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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
COMMITTEE OF ADJUSTMENT

FILE # A-15-23
ROLL # 8-5-042

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: 2573523 Ontario Limited, 3 Elmor Avenue, Toronto, Ontario
M4L 3R6

LOCATION OF PROPERTY: Part of Lot 10, Concession 2, Parts 1 to 8, Plan 35R-25744,
(Wood), Civic Address: 1104 Barlochan Road, Zoning Schedule:
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EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR6) and is located on a Category 1 Lake (Lake Muskoka).

The applicant proposes to construct an addition to an existing sundeck.

Relief is requested from Sections 4.1.3 and 4.1.3.5 of By-law 2014-14, as amended, being the minimum front yard setback requirement. In this case, the minimum front yard setback requirement is the existing setback or a minimum of 40 feet, whichever is greater. The existing sundeck is set back 39 feet (at the closest point) from the front lot line/high water mark. Therefore, the minimum front yard setback requirement is 40 feet. The proposed sundeck addition is to be set back 34.5 feet (at the closest point) from the front lot line/high water mark. The requested variance is 5.5 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: April 11, 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.muskokalakelakes.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.

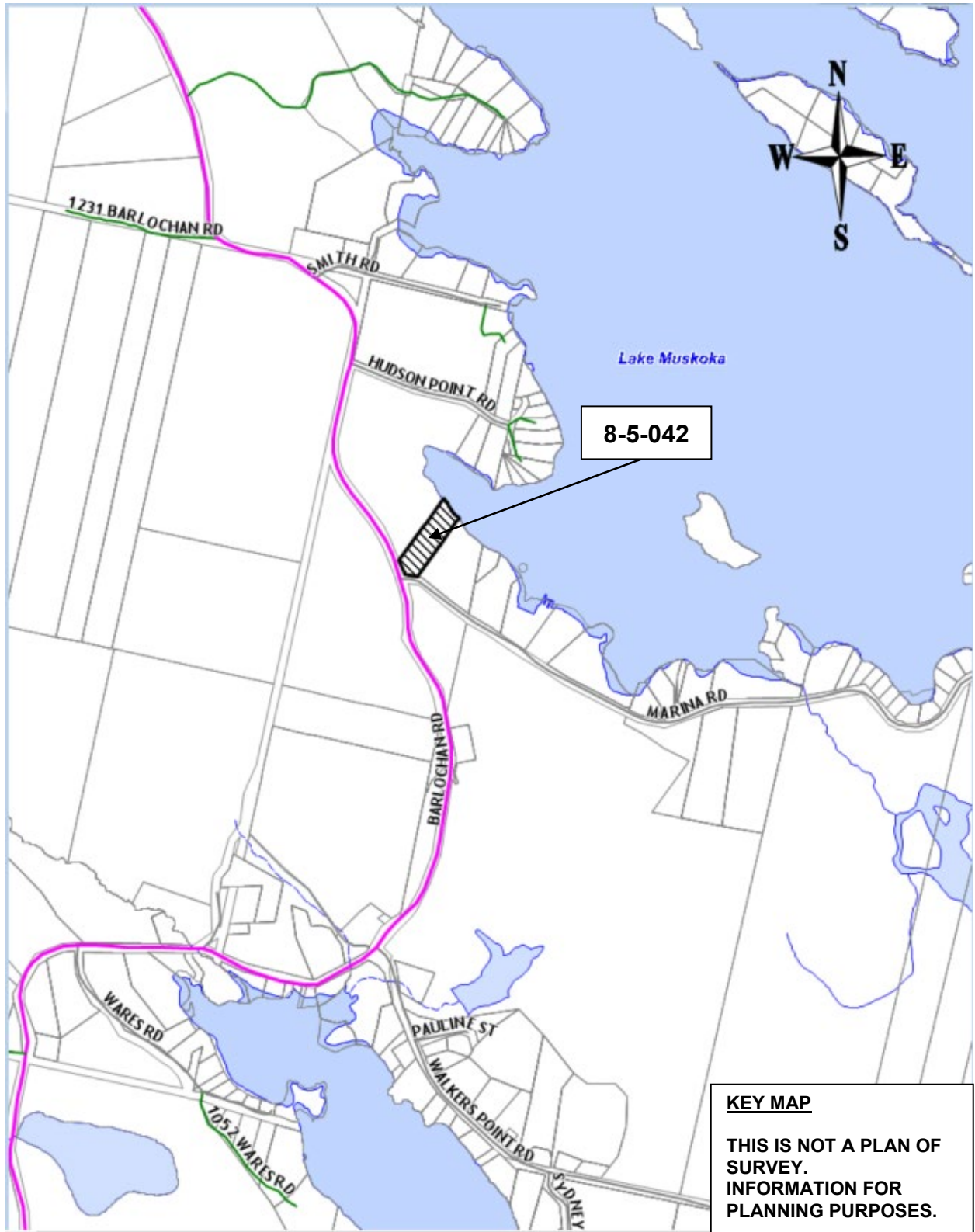
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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.

