



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-76/23

Roll #: 4-11-116

Civic Address: 1090 McLeod Road, Unit #2

Owners: Paul Spafford & Marilyn Davidson, 311 Riverview Drive, Toronto, ON, M4C 3C9

Legal Description: Part of Lots 20 and 21, Concession 6, Parts 1 to 8, Plan 35R-24473, Parts 1 and 2, Plan 35R-26122, (Medora)

Lake/River: Lake Rosseau (Category 1 Lake)

Zoning: Waterfront Residential (WR5-7)

Zoning Schedule: 28

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to construct a car port.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3	Construct a Car Port within the Required Front Yard Setback	66 ft.	48 ft.	18 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.

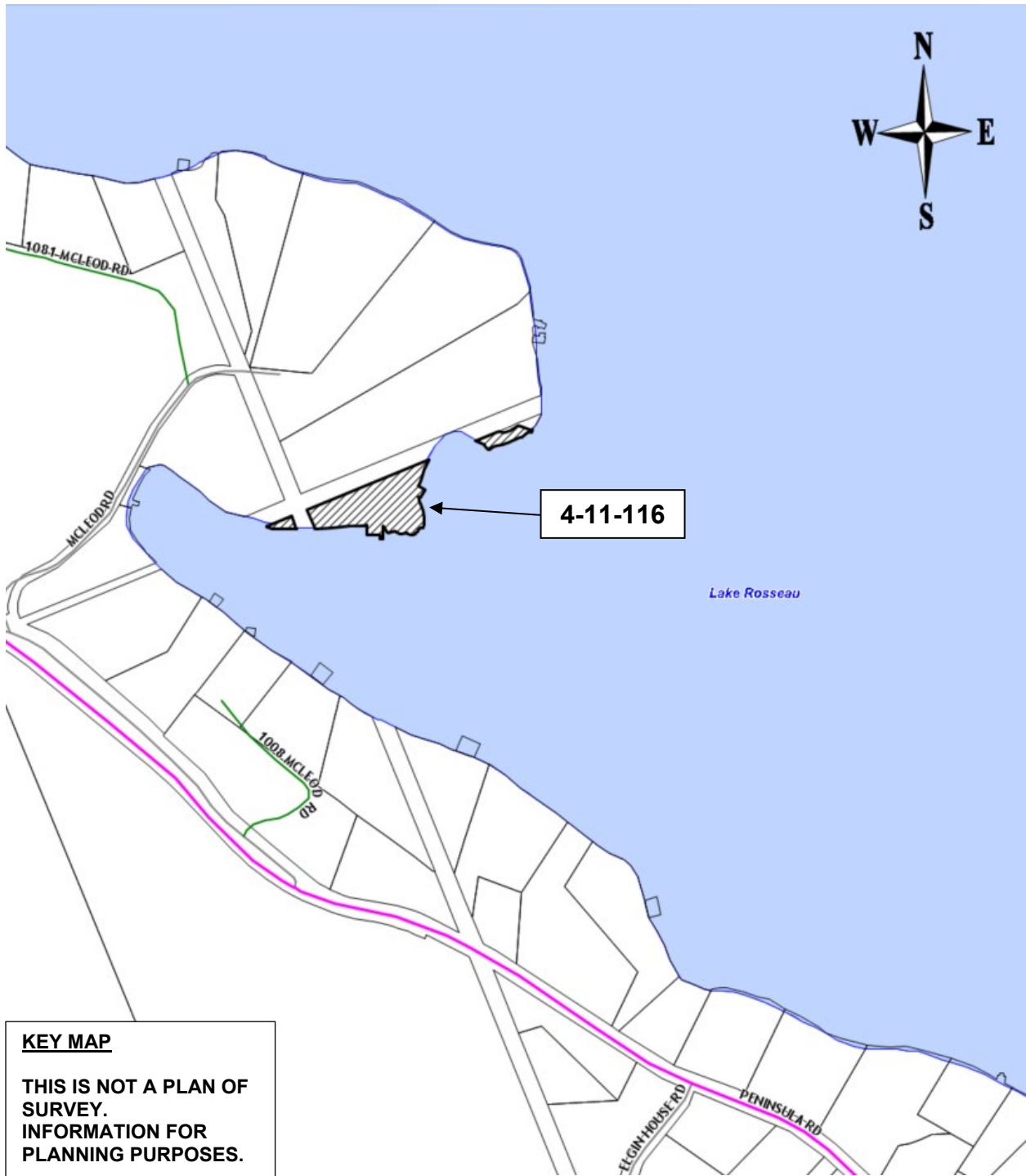
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 24th day of January, 2024.

