



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

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-42/23

Roll #: 6-17-017

Civic Address: 3646 Muskoka Road 169, Unit #18

Owners: William Maclver, 600 Hyde Park Road, Unit 179, London, ON N6H 5W8

Legal Description: Part of Lot 17, Concession E, (Medora)

Lake/River: Lake Muskoka (Category 1)

Zoning: Waterfront Residential (WR1)

Zoning Schedule: 41

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to install a walk-out basement, construct a screened room addition, construct a covered sundeck/porch, and enlarge a sundeck.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.6 4.1.3.7	Maximum Permitted Lot Coverage within 200 feet of the High Water Mark	2,580 sq. ft. (10%)	2,797 sq. ft. (10.8%)	217 sq. ft.

A key map of the subject property and the applicant’s 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.

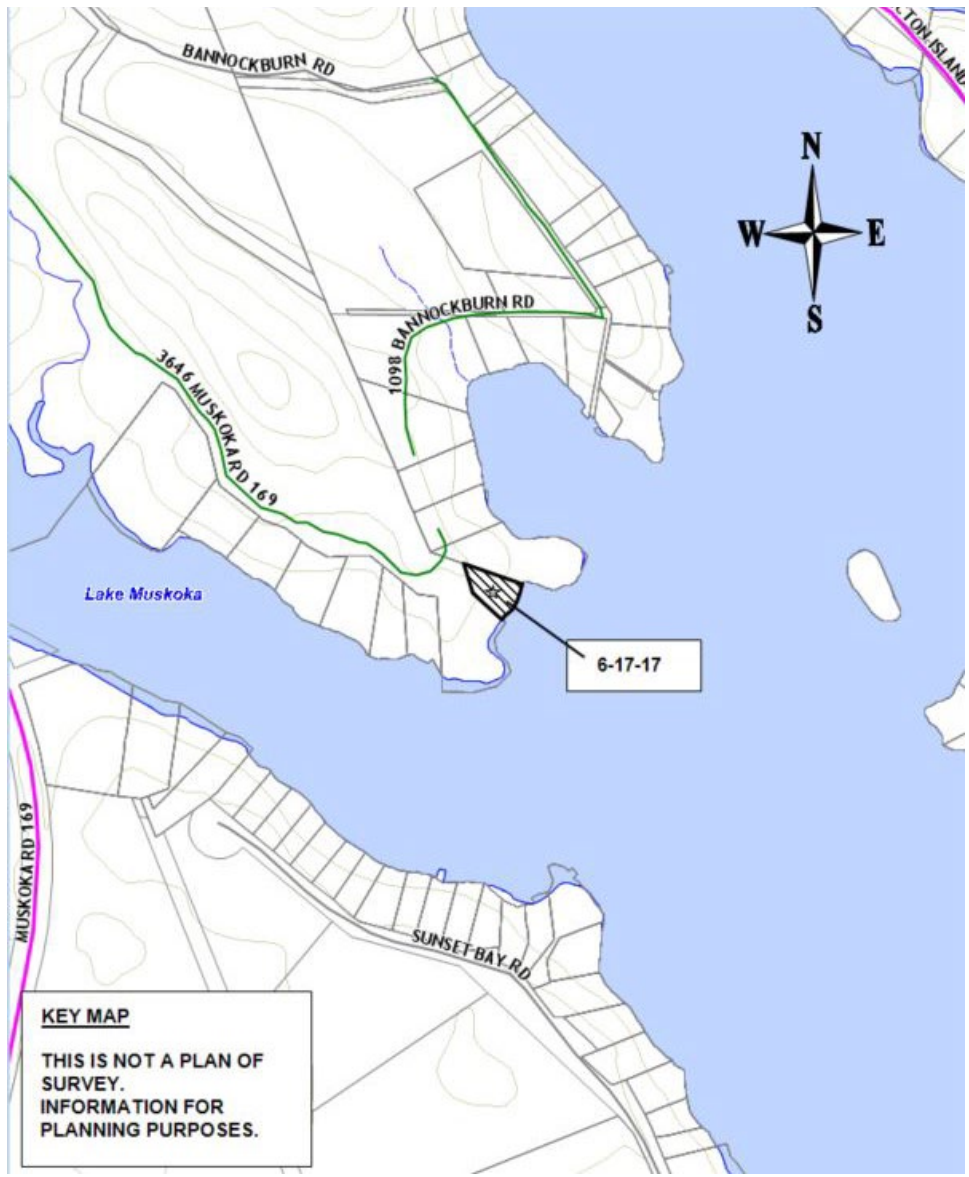
NO ONE OTHER THAN the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make written submission to the Secretary Treasurer before the variance is approved or refused, 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.

