



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A- 51/21

ROLL # 7-1-055

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: Gene Hettinga and Monica Wolnik, 56 Glenhuron Drive, Springwater, ON L9X 0T8

LOCATION OF PROPERTY: Part of Lot 10, Plan M21, Part 3, Plan BR-539 (Wood), Civic Address: 1078 Strachan Point Road, Zoning Schedule: 41

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR5) and is located on a Category 2 River (Moon River).

Please note that this application was previously circulated in October 2021 and it was adjourned by Committee of Adjustment. The applicant's have now responded to Committee's request for information. Due to changeover of the Committee since the application was adjourned it is now being re-circulated.

The applicant proposes to construct a habitable basement foundation within an existing dwelling footprint, an addition to the dwelling, a sundeck addition to the dwelling, and a new sleeping cabin with an associated sundeck.

Relief is requested from Sections 4.1.3.6 and 4.1.3.7 of By-law 2014-14, as amended, being the maximum permitted lot coverage. The maximum permitted lot coverage over the area of an entire lot fronting onto a Category 2 River is 8%. In this case, the entire lot area is 20,037 square feet. The maximum permitted lot coverage is therefore 1,602 square feet. The proposed lot coverage over the area of the entire lot is 1,764 square feet or 8.8%. The variance requested is 161 square feet over what is permitted.

Relief is also 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. In this case, where there is an existing dwelling set back less than 66 feet from the high water mark, the minimum front yard setback is the existing setback or a minimum of 50 feet, whichever is greater. The existing dwelling is set back 14.5 feet from the high water mark (at the closest point), and therefore, the minimum required front yard setback is 50 feet. The nearest dwelling addition

(basement foundation) is to be set back 14.5 feet (at the closest point) from the high water mark. The variance requested is 35.5 feet.

Relief is also requested from Section 4.1.4.iv of By-law 2014-14, as amended, being the minimum front yard setback requirement of 50 feet for a new sundeck. The proposed sundeck addition to the dwelling is to be 36 feet from the high water mark. The variance requested is 14 feet.

Relief is also requested from Section 4.1.3 of By-law 2014-14, as amended, being the minimum front yard setback requirement of 66 feet from the high water mark. The proposed sleeping cabin is to be 41.5 feet from the high water mark. The variance requested is 24.5 feet.

Relief is also requested from Section 4.1.4.iv of By-law 2014-14, as amended, being the minimum front yard setback requirement of 50 feet for a new sundeck. The proposed sundeck associated with the sleeping cabin is to be 39 feet from the high water mark. The variance requested is 11 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.

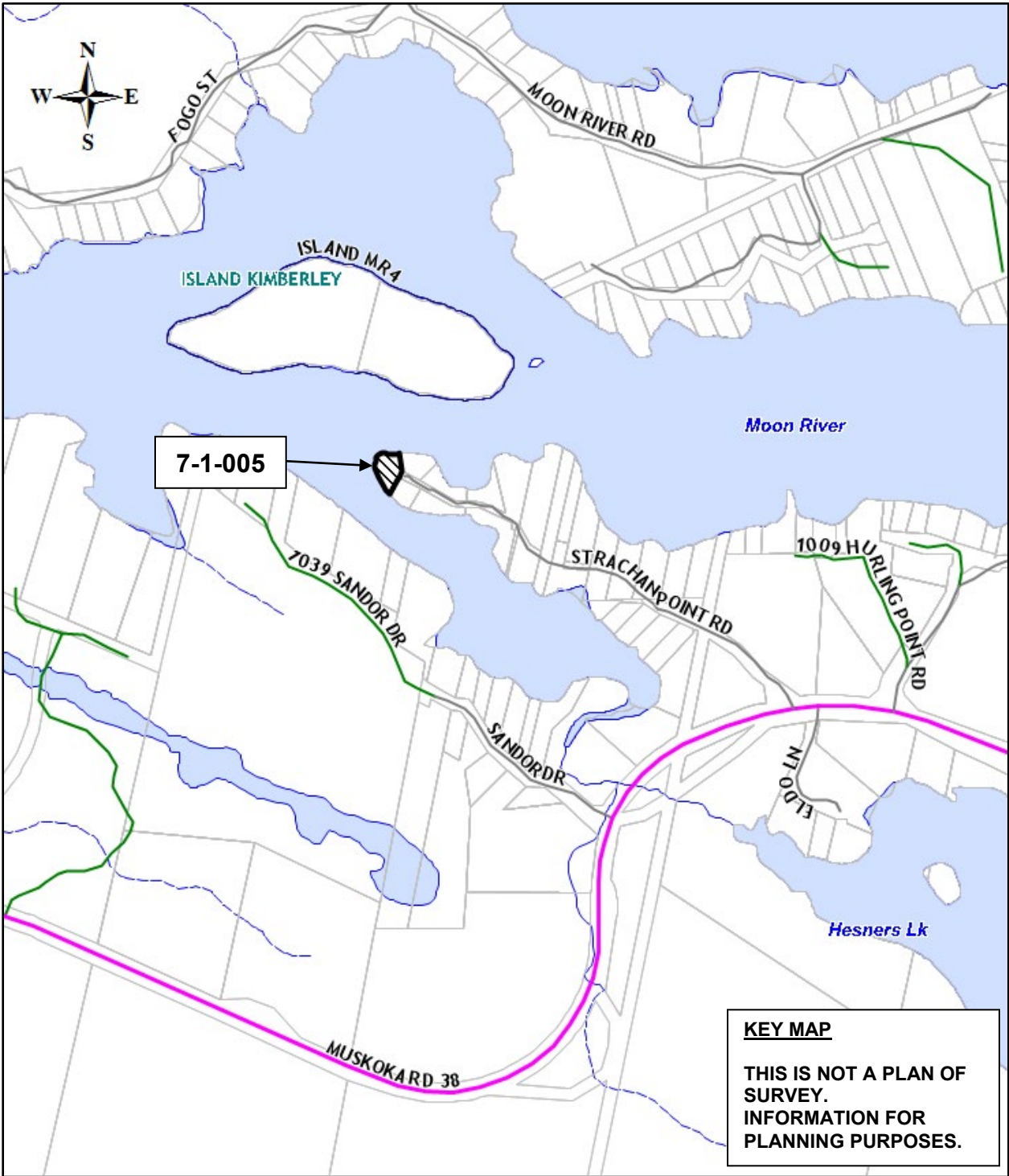
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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 22nd day of December, 2022.

