



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, February 12, 2024 at 9:00 a.m.

File #.: A-03/24

Roll #: 2-27-017-30

Civic Address: 3998 Highway 141, Unit #9

Owners: Marijan and Marianne Vrbanic, 604 Westbrook Road, Smithville, ON, L0R 2A0

Legal Description: Part of Lot 26, Concession 14, Part 14, Plan 35R-21551, (Watt)

Lake/River: Not Applicable

Zoning: Waterfront Residential (WR5-7)

Zoning Schedule: 15

EXPLANATION OF THE PURPOSE AND EFFECT: The applicants propose to construct an additional storey to their dwelling.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3	Minimum Interior Side Yard Setback	15 ft.	13.5 ft.	1.5 ft.

Please note that the Township’s Committee of Adjustment approved Minor Variance Application A-14/17 (Vrbanic) in May 2017 granting the same variance. Application A-14/17 expired and the applicants are now re-applying.

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/>

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 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.

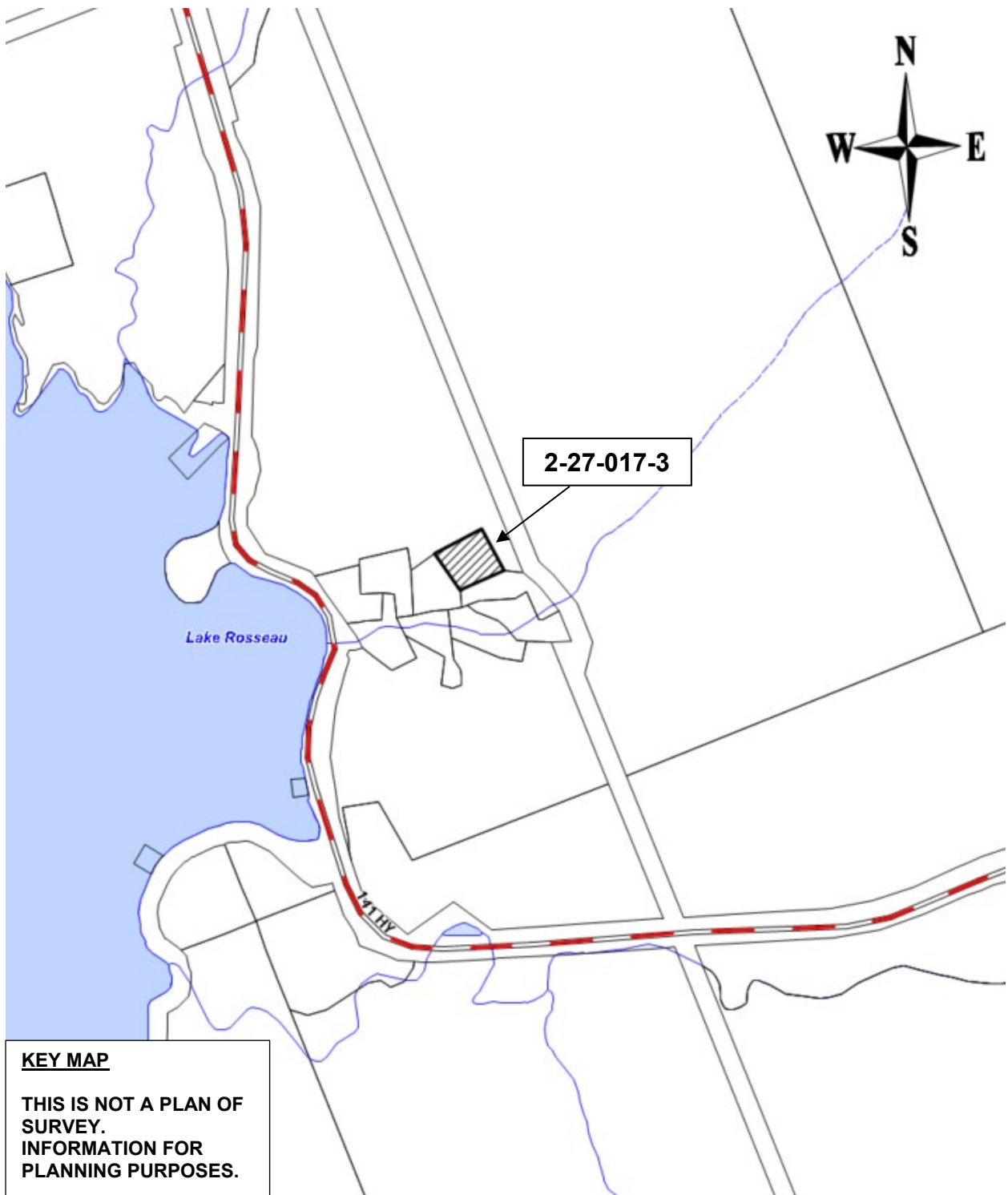
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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.

