



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-04/24

Roll #: 4-11-113-01

Civic Address: 1089 McLeod Road, Unit #2

Owners: Catherine and Walter Broos, 836 Normandy Drive, Woodstock, ON, N4T 0E6

Legal Description: Lot 21, Concession 7, Parts 1, 3 and 5, Plan 35R-9764, (Medora)

Lake/River: Lake Rosseau (Category 1 Lake)

Zoning: Waterfront Residential (WR1-7)

Zoning Schedule: 28

EXPLANATION OF THE PURPOSE AND EFFECT: The applicants propose to demolish an existing dwelling, sleeping cabin with an attached sundeck, a detached sundeck and dock, and propose to construct a new dwelling with an attached sundeck and an attached garage, a detached garage, and a two-storey boathouse with an upper storey sleeping cabin and an attached dock.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.6 and 4.1.3.7	Maximum Lot Coverage (Within 200 Feet of the High Water Mark)	10% (6,809 sq. ft.)	11% (7,491 sq. ft.)	682 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 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.

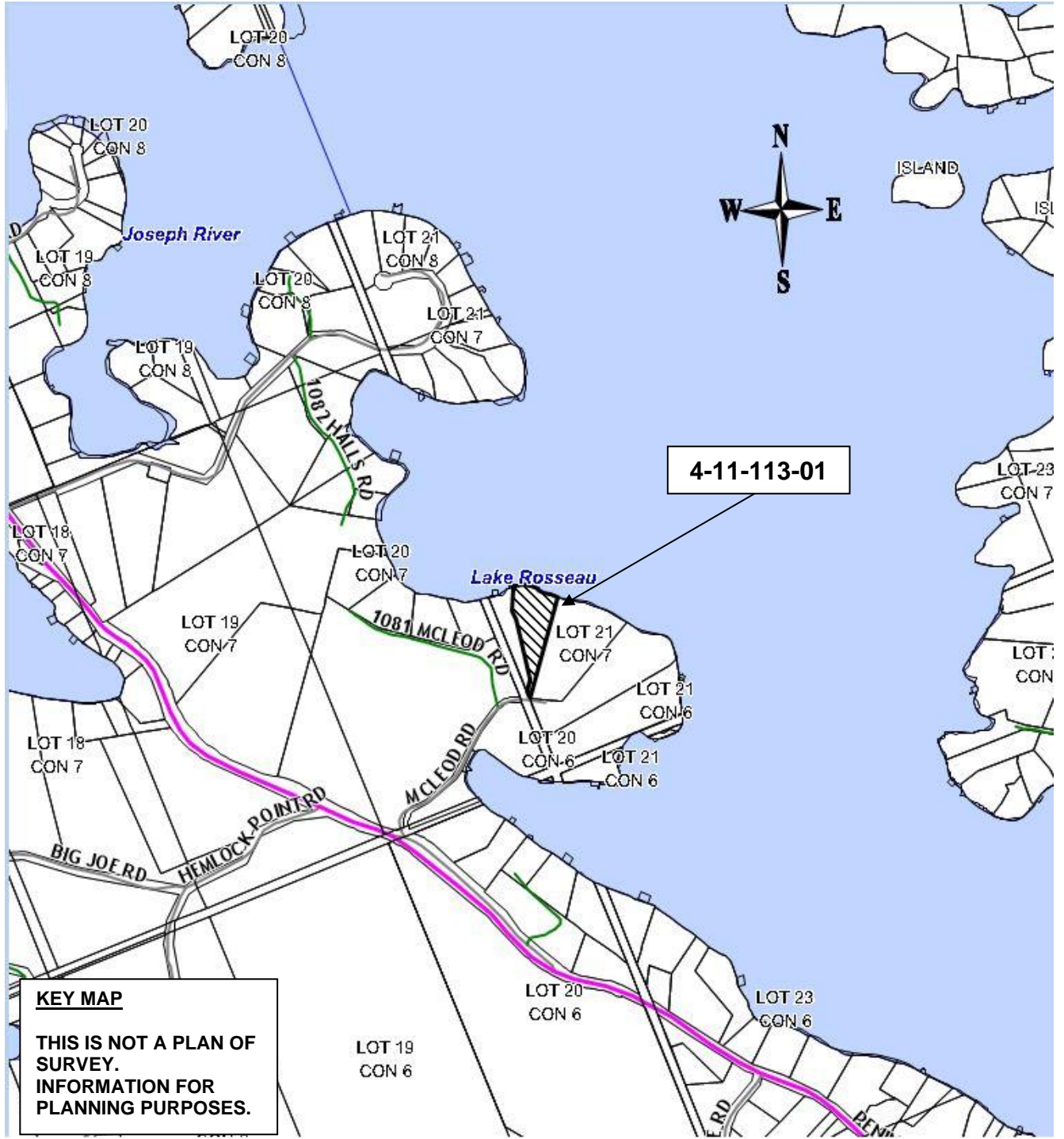
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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.

