
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
COMMITTEE OF ADJUSTMENT

FILE # A-10-23
ROLL # 4-11-105

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: Margaret Kingstone, 398 Wellesley St. East, Toronto, ON, M4X 1H6

LOCATION OF PROPERTY: Part Lot 21, Concession 7, Parts 3 to 5, Plan 35R-3117, Parts 3 and 4, Plan 35R-19938, Parts 1 and 2, Plan 35R-26056 (Medora), Civic Address: 1114 Halls Road, Zoning Schedule: 28

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR5-7) and is located on a Category 1 Lake (Lake Rosseau).

The applicant proposes to recognize an as-built shed and attached sundeck.

Relief is requested from Section 4.1.3 of By-law 2014-14, as amended, being a minimum front yard setback requirement of 66 feet for a shed. The as-built shed has been constructed 17.5 feet (at the closest point) from the front lot line. The requested variance is 48.5 feet.

Relief is also requested from Section 4.1.4 of By-law 2014-14, as amended, being a minimum front yard setback of 50 feet for a sundeck. The as-built attached sundeck has been constructed 18.5 feet (at the closest point) from the front lot line. The requested variance is 31.5 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 29th day of March, 2023.

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

KEY MAP

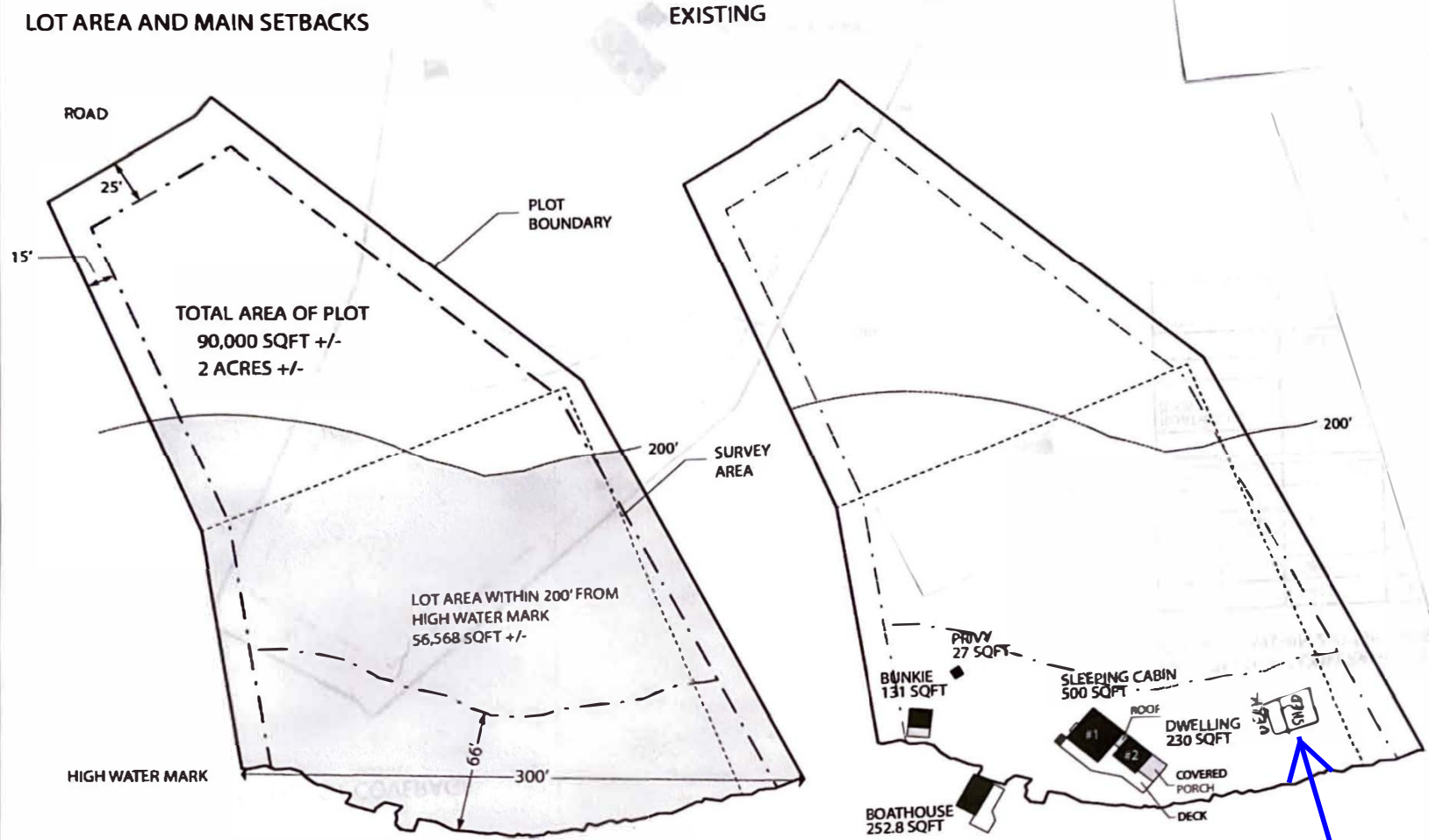


NOT TO SCALE

SITE PLAN

KINGSTONE FULL LOT SURVEY
4-11-105
SHED "sketch" added by hand.

LOT AREA AND MAIN SETBACKS



SITE PLAN (ENLARGED)

NOT TO SCALE

