

Notice of Complete Application and Public Meeting

Meeting Date: Tuesday, September 28th, 2021
Meeting Time: following the 9:00am 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 September 28, 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 27/21 LOB
Owner/Applicant(s)	Filomena & Michael Dunning
Property Location	Longline Lake Road, Roll No. 030-015-03500
Purpose & Effect of the Proposed By-law	<p>To rezone the subject lands from the Waterfront Residential “(WR)” Development Permit Area to a Waterfront Residential “(WR)” with an Exception “(WR-EXXX)” Development Permit Area 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:</p> <ul style="list-style-type: none"> a) to permit one single detached dwelling; and b) to permit an increase in the maximum lot coverage to 12.5%, whereas 10% is the maximum permitted. <p>The effect of the by-law is to permit the development of an existing vacant lot with a single detached dwelling, with an increase in overall lot coverage, that is located on an Over Threshold Lake, whereby a new dwelling is not permitted under the Township’s Development Permit By-law 2004-180 on Over Threshold Lakes.</p>
Written Information Available	Staff Report available on the Township’s website at www.lakeofbays.on.ca or from Planning Services on or after September 21, 2021.
Planning Contact	<p>April Best-Sararas, Planner Ph. 705-635-2272 ext. 1249 Fax: 705-635-2132 Email: abest-sararas@lakeofbays.on.ca</p>
Township Official Plan Designation	<ul style="list-style-type: none"> • Waterfront Area
Development Permit By-law 2004-180	<ul style="list-style-type: none"> • Waterfront Residential “(WR)” Development Permit Area
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	September 7 th , 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 27/21 LOB
Applicant(s): Filomena & Michael Dunning
Property Location: Longline Lake Road
Roll Number: 030-015-03500



Proposed Site Plan

File No: Z 27/21 LOB
 Applicant(s): Filomena & Michael Dunning
 Property Location: Longline Lake Road
 Roll Number: 030-015-03500

NOTES TO THIS SHEET:

1. 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: 18805 SQ.FT.
 ALLOWABLE COVERAGE(10%): 1880 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%

