

**THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS
BY-LAW 2021-002**

**BEING A BY-LAW TO AMEND BY-LAW 04-181 KNOWN AS THE COMPREHENSIVE
ZONING BY-LAW (Boothby)**

WHEREAS it is deemed expedient to amend By-law 04-181.

NOW THEREFORE the Council of the Corporation of the Township of Lake of Bays enacts as follows:

1. Schedule "A" to By-law 04-181 is hereby amended by rezoning **Part of Lot 6, Concession 9, Franklin Ward**, now in the Township of Lake of Bays, from the **Community Residential "(R)" Zone** to the **Community Residential with an Exception "(R-E191)" Zone** to address the findings of the "Environmental Impact Study, Part of Lot 6 Concession 9 Township of Lake of Bays, September 2019" by FRiCORP Ecological Services; and the "Level 2 Wildland Fire Risk Assessment, Part of Lot 6, Concession 9; Franklin, Township of Lake of Bays, District of Muskoka, September 2020" by FRiCORP Ecological Services, as shown on Schedule "B" attached.
2. Section 7 of By-law 04-181 is hereby amended by the addition of the following:

"R-E191

On lands zoned **"R-E191"**, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Residential "(R)" Zone except for the following:

- a) That a Site Plan Agreement or similar municipal agreement/permit be entered into prior to development on the subject lands to ensure that the recommendations of the "Environmental Impact Study, Part of Lot 6 Concession 9 Township of Lake of Bays, September 2019" by FRiCORP Ecological Services; and the "Level 2 Wildland Fire Risk Assessment, Part of Lot 6, Concession 9; Franklin, Township of Lake of Bays, District of Muskoka, September 2020" by FRiCORP Ecological Services are implemented, and to appropriately site the development with the area outside development to remain in a natural state.
 - b) Notwithstanding any provisions within Comprehensive Zoning By-law No. 04-181, a minimum vegetated buffer, 7.5 metres (25 ft) wide, of natural vegetation shall be maintained along the road frontage, with the exception of a driveway not to exceed 20 ft wide along the road frontage of each lot.
3. Schedules "A" and "B" hereby form part of this By-law.
 4. All other provisions of By-law 04-181, as amended, shall apply.

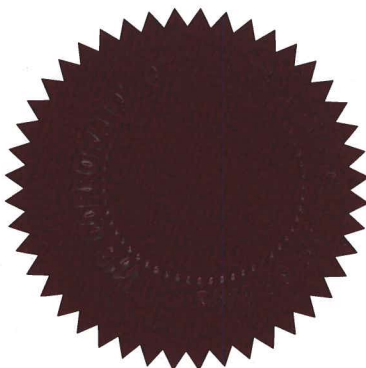
READ a FIRST, SECOND and THIRD time this 26th day of January, 2021.