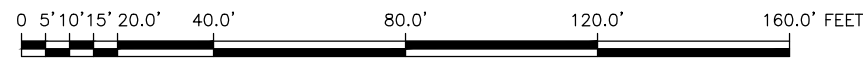
Dated this 29th day of January, 2024.

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

KEY MAP



SITE PLAN
 OF
PART OF LOT 26, CONCESSION 14
 IN THE GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA, ONTARIO
CLARKE SURVEYORS INCORPORATED – 2016
 SCALE : 1" = 40'



"IMPERIAL" DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

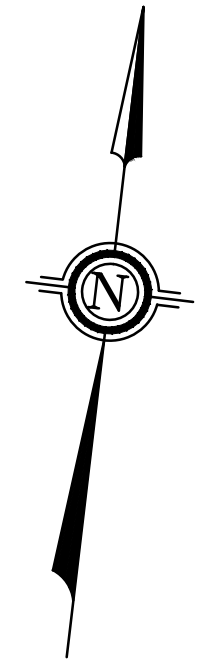
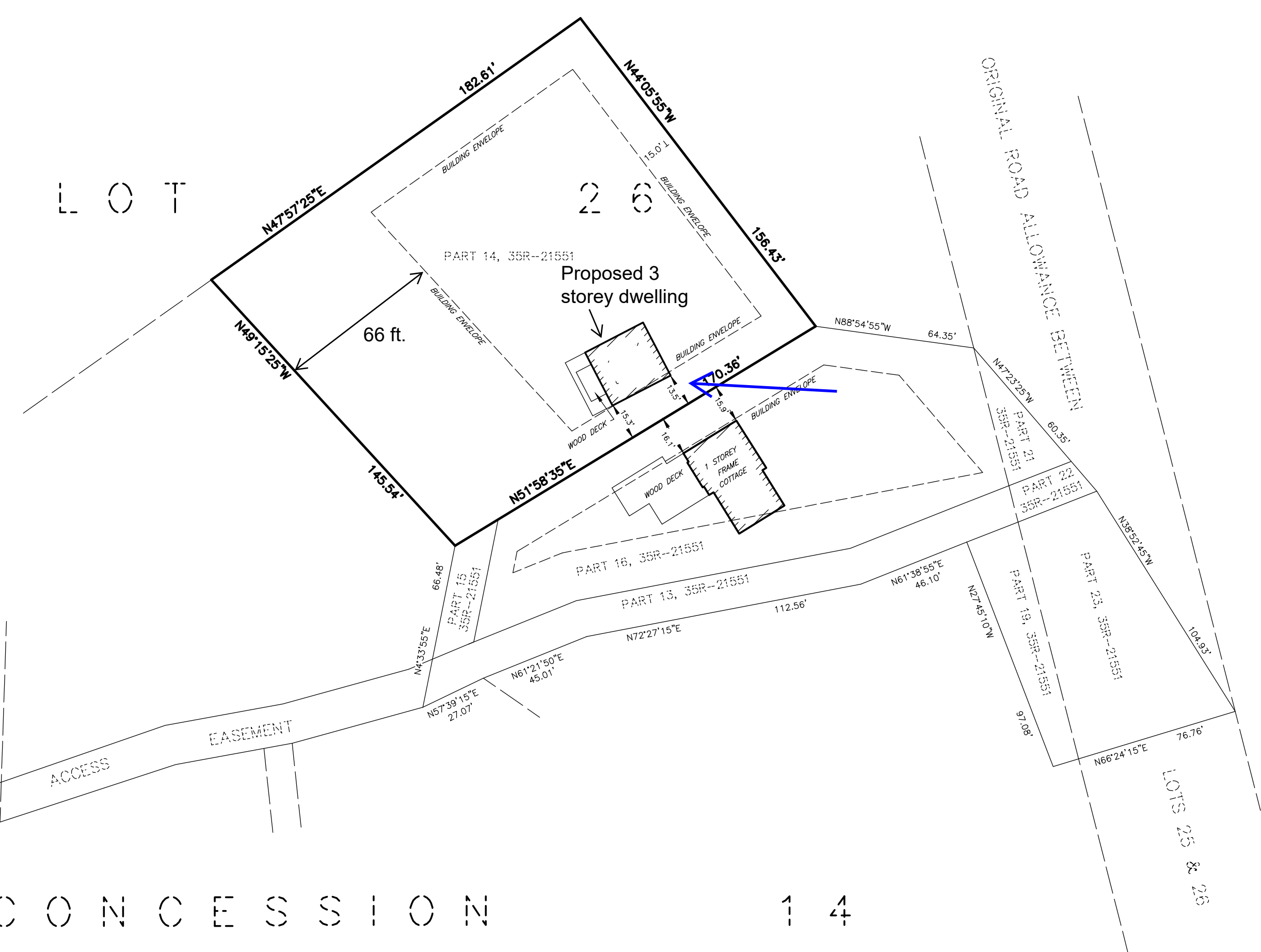
LOT