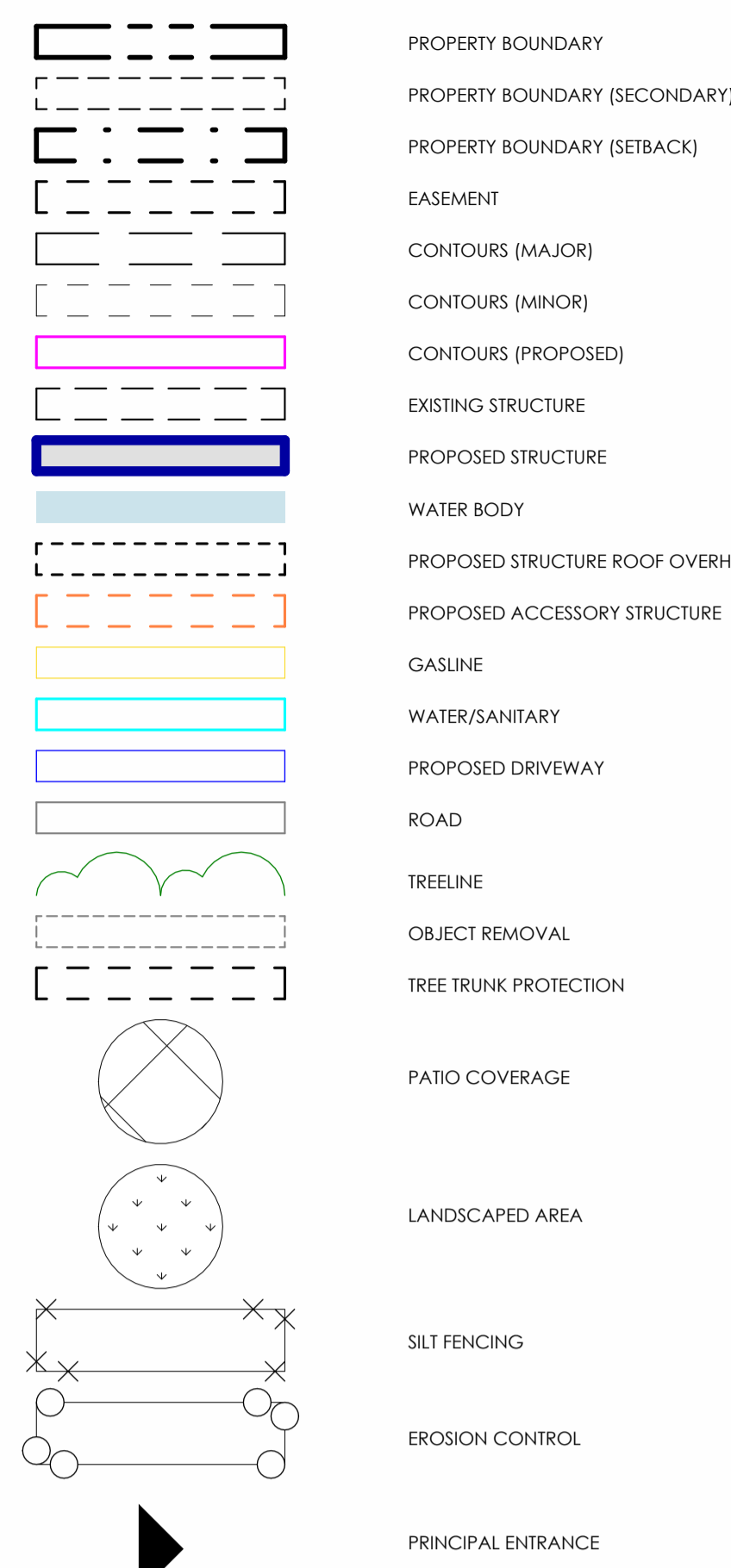
Dated this 2nd day of February, 2024.