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

KEY MAP

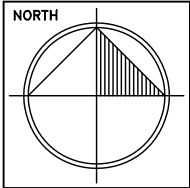


SITE PLAN

NOTES TO THIS SHEET:

- 1. DIMENSIONS TAKEN FROM EDGE OF EXISTING BUILDING/DECKS.
- 2. SITE PLAN DRAWING BASED ON TOWNSHIP MAPPING SYSTEM AND PLAN OF SURVEY.

NOT TO SCALE

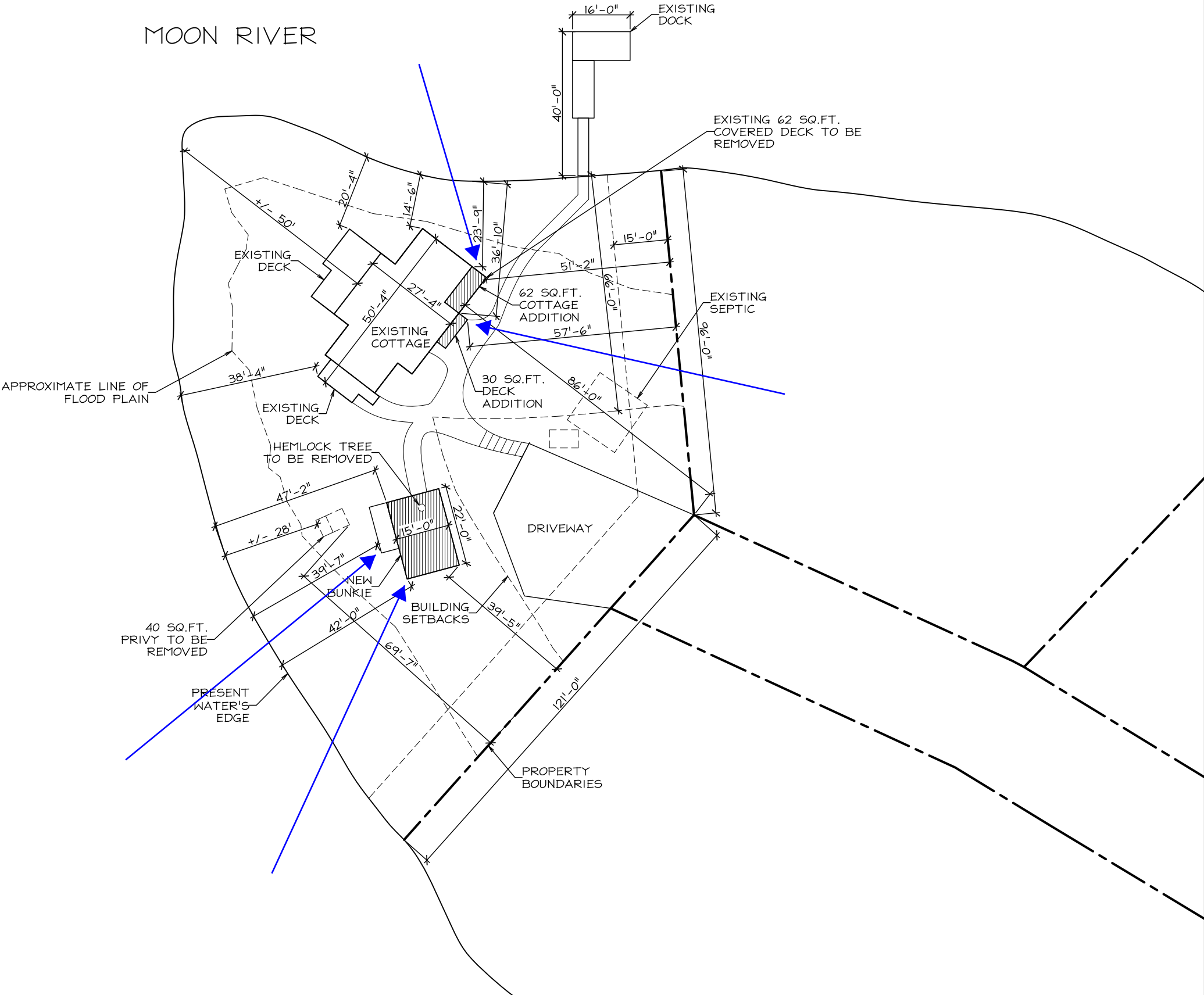


LOT STATISTICS:

1078 STRACHAN POINT ROAD
LOT 41 CONC. 7
LOT ZONING - WR5
LAKE CATEGORY - 2

LOT AREA: .46 ACRES (20,037 SQ.FT.)
EXISTING COTTAGE AREA: 1338 SQ.FT.
EXISTING COVERED DECK TO BE REMOVED: 62 SQ.FT.
EXISTING PRIVY TO BE REMOVED: 40 SQ.FT.
PROPOSED COTTAGE ADDITION AREA: 62 SQ.FT.
PROPOSED DECK ADDITION AREA: 30 SQ.FT.
PROPOSED BUNKIE AREA: 396 SQ.FT.
TOTAL PROPOSED AREA: 1764 SQ.FT.
ALLOWABLE COVERAGE: 8%
PROPOSED COVERAGE: 8.8%

REQUIRED SETBACKS:
FRONT YARD SETBACK = 66'
INT. SIDE YARD SETBACK = 15'
EXT. SIDE YARD SETBACK = 30'
REAR YARD SETBACK = 15'
MAX. HT. = 35'
MAX. ACCESSORY BUILDING HT. = 20'



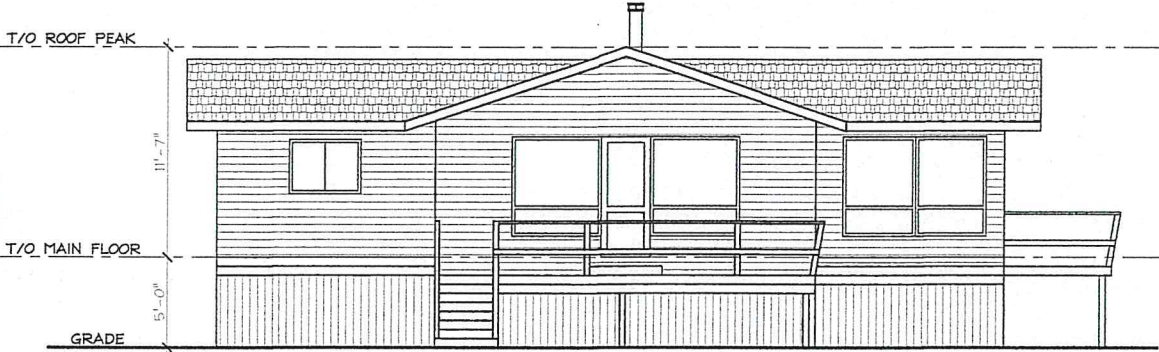
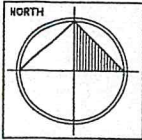
PROJECT	
WOLNIK COTTAGE, MOON RIVER, BALA	
DESCRIPTION	
SITE PLAN	
SCALE 1/32" = 1'-0"	SHEET NUMBER SP-1

NOTES TO THIS SHEET:

- 1. DIMENSIONS ARE TAKEN TO FACE OF BLOCK, FACE OF STUD, AND CENTERLINE OR FACE OF COLUMN.
- 2. RESERVED.

FOR INFORMATIONAL PURPOSES ONLY

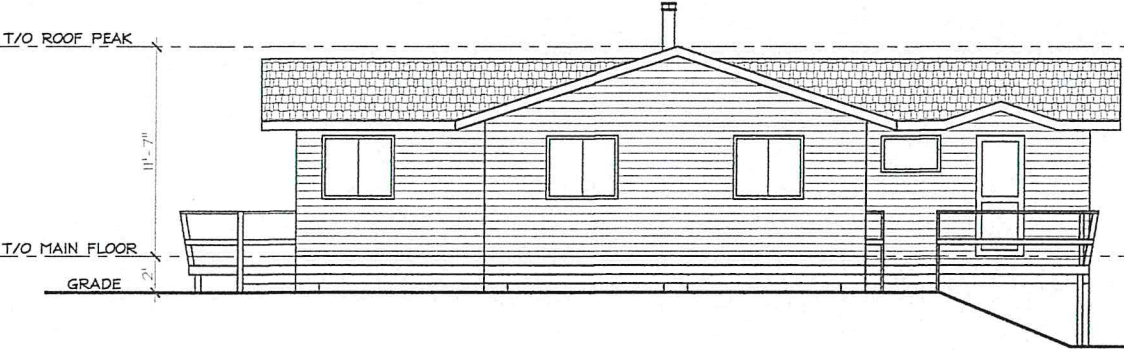
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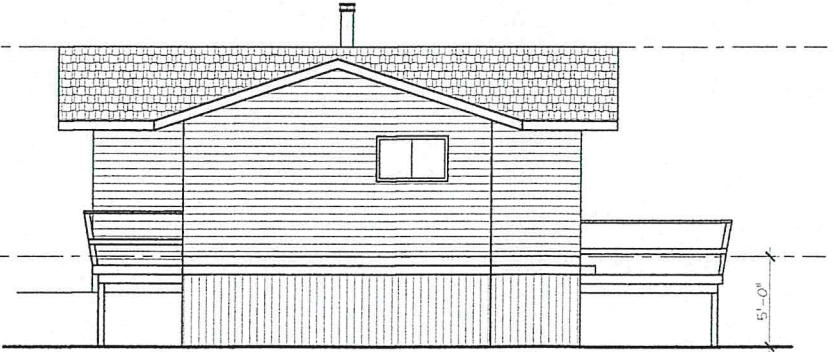
1 WEST
A-3 ELEVATION



