



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, December 11th, 2023 at 9:00 a.m.

File #: A-64/23

Roll #: 2-19-064

Civic Address: 1 Island "P"

Owner: Marianne Koritzinsky and Bradly Wouters, 15 Berney Crescent, East York, ON, M4G 3G4

Legal Description: Island P, (Watt)

Lake/River: Skeleton Lake (Category 2 Lake)

Zoning: Waterfront Residential (WR3)

Zoning Schedules: 11 and 12

EXPLANATION OF THE PURPOSE AND EFFECT: The applicants propose to enclose an existing sundeck to the southwest of the existing dwelling, to construct a new dwelling addition to the northwest of the existing dwelling, and to construct a covered porch addition to the northeast of the existing dwelling.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3 and 4.1.3.5	Enclose an Existing Sundeck within the Required Front Yard Setback	50 ft.	27.5 ft.	22.5 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.

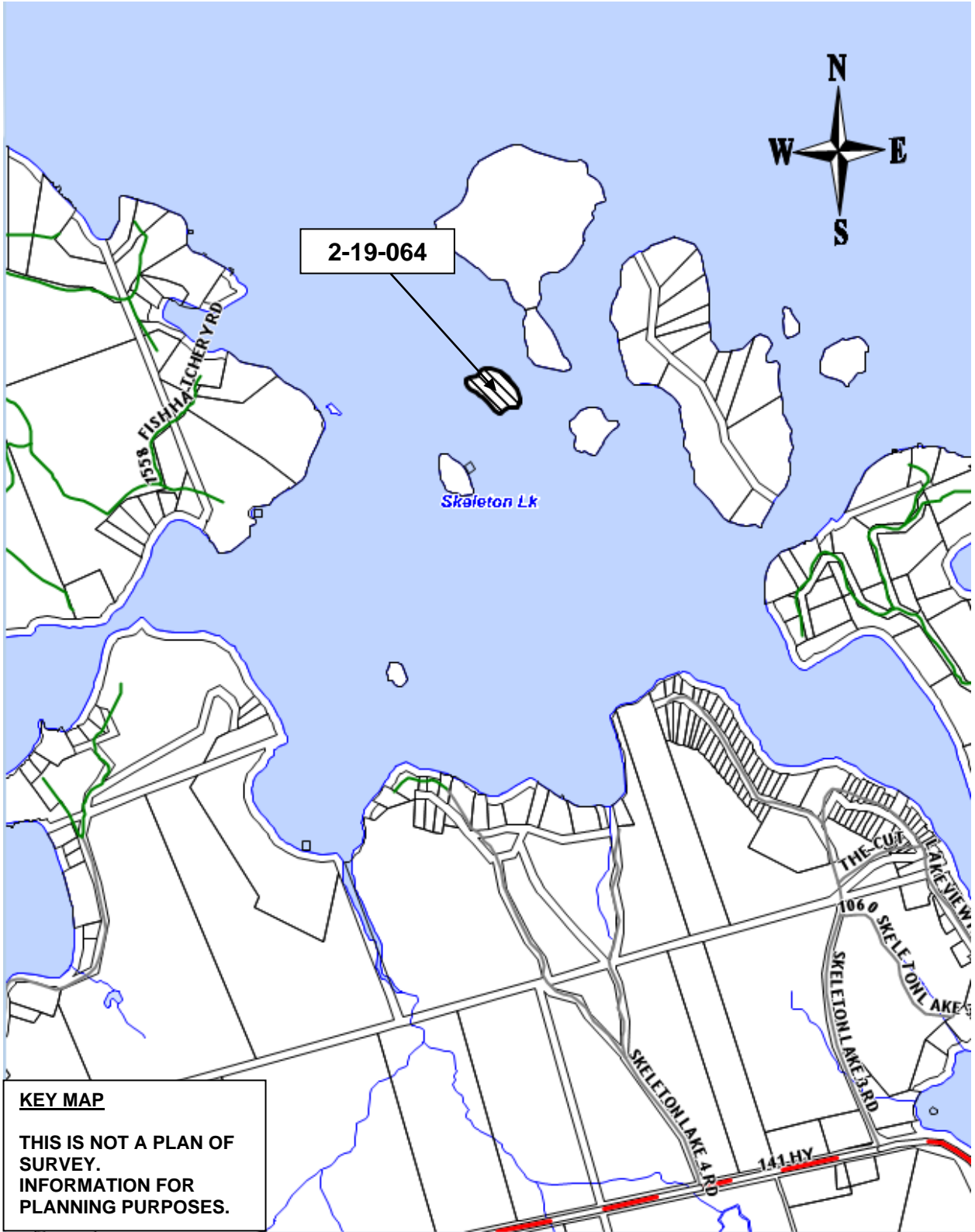
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 30th day of November, 2023.