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

KEY MAP



SITE PLAN LEGEND



CURRENT BY-LAW

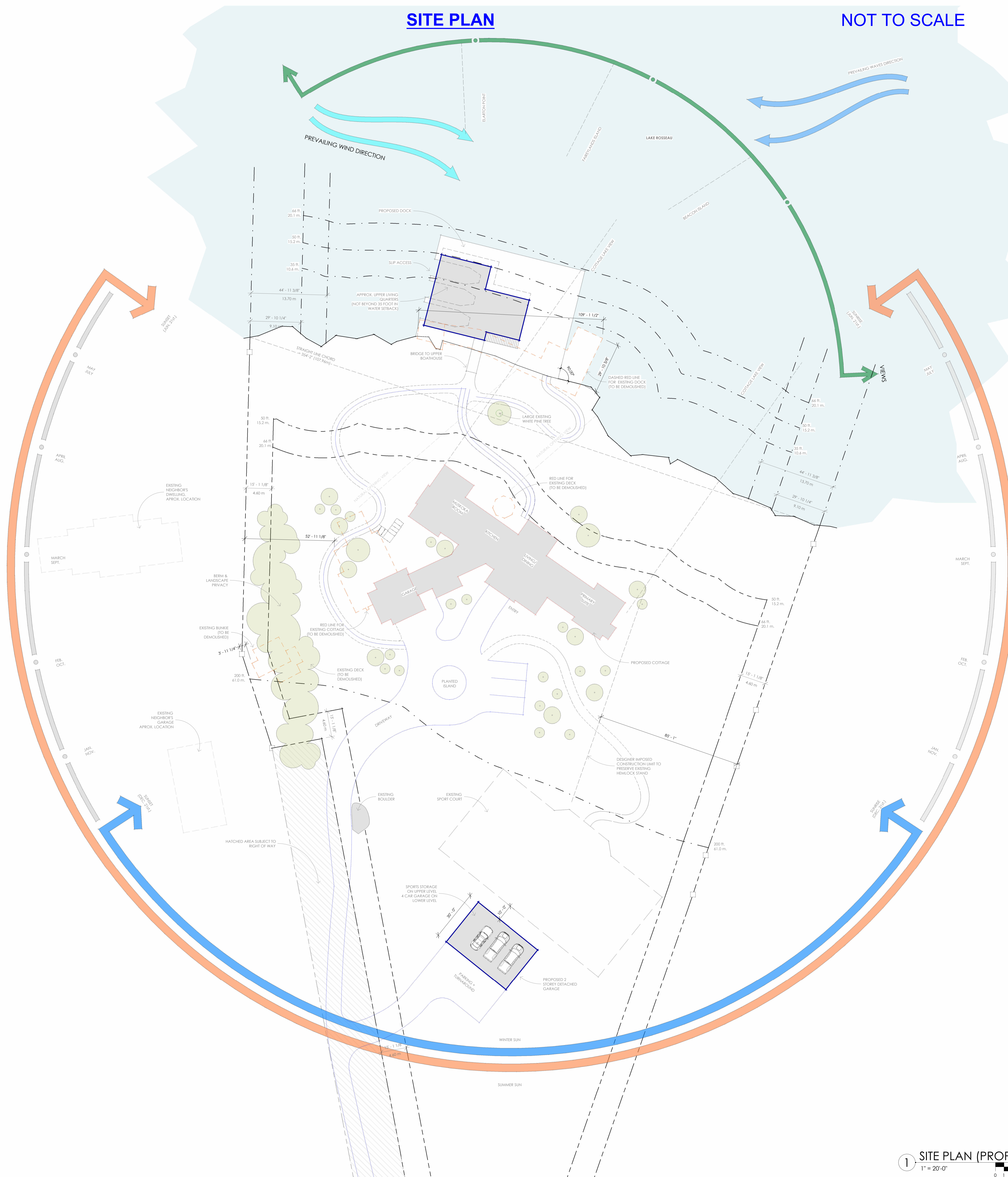
TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR1
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 354'-2" (107.96m)
DOCK	
DOCK MAX. LENGTH	= 20.1 m. (66'-0")
DOCK MAX. WIDTH	= 25% OF S.L.F. (MAX. 75'-0")
DOCK SIDE YARD SETBACK	= 9.1 m. (30'-0")
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
MAX. WIDTH (FIRST FLOOR)	= 16% OF S.L.F.
	= 56'-8"
MAX. WIDTH (SECOND FLOOR)	= 13% OF S.L.F.
	= 45'-9"
BOATHOUSE SIDE YARD SETBACK	= 9.1 m. (30'-0")
BOATHOUSE SIDE YARD SETBACK (2 STORY)	= 13.7 m. (45'-0")
UPPER LEVEL ALLOWED	= YES
MAX. SIZE	= 650 SQ.FT. (60.4 m ²)
HEIGHT LIMIT	= 7.6 m. (25'-0")
COTTAGE	
MAX. LOT COVERAGE	= 10%
FRONT YARD SETBACK	= 20.1 m. (66'-0")
INTERIOR YARD SETBACK	= 4.6 m. (15'-0")
REAR YARD SETBACK	= 4.6 m. (15'-0")
HEIGHT LIMIT	= 10.7 m. (35'-0")
MIN. GROSS FLOOR AREA	= 69.7 m ² (750 SQ. FT.)
MAX. HABITABLE FLOOR AREA	= 696.8 m ² (7,500 SQ. FT.)
ACCESSORY BUILDING	
HEIGHT LIMIT	= 6.1 m. (20'-0")