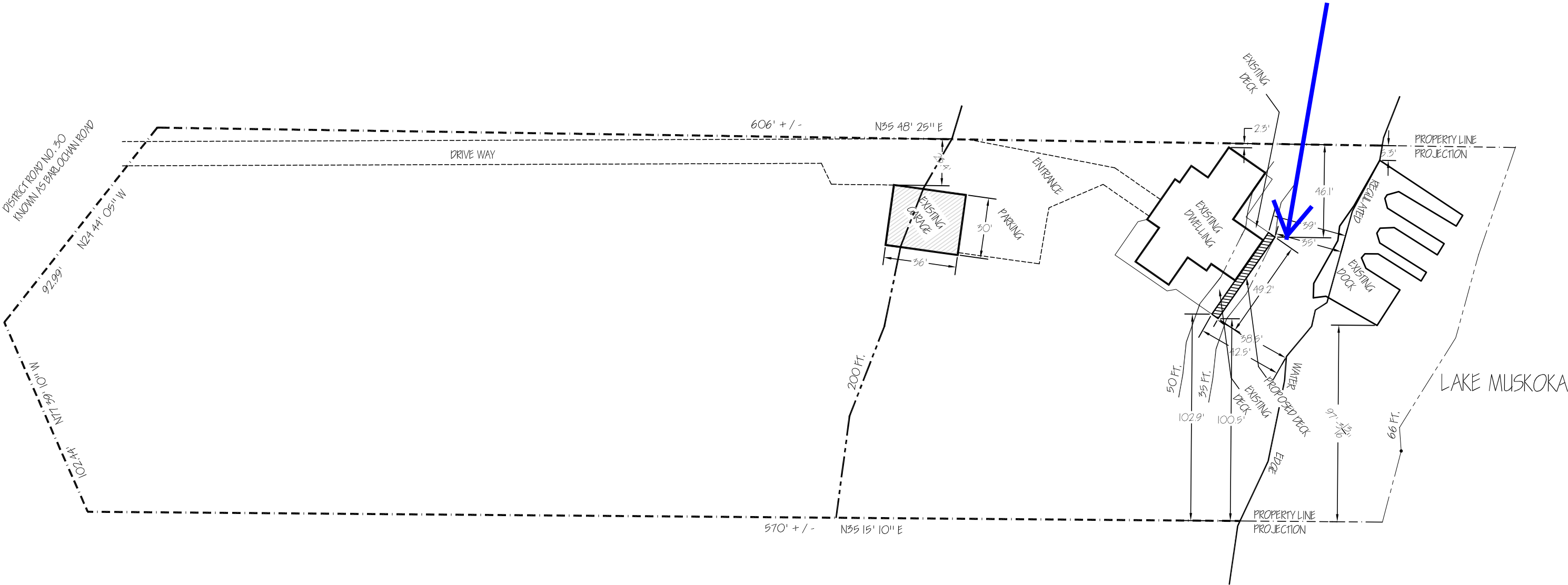
Dated this 31st day of March, 2023.

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

KEY MAP



NOT TO SCALE



SITE PLAN

1104 BARLOCHAN ROAD
PART OF LOT 10 CONCESSION 2
GEOGRAPHIC TOWNSHIP OF WOOD,
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

AREA OF THE PROPERTY IN THE FIRST 200 FT. IS 36,960 SQ. FT.
AREA OF ROOFED STRUCTURE IN THE FIRST 200 FT. IS 3210 SQ. FT.
STRAIGHT LINE FRONTAGE IS 200 FT.
AREA OF THE EXISTING DECK IS 970 SQ. FT.
AREA OF THE PROPOSED DECK ADDITION IS 196.8 SQ. FT.
NONE OF THE EXISTING DECKS ARE COVERED
THE PROPOSED NEW DECK WILL NOT BE COVERED