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

KEY MAP

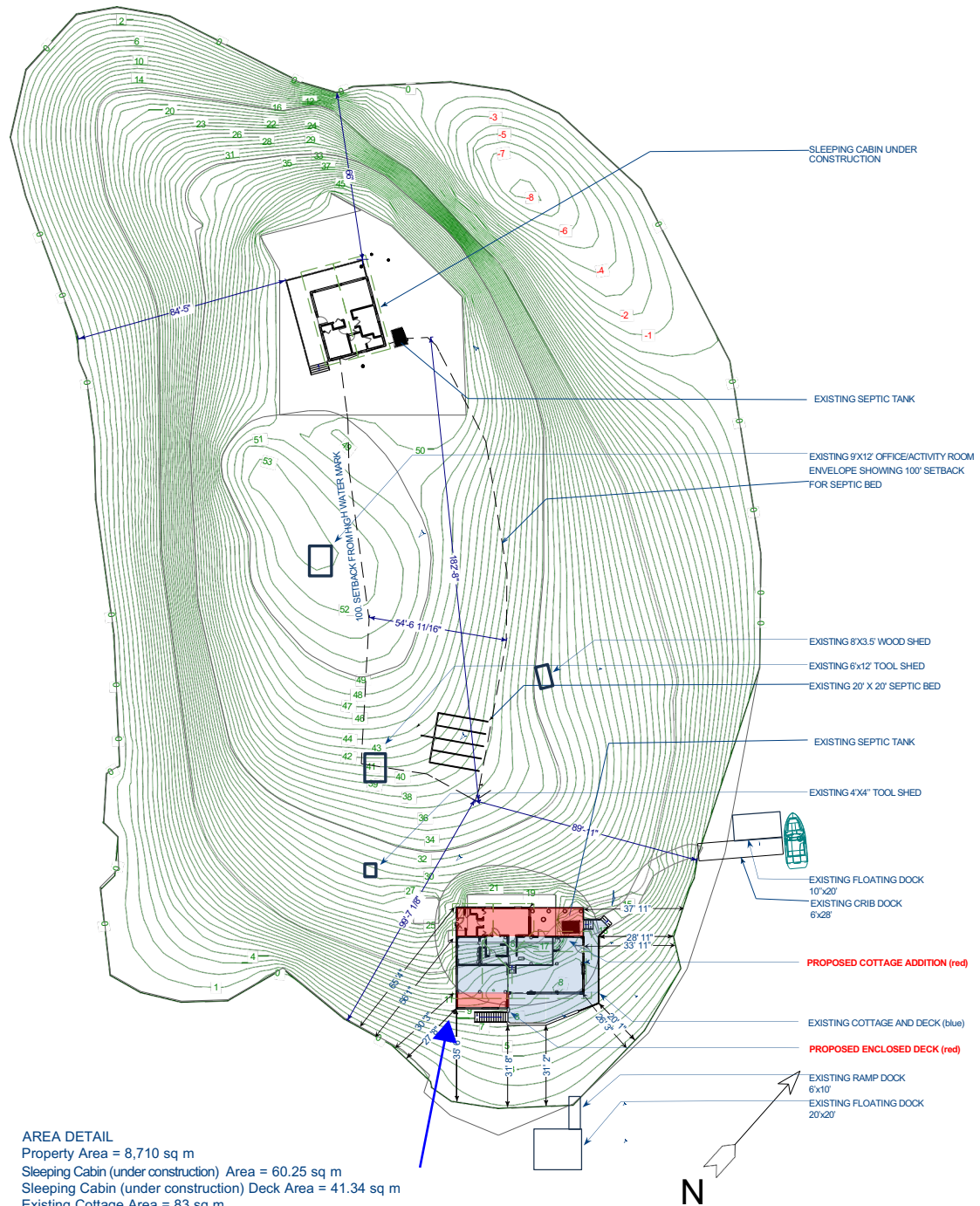


KEY MAP

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

**ADDENDUM TO LOUTER/
KORITZINSKY PLAN
PROVIDED BY SILVER CREEK
DESIGNS**

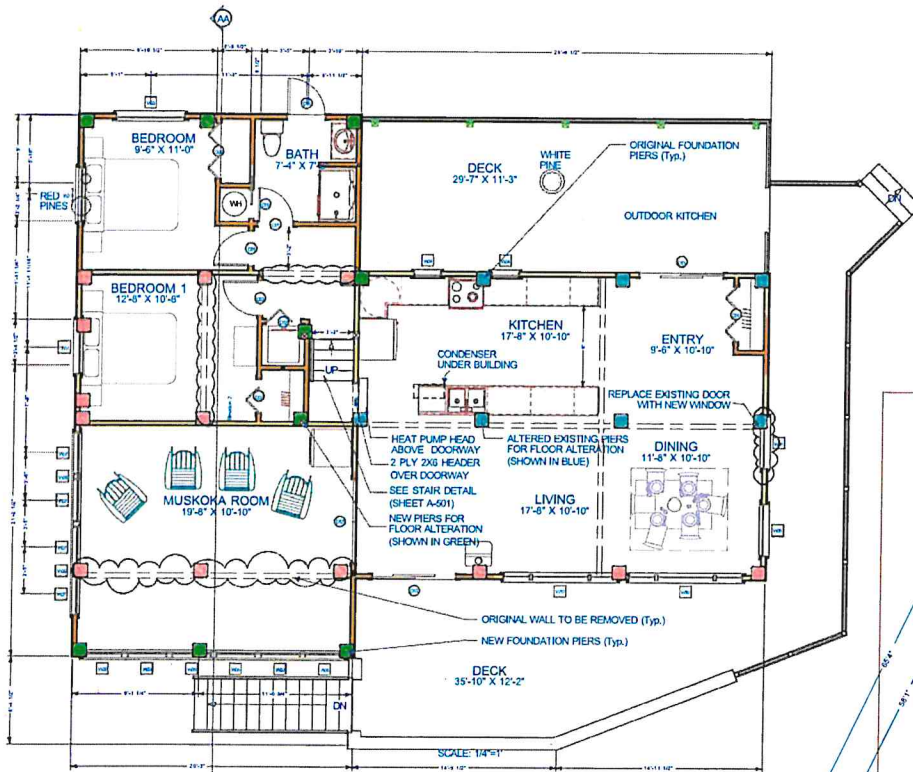
**SL-13 ISLAND IN SKELETON LAKE
SHOWING SEPTIC AND SETBACKS
- SCALE 1:500 (2MM = 1M)**



AREA DETAIL
 Property Area = 8,710 sq m
 Sleeping Cabin (under construction) Area = 60.25 sq m
 Sleeping Cabin (under construction) Deck Area = 41.34 sq m
 Existing Cottage Area = 83 sq m
 Proposed Cottage Additions = 41 sq m
 Existing Cottage Deck Area = 63.25 sq m
 Proposed Covered Porch Addition Area = 21 sq m

PROPOSED FLOOR PLANS

NOT TO SCALE



PROPOSED FLOOR PLAN

WALL LEGEND:

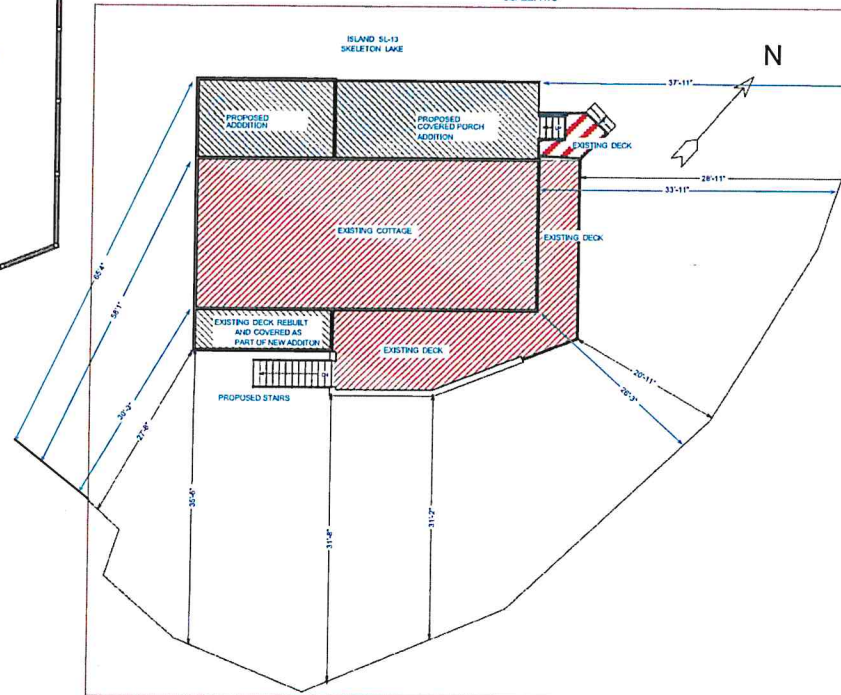
EXISTING WALL

ADDITIONAL WALL



PROPOSED LAYOUT 3D

SCALE: NTS



DETAILED SITE PLAN

SCALE: 1/8"=1'

Case Numbering Legend.

C = Civil	Drawing numbering sequence:
L = Landscape	100 series: plans
A = Architectural	200 series: elevations
S = Structural	300 series: sections
M = Mechanical	400 series: large scale plans
P = Plumbing	500 series: details
E = Equipment	600 series: schedules and diagrams
F = Fire Protection	
EL = Electrical	
T = Telecommunications	
F = Interior Furnishings	

- NOTES:**
1. The copyright for this drawing is held by Silver Creek Designs.
 2. The builder is responsible to verify dimensions and notify Silver Creek Designs of any discrepancies.
 3. All work is to be completed in accordance with the Ontario Building Code and all applicable local bylaws.

ORIGINAL PRINT DATE: **DATE**

REVISIONS:

#	DESCRIPTION	BY	DATE

DRAWINGS PROVIDED BY:
Silver Creek Designs

68 Sander Drive
Brimley, ON
P1L 1K6

T: 705 644 2015
C: 705 644 2066
email: design@muskoka.com

Drawn by: David Boyes
Sam McNally

Checked by: David Boyes

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to do so.

QUALIFICATION: David Boyes
BCIN 41454

PREPARED BY: SILVER CREEK DESIGNS
BCIN 41911

CUSTOMER:
KORITZINSKY

PROJECT ADDRESS:
Island SL 13
Skeleton Lake

Municipality of Muskoka
Lakes.