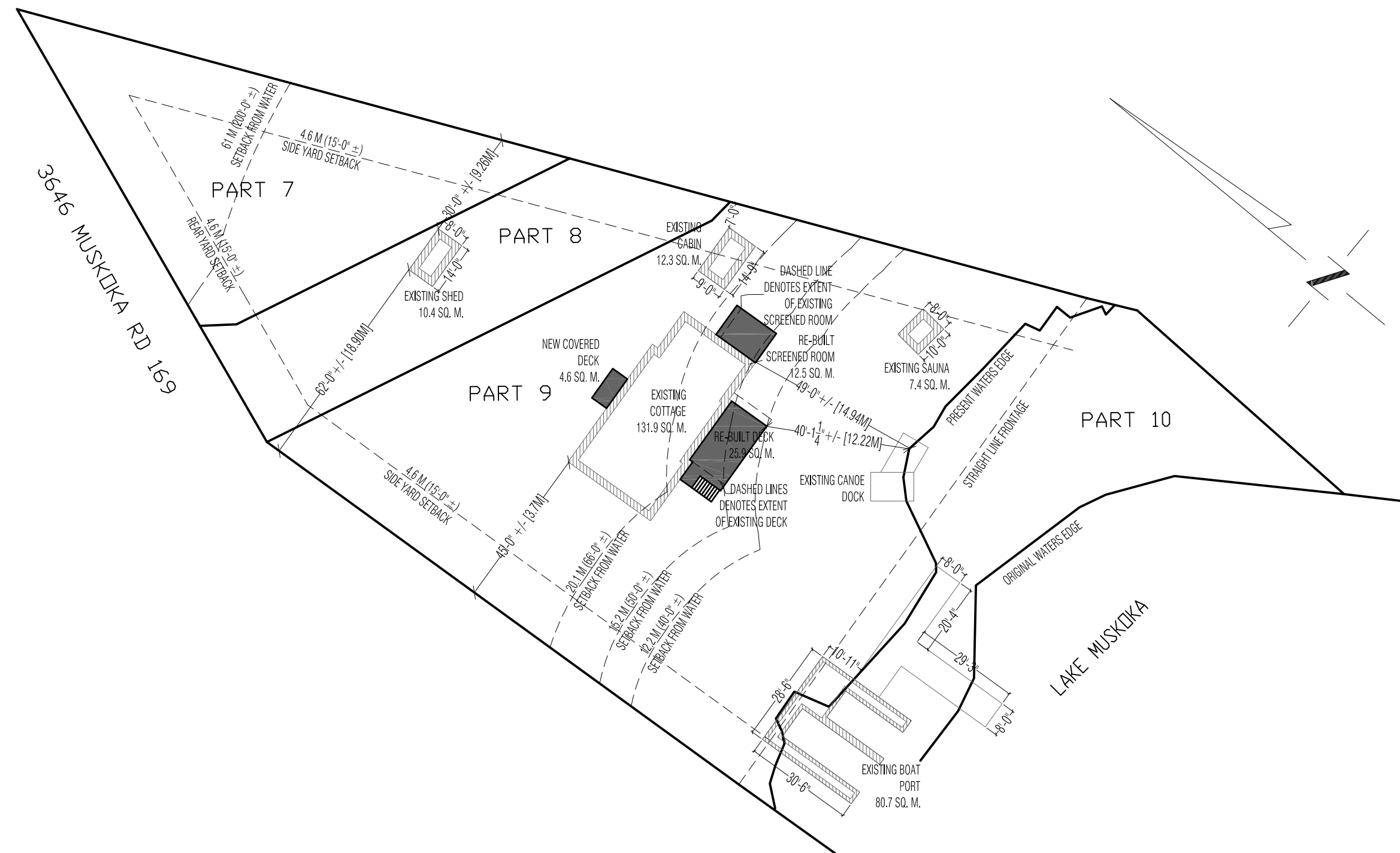
Dated this 2nd day of August, 2023.

