



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

FILE # A-102/22
ROLL # 4-5-078

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: Sharon and Brian Hannigan, 4735 Muskoka Rd. 169, Muskoka Lakes, ON, P0C 1H0

LOCATION OF PROPERTY: Part of Lot 7, Concessions 7 and 8, (Medora), Civic Address: 4735 Muskoka Road 169, Zoning Schedule: 27

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR6), Rural (RU2) and Environmental Protection (EP1) and is located on a Category 1 Lake (Lake Joseph).

The applicants propose to construct a one storey addition onto an existing dwelling.

Relief is requested from Sections 4.1.3 and 4.1.3.5 of By-law 2014-14, as amended, being the minimum front yard setback requirement for a dwelling addition. In this case, the required front yard setback is the front yard setback of the existing dwelling or a minimum of 50 feet, whichever is greater. The existing dwelling has a front yard setback of 16 feet (at the closest point), and therefore, the minimum front yard setback requirement is 50 feet. The proposed dwelling addition is to be set back 21 feet (at the closest point) from the front lot line/high water mark. The requested variance is 29 feet.

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.

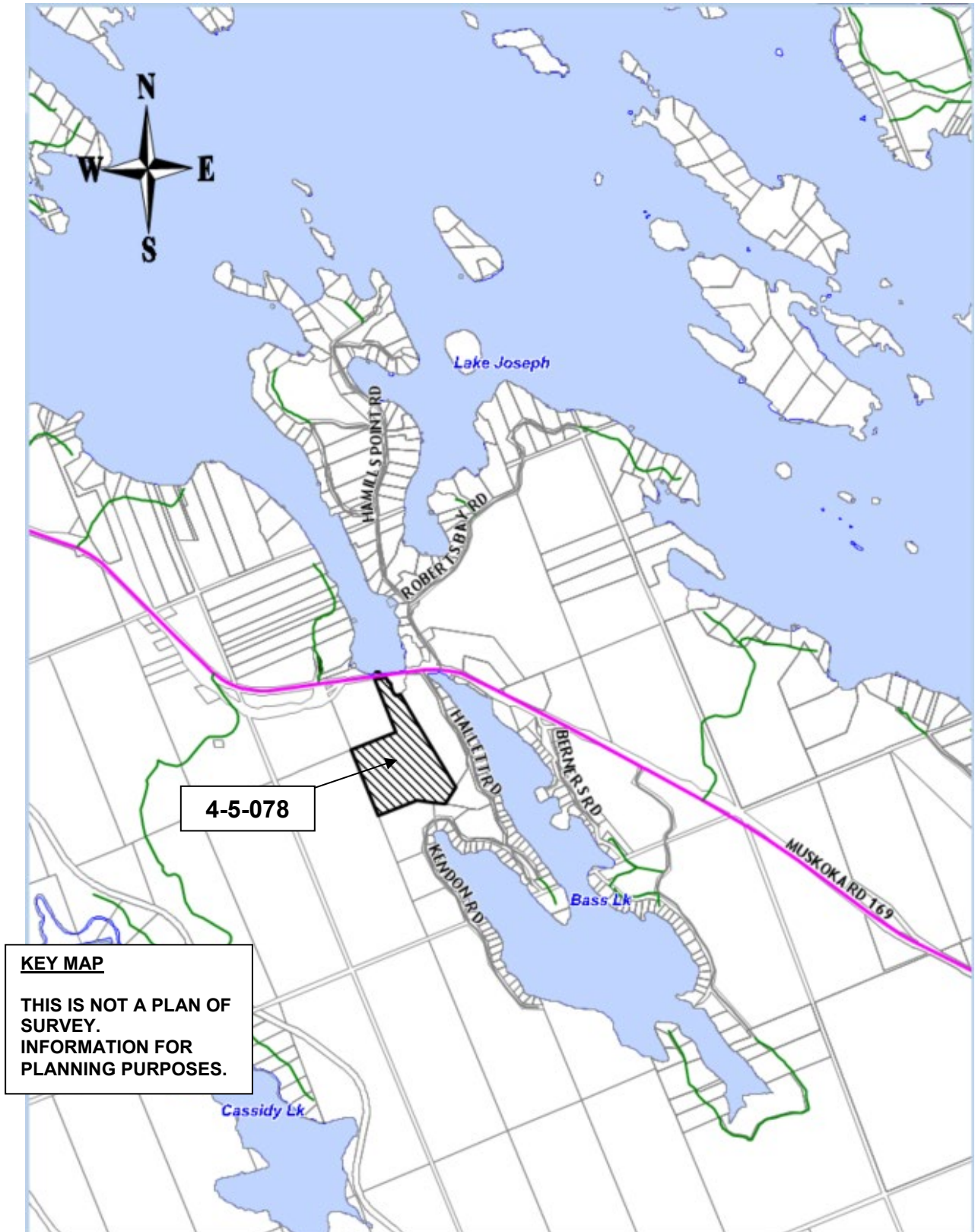
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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.

