



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A-101/22

ROLL # 4-4-041

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O., 1990, c.P.13,45(5), R.R.O., 1980, Reg. 787

APPLICATION MADE BY: David and Colleen Cooper, 517 Queensdale Court, Waterloo, ON, N2T 1P6

LOCATION OF PROPERTY: Part of Lot 8, Concession 7, Lot 37, Plan M-377, (Medora), Civic Address: 1103 Hallett Road, Unit # 2, Zoning Schedule: 27

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR1) and is located on a Category 2 Lake (Bass Lake).

The applicant proposes to construct an addition to an existing dwelling.

Relief is requested from Sections 4.1.3.6 and 4.1.3.7 of By-law 2014-14, as amended, being the maximum coverage of buildings (lot coverage) on a lot within 200 feet of from the high water mark. The maximum permitted lot coverage of buildings within 200 feet from the high water mark is 8%. In this case, the lot area within 200 feet from the high water mark is 20,350 square feet. Therefore, the maximum permitted lot coverage is 1,628 square feet. The coverage is existing and proposed buildings within 200 feet of the high water mark is 1,791 square feet or 8.8%. The variance requested is 163 square feet or 0.8% over what is permitted.

NOTICE: This notice has been sent to you for your information and does not require any response unless you wish to make one. The above noted application will be heard by the Committee of Adjustment on the date and at the time shown below.

DATE: JANUARY 16, 2023

TIME: 9:00 A.M.

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19 and as part of the Township's response to stop the spread of COVID-19, this public hearing will be held in a virtual forum with electronic participation.

The hearing will be held electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via ZOOM and will commence at 9:00am. 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.

PUBLIC HEARING: You or your representative are entitled to participate in this public hearing and make verbal representation by participating in the ZOOM hearing or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed Minor Variance.

If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer at the email address shown below.

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: There may be additional information relating to the proposed variance application available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4 p.m. or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone: (705)765-3156 or FAX (705)765-6755. Please email any submissions or requests to: planning@muskokalakes.ca Please quote the Committee's file number noted above.

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.

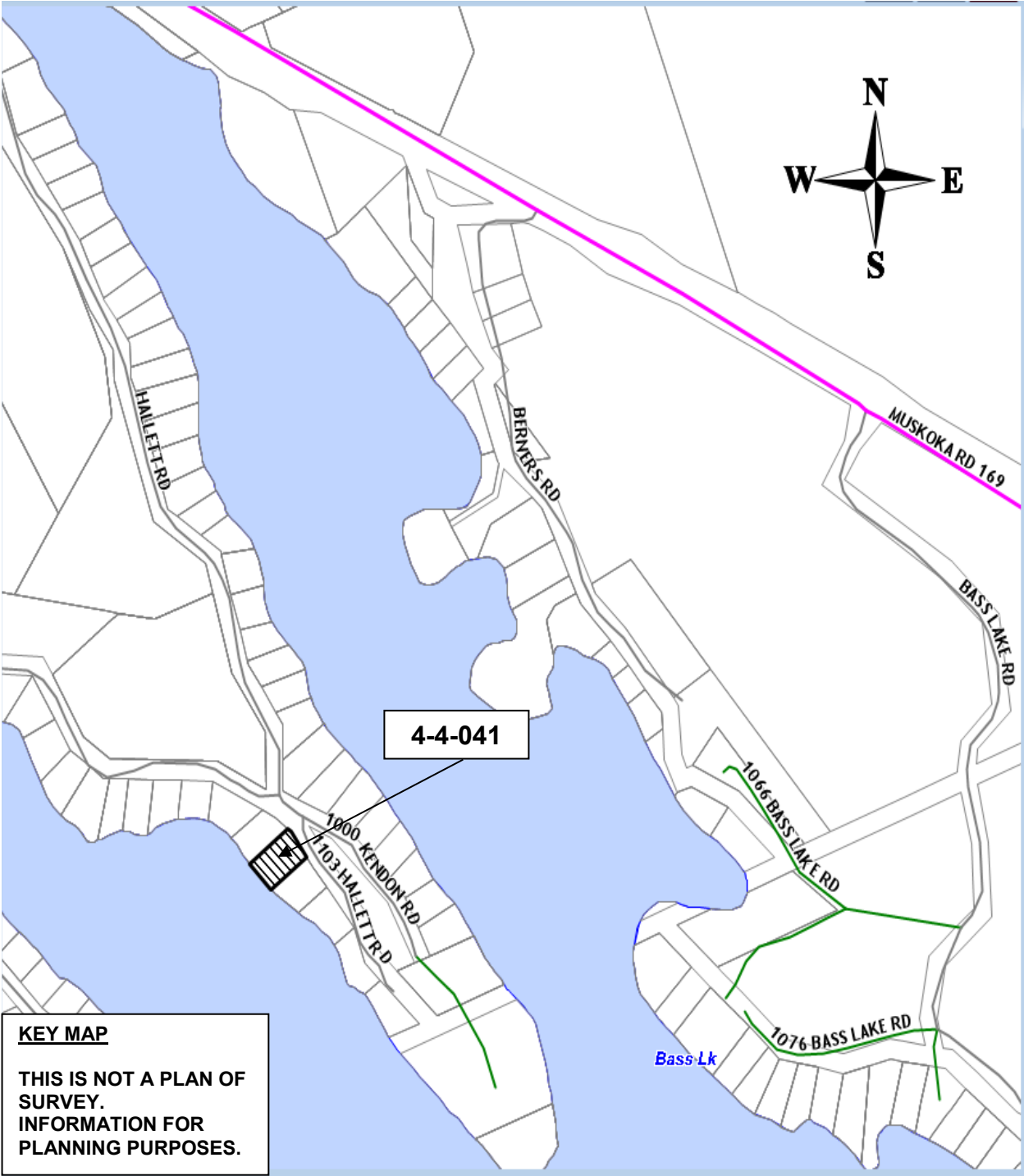
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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 3rd day of January, 2023.