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



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

NOT TO SCALE



ZONING REGULATIONS FOR WR1 PROPERTY

LOT COVERAGE	=	2644 M ² ±
LOT AREA TOTAL	=	2397 M ² ±
LOT AREA (WITHIN 61M)	=	264.4 M ² ± (10%)
ALLOWABLE LOT COVERAGE TOTAL	=	239.7 M ² ± (10%)
ALLOWABLE LOT COVERAGE (WITHIN 61M)	=	259.8 M ² ± (9.8%)
PROPOSED LOT COVERAGE TOTAL	=	259.8 M ² ± (10.8%)
PROPOSED LOT COVERAGE (WITHIN 61M)	=	259.8 M ² ± (10.8%)
EXISTING LOT COVERAGE		
EXISTING COTTAGE	=	131.9 M ² ±
EXISTING SHED	=	10.4 M ² ±
EXISTING CABIN	=	12.3 M ² ±
EXISTING SAUNA	=	7.4 M ² ±
EXISTING BOAT PORT	=	80.7 M ² ±
PROPOSED LOT COVERAGE		
RE-BUILT SCREENED ROOM	=	12.5 M ²
RE-BUILT DECK	=	25.9 M ²
COVERED DECK	=	4.6 M ²
SETBACKS		
SIDE YARD SETBACK	=	4.6 M
REAR YARD SETBACK	=	4.6 M
FRONT YARD (SHORELINE) SETBACK	=	20.1 M
STRAIGHT LINE FRONTAGE	=	61 M

NOTES:
DRAWING IS FOR REFERENCE ONLY; THE MEASUREMENTS PROVIDED ARE BASED ON ORIGINAL SURVEY. LOCATIONS OF BUILDINGS AND PATHWAYS MAY HAVE BEEN MODIFIED TO ILLUSTRATE PROPOSED DEVELOPMENT. THIS DOCUMENT HAS NOT BEEN PREPARED BY A REGISTERED ONTARIO LAND SURVEYOR.

DUE NORTH
DESIGN & DRAFTING INC.

www.duenorthdesign.ca
jessica@duenorthdesign.ca
705-763-7045
5 River House Lane
Huntsville ON P1H 2J3

- NOTES:**
- DO NOT SCALE DRAWING.
 - ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
 - ALL DIMENSIONS ARE TAKEN FROM BLOCK FACE, FOUNDATION FACE, STUD FACE, DECK FACE, COLUMN FACE OR COLUMN CENTERLINE.
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CONCEPTUAL ONLY

REVISIONS		
#	Description	Date

MACIVER
COTTAGE RENO

SITE PLAN

Address: 3646 MUSKOKA RD 169
#18
MUSKOKA LAKES, ON

Project Number: 23-52

Date: JULY 10, 2023

Drawn By: K.M.B.

