

New Development Permit System Now in Effect

Karl Jaffary, Co-chair of the Lake of Bays Association Planning and Development Committee reports that the full Development Permit by-law for waterfront lands came into effect on January 1, 2006. A compromise was reached between the Township and resorts wanting to do fractional ownership. The basic rule is that resorts can develop 1 square foot of residential for every 10 square feet of land area they own. There are a few special cases, with slightly different rules. Central facilities buildings won't count against the density limit. However, the Township will be entitled to regulate the landscaping and grading over the entire extent of the resort land, not just the waterfront.

Under the old by-laws, commercial resort uses in Lake of Bays were entitled to a huge amount of development density. Fractional ownership developments provide an exit strategy for resort owners, and we don't know if the impact of the new permit system will be hard on the lake. LOBA's position on the issue is that we agree that this is a reasonable compromise that reduces permitted densities a great deal.

For background information on Resort Development Permits, please read Karl Jaffary's article on page four of the Fall 2005 issue of Current Connection titled "Township Council to Hold Special Meeting regarding Resort Development Permits." Back issues of Current Connections are posted under "Newsletter" on this website.