

**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 2021-098

on the 28th day of September, 2021

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:**

October 21st, 2021

APPEAL TO THE LPAT: If you wish to appeal to the LPAT, a copy of an appeal form is available at www.eto.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).

Dated at the Township of Lake of Bays Municipal Office, this 1st day of October, 2021.

Chloe Cochrane

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 2021-098:

Re: Application: Z 27/21 LOB
Applicant(s): Michael and Filomena Dunning
Roll Nos.: Roll No. 030-015-03500
Address: Vacant – Longline Lake Road

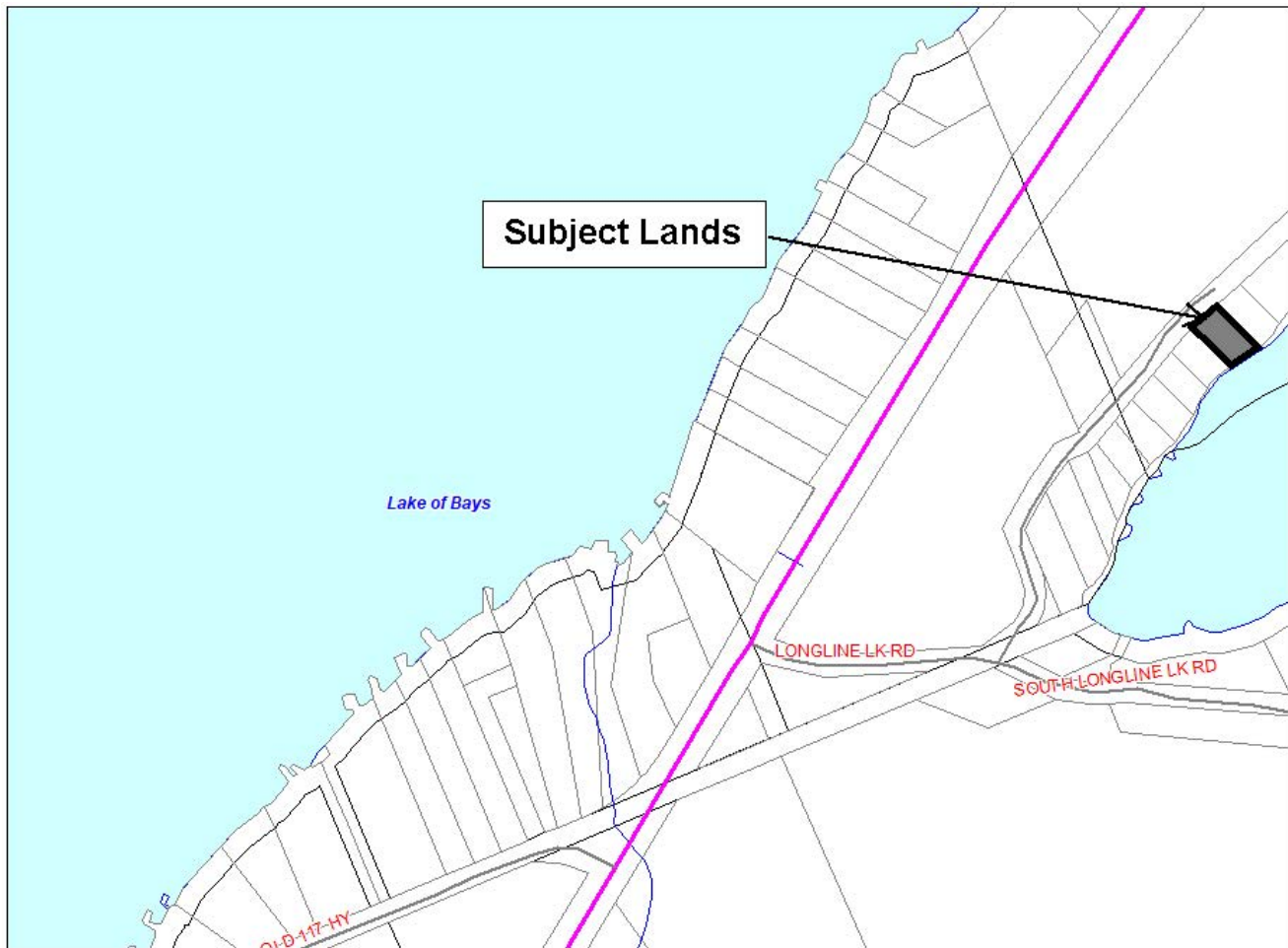
On September 28, 2021, the Council (Planning Matters) of the Township of Lake of Bays passed By-law 2021-097 to rezone **Lot 13, Con. 1, Ridout Ward**, now in the Township of Lake of Bays, from the **Waterfront Residential “(WR)”** Development Permit Area to the **Waterfront Residential with an Exception “(WR-E448)”** Development Permit Area.