SP-0

Scale: 1/32"=1'-0" REV: 1

NOT TO SCALE

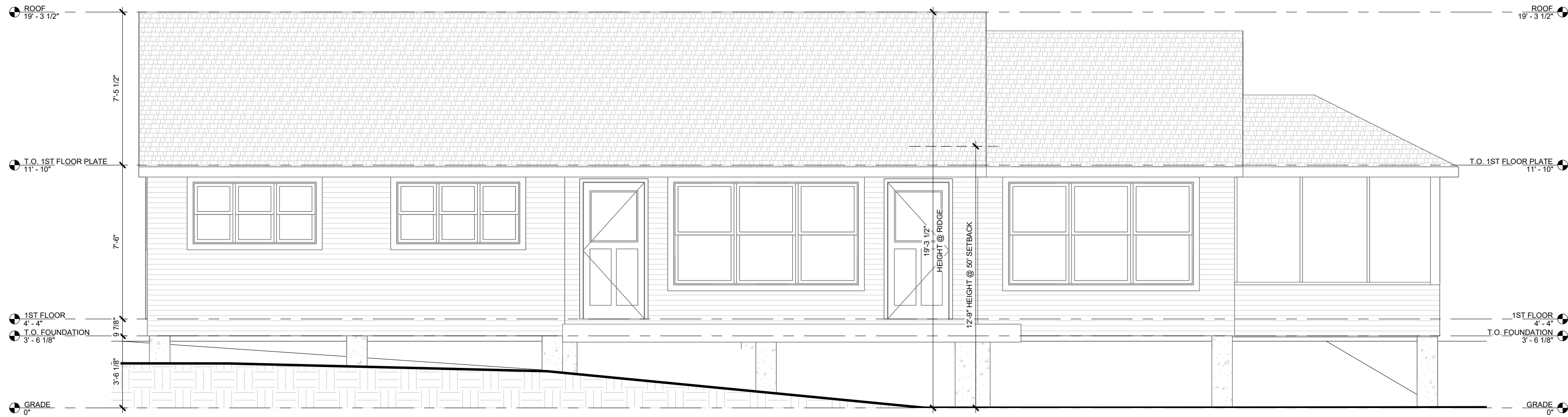
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1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

**CONCEPTUAL
ONLY**

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	JULY 10, 2023

MACIVER

AS-BUILTS

ELEVATIONS

Address 3646 Muskoka Rd 169 #18
Muskoka Lakes, ON

Project Number 23-52

Date JULY 10, 2023

Drawn by K.M.B.

A2

Scale 1/4" = 1'-0" Rev. 1

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SCREENED PORCH: 135 SQ. FT.
 COVERED DECK: 50 SQ. FT.

CONCEPTUAL ONLY

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	July 10, 2023

MACIVER

RENOVATION

3D VIEW

Address 3646 Muskoka Rd 169 #18
 Muskoka Lakes, ON

Project Number 23-39

Date July 10, 2023

Drawn by K.M.B.

