Box 129, Port Carling, ON, POB 1JO
Telephone (705) 765-3156
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A-07/23
ROLL # 9-3-021-04/06

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O., 1990, c.P.13,45(5), R.R.O., 1980, Reg. 787

APPLICATION MADE BY:	Villas of Lake Muskoka Limited, 245 Fairview Mall Drive, Suite 601, North York, ON M2J 4T1
LOCATION OF PROPERTY:	Part of Lots 17 and 18, Concession 6, Parts 3, 7, 8, and 14, Plan 35R-26679 (Monck), Civic Address: 1841 Highway 118 West, Zoning Schedules: 38 and 44

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront - Resort Commercial (WC1A4) and is located on a Category 1 Lake (Lake Muskoka).

The applicant proposes to construct a dwelling addition connecting an existing dwelling and garage, a porch addition, and a sundeck addition.

Relief is requested from Section 4.2.3 of By-law 2014-14, as amended, being the minimum side yard setback requirement for a sundeck addition. The minimum required side yard setback is 30 feet. The proposed sundeck addition is to be 17.5 feet (at the closest point) from the southerly side lot line. Therefore, the requested variance is 12.5 feet.

Relief is also requested from Section 4.2.3 of By-law 2014-14, as amended, being the minimum front yard setback requirement for a porch addition. The minimum required front yard setback is 66 feet measured from the high water mark. The proposed porch addition is to be 59 feet (at the closest point) from the high water mark. The requested variance is 7 feet.

NOTICE: **This notice has been sent to you for your information and does not require any response unless you wish to make one.** The above noted application will be heard by the Committee of Adjustment on the date and at the time shown below.

DATE: March 13, 2023 **TIME: 9:00 A.M.**

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19 and as part of the Township's response to stop the spread of COVID-19, this public hearing will be held in a virtual forum with electronic participation.

The hearing will be held electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via ZOOM and will commence at 9:00am. More information about viewing and/or participating in the ZOOM hearing is included in this Notice and can be found on our website at www.muskokalakes.ca.

PUBLIC HEARING: You or your representative are entitled to participate in this public hearing and make verbal representation by participating in the ZOOM hearing or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed Minor Variance. If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer at the email address shown below.

Members of the public may also observe the proceedings by accessing the live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: https://muskokalakes.civicweb.net/Portal/

ADDITIONAL INFORMATION: There may be additional information relating to the proposed variance application available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4 p.m. or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone: (705)765-3156 or FAX (705)765-6755. Please email any submissions or requests to: planning@muskokalakes.ca Please quote the Committee's file number noted above.

FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

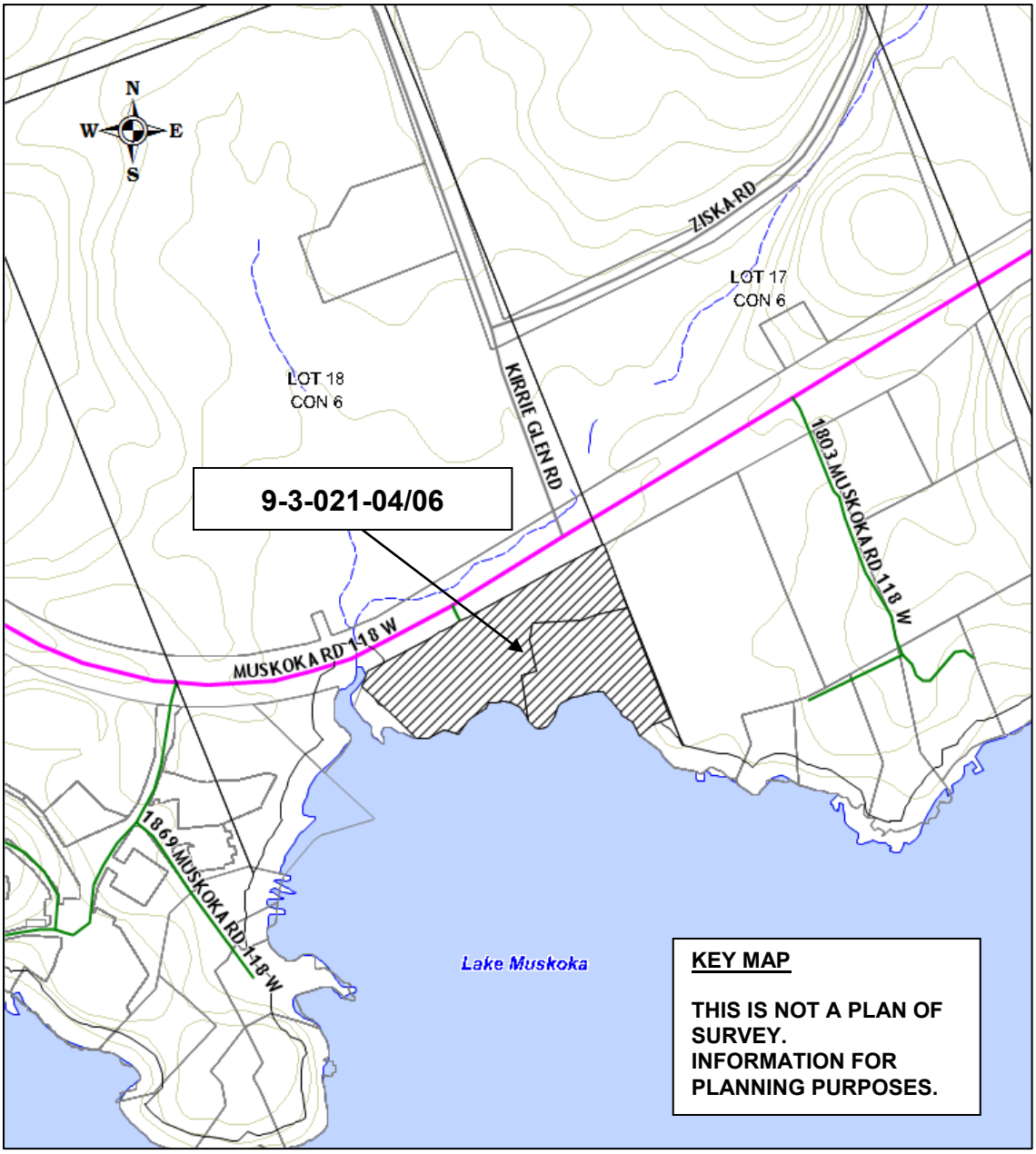
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