SITE INFORMATION (PROPOSED)

LOT AREA (TOTAL)	= 141,014.94 SQ. FT. (13,100.71 m ²)
MAX. LOT COVERAGE	= 14,101.49 SQ.FT. (1,310.07 m ²)
LOT AREA (WITHIN 200 FT OF SHORELINE)	= 68,094.75 SQ.FT. (6,326.20 m ²)
MAX. LOT COVERAGE (WITHIN 200 FT OF SHORELINE)	= 6,809.47 SQ.FT. (632.62 m ²)
PROPOSED 11% COVERAGE VARIANCE	
1% OF COVERAGE	= 680.95 SQ.FT.
RESULTING LOT AREA (TOTAL)	= 15,511.64 SQ.FT.
RESULTING LOT AREA (WITHIN 200 FT OF SHORELINE)	= 7,490.42 SQ.FT.
PROPOSED STRUCTURE COVERAGE (WITHIN 200 FT OF SHORELINE)	
PROPOSED COTTAGE	= 4,260 SQFT
PROPOSED ATTACHED GARAGE	= 680 SQ. FT.
PROPOSED BOATHOUSE	= 2,550 SQFT
TOTAL COVERAGE (WITHIN 200 FEET OF SHORE)	= 7490 SQ.FT.
REMAINING COVERAGE (WITHIN 200 FEET OF SHORE)	= 0.42 SQ.FT.
PROPOSED STRUCTURE COVERAGE (OVER 200 FT OF SHORELINE)	
PROPOSED DETACHED GARAGE	= 1,350 SQFT
TOTAL COVERAGE (OVER 200 FT OF SHORELINE)	= 8,840 SQ.FT.
REMAINING COVERAGE	= 6,671 SQ.FT.

SITE PLAN

NOT TO SCALE



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Port Carling, Ontario, Canada
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705-641-1762
design@foreshewda.com

www.foreshewda.com

PROFESSIONAL ENGINEER

BROOS COTTAGE
1089 MCLEOD RD
PORT CARLING, ON

REV.	DESCRIPTION	DATE
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AP / AS

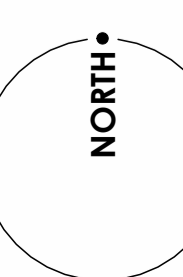
PROJECT NUMBER 23018

SHEET NAME
SITE PLAN (PROPOSED)