A0

Scale Rev. 1

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MACIVER

RENOVATION

BASEMENT PLAN

Address 3646 Muskoka Rd 169 #18
Muskoka Lakes, ON

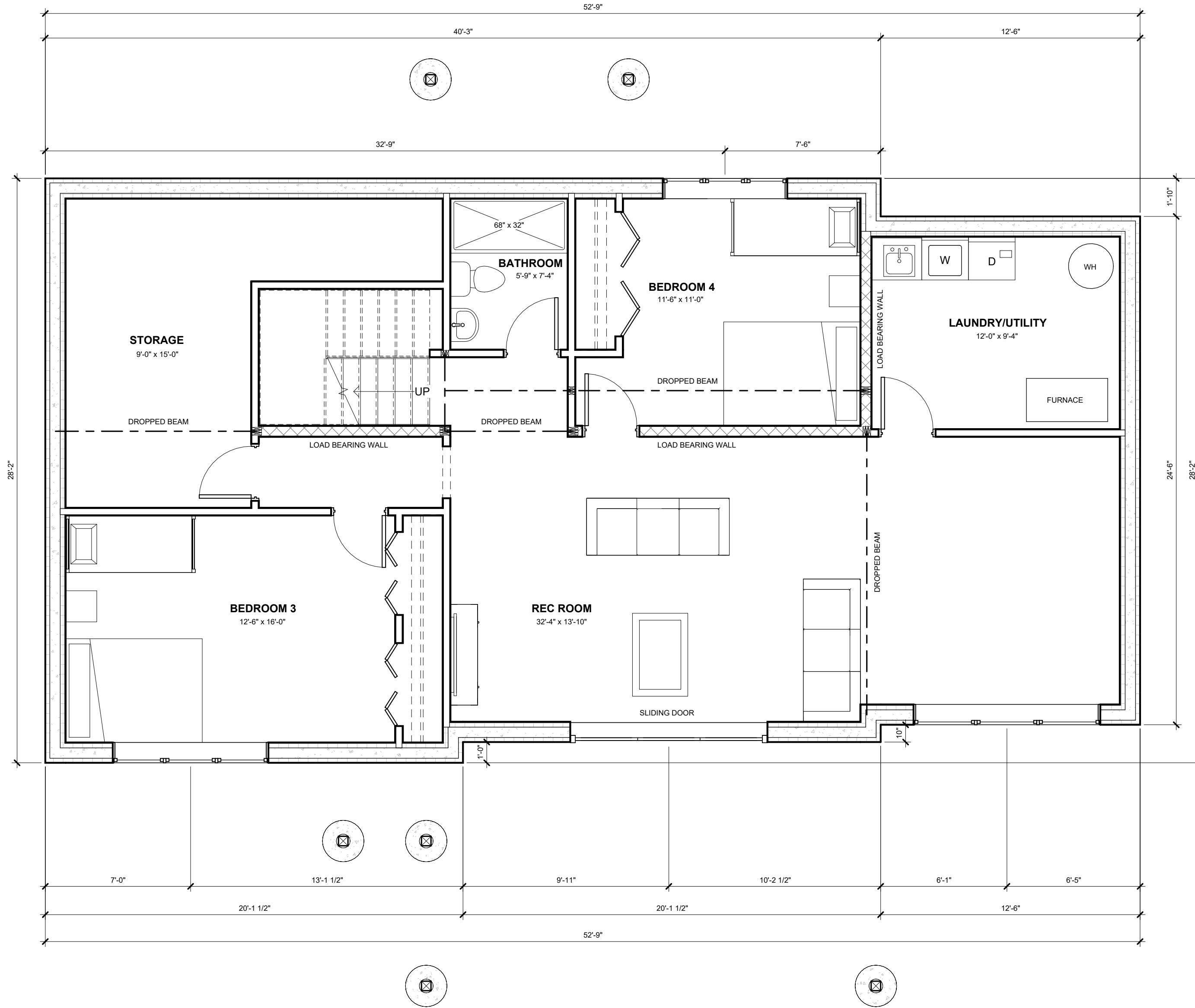
Project Number 23-39

Date July 10, 2023

Drawn by K.M.B.

A1

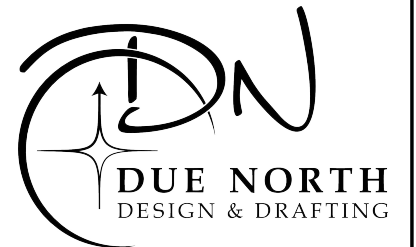
Scale 1/4" = 1'-0" Rev. 1



① **BASEMENT**
1/4" = 1'-0"

