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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, August 14th, 2023 at 9:00 a.m.

File #.: A-36/23

Roll #: 2-8-042

Civic Address: 1052 Penney Road

Owners: Robert Clarke, 1140 Morinus Road, Unit #6, Port Carling ON P0B 1J0

Legal Description: Part of Lot 32, Concession 2, Parts 1 to 4, Plan 35R-23192, (Watt)

Lake/River: Lake Rosseau (Category 1)

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 30

EXPLANATION OF THE PURPOSE AND EFFECT: A dwelling has recently been constructed on the subject property and the applicant proposes to change the use of an existing dwelling to a sleeping cabin. The applicant also proposes to recognize an as-built entry addition to the new dwelling. The applicant also proposes to construct an addition to a single storey boatport with a peaked roof.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.6 and 4.1.3.7	Maximum Permitted Lot Coverage Within 200 Feet of the High Water Mark	2,521 sq. ft. (10%)	2,773 sq. ft. (11%)	252 sq. 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 wish 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.** 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.

ADDITIONAL INFORMATION relating to the proposed variance application is available from the Planning Department week days 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, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

Please quote the file number noted above.

YOU OR YOUR REPRESENTATIVE are entitled to participate in this public hearing and make verbal representation and/or make written representation prior to the meeting. Comments can be submitted by emailing planning@muskokalakes.ca or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

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.

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.

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.

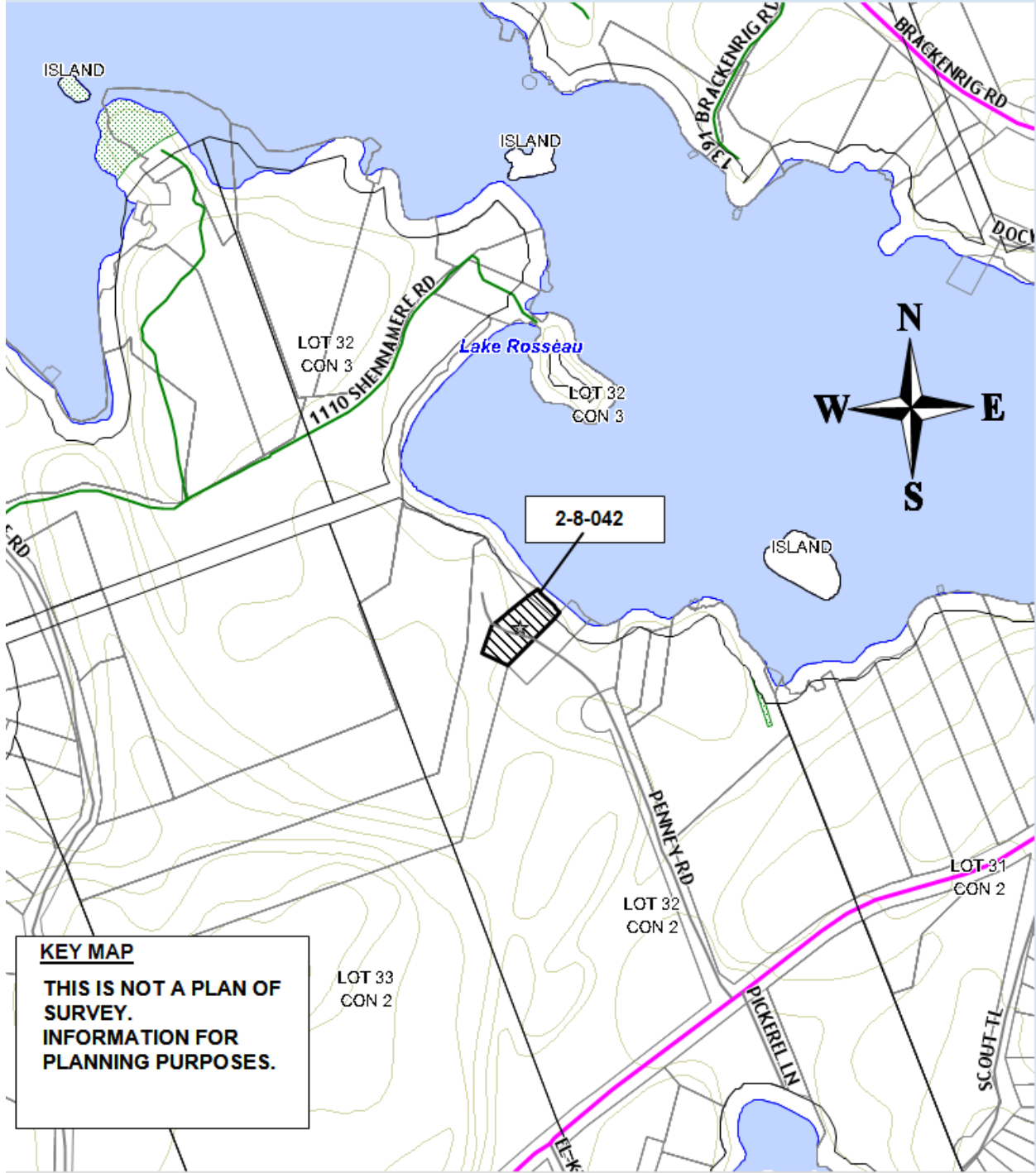
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 28th day of July, 2023.