SCALE: AS NOTED ON EACH DRAWING

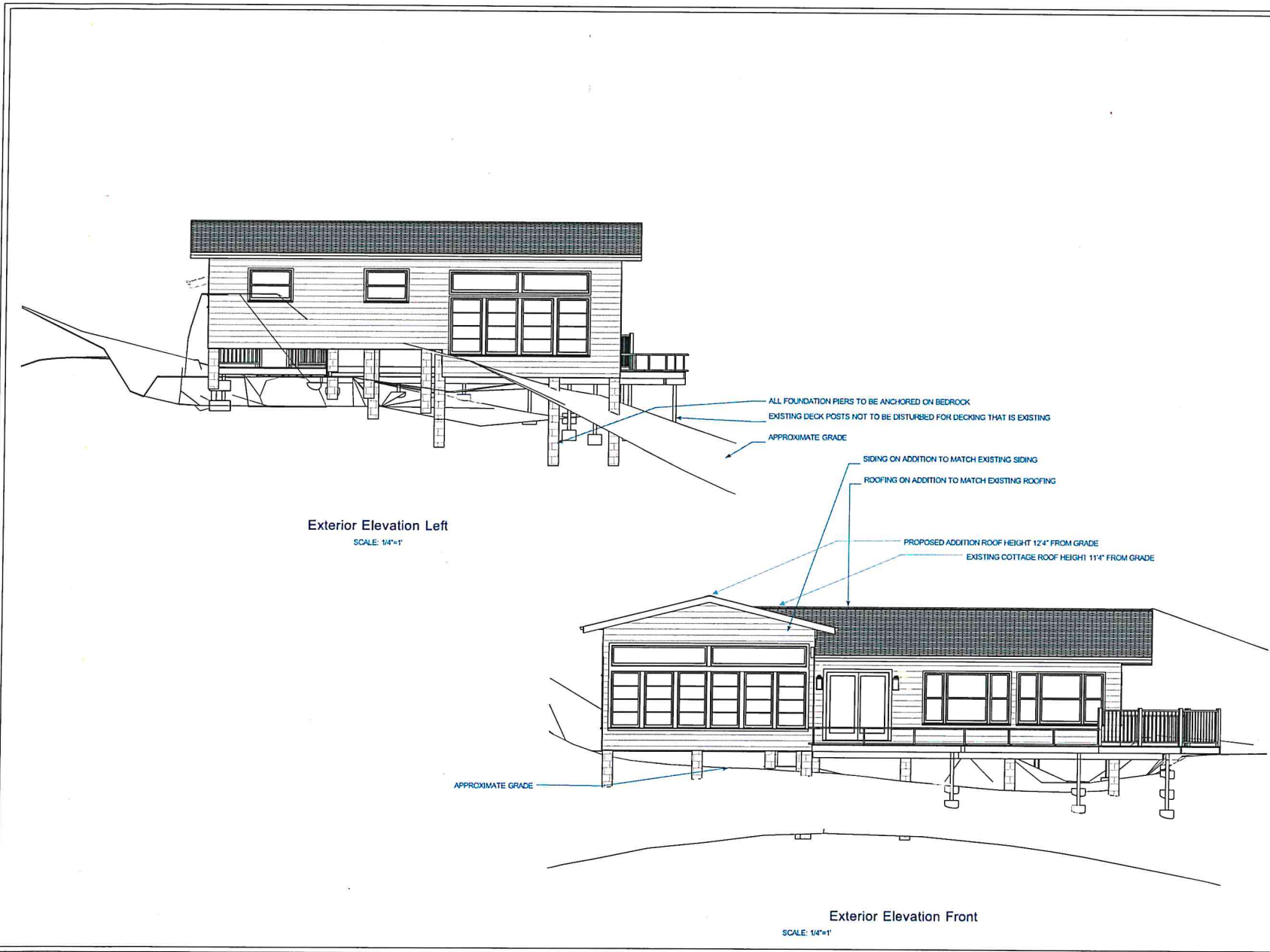
SHEET TITLE:
ADDITION PLAN

A-102

FOR INFORMATION ONLY

ELEVATION DRAWINGS

NOT TO SCALE



Exterior Elevation Left
SCALE: 1/4"=1'

Exterior Elevation Front
SCALE: 1/4"=1'

Case Numbering Legend

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ORIGINAL PRINT DATE: **DATE**

REVISIONS:

#	DESCRIPTION	BY	DATE

DRAWINGS PROVIDED BY:
Silver Creek Designs

68 Sander Drive
 Greenidge, ON
 P1L 1K6

T: 705 644 2225
 C: 705 644 7066

email: design@muskokoka.com

Drawn by: David Boyes
 Sam McTealy

Checked by: David Boyes

The architect shall be licensed and take responsibility for the design, and use the qualifications and license requirements set out in the Ontario Building Code to be a minimum.