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MACIVER

RENOVATION

1ST FLOOR PLAN

Address 3646 Muskoka Rd 169 #18
Muskoka Lakes, ON

Project Number 23-39

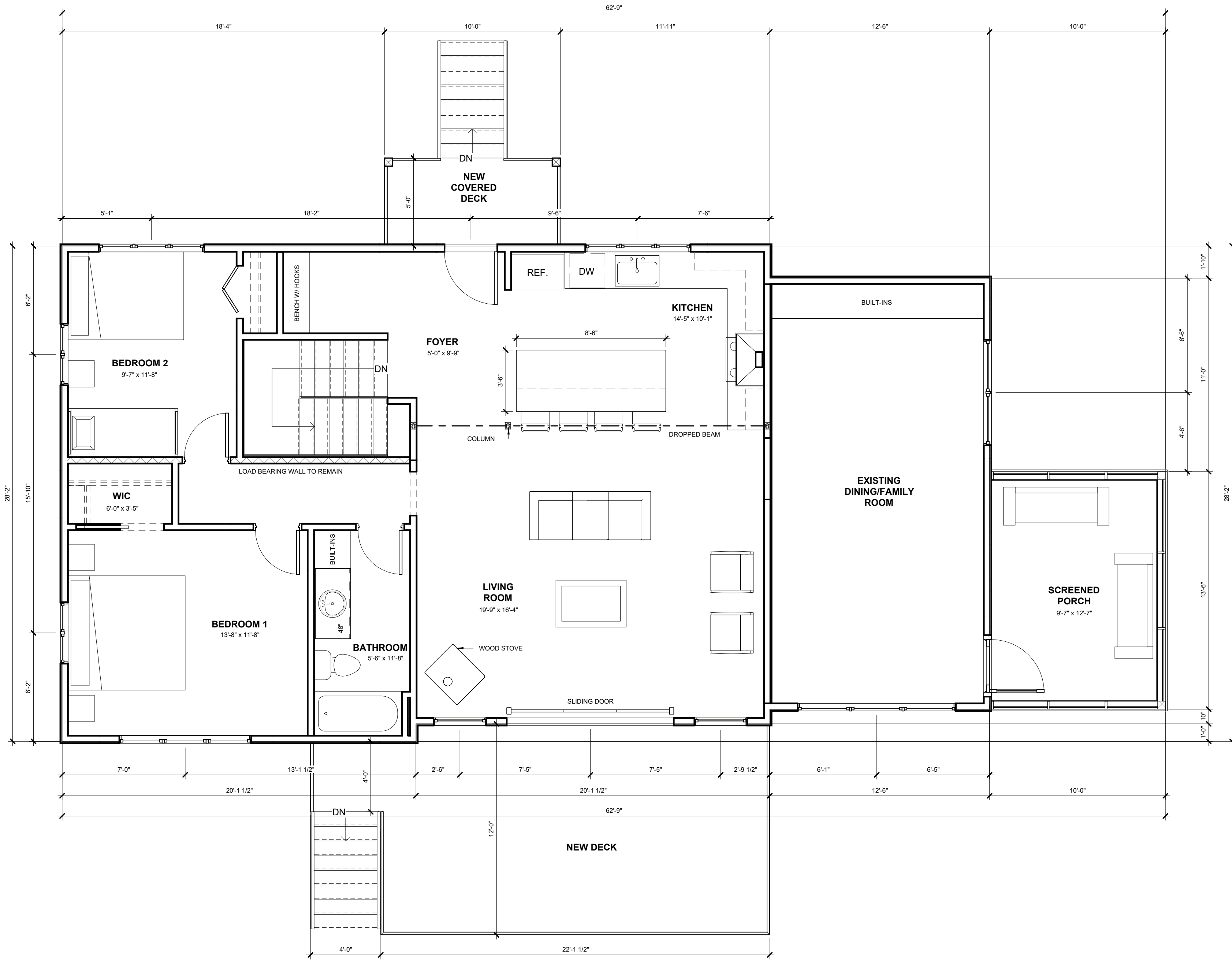
Date July 10, 2023

Drawn by K.M.B.