26

CONCESSION

14

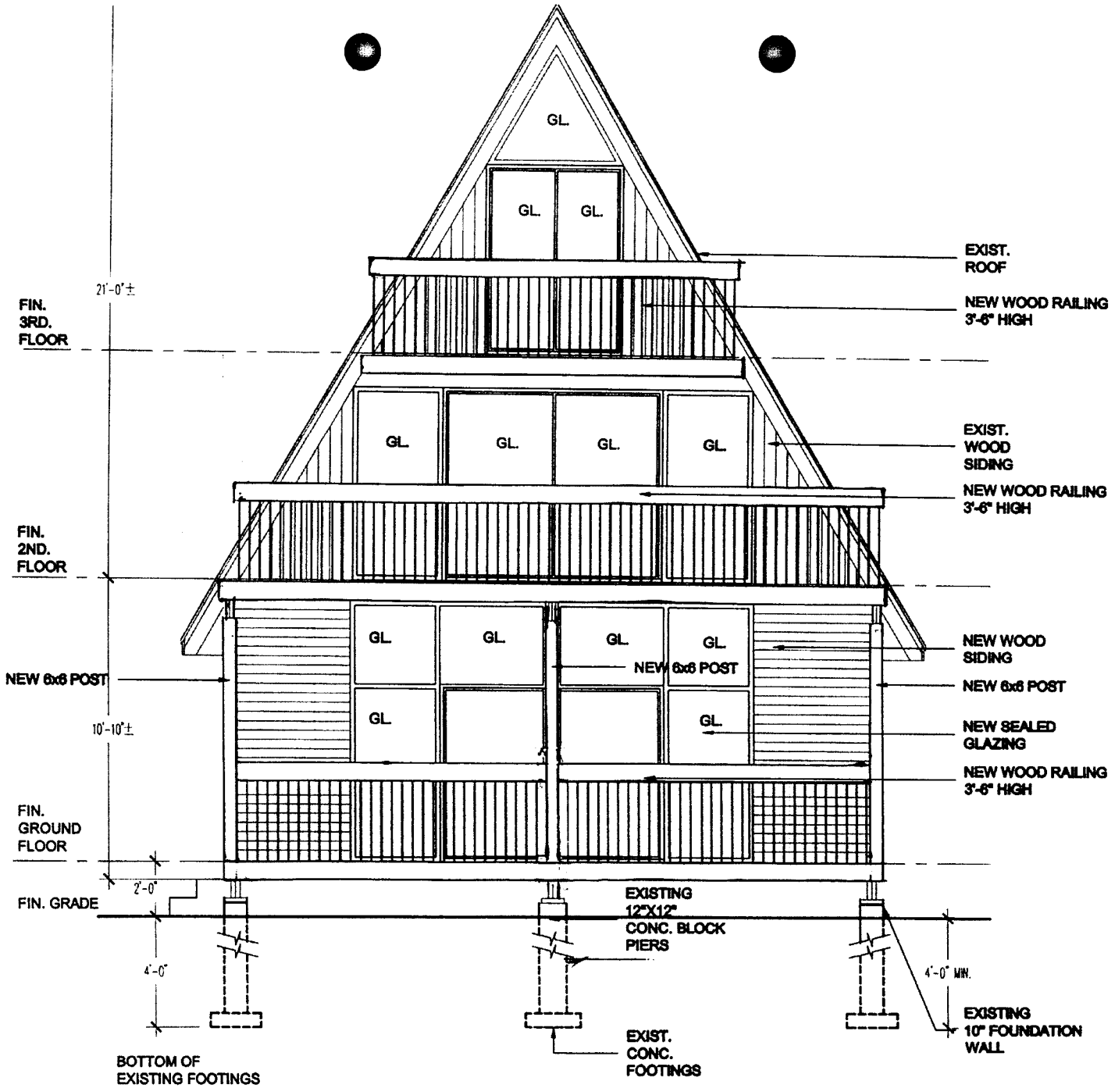
THE KINGS HIGHWAY NO. 147



NOT TO SCALE

CAD DATE: 12/DEC/2016 10:00AM CAD FILE: N:\2016DAT2\MARIO_V\M_V.DWG

CLARKE SURVEYORS INCORPORATED <small>www.clarkesurveyors.com Established 1970</small>	Ontario Land Surveyors Consulting Surveyors 2535 Lesperance Road Tecumseh, Ontario N8N 2X1 Ph. (519) 258-4166 Fax (519) 735-2155 Toll Free: 1-888-735-4166	ASSOCIATE COMPANY MACKAY MACKAY & PETERS LIMITED <small>Established 1906 BURLINGTON AND HAMILTON ONTARIO</small>	DRAWN BY: KB CHECKED BY: KRB JOB NO.: M_V FILE: L-WATT-14-26 PLAN FILE: 2016DAT2