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

KEY MAP

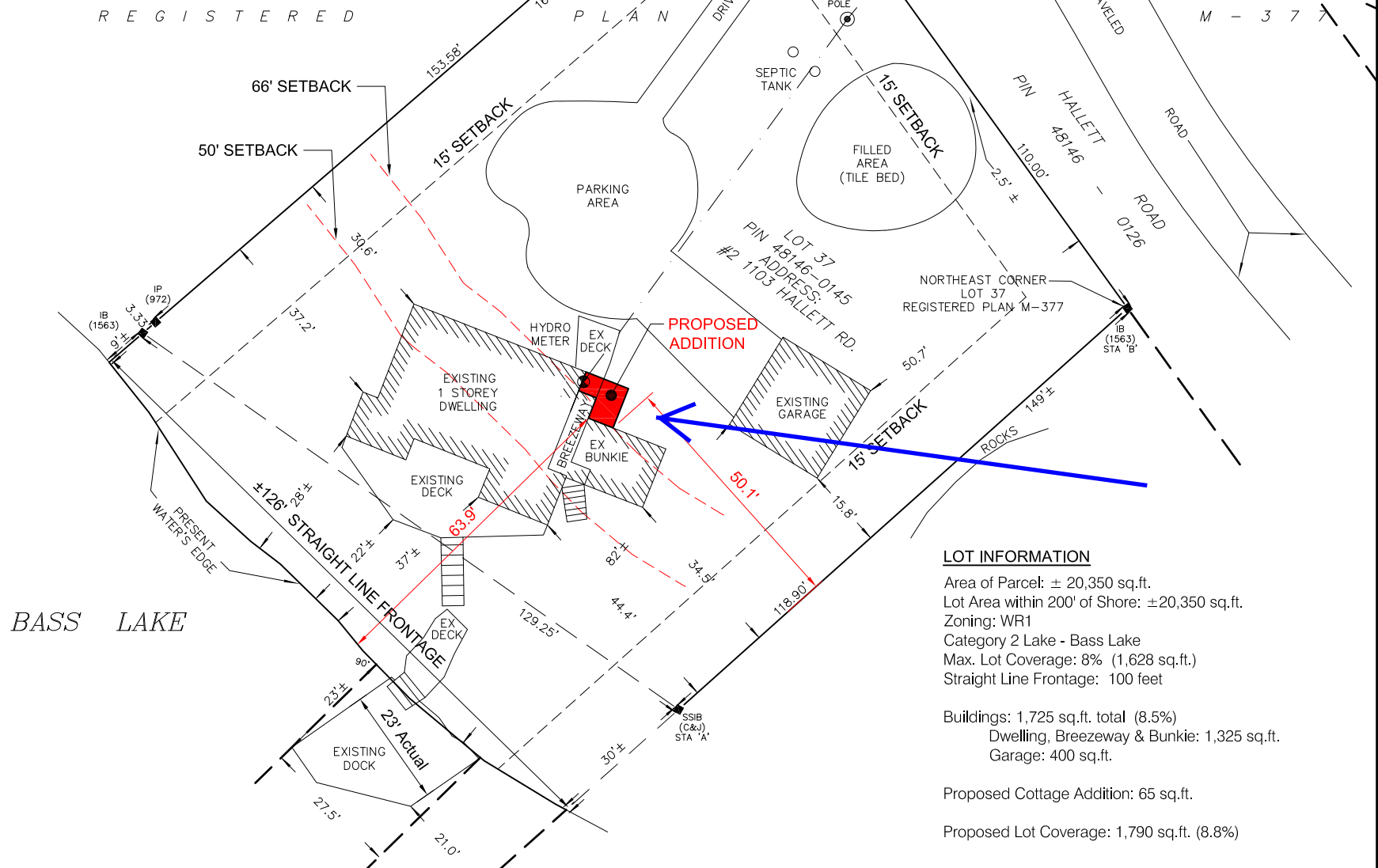
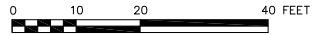


SITE PLAN

NOT TO SCALE

ALL OF
LOT 37, REGISTERED PLAN M-377
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE: 1 INCH = 30 FEET



	Project: <u>COOPER</u> COTTAGE ADDITION #2-1103 Hallett Road, Mactier	Drawing Title: PROPOSED SITE PLAN		Date: Jan. 3, 2023 Issue: MV Application	Drawing Number: SITE
		Scale: 1" = 30'-0"	Project No.: 21135		