A2

Scale 1/4" = 1'-0" Rev. 1

2023-07-13 12:39 PM



1 1ST FLOOR
1/4" = 1'-0"

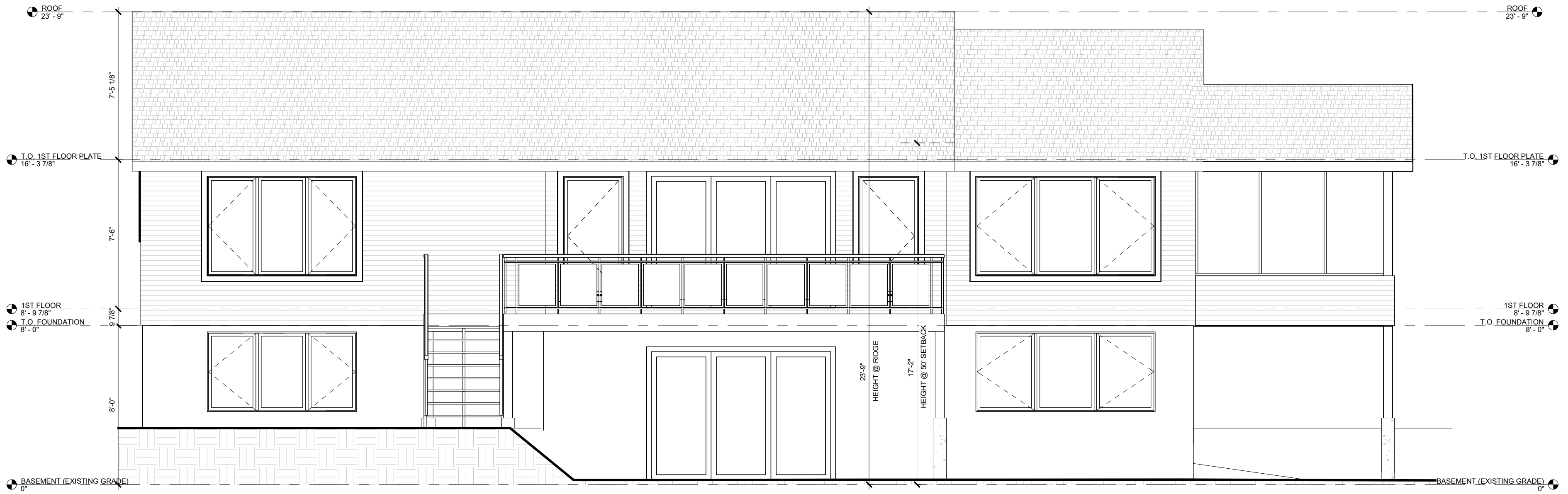
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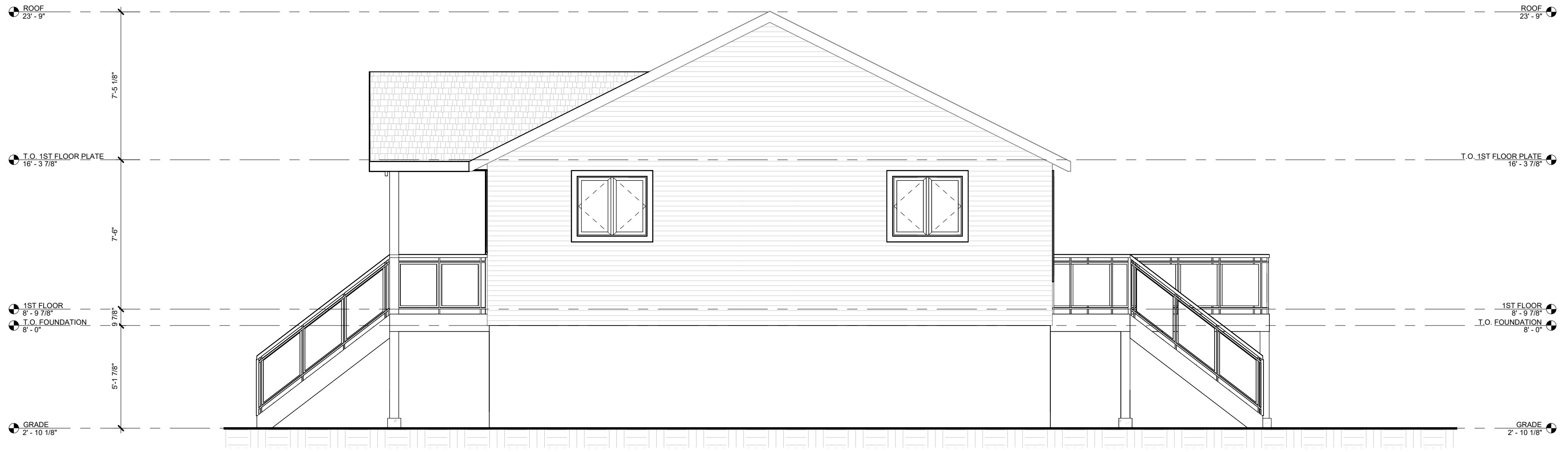
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① FRONT ELEVATION
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② LEFT ELEVATION
 1/4" = 1'-0"