2 SOUTH
A-3 ELEVATION



3 EAST
A-3 ELEVATION



4 NORTH
A-3 ELEVATION

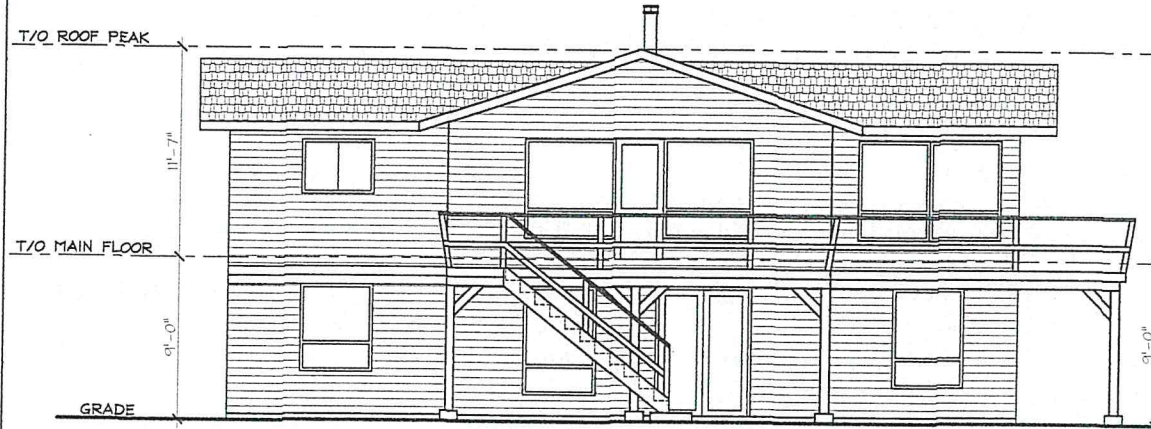
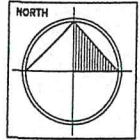
PROJECT	
STRACHAN POINT COTTAGE 1078 STRACHAN POINT ROAD BALA	
DESCRIPTION	
EXISTING ELEVATIONS	
SCALE 1/8" = 1'-0"	SHEET NUMBER A-3

NOTES TO THIS SHEET:

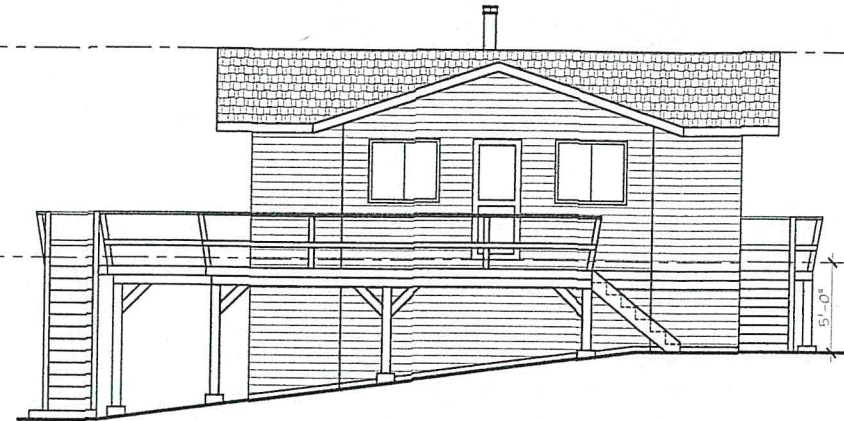
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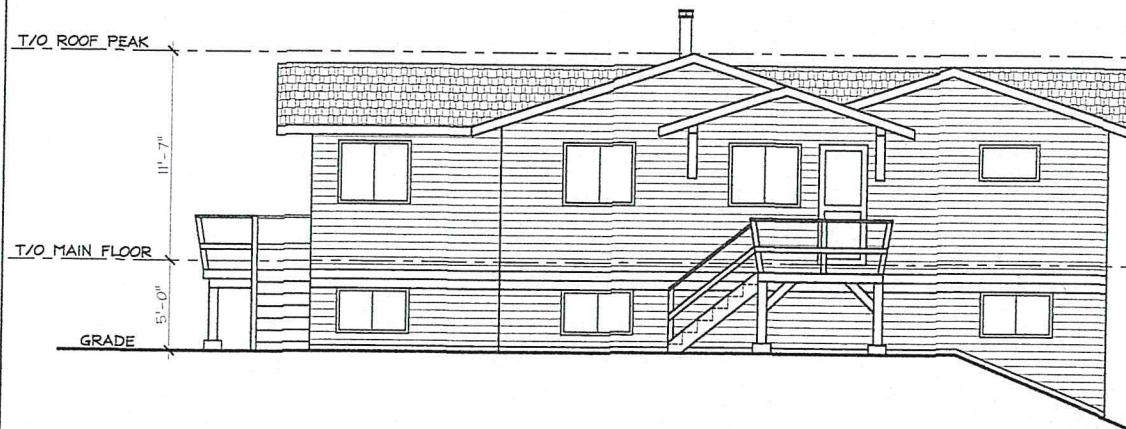
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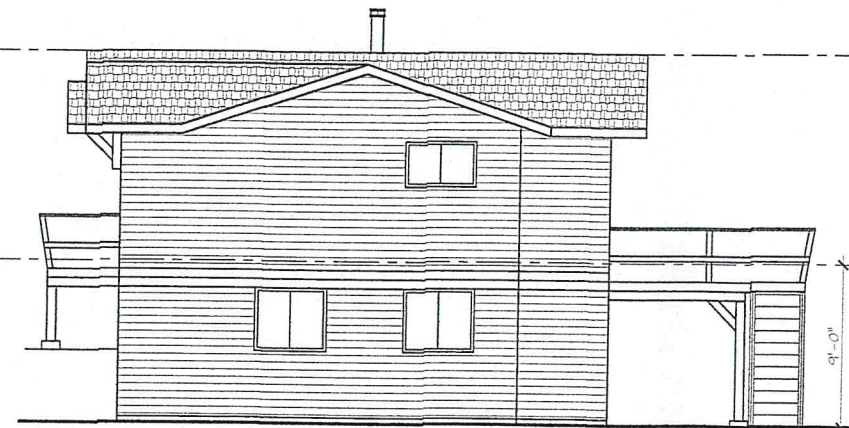
1 WEST
A-3 ELEVATION