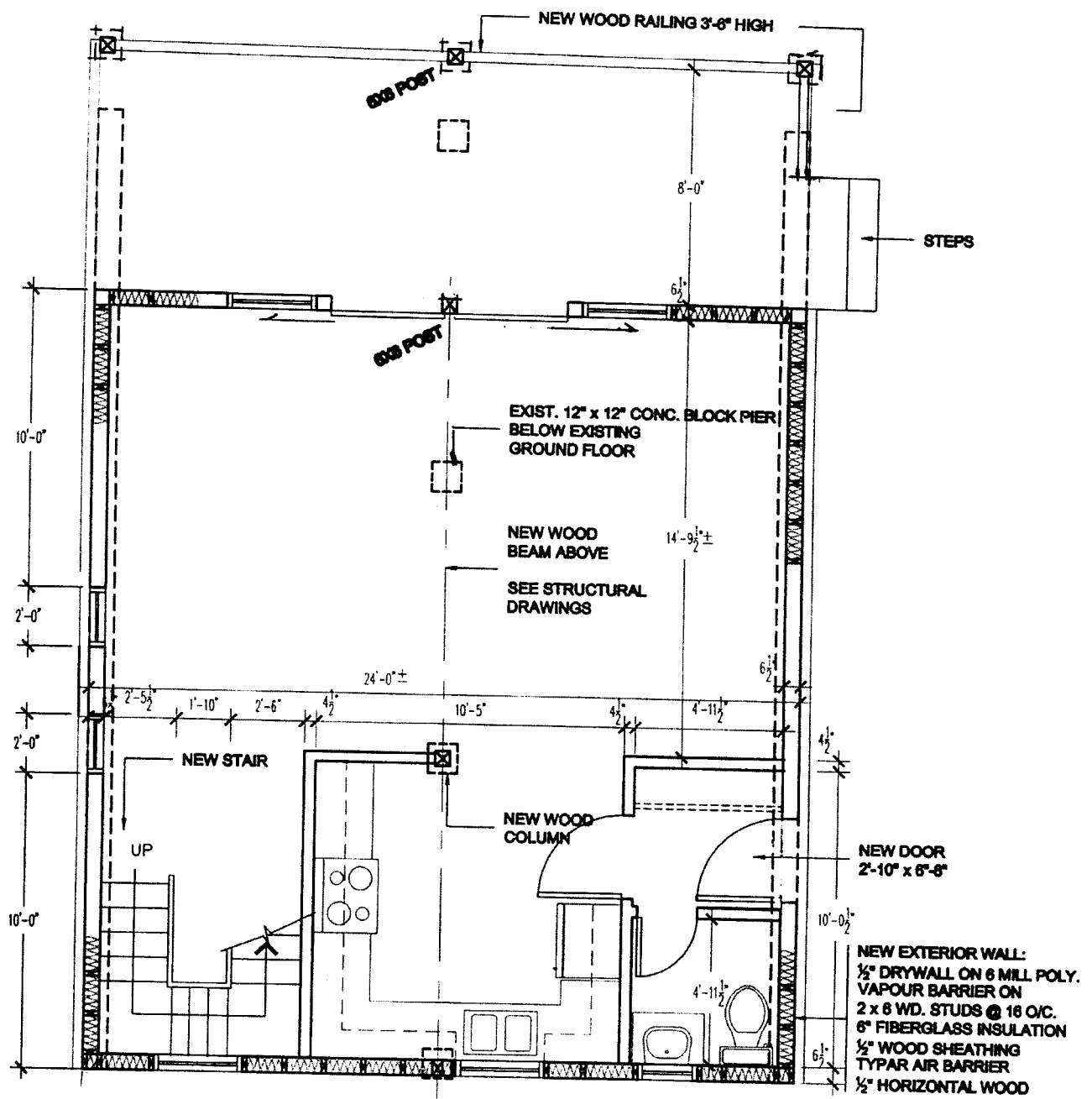


FOR INFORMATIONAL PURPOSES ONLY

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

NOT TO SCALE

1
COTTAGE ADDITION
For
Mrs. M. Vrbanic
3998 HIGHWAY 141
LOT 14



ADDITION TO "A" FRAME

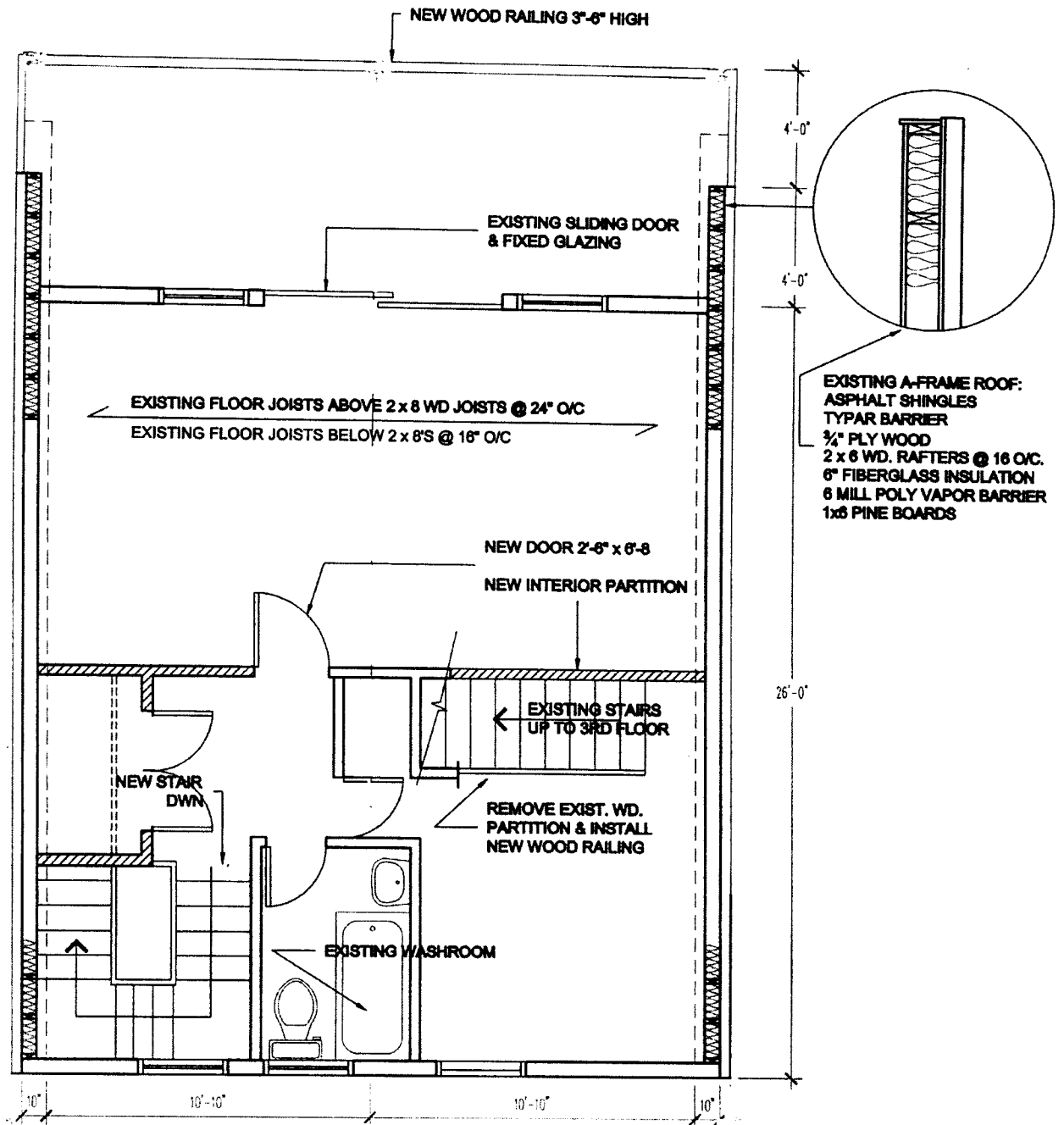
