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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

This notice has been sent to you for your information and does not require any response unless you wish to make one.

TAKE NOTICE THAT the Committee of Adjustment for The Corporation of the Township of Muskoka Lakes will be considering the following proposed minor variance to Zoning By-Law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13.

Hearing Date: Monday, April 8th, 2024 at 9:00 a.m.

File #.: A-98/21

Roll #: 4-5-001

Civic Address: 1151 Roberts Bay Road

Owner: Graham Saunders, Unit 134 Roxborough Street West, Toronto, ON, M5R 1V1

Legal Description: Part of Lot 11, Concession 9, Parts 1 and 2, Plan 35R-20311, (Medora)

Lake/River: Lake Joseph (Category 1 Lake)

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 27

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to construct a new swim dock.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.7 & 4.1.7.12 a.	Maximum Permitted Cumulative Dock Width	75 ft.	87 ft.	12 ft.

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.

TAKE FURTHER NOTICE that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wishing to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at 9:00 a.m.**

ZOOM Guide

More information about viewing and/or participating in the zoom hearing can be found on our website: <https://www.muskokalakes.ca/zoom/>

Electronic Version of Notice of Hearing

Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code:



Submit Comments in Writing

Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.



Active Verbal Participation in Person or on Zoom

Hybrid hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit: www.muskokalakes.ca/zoom

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.



Watch the Meeting Online

You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on www.muskokalakes.ca

For more information, please contact the Planning Department weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

FAILURE TO PARTICIPATE: 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.

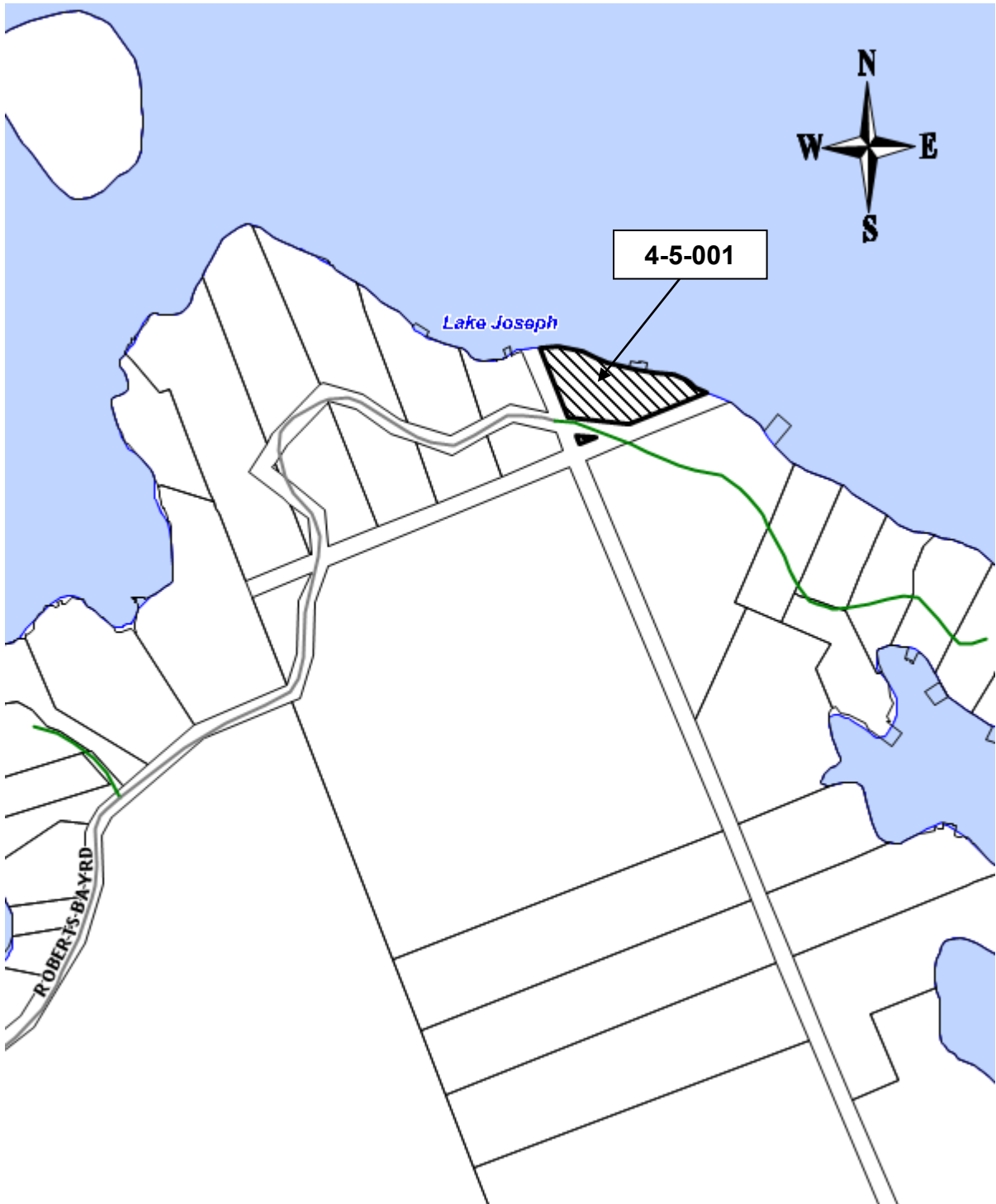
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, no one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

