

**NOTICE of PASSING of a Site-Specific Amendment to  
Development Permit By-law 04-180**

**TAKE NOTICE THAT** the Corporation of the Township of Lake of Bays passed

**By-law 2022-009**

on the 25<sup>th</sup> day of January, 2022

**AND TAKE NOTICE THAT** any person or public body may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the By-law by filing with the Clerk of the Township of Lake of Bays, **not later than:**

**February 17<sup>th</sup>, 2022**

**APPEAL TO THE LPAT:** If you wish to appeal to the LPAT, a copy of an appeal form is available at [www.elto.gov.on.ca](http://www.elto.gov.on.ca). A Notice of Appeal must set out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal.

**NOTE:** i) *Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.*

ii) *No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council, or in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.*

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, and a key map showing the location of the lands to which the By-law applies, is attached. For further information and to review the application/by-law, please contact April Best-Sararas, Planner (email: [abest-sararas@lakeofbays.on.ca](mailto:abest-sararas@lakeofbays.on.ca)).

Dated at the Township of Lake of Bays Municipal Office, this 28<sup>th</sup> day of January, 2022.



Deputy Clerk (Planning Matters)

Township of Lake of Bays

1012 Dwight Beach Road

Dwight, Ontario, P0A 1H0

Ph: (705) 635-2272 Fax: (705) 635-2132

**PURPOSE AND EFFECT OF BY-LAW 2022-009:**

**Re: Application: Z 25/21 LOB**  
**Applicant(s): James Hurley and Elissa Boughen**  
**Roll Nos.: Roll No. 010-008-09500**  
**Address: 1283 Dwight Beach Road**

On January 25, 2022, the Council (Planning Matters) of the Township of Lake of Bays passed By-law 2022-009 to rezone **Part of Lot 14, Concession 11, Franklin Ward**, now in the Township of Lake of Bays, from the Rural "(RU)" to a Rural One "(RU1-E200)" with an exception Zone to:

- 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 driveway 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

Also to rezone a portion of the subject lands from Rural "(RU)" to a Rural Residential "(RR-E201)" with an exception Zone to:

- 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 driveway 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

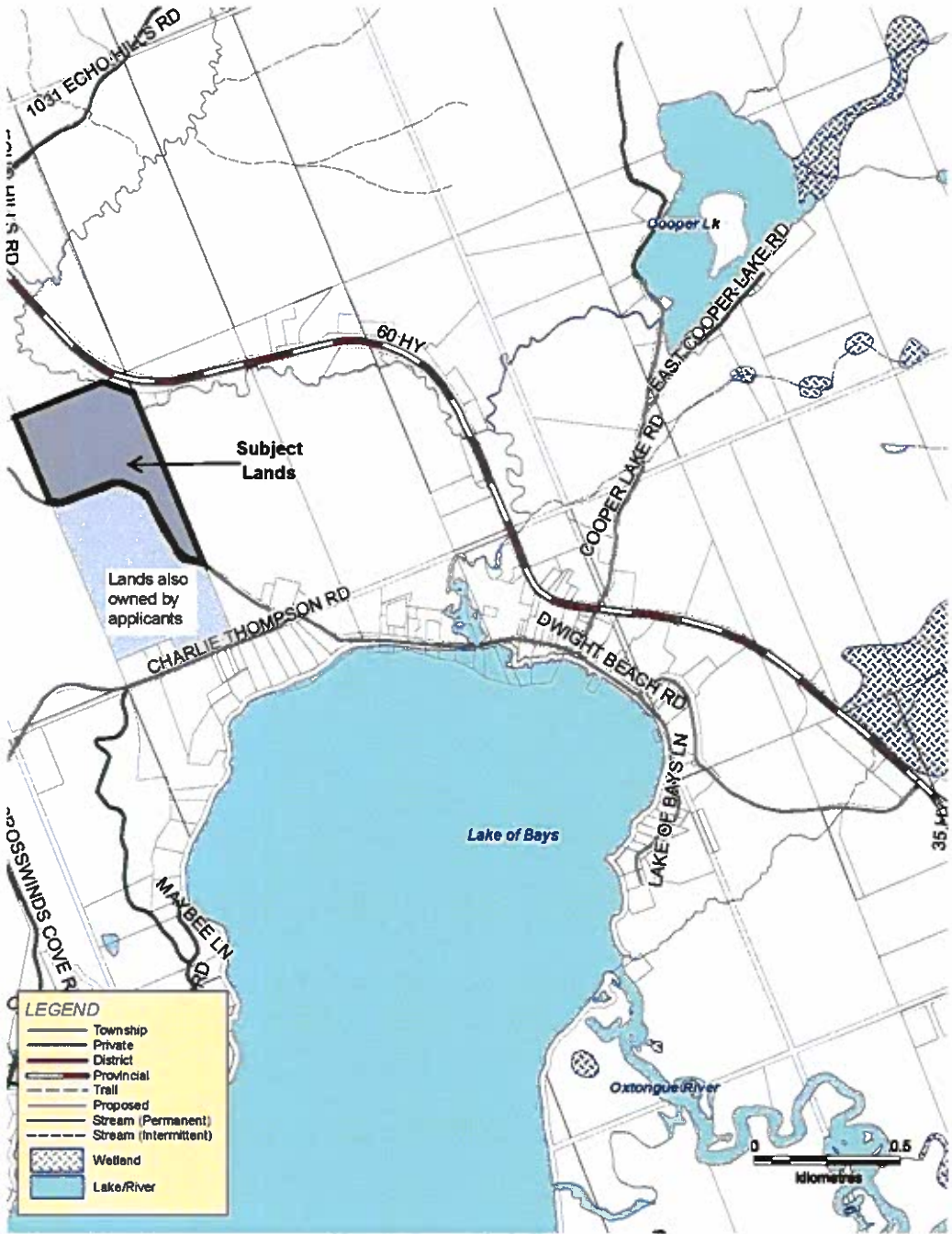
- further to retain a vegetative buffer of at least 6 metres (19.7 ft.) in depth along 75% of the front lot line abutting the road

The effect of this by-law will also be to expand the Environmental Protection "(EP)" Zoning and specify that no development or site alteration is permitted 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.