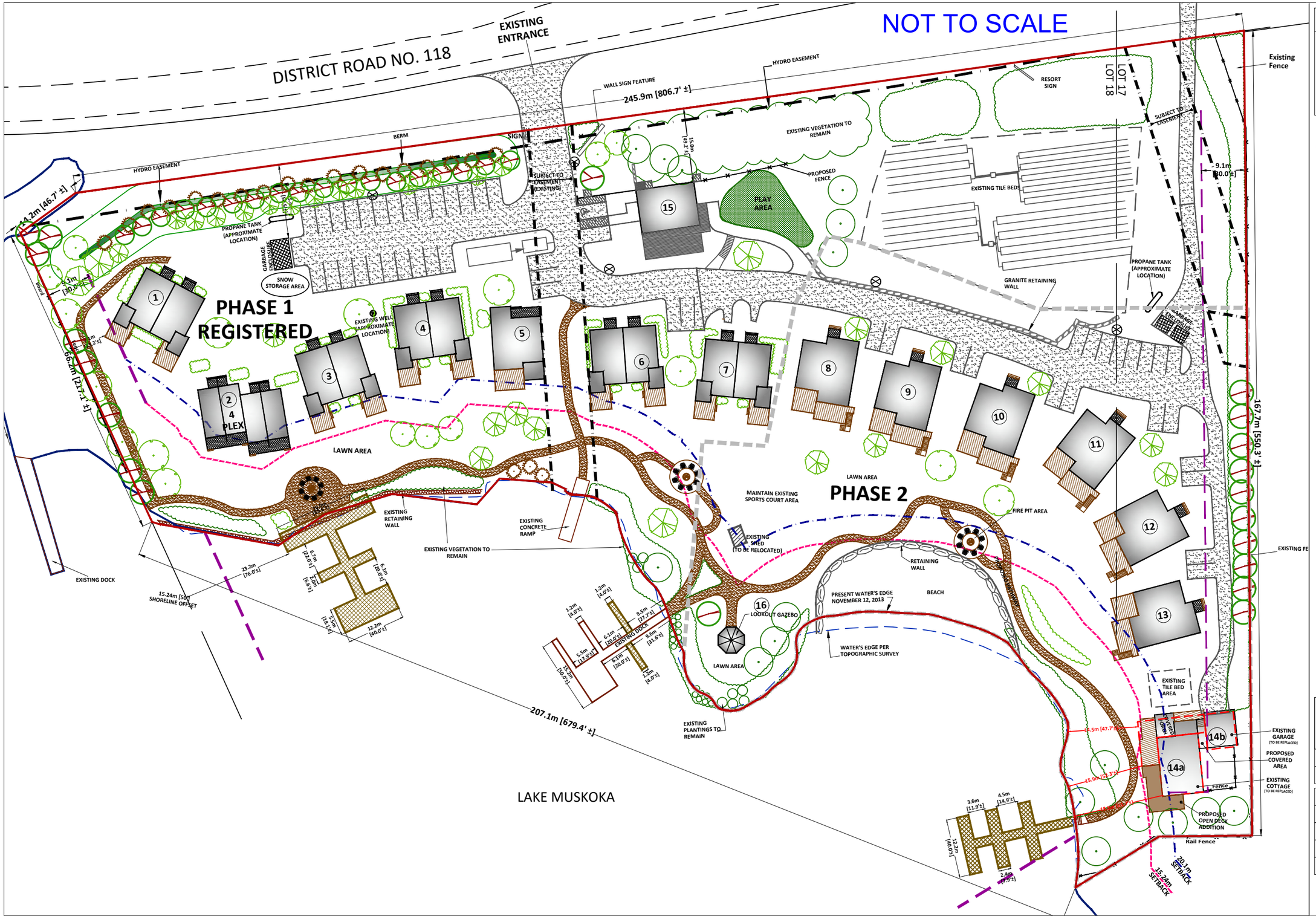
PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 3rd day of March, 2023.