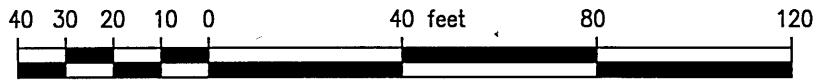
"Original Signed by K. Bavington"
Kitty Bavington,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



PART OF LOT 32, CONCESSION 2
 GEOGRAPHIC TOWNSHIP OF WATT
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

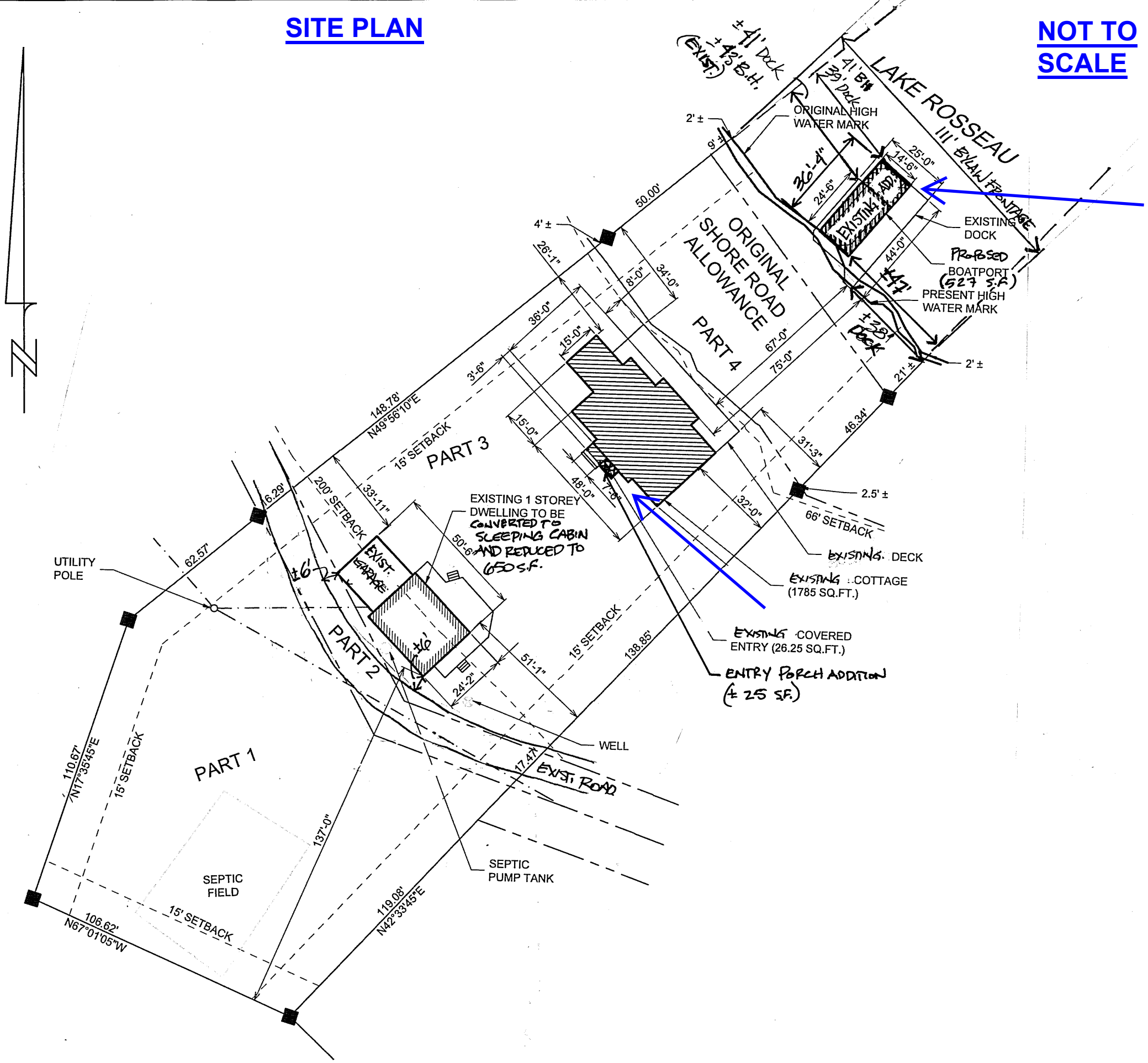
SCALE 1" = 40'