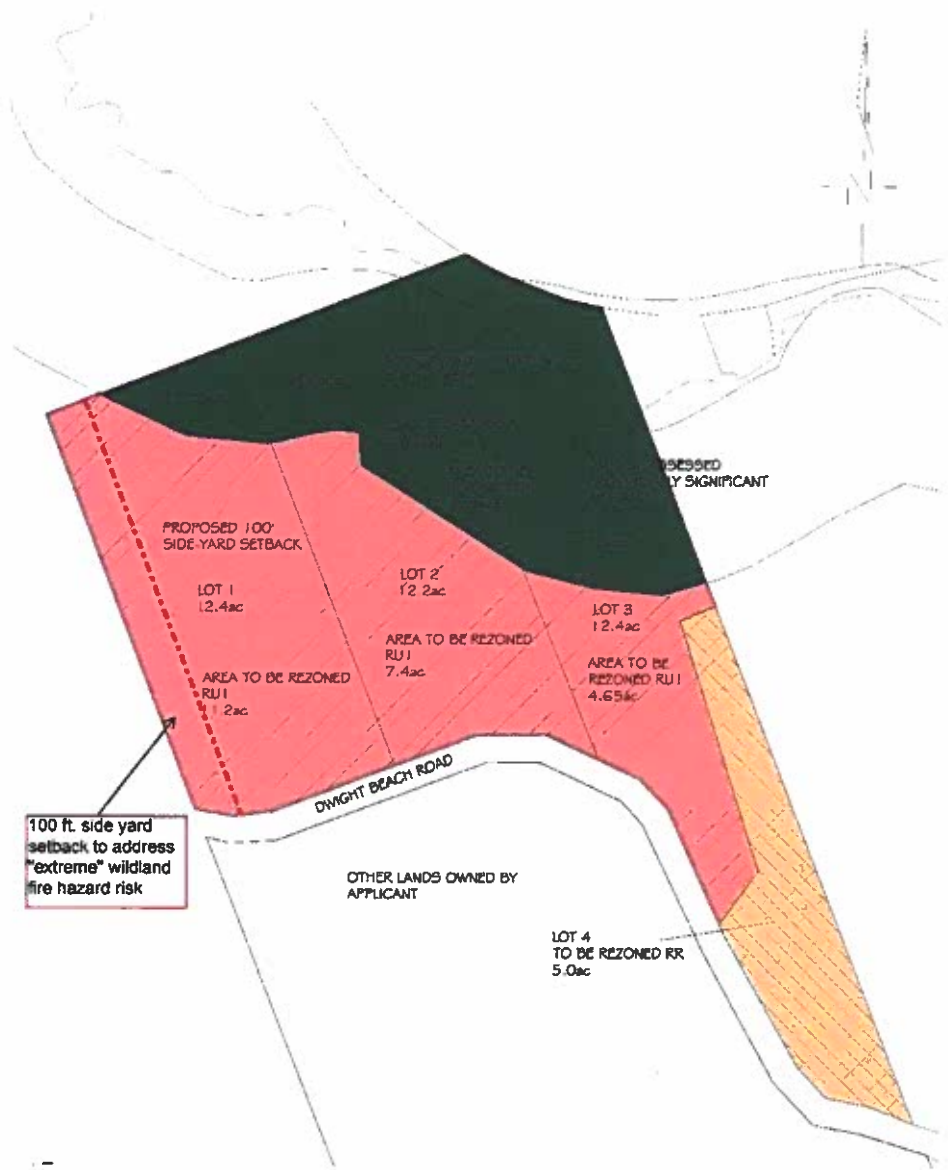
Please refer to attached Schedules "A" and "B" for further information.




No written submissions were received from the public that were considered as part of Council's decision-making process.

**SCHEDULE "A"**  
**By-law Amendment No. 2022-009**  
**File Z 25/21 LOB (Boughen & Hurley)**  
**Part of Lot 14, Concession 11, Franklin Ward**  
**1283 Dwight Beach Road (north of Dwight Beach Road),**  
**Property Roll No. 010-008-09500**



**SCHEDULE "B"**  
**By-law Amendment No. 2022-009**  
**File Z 25/21 LOB (Boughen & Hurley)**  
**Part of Lot 14, Concession 11, Franklin Ward**  
**1283 Dwight Beach Road (north of Dwight Beach Road),**  
**Property Roll No. 010-008-09500**



	Subject Lands to rezone from Rural "(RU)" Zone to Rural One with an Exception "(RU1-E200)" Zone
	Subject Lands to rezone from Rural "(RU)" Zone to Rural Residential with an Exception "(RR-E201)" Zone
	Expanded Environmental Protection "(EP)", and rezoning to Environmental Protection with an Exception "(EP-E202)" Zone