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 21st day of March, 2024.

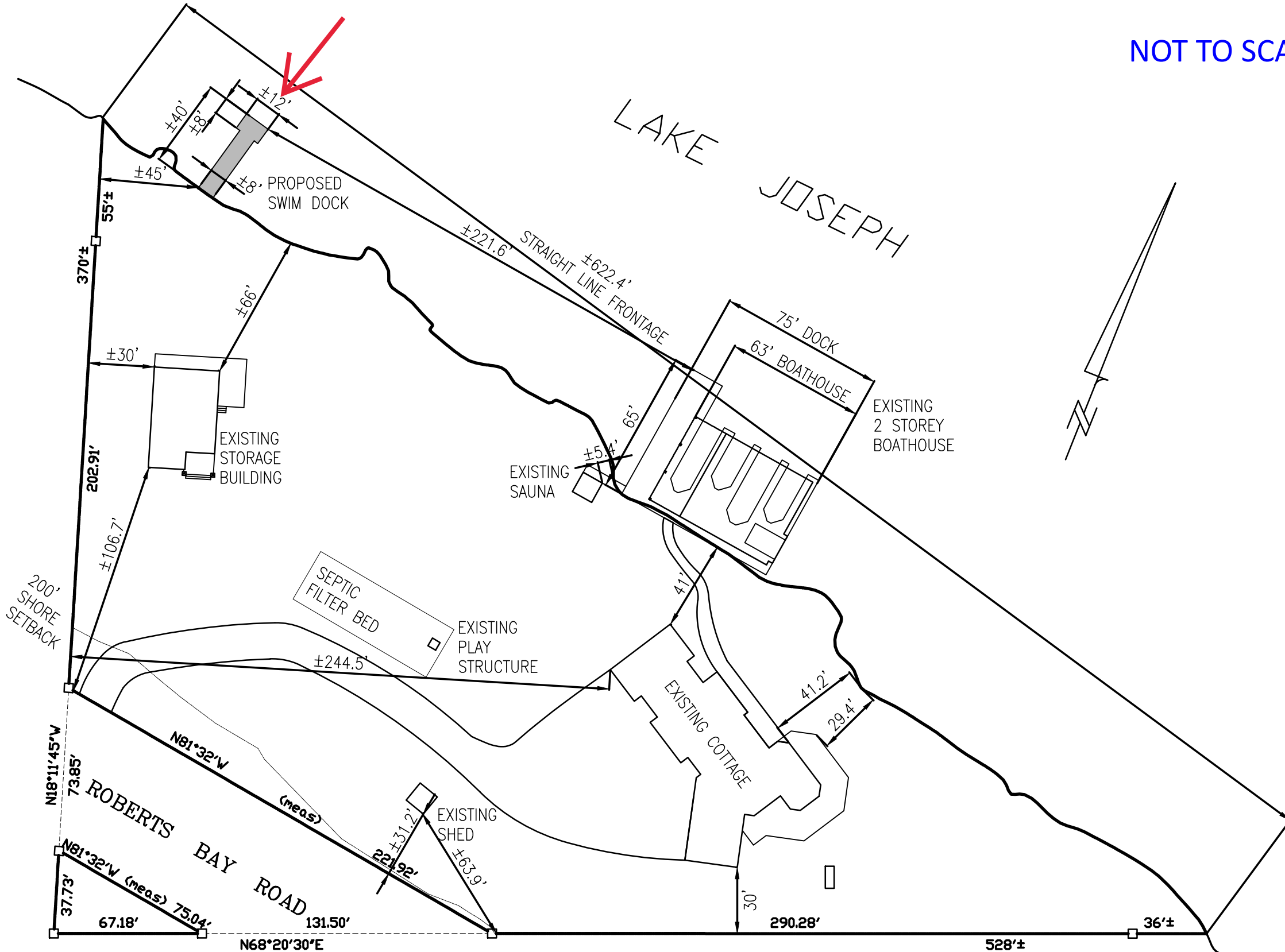
“Original Signed by C. Ward”
Chelsea Ward,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