2 SOUTH
A-3 ELEVATION



3 EAST
A-3 ELEVATION



4 NORTH
A-3 ELEVATION

PROJECT
STRACHAN POINT COTTAGE
1078 STRACHAN POINT
ROAD BALA

DESCRIPTION
PROPOSED
ELEVATIONS

SCALE
1/8" = 1'-0"

SHEET NUMBER

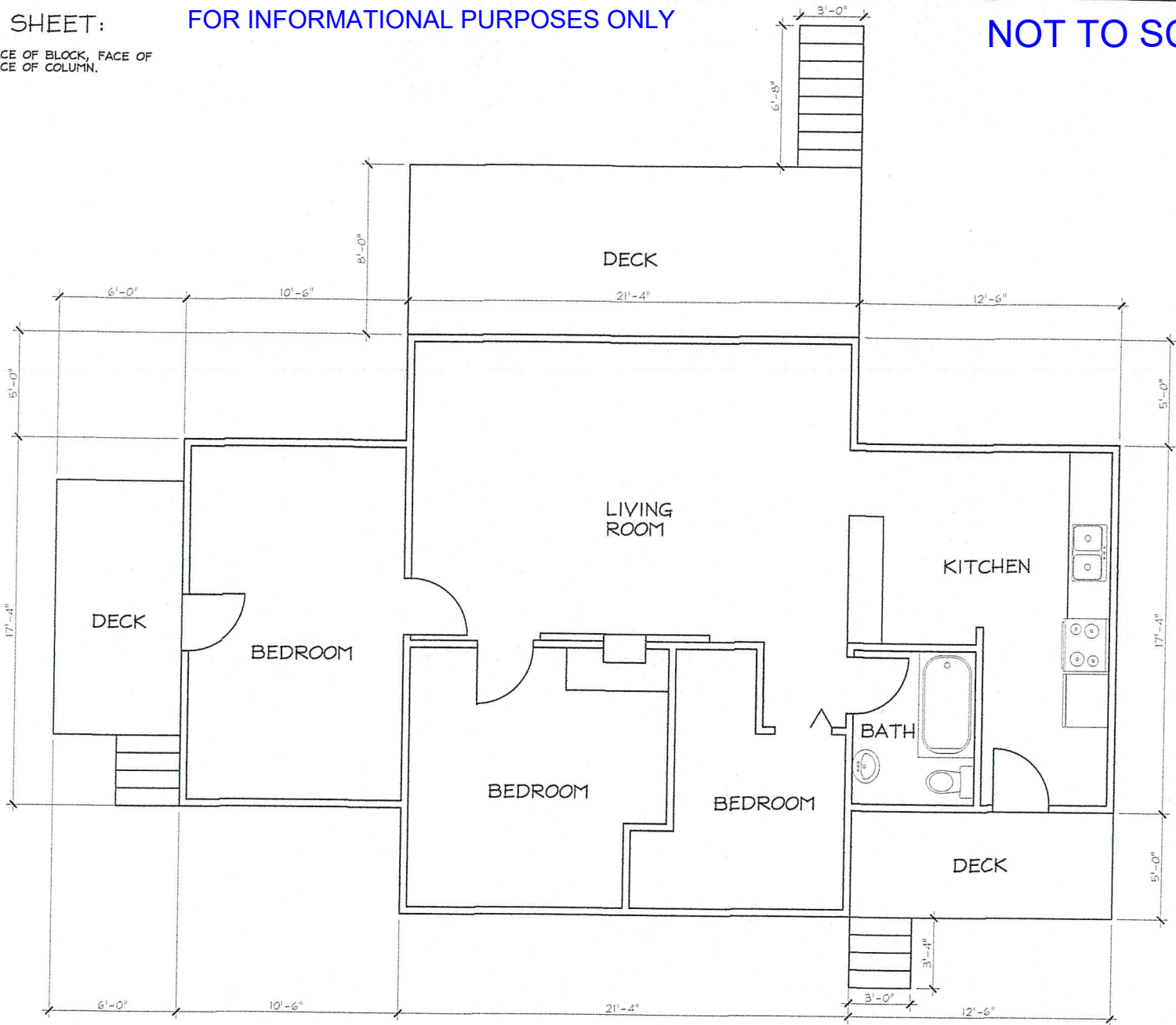
A-4

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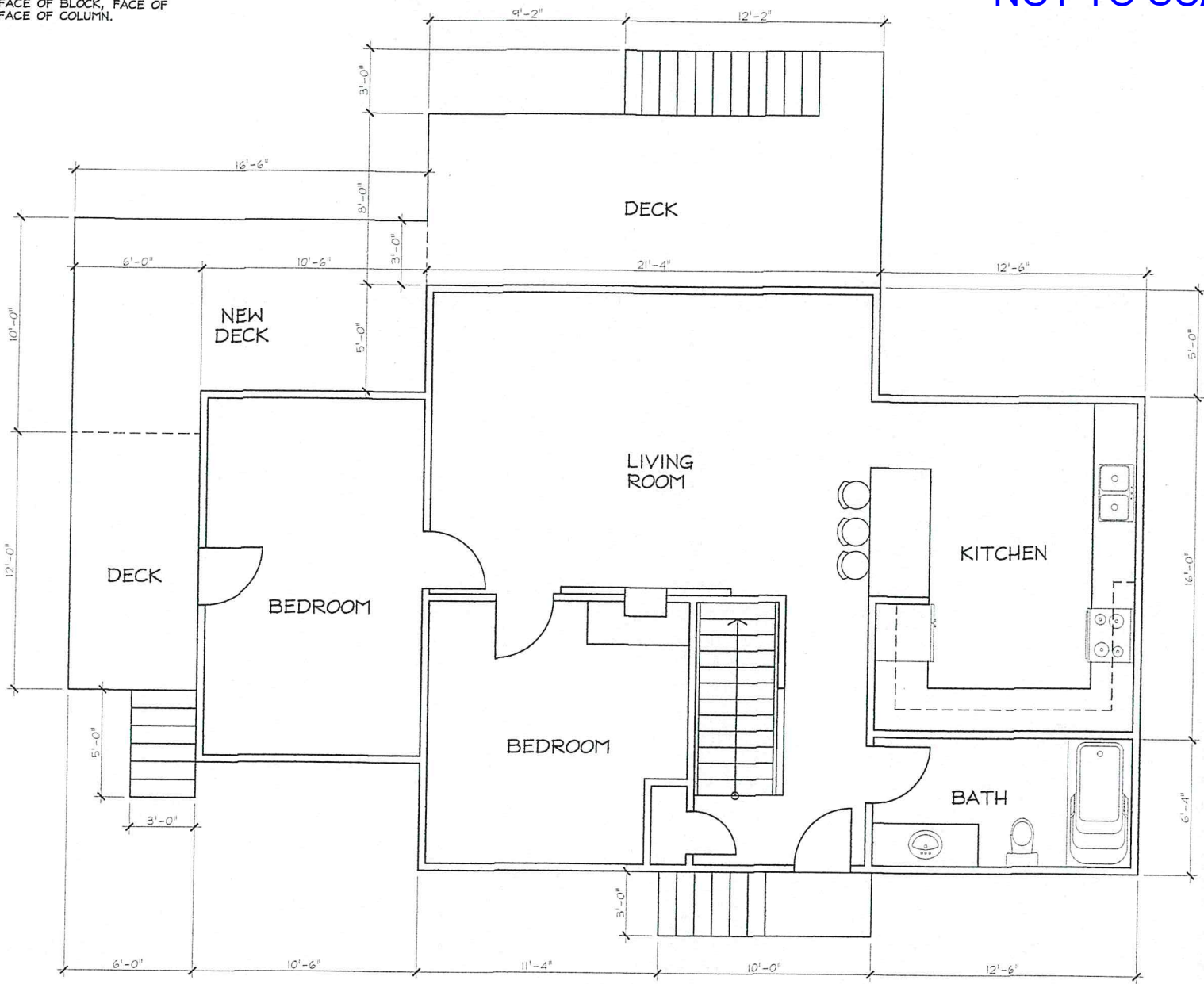
PROJECT	
STRACHAN POINT COTTAGE 1078 STRACHAN POINT ROAD BALA	
DESCRIPTION	
EXISTING COTTAGE PLAN	