1052 PENNEY ROAD
 PARTS 1 TO 4 OF PLAN 35R-23192
 Roll# 4453-020-008-04200
 Zoning: WR4

SITE PLAN

NOT TO SCALE



AREA ANALYSIS

TOTAL SITE AREA: 47140 S.F. 1.08 Ac.
 LOT AREA WITHIN 200' OF SHORE 25210 S.F. 0.58 Ac.

COTTAGE COVERAGE AREA: 1785 S.F.
 COVERED PORCH AREA: 26 S.F.
 COTTAGE PORCH ADDITION AREA: 25 S.F.
 EXISTING GARAGE/SLEEPING CABIN AREA: 410 S.F.
 (within 200' from shore)
 PROPOSED BOATPORT AREA: 527 S.F.
 LOT COVERAGE WITHIN 200' FROM SHORE: 2773 S.F.

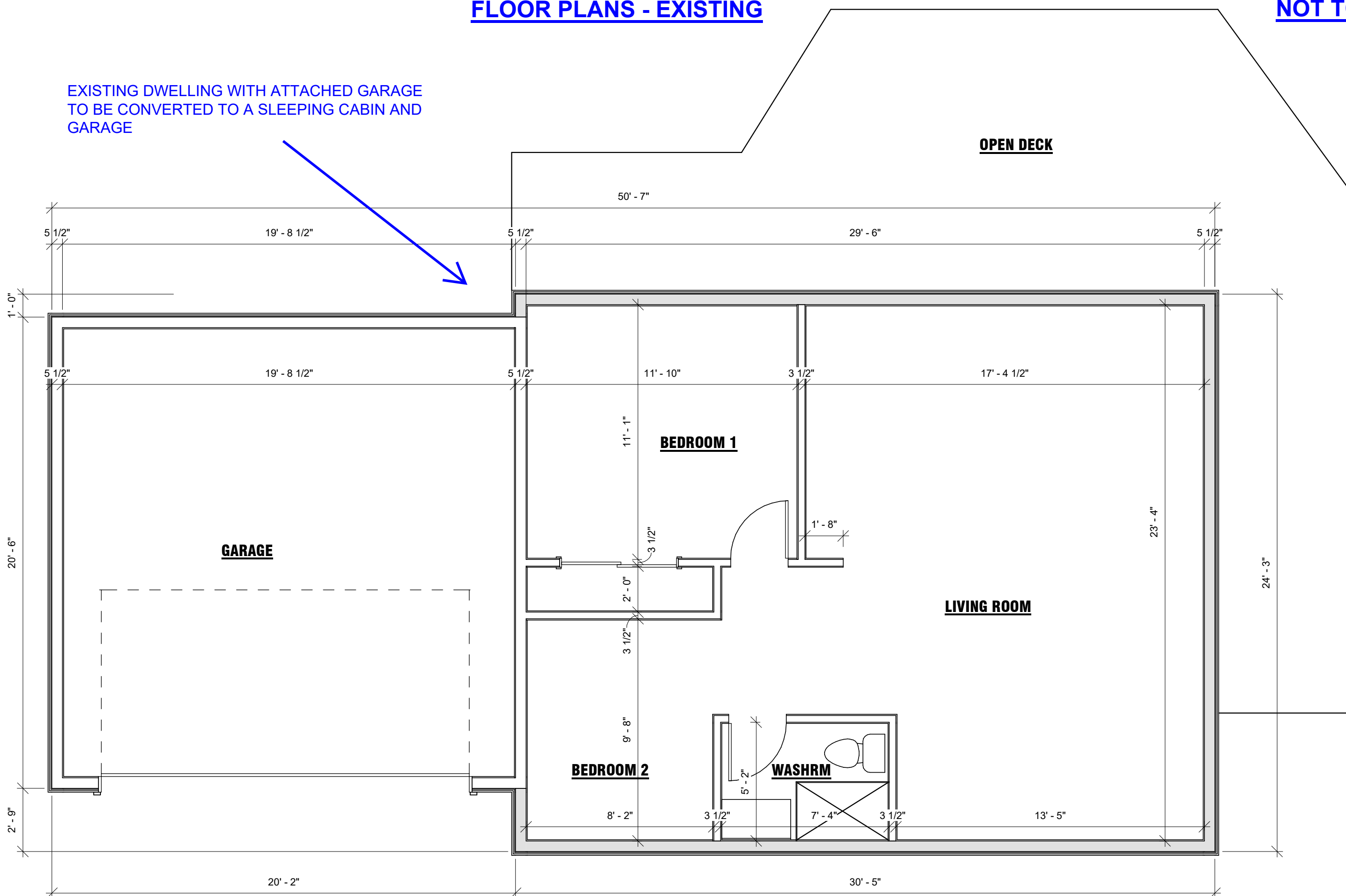
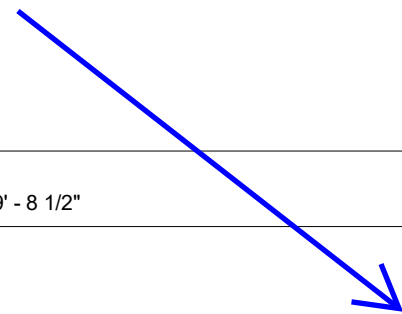
PERCENT COVERAGE WITHIN 200' OF SHORE: 11.0%

EXISTING GARAGE/SLEEPING CABIN AREA: 710 S.F.
 (beyond 200' from shore)
 TOTAL LOT COVERAGE: 3483 S.F.
 PERCENT COVERAGE ENTIRE LOT: 7.4%