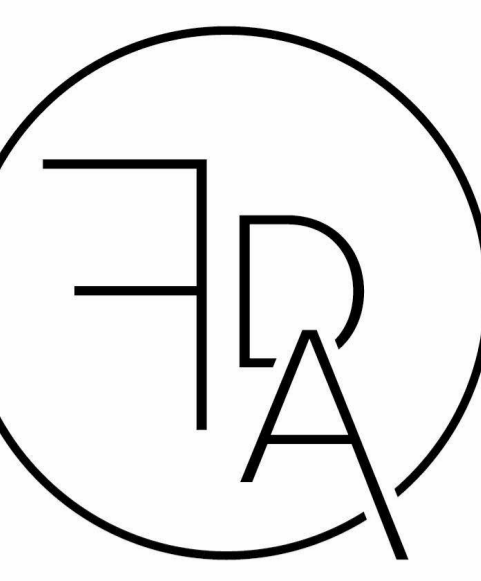
SHEET NUMBER

A1-1

1 SITE PLAN (PROPOSED)
1" = 20'-0"



CONCEPT PRESENTATION : 02/01/2024



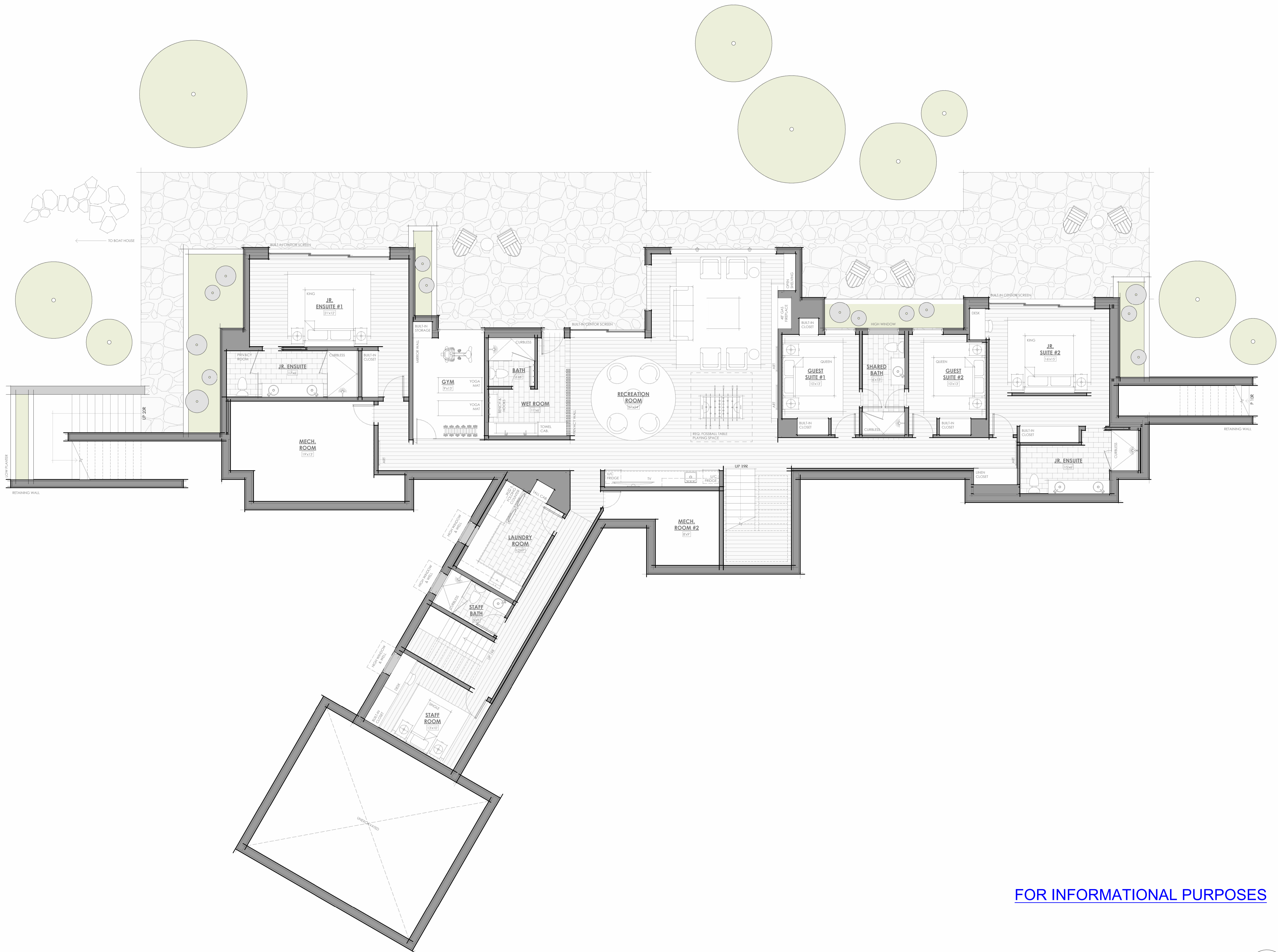
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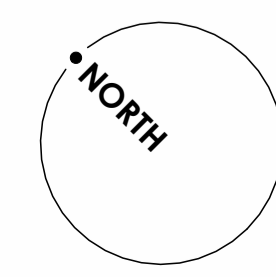
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PROJECT NUMBER 23018
SHEET NAME
LOWER LEVEL PLAN