"Original Signed by K. Bavington"
Kitty Bavington,
Secretary-Treasurer
Committee of Adjustment

KEY MAP


N
W
E
S
ZISKA RD
LOT 17
CON 6
LOT 18
CON 6
KIRRIE GLEN RD
1803 MUSKOKA RD 118 W
9-3-021-04/06
MUSKOKA RD 118 W
1869 MUSKOKA RD 118 W
Lake Muskoka
KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.



SITE PLAN

PART OF LOTS 17 & 18, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF MONCK
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

VILLAS OF MUSKOKA LIMITED

- 9.1m [30'] SIDE YARD SETBACK
- 20m [66'] SHORELINE SETBACK
- 15.24m [50'] SHORELINE SETBACK
- APPROVED DEVELOPMENT
- PROPOSED DEVELOPMENT
- DEVELOPMENT [TO BE REPLACED]
- VEGETATION [APPROXIMATE LOCATION]
- PATHWAY (APPROXIMATE CONGIFURATION / LOCATION)
- LIGHTING: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT

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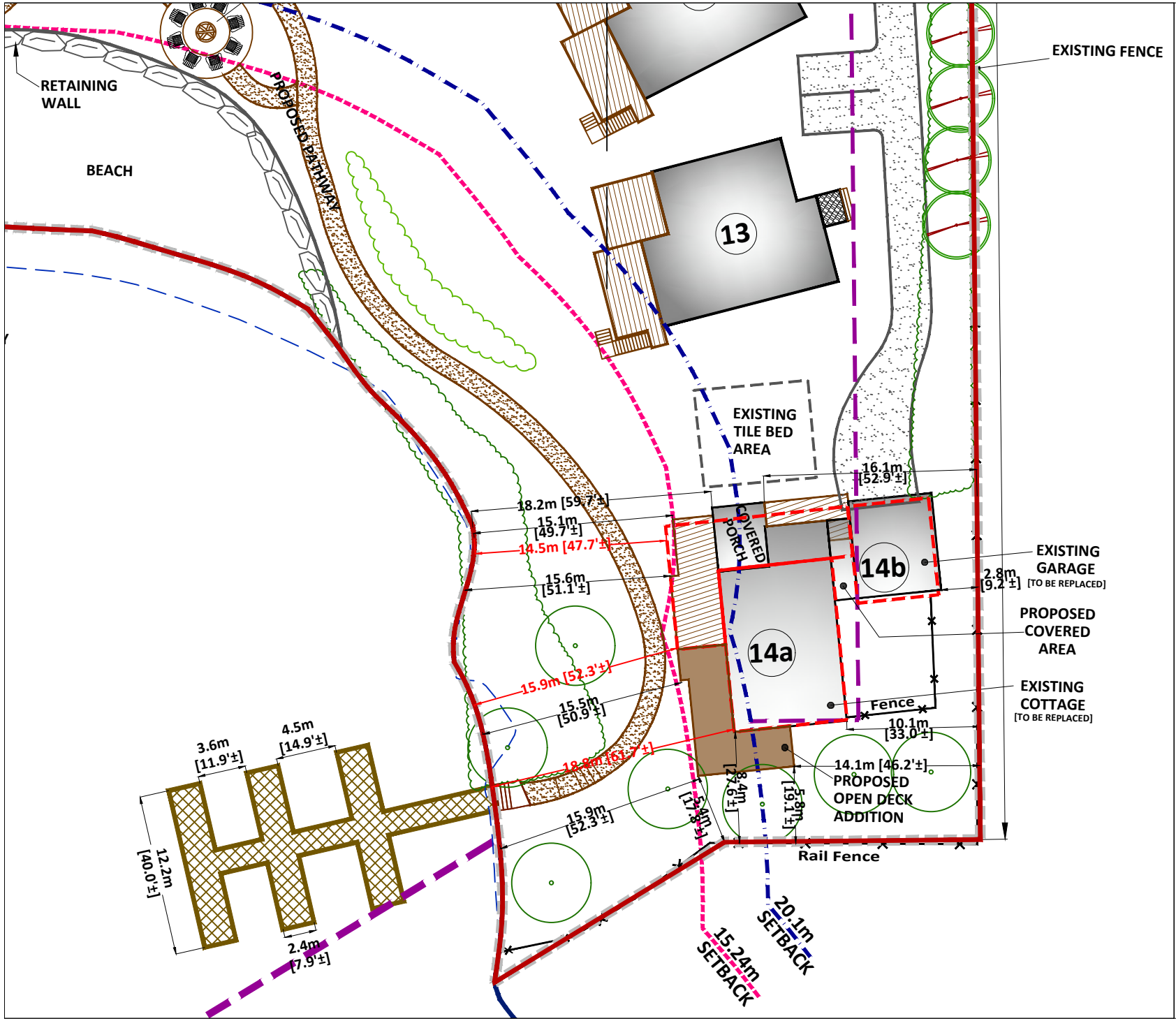
PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 750	565000	JANUARY 9, 2023	JT

NO.	DATE	REVISIONS	BY
1.	23-FEB-2023	REVISIONS AS PER TOWNSHIP	JT
2.	03-MAR-2023	REVISIONS AS PER TOWNSHIP	JT
3.			
4.			

BASE MAP SOURCE:
COOTE, HILEY, JEMMETT LIMITED
PINESTONE ENGINEERING
C.T. STRONGMAN SURVEYING LTD.

NOT TO SCALE



SITE PLAN - ENLARGEMENT

PART OF LOTS 17 & 18, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF MONCK
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

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FOR
INFORMATIONAL
PURPOSES ONLY

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NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.
PROPERTY OF CEDARBUILT HOMES

DESIGN DATA FOR (TOWNSHIP)

GROUND SNOW LOAD:	Ss: X.X kPa
ASSOC. RAIN LOAD:	Sr: X.X kPa
WIND LOAD:	1/50: X.X kPa
ALLOWABLE SOIL BEARING	XX kPa

CIVIC ADRESS

1841 HWY 118 WEST, BRACERIDGE

LEGAL DISCRIPTION

TOWNSHIP OF MUSKOKA LAKES

No.	Description	Date
2	Structural Drg Pkg for Review	-
3	Issued for Review/Permit	-
4	As Built Drawings	-

CedarCoast TIMBER HOMES

PROJECT NO.

XXX

CUSTOMER

VILLAS #14

SHEET TITLE

Elevations

A3

DATE	2022/01/17
DESIGNER	RP
CHECKED BY	PB
SCALE	1/8" = 1'-0"