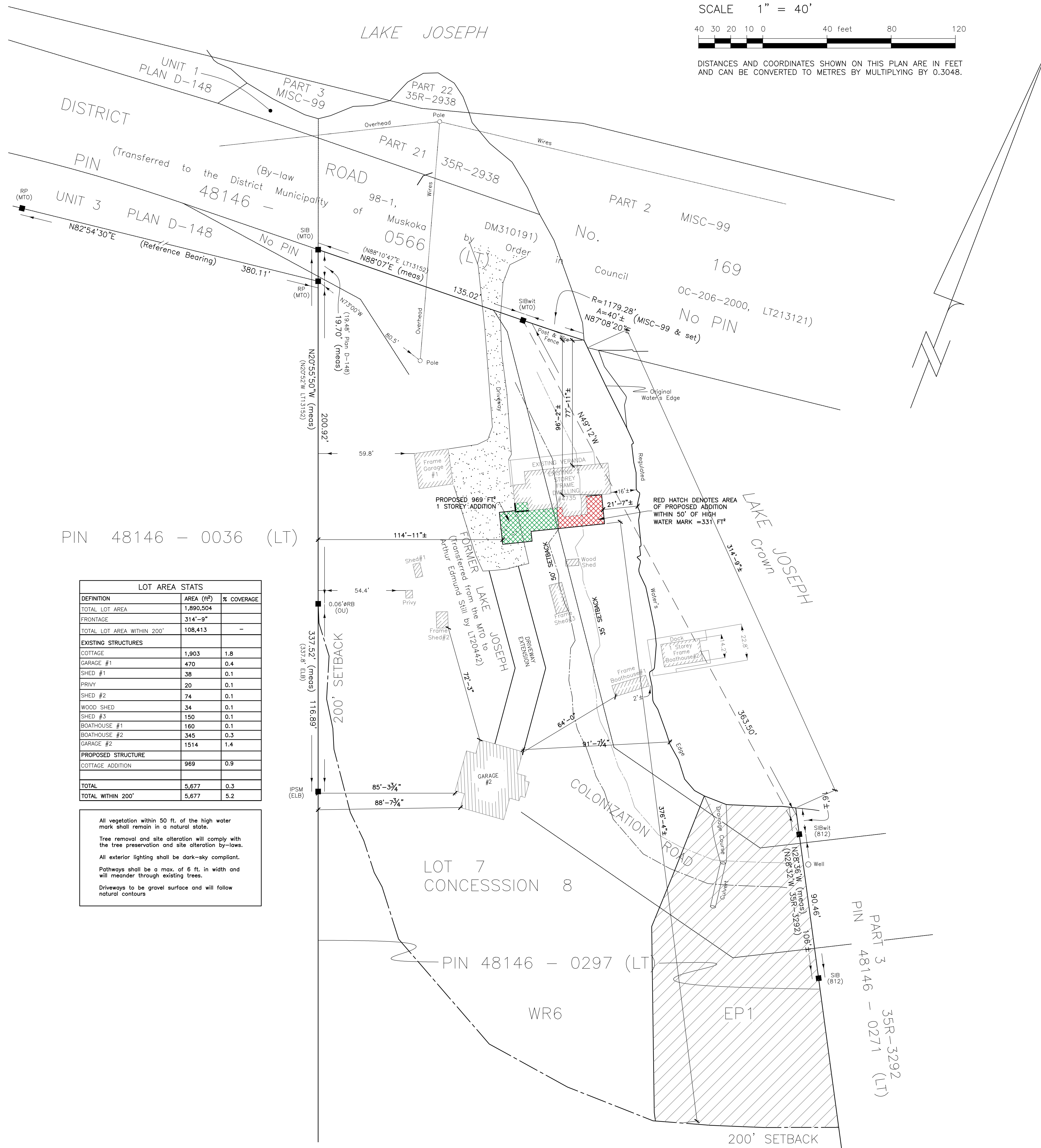
Dated this 3rd day of January, 2023.

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

KEY MAP



NOT TO SCALE



DE KONING GROUP |

Mail:	Office:
36 Beach Road	3 Armstrong Point Road
Utterson, Ontario	Port Carling, Ontario
POB 1M0	POB 1J0

705.646.3800
info@dekoninggroupp.com

4	RE-ISSUED FOR MINOR VARIANCE	01.02.2023
3	ISSUED FOR MINOR VARIANCE	11.30.2022
2	ISSUED FOR REVIEW	11.29.2022
1	ISSUED FOR REVIEW	10.21.2022
No.	Revision/Issue Column	Date

CLIENT

BRIAN HANNIGAN

PROJECT

HANNIGAN RESIDENCE
4736 MUSKOKA ROAD 169
TOWNSHIP OF MUSKOKA LAKES

DRAWING

SITE PLAN

APPROVED

DATE SEPT 2021

PROJECT	21-64-05
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DESIGNED KS/BK

REVIEWED NdK

SCALE AS SHOWN

SHEET

SP 1