FLOOR PLANS - EXISTING

NOT TO SCALE

EXISTING DWELLING WITH ATTACHED GARAGE
TO BE CONVERTED TO A SLEEPING CABIN AND
GARAGE



EXISTING MAIN FLOOR PLAN

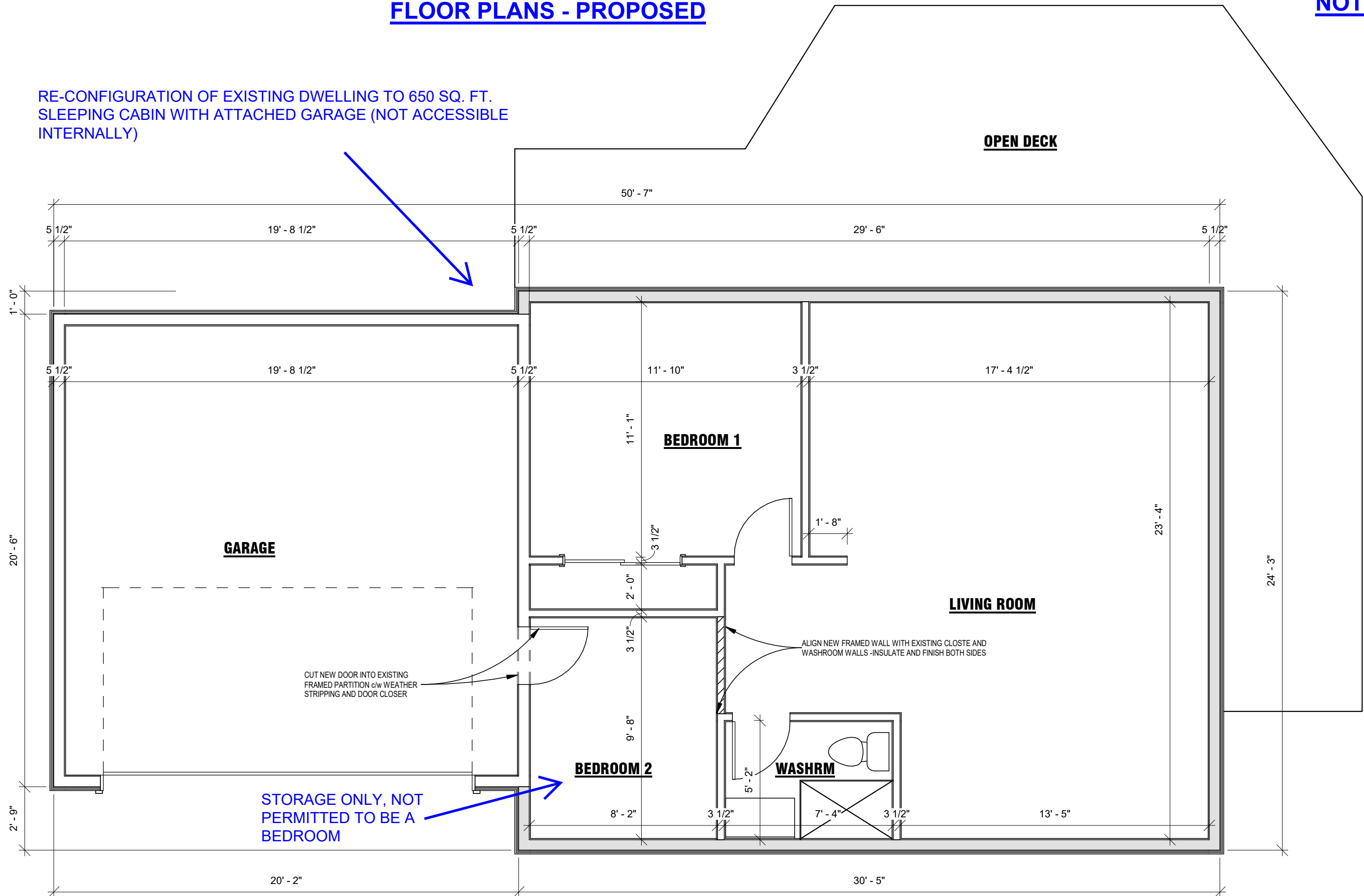
SCALE: 1/4" = 1'-0"

EXISTING AREA ANALYSIS:	
DWELLING FLOOR PLAN AREA:	738 S.F.
GARAGE AND STORAGE AREA:	413 S.F.

FLOOR PLANS - PROPOSED

NOT TO SCALE

RE-CONFIGURATION OF EXISTING DWELLING TO 650 SQ. FT.
SLEEPING CABIN WITH ATTACHED GARAGE (NOT ACCESSIBLE INTERNALLY)



PROPOSED MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED AREA ANALYSIS:	
BUNKIE FLOOR PLAN AREA:	650 S.F.
GARAGE AND STORAGE AREA:	501 S.F.