PROPOSED 1ST FLOOR

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

COTTAGE ADDITION
 For
Mrs. M. Vrbanic
 3998 HIGHWAY 141
 LOT 14

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



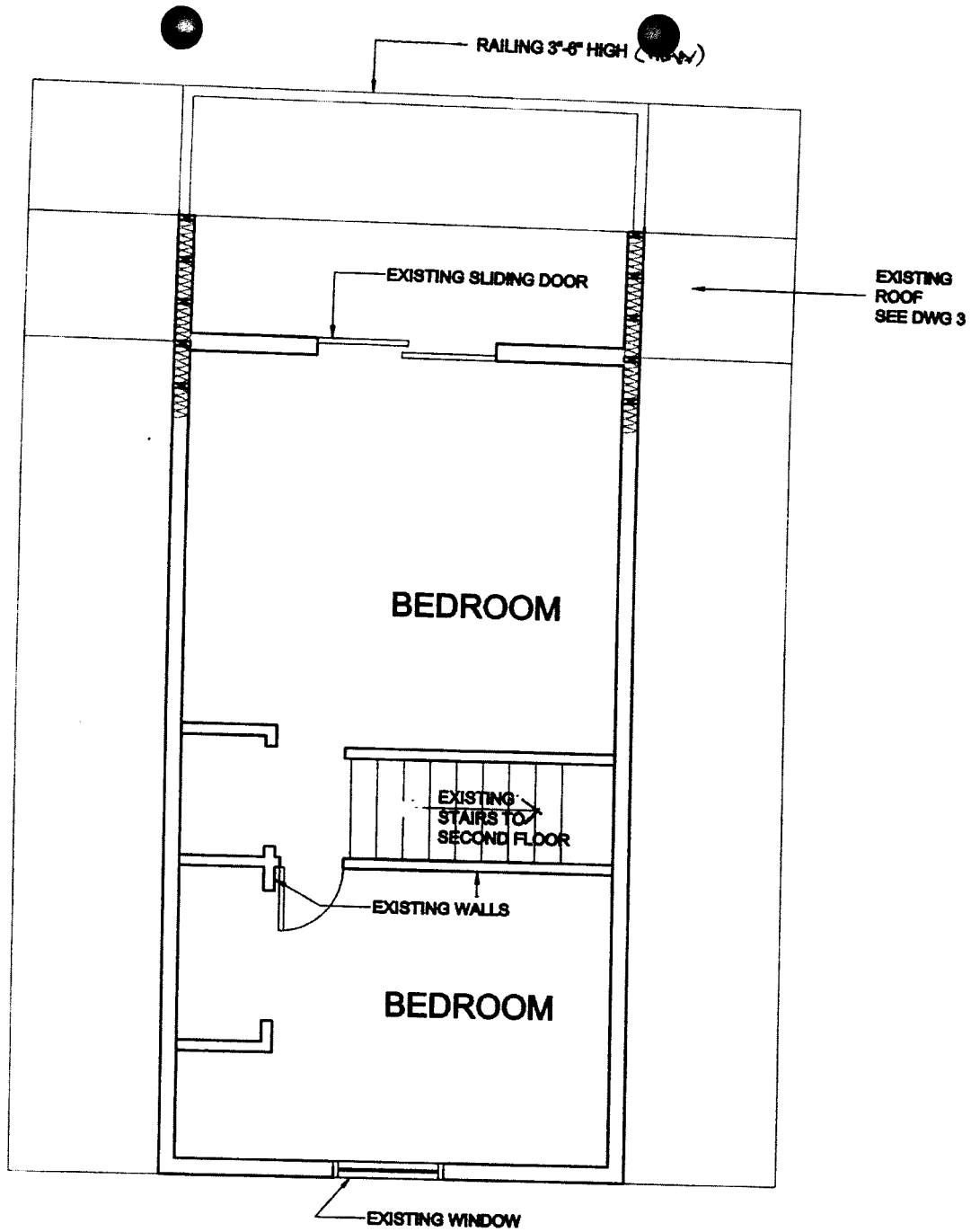
SECOND FLOOR PLAN