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

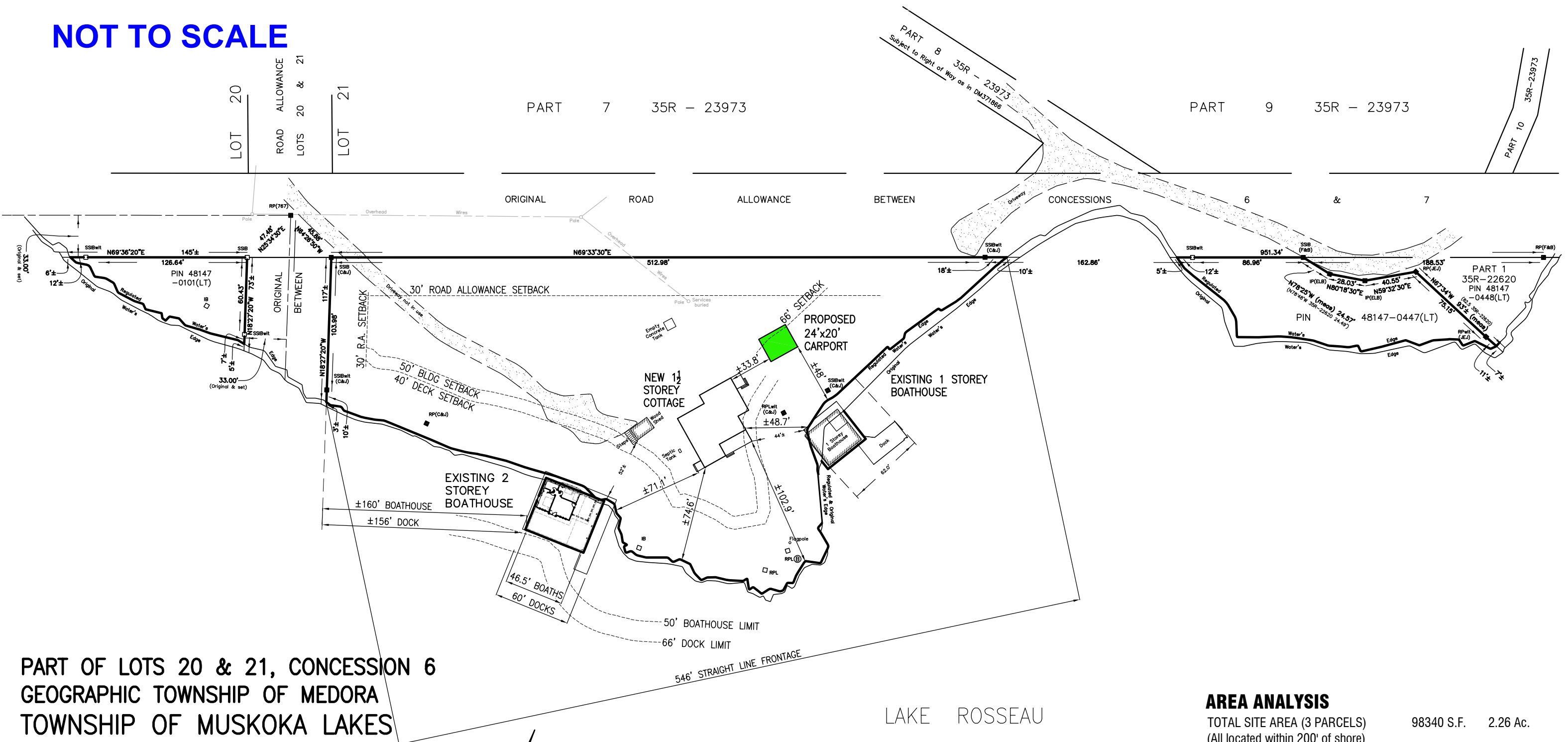
KEY MAP



KEY MAP

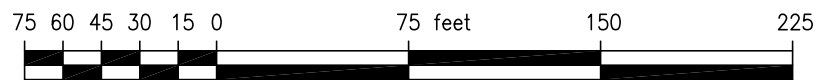
**THIS IS NOT A PLAN OF
SURVEY.
INFORMATION FOR
PLANNING PURPOSES.**

NOT TO SCALE



PART OF LOTS 20 & 21, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 75'