SHEET NUMBER

A2-1

1 LOWER LEVEL PLAN
1/4" = 1'-0"



MINOR VARIANCE : 12/19/2023



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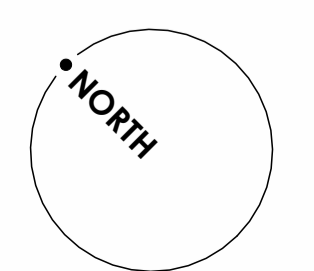
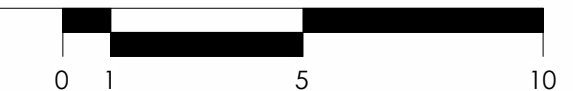
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SHEET NAME
MAIN LEVEL PLAN

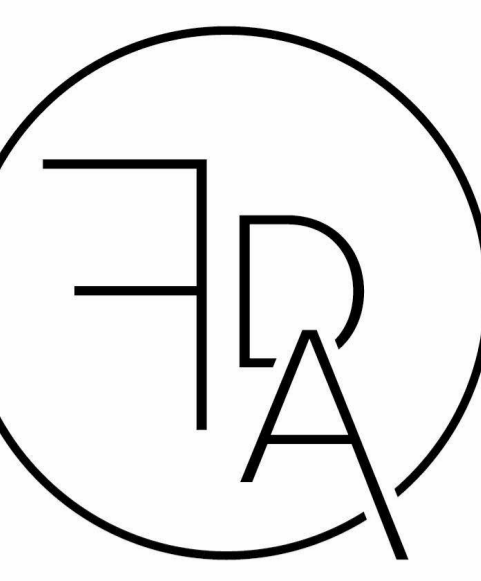
SHEET NUMBER

A2-2

1 MAIN LEVEL PLAN
1/4" = 1'-0"



MINOR VARIANCE : 12/19/2023



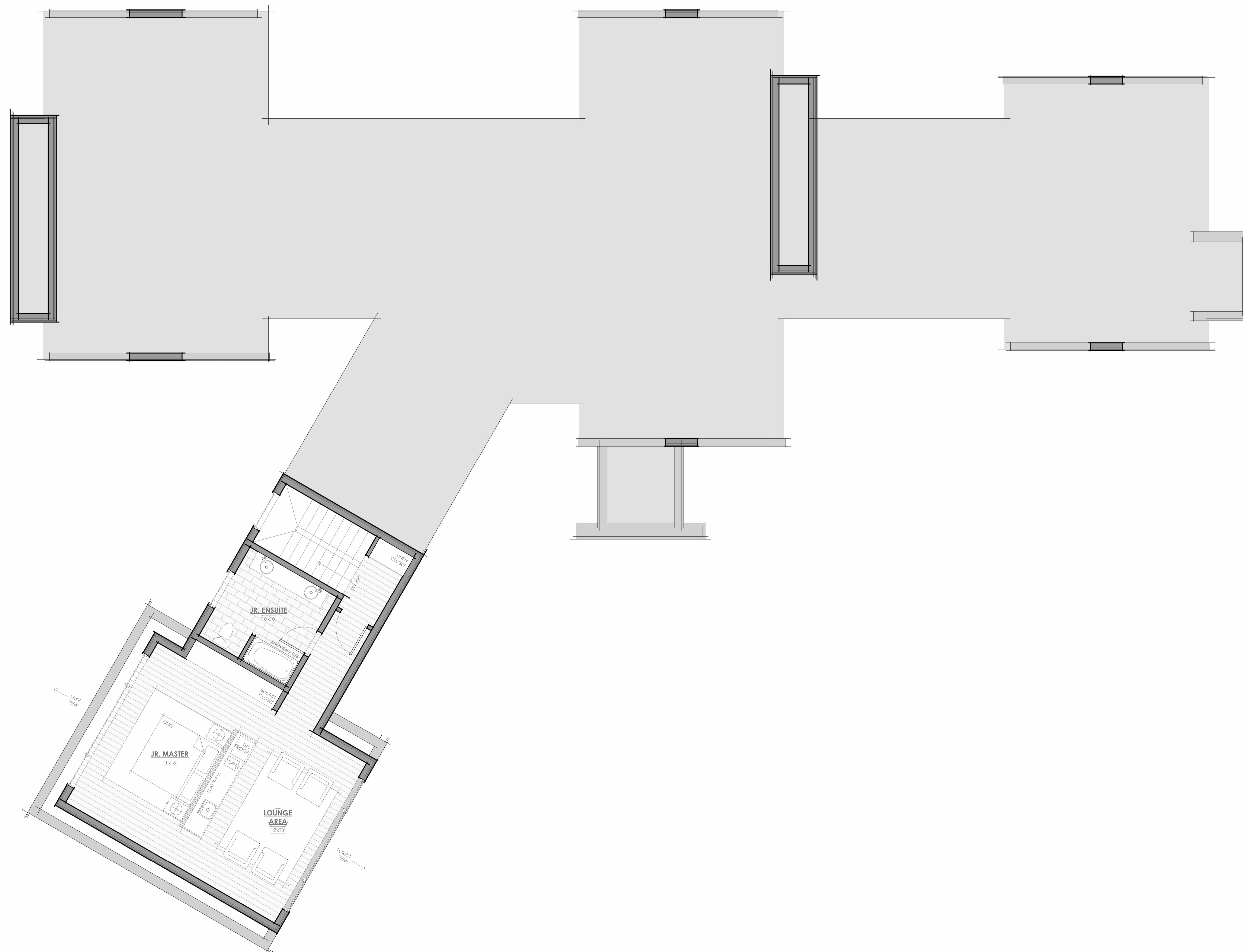