KEY MAP
**THIS IS NOT A PLAN OF
SURVEY.
INFORMATION FOR
PLANNING PURPOSES.**

NOT TO SCALE



SITE STATISTICS

LOT AREA:	
(LOT AREA WITHIN 200')	87,250 ft ² ±
10% COVERAGE ALLOWED WITHIN 200'	8725 ft ² ±
PROPOSED LOT COVERAGE:	
EXISTING COTTAGE	4330 ft ² ±
EXISTING 2 STOREY BOATHOUSE	2651 ft ² ±
EXISTING SHED	100 ft ² ±
EXISTING WOOD SHED	40 ft ² ±
EXISTING SAUNA	100 ft ² ±
EXISTING STORAGE BUILDING	1407.3 ft ² ±
EXISTING PLAY STRUCTURE	16 ft ² ±

NOTES:

- ALL VEGETATION WITHIN 50' OF THE SHORELINE SHALL REMAIN IN A NATURAL STATE.
- ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.
- ALL TREE REMOVAL AND SITE ALTERATION SHALL COMPLY WITH THE TREE PRESERVATION AND SITE ALTERATION BY-LAWS.

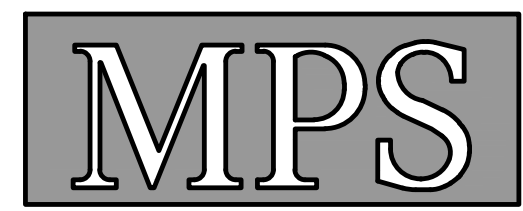
LEGAL DESCRIPTION:
 LOT 11, CONCESSION 9
 35R-20311, PARTS 1&2
 TOWNSHIP OF MUSKOKA LAKES
 FORMER TOWNSHIP OF MEDORA

2	PLANNING APPLICATION	DEC. 1, 2021
1	PLANNING REVIEW	MAY 26, 2021
NO.	ISSUE-REVISIONS	DATE

PROJECT: **"SAUNDERS" SWIM DOCK**
 LOCATION: 1151 ROBERTS BAY ROAD
 TOWNSHIP OF MUSKOKA LAKES

DRAWN BY: CH	SCALE: 1" = 50'-0"
CHECKED BY: JB	DATE: NOV. 8, 2018

DRAWING NUMBER: **SP 1.0**



**MUSKOKA - PARRY SOUND
 ENGINEERING & DESIGN SERVICES INC**
 Phone 705.765.0520 • Fax 705.765.0518

FOR INFORMATIONAL PURPOSES ONLY