PAUL SPAFFORD PROPERTY
 1090 McLEOD ROAD UNIT#2
 PART 1 OF PLAN 35R-17148
 Roll#: 4453-040-011-11600
 Zoning: WR5-7

LAKE ROSSEAU

AREA ANALYSIS

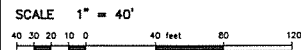
TOTAL SITE AREA (3 PARCELS) (All located within 200' of shore)	98340 S.F.	2.26 Ac.
LEFT PARCEL AREA:	5440 S.F.	0.12 Ac.
CENTRE PARCEL AREA:	81980 S.F.	1.88 Ac.
RIGHT PARCEL AREA:	10920 S.F.	0.25 Ac.

EXISTING COTTAGE COVERAGE AREA:	2357 S.F.
EXISTING WOODSHED AREA:	162 S.F.
EXISTING BOATHOUSE COVERAGE AREA:	997 S.F.
EXISTING BOATHOUSE COVERAGE AREA:	2046 S.F.
PROPOSED CARPORT AREA:	480 S.F.
TOTAL LOT COVERAGE	6042 S.F.

PERCENT COVERAGE OF CENTRE LOT:	7.4%
PERCENT COVERAGE OF TOTAL PROPERTY:	6.1%

FOR INFORMATIONAL PURPOSES ONLY

SURVEYOR'S REAL PROPERTY REPORT (PART 1)
PLAN OF SURVEY OF
PART OF LOTS 20 & 21, CONCESSION 6 and
PART OF THE BED OF LAKE ROSSEAU
IN FRONT OF LOT 21, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA
COOTE, HILEY, JEMMETT LIMITED ©



DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

Radial Ties from (A) To Regulated Water's Edge	Radial Ties from (B) To Original Water's Edge	Radial Ties from (C) To Regulated Water's Edge	Radial Ties from (D) To Original Water's Edge	Radial Ties from (E) To Regulated Water's Edge	Radial Ties from (F) To Original Water's Edge	Radial Ties from (G) To Regulated Water's Edge	Radial Ties from (H) To Original Water's Edge
Asimuth	Distance	Asimuth	Distance	Asimuth	Distance	Asimuth	Distance
104.02	7.7	164.24	2.9	333.40	12.0	0.78	7.5
38.45	4.1	37.00	1.2	348.42	9.6	1.29	6.4
33.35	5.8	40.50	1.3	351.35	8.5	3.07	3.5
35.59	5.8	35.95	1.43	351.35	8.5	2.51	1.2
35.06	7.2	34.53	1.64	358.46	7.1	35.34	3.2
32.58	7.6	34.59	2.04	359.46	6.8	40.16	3.0
33.12	10.8	35.98	2.35	1.22	6.4	52.55	3.2
34.18	10.9	37.08	2.53	3.01	3.5	66.15	3.1
34.50	12.5	38.37	2.67	33.94	3.0	74.50	3.1
33.02	16.7	41.64	2.76	4.01	3.0	87.17	3.0
32.58	19.9	44.45	2.85	6.25	3.2	92.53	2.8
33.23	20.7	49.09	2.89	6.61	3.1	98.46	2.2
34.05	20.9	52.25	2.95	9.00	2.7	98.50	2.2
33.55	21.9	57.41	3.16	9.95	1.6	114.48	1.9
32.25	25.2	60.01	3.17	13.73	2.0	134.09	2.1
37.15	27.1	63.70	3.21	15.01	2.8	149.00	2.0
39.17	27.8	63.30	3.28	15.95	2.5	152.52	3.0
40.47	28.3	62.18	3.41	16.54	3.1	160.01	2.7
43.00	28.9	63.22	3.56	16.94	3.2	164.00	3.3
46.30	29.1	63.50	3.77	18.43	3.3	167.43	3.4
50.40	29.6	64.58	3.95	19.54	3.9	177.33	3.6
57.00	32.0	65.16	4.09	19.53	3.9	178.30	4.2
59.38	32.5	65.37	4.20	20.28	3.9	183.36	4.2
62.07	32.4	65.40	4.30	20.28	4.3	187.39	4.0
62.32	34.1	65.11	4.58	21.45	3.9	192.41	4.3
62.45	35.7	65.37	4.69	21.42	4.2	198.16	4.3
63.05	36.6	65.23	4.86	22.34	5.1	203.58	4.5
63.43	38.3	65.09	4.94	22.92	6.0	213.20	4.2
64.27	39.5	65.31	4.99	23.10	6.6	220.24	5.3
64.41	40.4	65.28	5.09	23.55	7.2	226.32	6.1
64.49	41.0	66.14	5.16	23.54	7.5	229.15	6.7
64.44	41.7	66.45	5.24	24.13	7.7	229.25	7.2
65.22	42.0	66.01	5.32	24.50	8.5	231.28	7.6
65.03	43.8	66.01	5.32	24.40	9.0	237.23	8.2
64.37	45.5			24.21	9.5		
64.58	47.7			24.46	11.0		
64.51	48.9						
64.58	49.7						
65.31	50.0						
65.12	50.9						
65.58	52.1						
65.28	52.9						

LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF PART 1 AS SHOWN ON PLAN 35R-22620 HAVING A BEARING OF N67.34'W. ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.

- MONUMENT PLANTED
- MONUMENT FOUND
- SSB SHORT STANDARD IRON BAR
- IB IRON BAR
- RP ROCK POST
- RF ROCK FLAG
- IP IRON POST
- 787 M.K. FITZMAURICE O.L.S.
- CHJ COOTE, HILEY, JEMMETT LIMITED
- ELB E.L. BURGESS O.L.S.
- FAB JOHN E. JACOBSON O.L.S.
- FEJ JOHN E. JACOBSON O.L.S.
- COV28 CANADIAN GEODETIC VERTICAL DATUM 1928 (PRE-1978 ADJUSTMENT)
- WTO MINISTRY OF TRANSPORTATION ONTARIO
- Original FIELD NOTES OF SURVEY FOR THE TOWNSHIP OF MEDORA
- Plan 35R-17148
- Witness

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED NOVEMBER 15, 2013.

THIS REPORT WAS PREPARED FOR MARY M. BESANCENEY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

COOTE • HILEY • JEMMETT

Part 2

Surveyor's Real Property Report
 File No. 23472
 Prepared for Mary M. Besanceney

Legal Description

The subject lands form part of Lots 20 and 21, Concession 6 and part of the bed of Lake Rosseau in front of Lot 21, Concession 6, in the Geographic Township of Medora, now in the Township of Muskoka Lakes in the District Municipality of Muskoka described in PINs 48147-0101(LT), 48147-0447(LT), and 48147-0446(LT).

The lands are bounded on the south by the limit of Lake Rosseau, which is located at the Geodetic Contour of Elevation 740.00 feet.

Research

The plan attached hereto illustrates the results of the field survey completed on November 14th, 2013 and the office research undertaken in conjunction therewith.

An outline of the various aspects of the project is as follows.

Monumentation

Eight existing iron bars were located around the perimeter of the properties and all of these can be attributed to previous surveys undertaken by E.L. Burgess, O.L.S., Fitzmaurice & Boyer, O.L.S., J.E. Jacobson Surveying Limited, and our firm. Sufficient retracement of adjoining lot lines was undertaken to enable us to place four new posts where the originals were missing.

Where possible a two-inch wooden stake, painted white with a red top, was placed beside each iron bar.

The limit of Lake Rosseau was accurately located by taking soundings to the 740.0 foot contour and ties were also taken to the present limit of the lake, which is controlled by dam under normal conditions, at an elevation of approximately 741.3 feet.

Dimensions

PIN 48147-0101(LT)
 The unfloded area of the property was measured at 5,440 square feet, the by-law frontage at 152 feet, and the distance along the regulated water's edge at 160 feet, more or less.

PIN 48147-0447(LT)
 The unfloded area of the property was measured at 10,930 square feet, the by-law frontage at 260 feet, and the distance along the regulated water's edge at 290 feet, more or less.

PIN 48147-0446(LT)
 The unfloded area of the property was measured at 81,990 square feet, the by-law frontage at 546 feet, and the distance along the regulated water's edge at 790 feet, more or less.

The area of the property lying within 200 feet of the high water mark is 81,990 square feet.

Site Details

The properties designated as PINs 48147-0101(LT) and 48147-0447(LT) are vacant.

PIN 48147-0446(LT)

The structures were accurately located, together with other selected site details and the positions of these are shown on the plan with the pertinent distances to the property lines.