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

COTTAGE ADDITION
For
Mrs. M. Vrbanic
3998 HIGHWAY 141
LOT 14

FOR INFORMATIONAL PURPOSES ONLY

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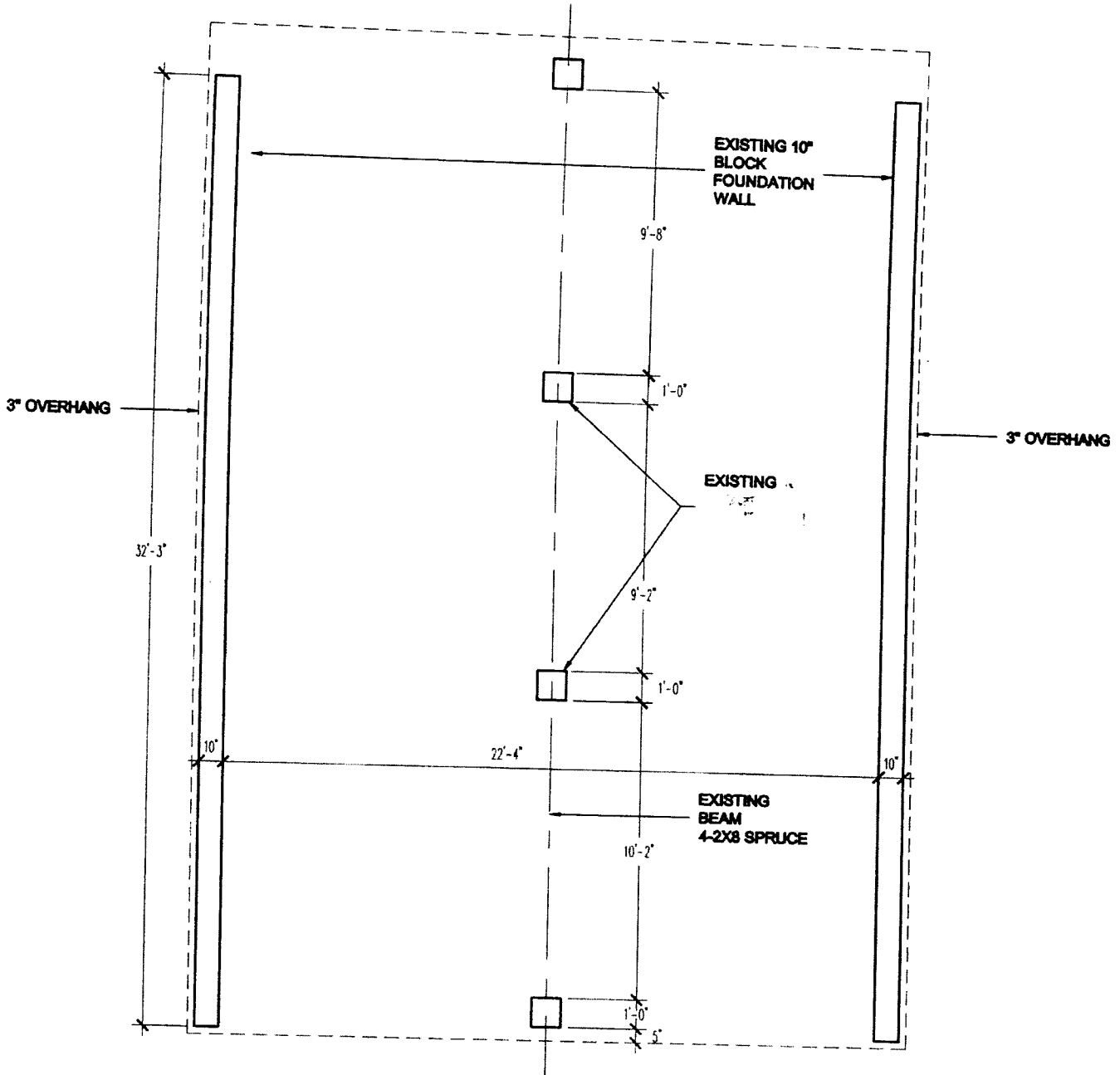
THIRD FLOOR PLAN