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SHEET NAME
UPPER LEVEL PLAN

SHEET NUMBER

A2-3

1 UPPER LEVEL PLAN
1/4" = 1'-0"

MINOR VARIANCE : 12/19/2023



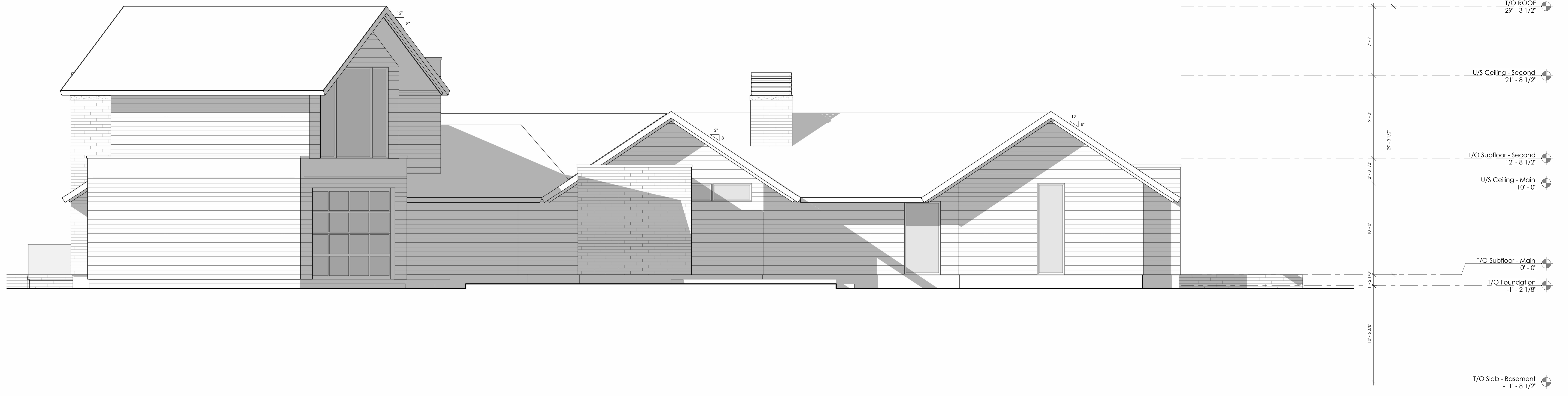
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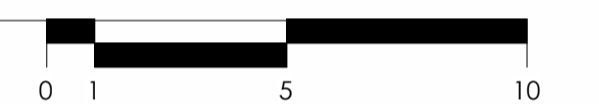
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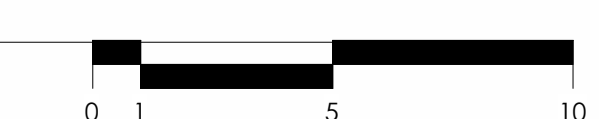
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1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



