-sararas@lakeofbays.on.ca</a></p>
Township Official Plan Designation	<ul style="list-style-type: none"> <li>Waterfront Area</li> </ul>
Development Permit By-law 2004-180	<ul style="list-style-type: none"> <li>Waterfront Residential “(WR)” Development Permit Area</li> </ul>
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	July 6 <sup>th</sup> , 2021
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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

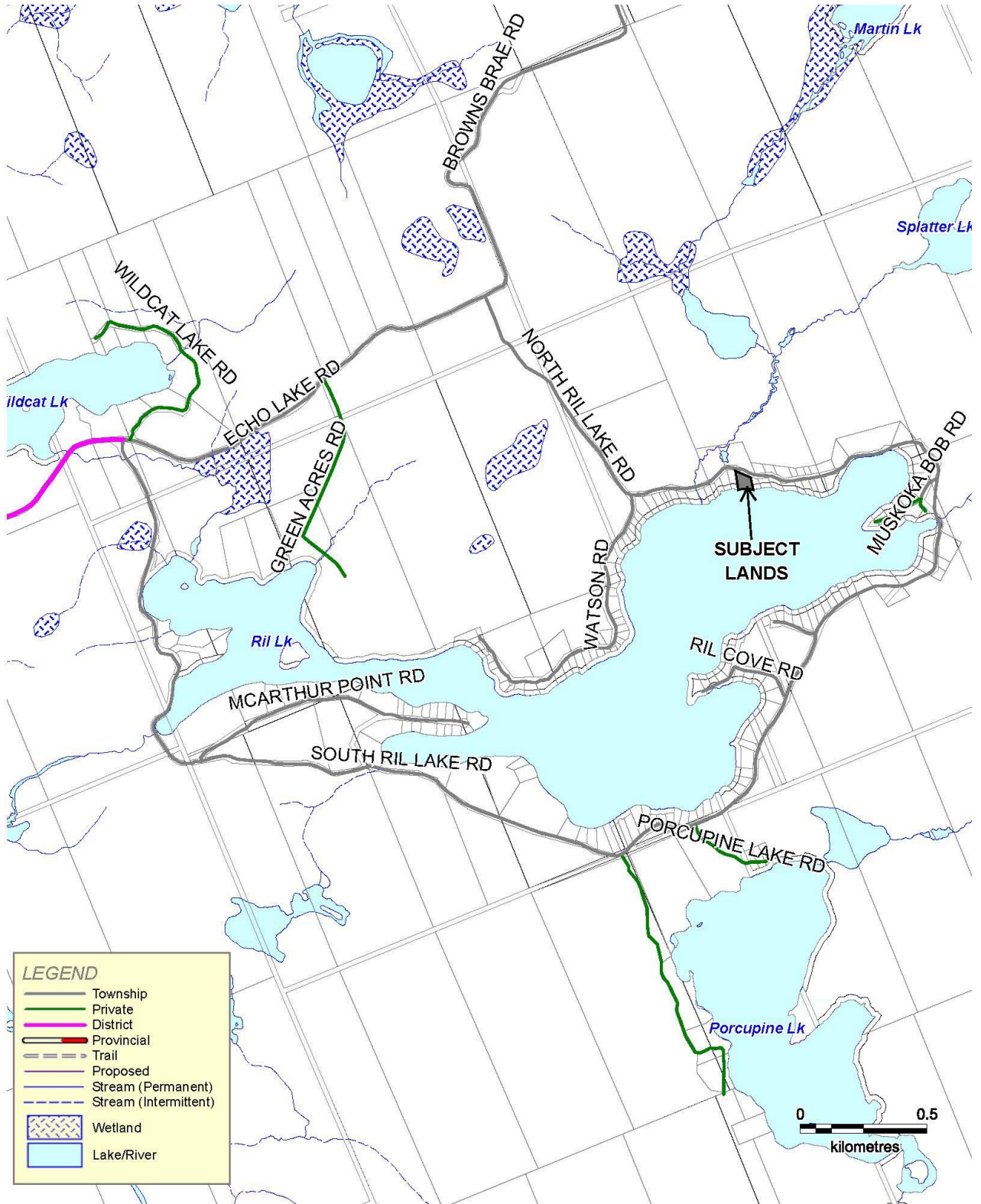
All Council (Planning Matters) meetings will be streamed live and available on the Township of Lake of Bays facebook page (link will be provided on the agenda posted one week prior to the meeting).

#### 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 20/21 LOB  
Applicant(s): Irene Hordienko and John Jakubowsky  
Property Location: 1150 North Ril Lake Road  
Roll Number: 030-005-03600



# Proposed Site Plan

File No: Z 20/21 LOB  
Applicant(s): Irene Hordienko and John Jakubowsky  
Property Location: 1150 North Ril Lake Road  
Roll Number: 030-005-03600