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

COTTAGE ADDITION
 For
Mrs. M. Vrbanc
 3998 HIGHWAY 141
 LOT 11

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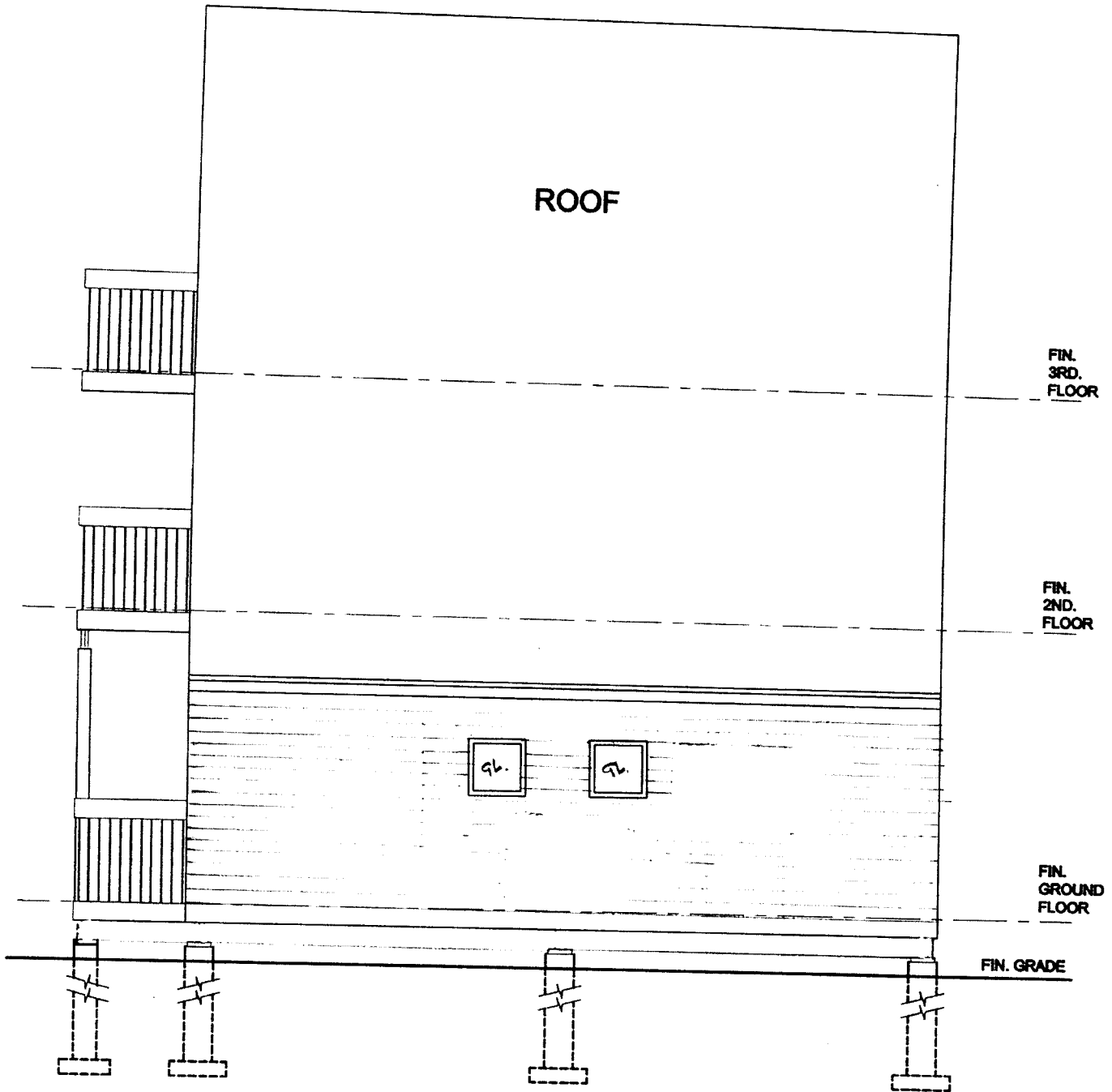
FOUNDATION PLAN