Items to which attention is drawn or those that do not appear on the plan are set out as follows:

a) The areas of the various roofed structures are as follows:

Cottage & verandah	1,998 square feet
Wood shed	162 square feet
Boathouse	997 square feet

b) The heights of the various structures are as follows:

Cottage & verandah	21.5 feet
Wood shed	11.5 feet
Boathouse	16.0 feet

c) The boathouse/dock structure covers 62 feet of the frontage.

d) We were not able to locate the septic system.

Remarks

None of the three PINs that comprise the Besanceney property make reference to the right of way that was created by the registration of Inst. 371866; however, this can likely be attributed to the fact that there are no appurtenant lands referenced in that document.

By-law Compliance

This report does not address any issue of by-law compliance, but provides an illustration of the details necessary to obtain pertinent comments from the Corporation of the Township of Muskoka Lakes.

Access

This report does not address any issue of access to the property beyond what is illustrated on the plan.

Bracebridges, Ontario

Dated: November 15, 2013

John W. Hiley
 John W. Hiley, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1 - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2 - THE SURVEY WAS COMPLETED ON THE 14th DAY OF NOVEMBER 2013.

NOVEMBER 15, 2013
 BRACEBRIDGES, ONTARIO

John W. Hiley
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 1885077

COOTE, HILEY, JEMMETT LIMITED
 ONTARIO LAND SURVEYORS
 Website: www.muskokasurveyors.com
 E-mail: survey@muskokasurveyors.com