SCALE 3/16" = 1'-0"	SHEET NUMBER A-1

NOTES TO THIS SHEET:

- 1. DIMENSIONS ARE TAKEN TO FACE OF BLOCK, FACE OF STUD, AND CENTERLINE OR FACE OF COLUMN.
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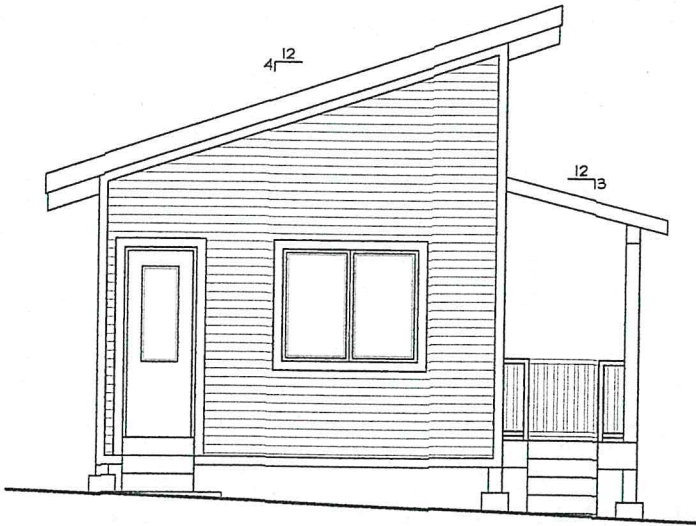
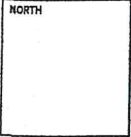
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PROJECT	
STRACHAN POINT COTTAGE 1078 STRACHAN POINT ROAD BALA	
DESCRIPTION	
PROPOSED COTTAGE PLAN	
SCALE 3/16" = 1'-0"	SHEET NUMBER A-2