The effect of the by-law is to facilitate the construction of a 198.4 sq.m. (2,136 sq.ft.) single-storey dwelling with attached deck, porch, Muskoka room, and garage; as well as a 19.5 sq.m. (210 sq.ft.) dock, which requires relief for the following:

- i. to permit one single detached dwelling; and
- ii. to permit an increase in the maximum lot coverage to 12.5%, whereas 10% is the maximum permitted

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

SCHEDULE "A"
By-law Amendment No. 2021-098
File Z 27/21 LOB (Dunning)
Lot 13, Concession 1, Ridout Ward
Longline Lake Road, Property Roll No. 030-015-03500



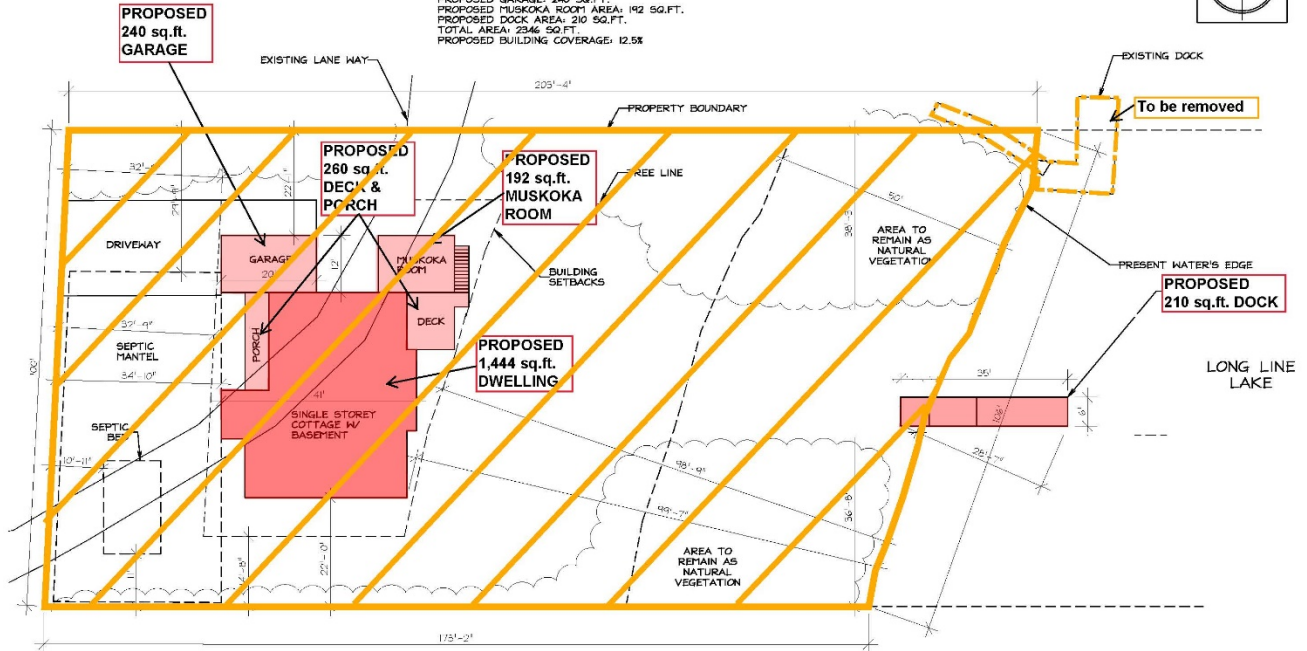
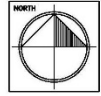
SCHEDULE "B"
By-law Amendment No. 2021-098
File Z 27/21 LOB (Dunning)
Lot 13, Concession 1, Ridout Ward
Longline Lake Road, Property Roll No. 030-015-03500

NOTES TO THIS SHEET:

I. SITE PLAN BASED ON PLAN OF SURVEY BY N.P. LYNDON O.L.S. DATED JULY 22, 1974.

LOT STATISTICS:

PROPERTY ZONING: WATERFRONT RESIDENTIAL
 LOT AREA: 18605 SQ.FT.
 ALLOWABLE COVERAGE(10%): 1860 SQ.FT.
 PROPOSED COTTAGE: 1444 SQ.FT.
 PROPOSED DECK & PORCH AREA: 260 SQ.FT.
 PROPOSED GARAGE: 240 SQ.FT.
 PROPOSED MUSKOKA ROOM AREA: 192 SQ.FT.
 PROPOSED DOCK AREA: 210 SQ.FT.
 TOTAL AREA: 2346 SQ.FT.
 PROPOSED BUILDING COVERAGE: 12.5%



	<p>Subject Lands to rezone from Waterfront Residential "(WR)" Development Permit Area to the Waterfront Residential with an Exception "(WR-E448)"</p>
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