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MACIVER
 RENOVATION
 ELEVATIONS

Address 3646 Muskoka Rd 169 #18
 Muskoka Lakes, ON
 Project Number 23-39
 Date July 10, 2023
 Drawn by K.M.B.

A3

Scale 1/4" = 1'-0" Rev. 1

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RENOVATION

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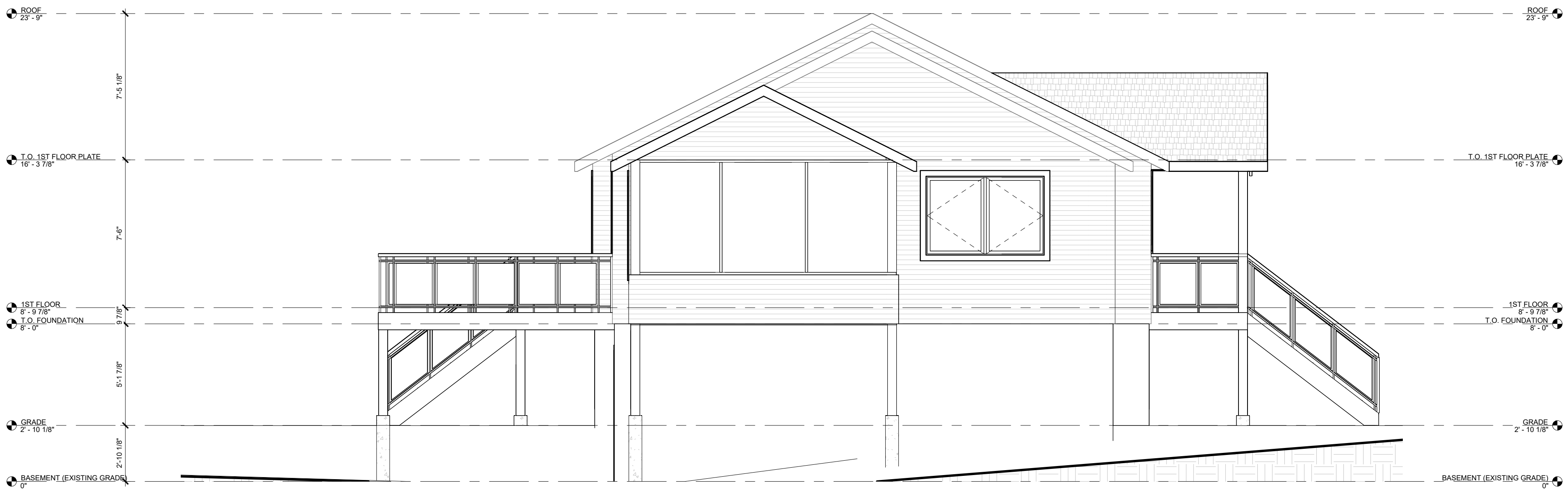
Drawn by K.M.B.

A4

Scale 1/4" = 1'-0" Rev. 1



① REAR ELEVATION
 1/4" = 1'-0"



② RIGHT ELEVATION
 1/4" = 1'-0"