127 Keith Road
 Bracebridges, Ontario
 PIN: G4A

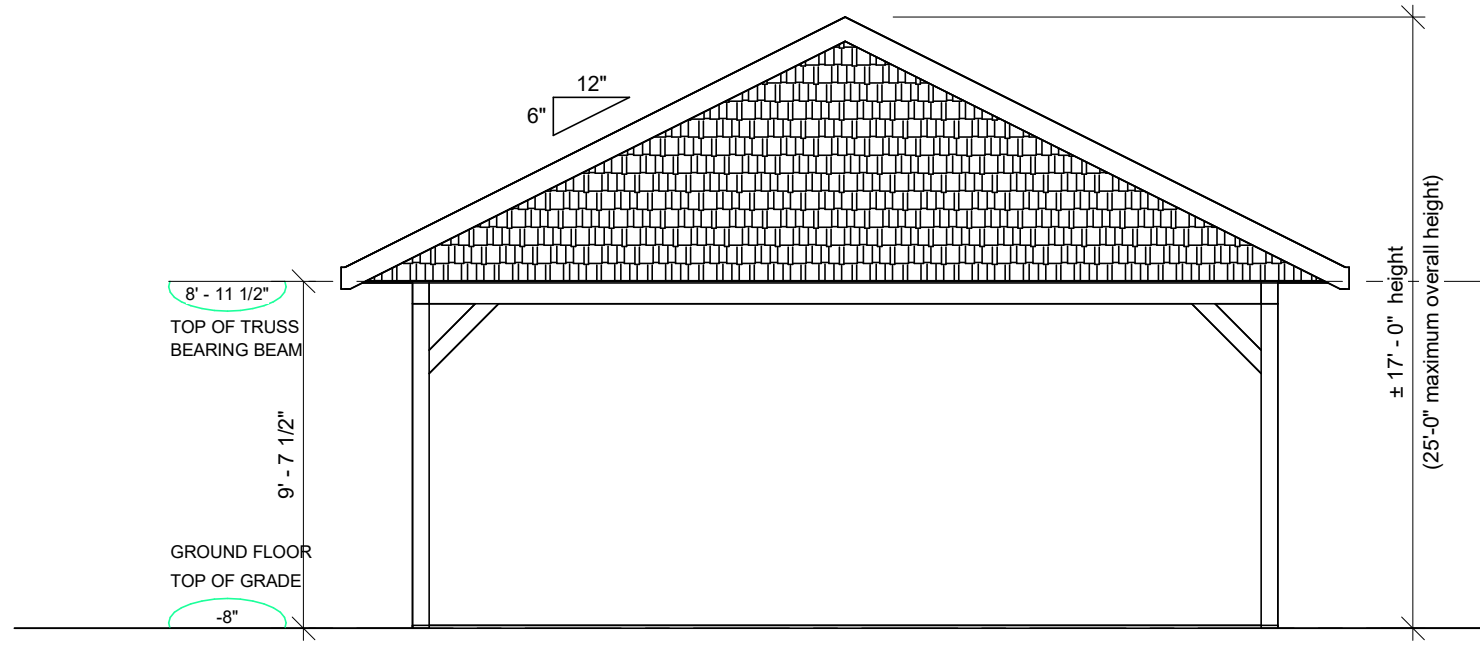
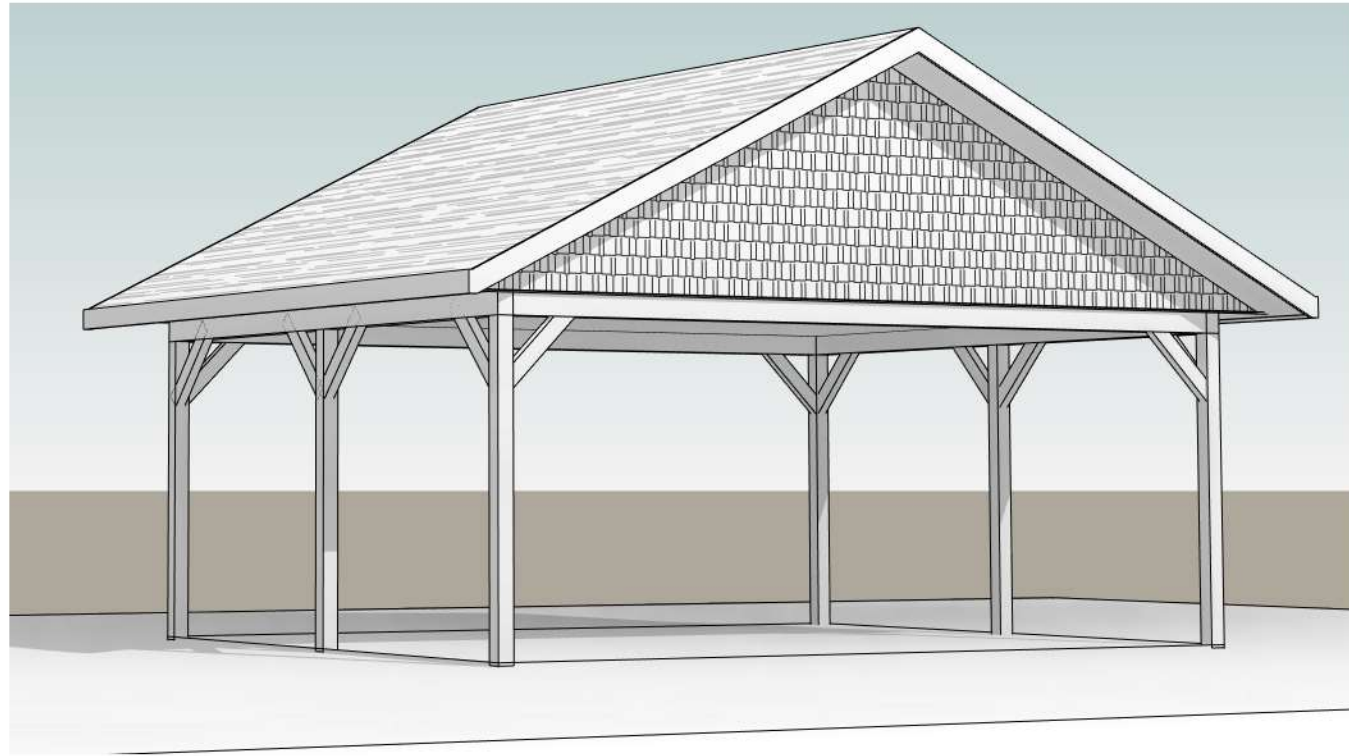
Phone: 705-645-4611
 800-494-1443
 705-645-1845

Drawn by: M.C. File: 23472
 Archived Survey Plans: www.landsurveyrecords.com

LAKE ROSSEAU IS ARTIFICIALLY REGULATED TO AN ELEVATION OF 741.3' COV28.
 THE LIMIT OF LAKE ROSSEAU AS SHOWN ON THIS PLAN HAS BEEN RE-ESTABLISHED BY SURVEY AND BY IDENTIFYING THE CONTOUR OF ELEVATION 740.00' COV28 AS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING IMMEDIATELY PRIOR TO THE CONTROLLING OF THE WATER LEVEL BY THE DAM IN PORT CARLING.
 ELEVATIONS SHOWN HEREON ARE REFERRED TO WTD RESENE BENCH MARK No. 429-71 HAVING AN ELEVATION OF 773.30' COV28.