FOR INFORMATIONAL PURPOSES ONLY

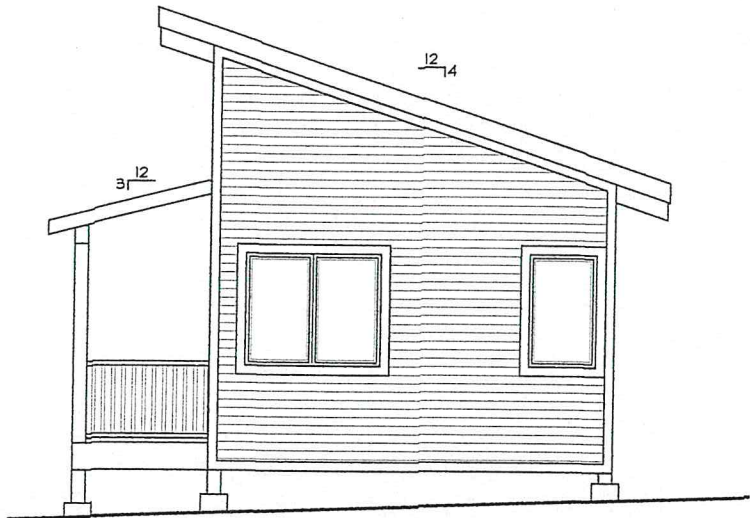
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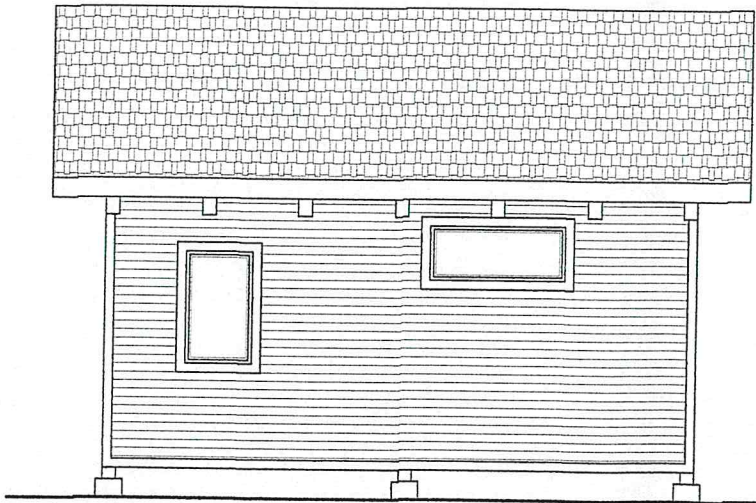
1
A-3 NORTH
ELEVATION



2
A-3 WEST
ELEVATION



3
A-3 SOUTH
ELEVATION



4
A-3 EAST
ELEVATION

PROJECT
STRACHAN POINT COTTAGE
1078 STRACHAN POINT
ROAD BALA

DESCRIPTION
PROPOSED BUNKIE
ELEVATIONS

SCALE
3/16" = 1'-0"

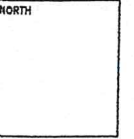
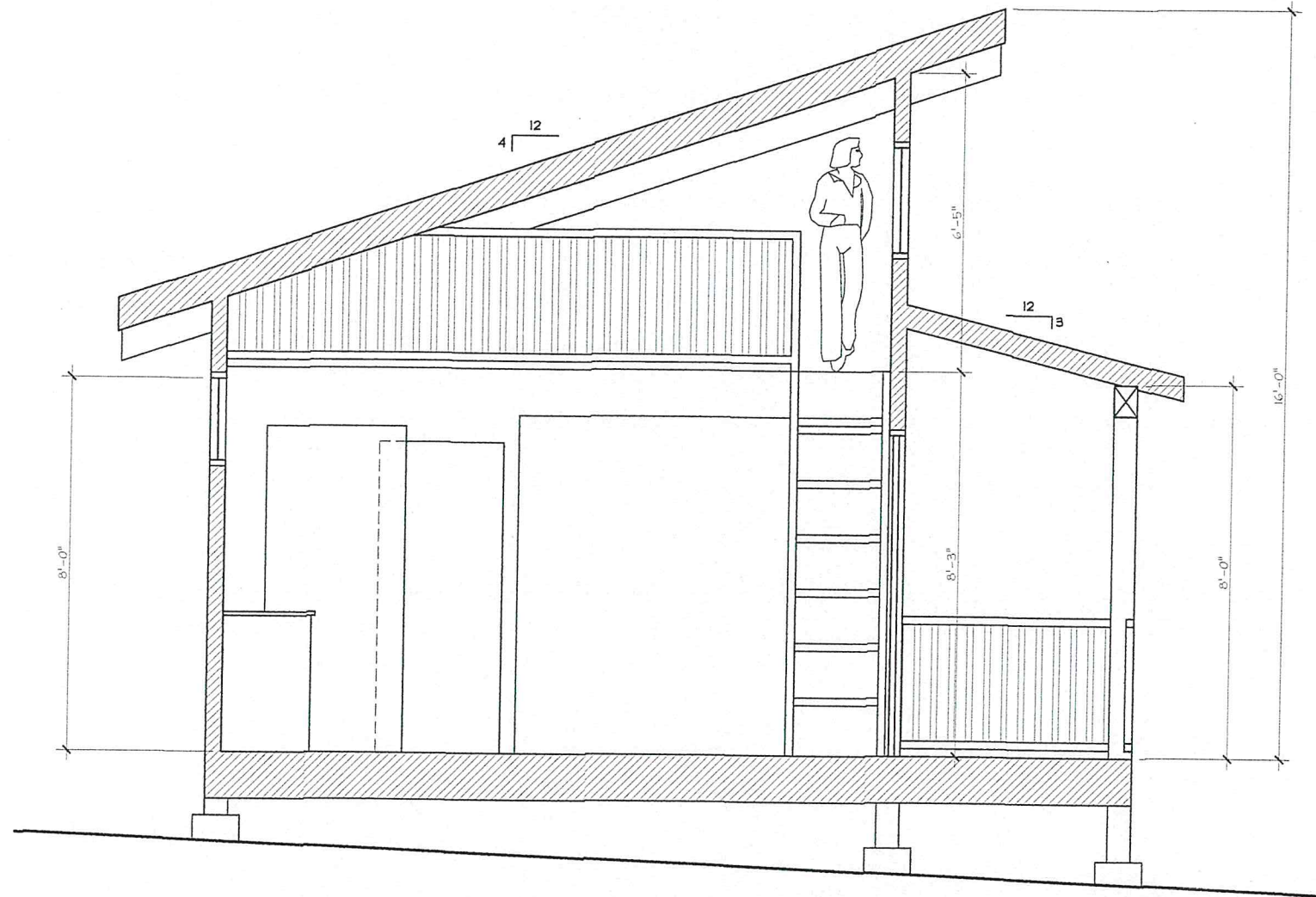
SHEET NUMBER
A-5