2 RIGHT EXTERIOR ELEVATION
1/4" = 1'-0"



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SHEET NAME
SOUTH & WEST EXTERIOR
ELEVATIONS

SHEET NUMBER

A3-1

MINOR VARIANCE : 12/19/2023

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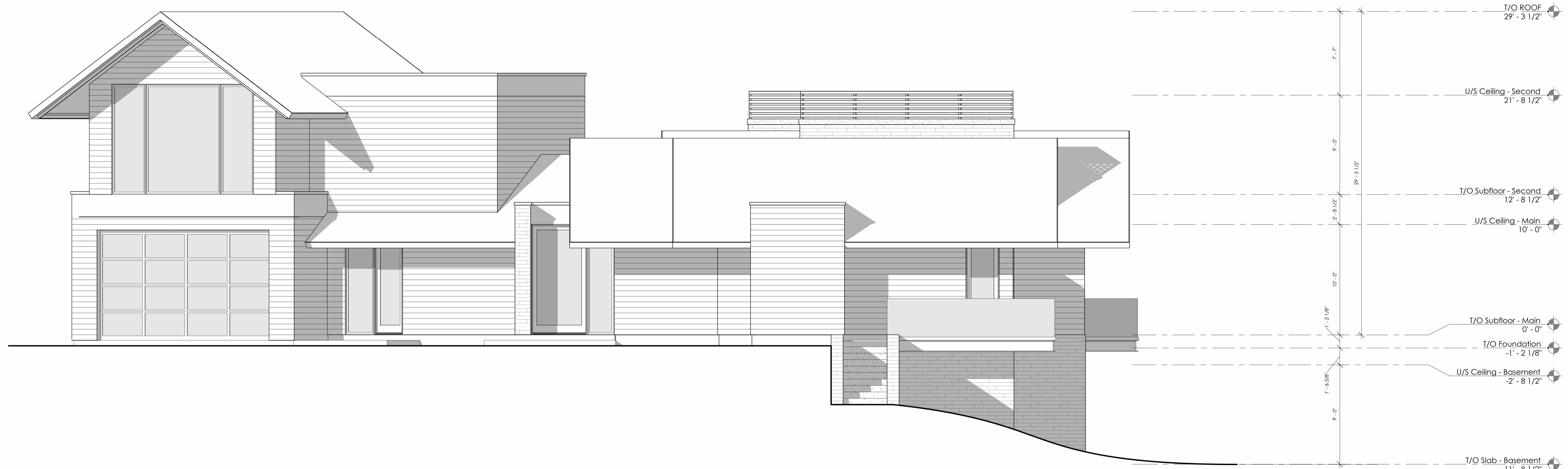
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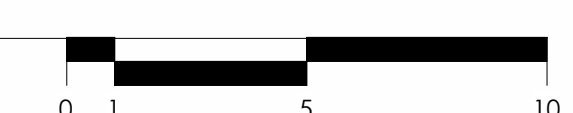
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1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



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PROJECT NUMBER 23018

SHEET NAME
NORTH & EAST EXTERIOR
ELEVATIONS

SHEET NUMBER

A3-2

MINOR VARIANCE : 12/19/2023

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