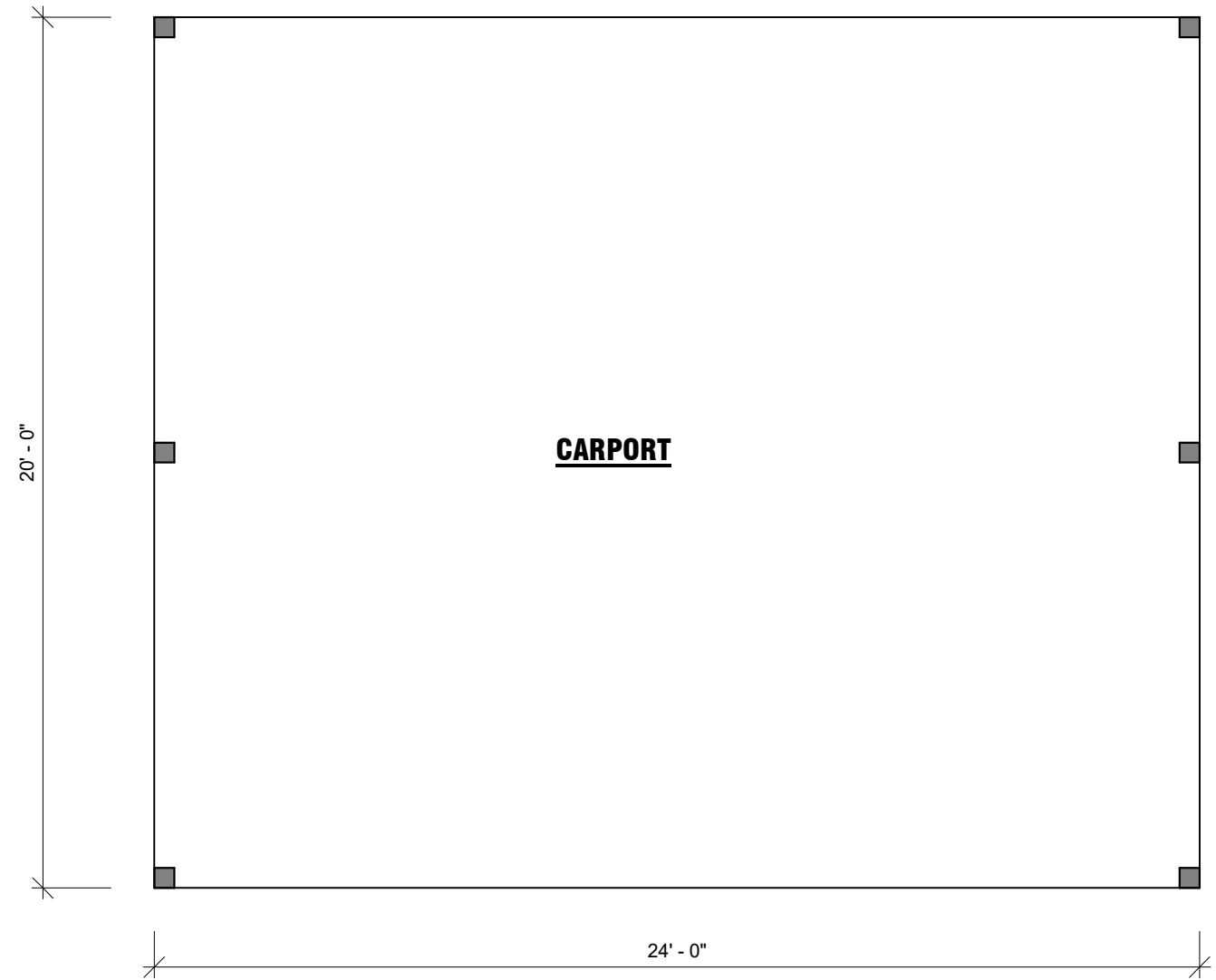
This plan is protected by copyright.
 No person may copy, reproduce or alter this plan in whole or in part without the written authorization of Coote, Hiley, Jemmett Limited.

NOT TO SCALE



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



FLOOR PLAN

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

FOR INFORMATIONAL PURPOSES ONLY