

Notice of Complete Application and Public Meeting

Meeting Date: Tuesday, January 25th, 2022
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 January 25, 2022. 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 31/21 LOB
Owner/Applicant(s)	Terrence and Andrea Killackey
Property Location	2995 Muskoka Road 117, Roll No. 040-013-03300
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 with an Exception “(WR-EXXX)” Development Permit Area to facilitate the construction of additions to an existing legal non-conforming and non-complying sleeping cabin, requiring relief for the following:</p> <p>a) to permit the construction of additions to a sleeping cabin, resulting in a greater footprint and size than an existing legal non-conforming and non-complying sleeping cabin.</p> <p>b) to permit a maximum gross floor area of a sleeping cabin to be increased from 49.8 sq.m. (536 sq.ft.) existing to 60.5 sq. m. (651 sq. ft.) proposed, which includes two additions to the rear of the sleeping cabin with a total area of 13.4 sq.m. (144.2 sq.ft.), whereas the maximum gross floor area permitted is 54 sq. m. (581 sq. ft.).</p> <p>c) to permit the construction of additions to a sleeping cabin, resulting in an additional 13.4 sq.m. (144.2 sq.ft.) within the shoreline activity area, being approx. 7% of the permitted shoreline activity area coverage.</p> <p>An amendment is required for proposed additions to an existing legal non-conforming and non-complying sleeping cabin. The property contains two (2) dwellings with attached decks, two (2) sleeping cabins with attached decks, a dryland boathouse with sleeping quarters above, a garage, a shed, a dock, and dock with flat roof boathouse.</p>
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"> • 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.
<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>	
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	December 23 rd , 2021

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

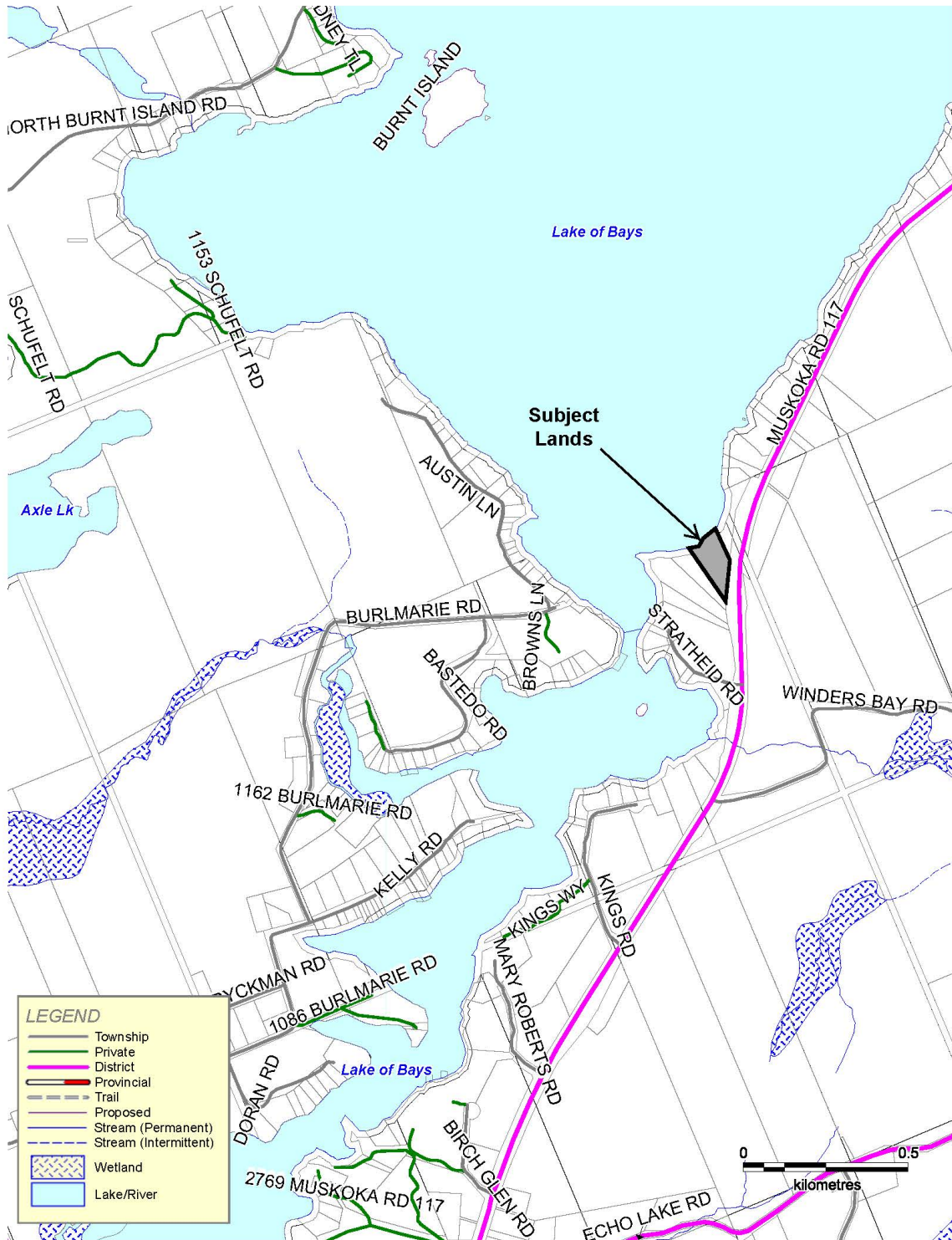
All Council (Planning Matters) meetings will be streamed live and available on the Township of Lake of Bays facebook page (link will be provided on the agenda posted one week prior to the meeting).

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 31/21 LOB
Applicant(s): Terrence and Andrea Killackey
Property Location: 2995 Muskoka Road 117
Roll Number: 040-013-03300



Proposed Site Plan

File No: Z 31/21 LOB
 Applicant(s): Terrence and Andrea Killackey
 Property Location: 2995 Muskoka Road 117
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