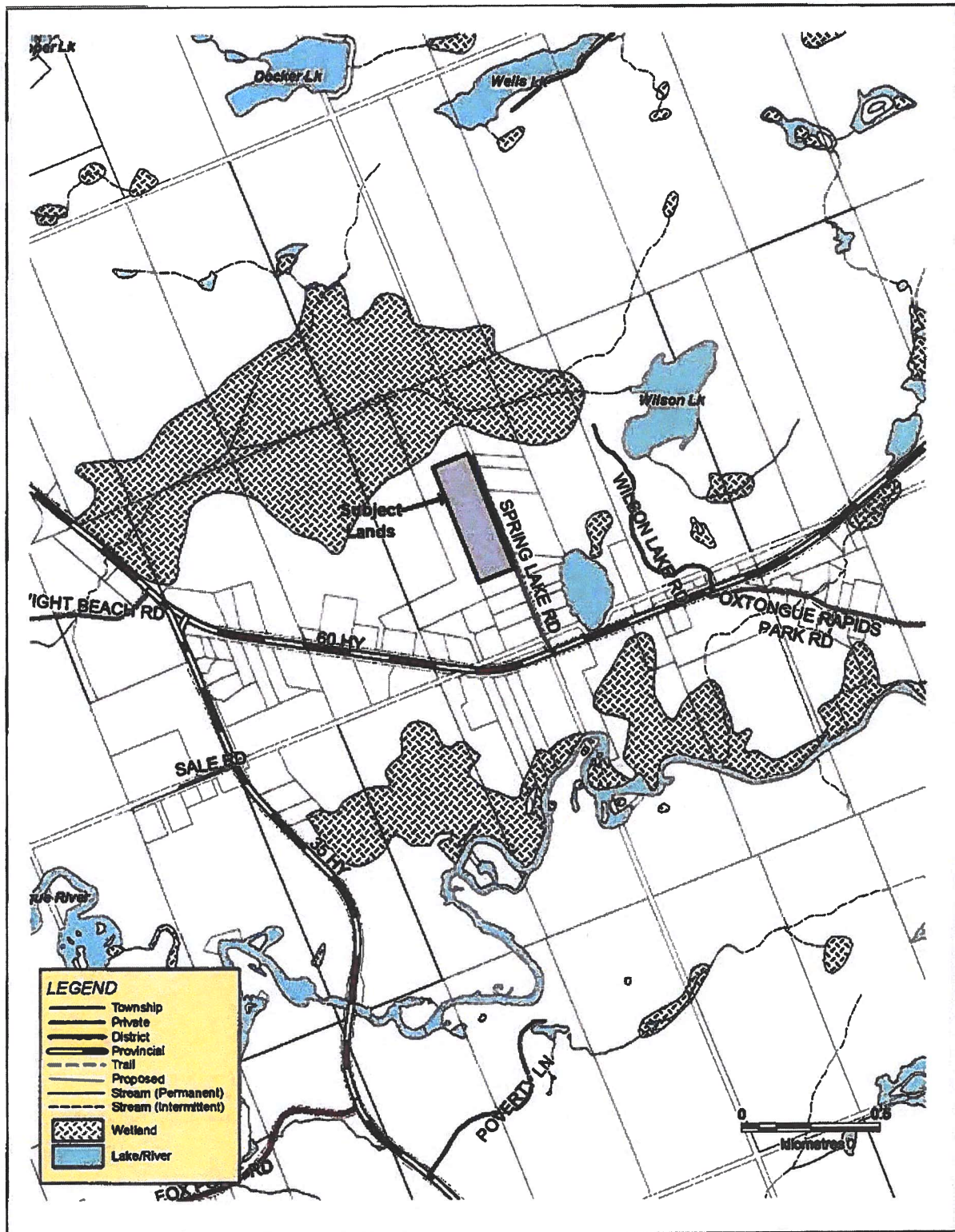
Mayor – Terry Glover



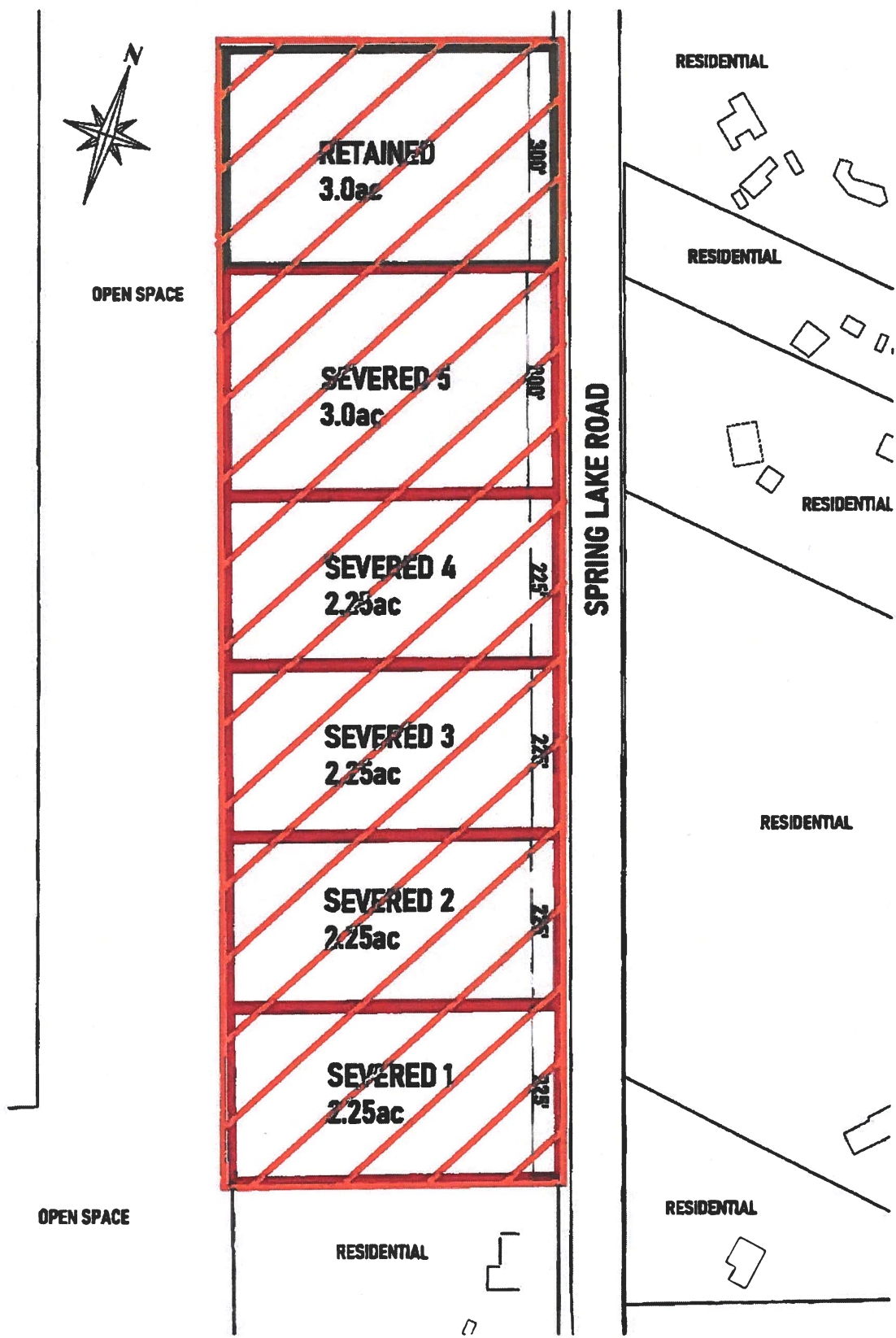
Deputy Clerk



SCHEDULE "A"
By-law Amendment No. 2021-002
File Z 22/20 LOB (Boothby)
Part of Lot 6, Con. 9, Franklin Ward
Spring Lake Road (vacant land), Property Roll
No. 010-011-07607



SCHEDULE "B"
By-law Amendment No. 2021-002
File Z 22/20 LOB (Boothby)
Part of Lot 6, Con. 9, Franklin Ward
Spring Lake Road (vacant land), Property Roll
No. 010-011-07607



 Subject Lands to rezone from **Community Residential "(R)" Zone** to **Community Residential with an Exception "(R-E191)" Zone**