

Notice of Complete Application and Public Meeting

Meeting Date: Tuesday, January 25th, 2022
Meeting Time: following the 9:00 am 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 January 25, 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 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 25/21 LOB
Owner/Applicant(s)	James Hurley & Elissa Boughen
Property Location	1283 Dwight Beach Road (north of Dwight Beach Road), 010-008-09500
Purpose & Effect of the Proposed By-law	<p>To rezone the subject lands to fulfil a condition of consent applications B 28/21 LOB, B 29/21 LOB, and B 30/21 LOB.</p> <p>The effect of the by-law will be to rezone a portion of the subject lands from Rural “(RU)” to a Rural One “(RU1-EXXX)” with an exception Zone to:</p> <ul style="list-style-type: none"> • require a Site Plan Agreement or similar municipal agreement to be entered into to ensure that vegetation in areas outside of the building, septic and road envelopes be preserved in order to address Section D.130 of the Township’s Official Plan (Deer Wintering Habitat), and to ensure that development will be located and occur in such a way that vegetation required for shelter and food is substantially preserved; • to retain a vegetative buffer of at least 6 metres (19.7 ft.) in depth along 75% of the front lot line abutting the road; and • further to implement an appropriate side yard setback for all development to ensure development is located outside of lands identified as “extreme” wildland fire hazard risk. <p>The effect of the by-law will also be to rezone a portion of the subject lands from Rural “(RU)” to a Rural Residential “(RR-EXXX)” with an exception Zone to:</p> <ul style="list-style-type: none"> • require a Site Plan Agreement or similar municipal agreement to be entered into to ensure that vegetation in areas outside of the building, septic and road envelopes be preserved in order to address Section D.130 of the Township’s Official Plan (Deer Wintering Habitat), and to ensure that development will be located and occur in such a way that vegetation required for shelter and food is substantially preserved; and • further to retain a vegetative buffer of at least 6 metres (19.7 ft.) in depth along 75% of the front lot line abutting the road. <p>The effect of the by-law will also be to expand the Environmental Protection “(EP)” Zoning, and specify that no development or site alteration is permitted</p>

	within 120 metres (394 ft.) from the approximate boundary of Boyne Creek Provincially Significant Wetland; and further that no access is permitted off of Highway 60 to further protect the Boyne Creek Provincially Significant Wetland.
Written Information Available	Staff Report available on the Township's website at www.lakeofbays.on.ca or from Planning Services on or after January 18, 2022.
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
Comprehensive Zoning By-law 2004-181	<ul style="list-style-type: none"> • Rural "(RU)" and Environmental Protection "(EP)"
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>	
<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</p>	
Date of this Notice	December 23 rd , 2022

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

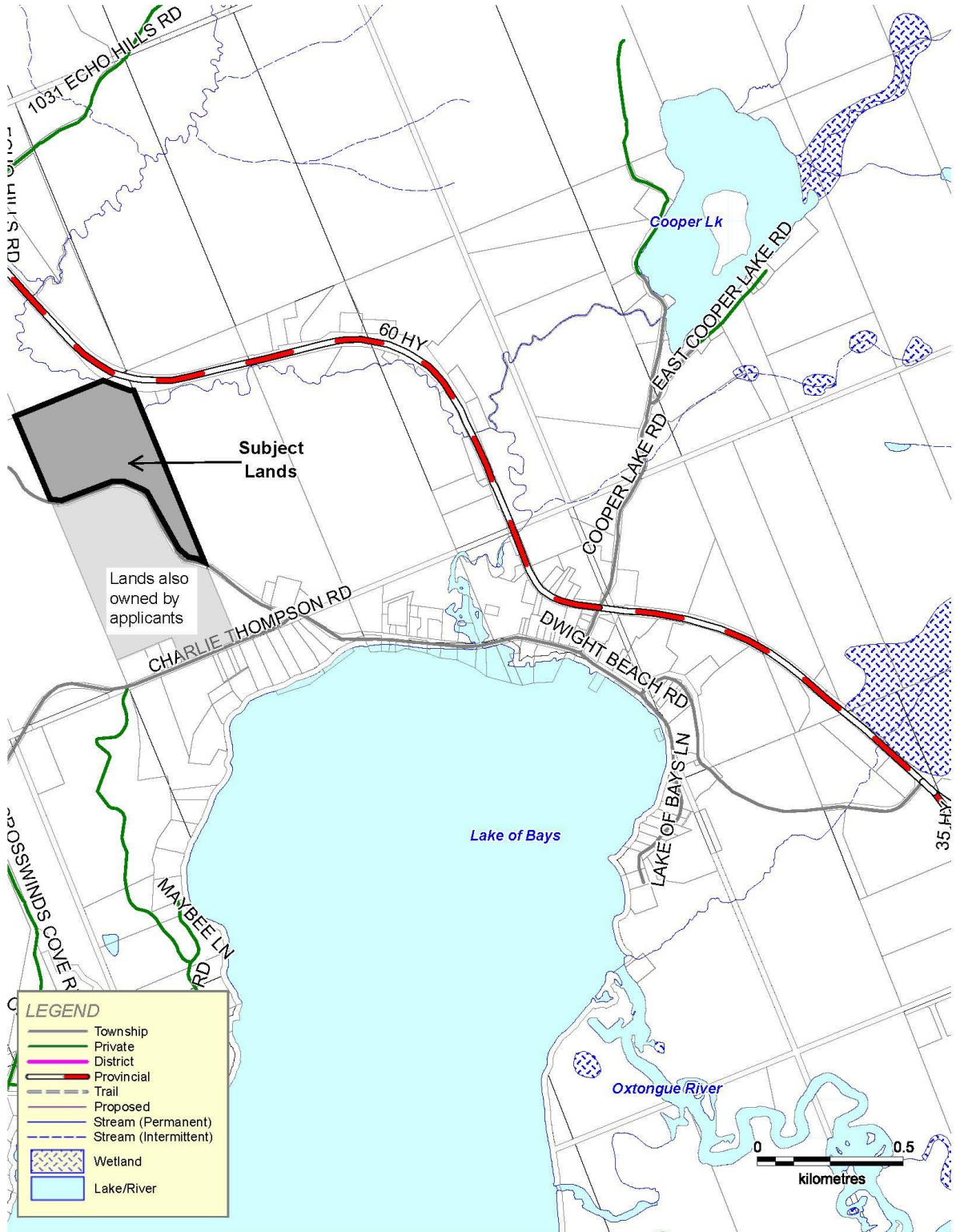
All Council (Planning Matters) meetings will be streamed live and available on the Township of Lake of Bays facebook page (link will be provided on the agenda posted one week prior to the meeting).

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 25/21 LOB
Applicant(s): James Hurley & Elissa Boughen
Property Location: 1283 Dwight Beach Road (north of Dwight Beach Road)
Roll Number: 010-008-09500



Proposed Site Plan

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 Applicant(s): James Hurley & Elissa Boughen
 Property Location: 1283 Dwight Beach Road (north of Dwight Beach Road)
 Roll Number: 010-008-09500