QUANTITY SURVEYOR: David Boyes
 BCIN 41454

REGISTERED ARCHITECT: SILVER CREEK DESIGNS
 BCIN 41911

CUSTOMER:
KORITZINSKY

PROJECT ADDRESS:
 Island SL 13
 Skeleton Lake

Municipality of Muskoka
 Lakes

SCALE: AS NOTED ON EACH DRAWING

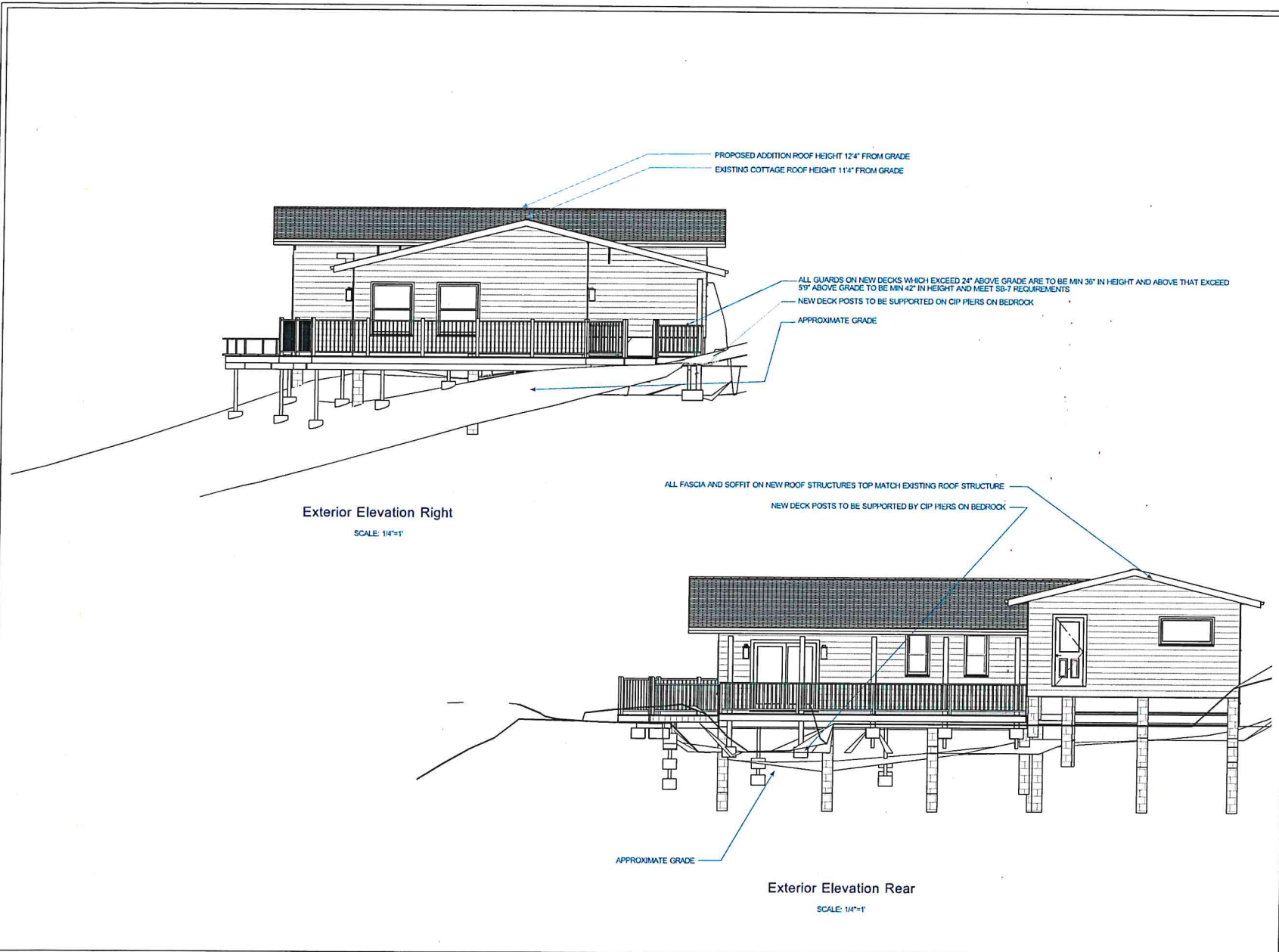
SHEET TITLE:
ELEVATIONS

A-201

FOR INFORMATION ONLY

ELEVATION DRAWINGS

NOT TO SCALE



Case Numbering Legend

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I = Interior Furnishings	

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- All work is to be completed in accordance with the Ontario Building Code and all applicable local bylaws.

ORIGINAL DATE: **DATE**

REVISIONS:	DESCRIPTION	BY	DATE

DRAWINGS PROVIDED BY:
Silver Creek Designs

68 Sander Drive
Brimley, ON
M1L 1K6

tel: 705 644 7015
tel: 705 644 7066
email: design@muskoka.com

Drawn by: David Boyes
Sam McIsaac

Checked by: David Boyes

I warrant that the services and tasks described in this drawing are the responsibility of the designer and that the qualifications and license requirements set out in the Ontario Building Code are to be followed.

QUALIFICATION INFO: CIVIL ENGINEER BCIN 41454 *DB*

REGISTRATION INFO: SILVER CREEK DESIGNS BCIN 41911

CUSTOMER:
KORITZINSKY

PROJECT ADDRESS:
Island SL 13
Skeleton Lake

Municipality of Muskoka Lakes,

SCALE: AS NOTED ON EACH DRAWING

SHEET TITLE:
ELEVATIONS
A-202

FOR INFORMATION ONLY