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

COTTAGE ADDITION
 For
Mrs. M. Vrbanic
3998 HIGHWAY 141
LOT 14

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NORTH ELEVATION

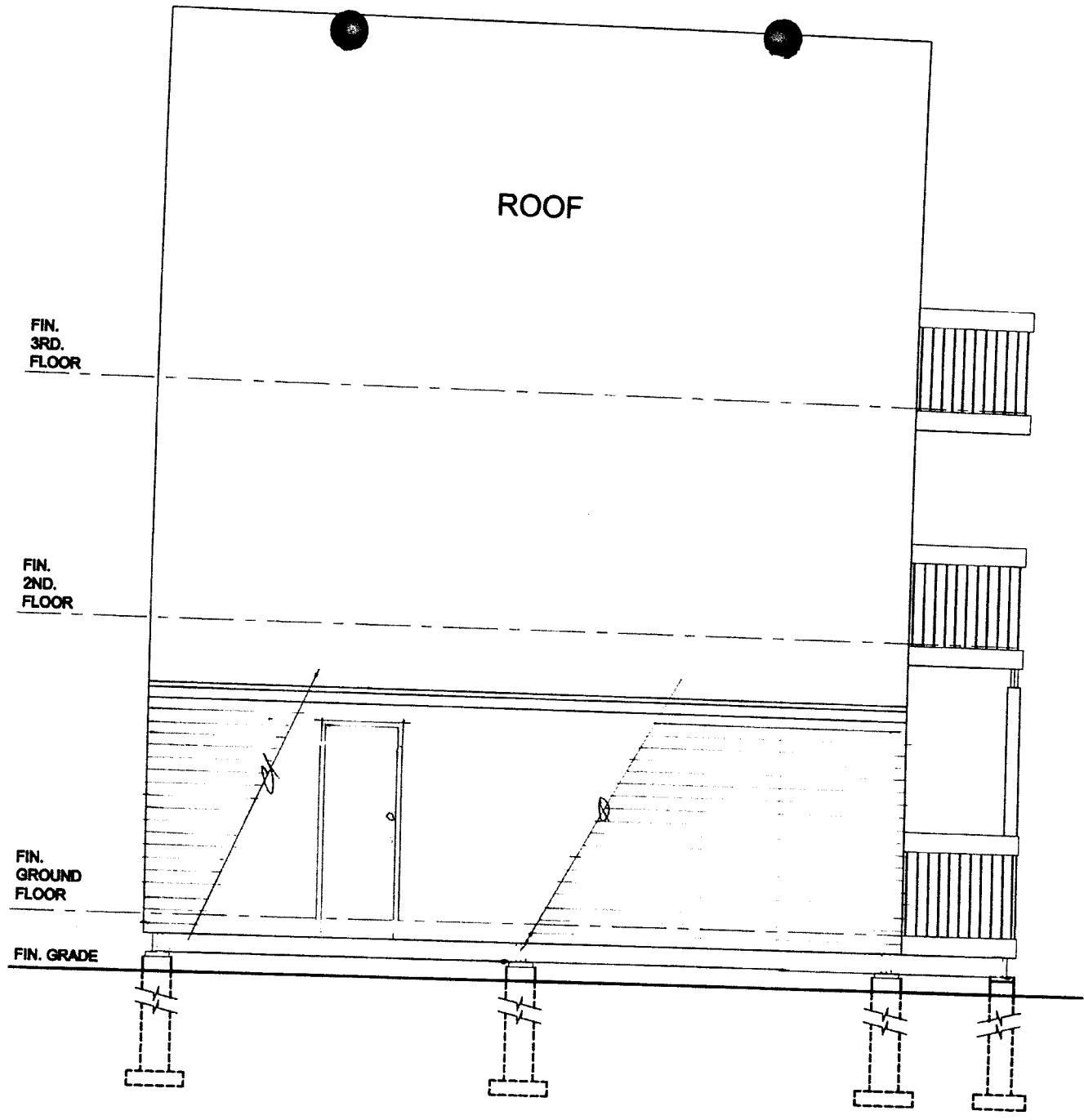
SCALE: 1/4"=1'-0"

6

COTTAGE ADDITION
For
Mrs. M. Vrbanc
3998 HIGHWAY 141
LOT 14

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SOUTH ELEVATION

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

7

COTTAGE ADDITION
For
Mrs. M. Vrbanc
3998 HIGHWAY 141
LOT 14

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NOT TO SCALE