NOTES TO THIS SHEET:

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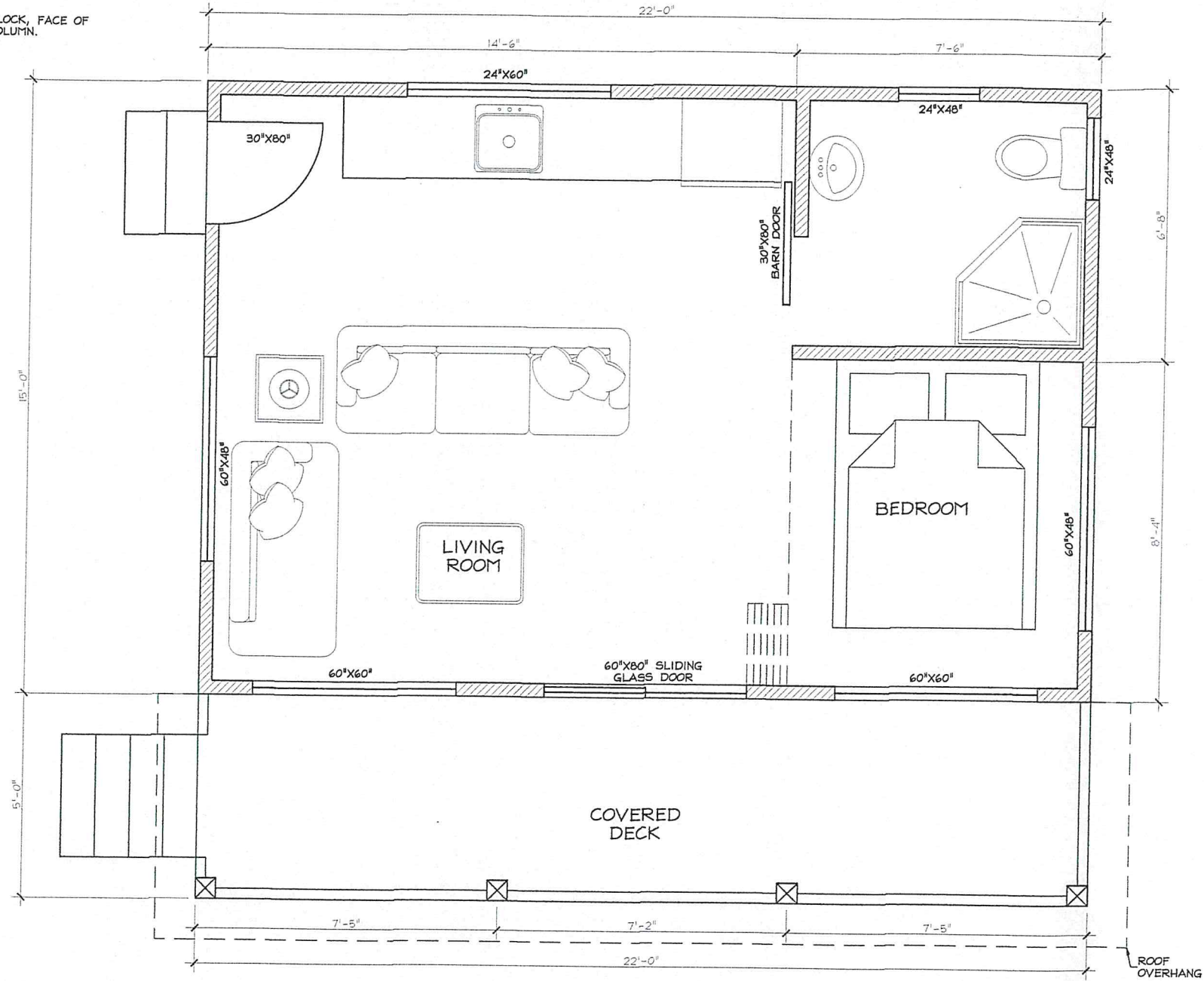
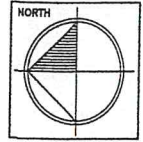
PROJECT	
STRACHAN POINT COTTAGE 1078 STRACHAN POINT ROAD BALA	
DESCRIPTION	
PROPOSED BUNKIE SECTION	
SCALE 5/8" = 1'-0"	SHEET NUMBER A-6

NOTES TO THIS SHEET:

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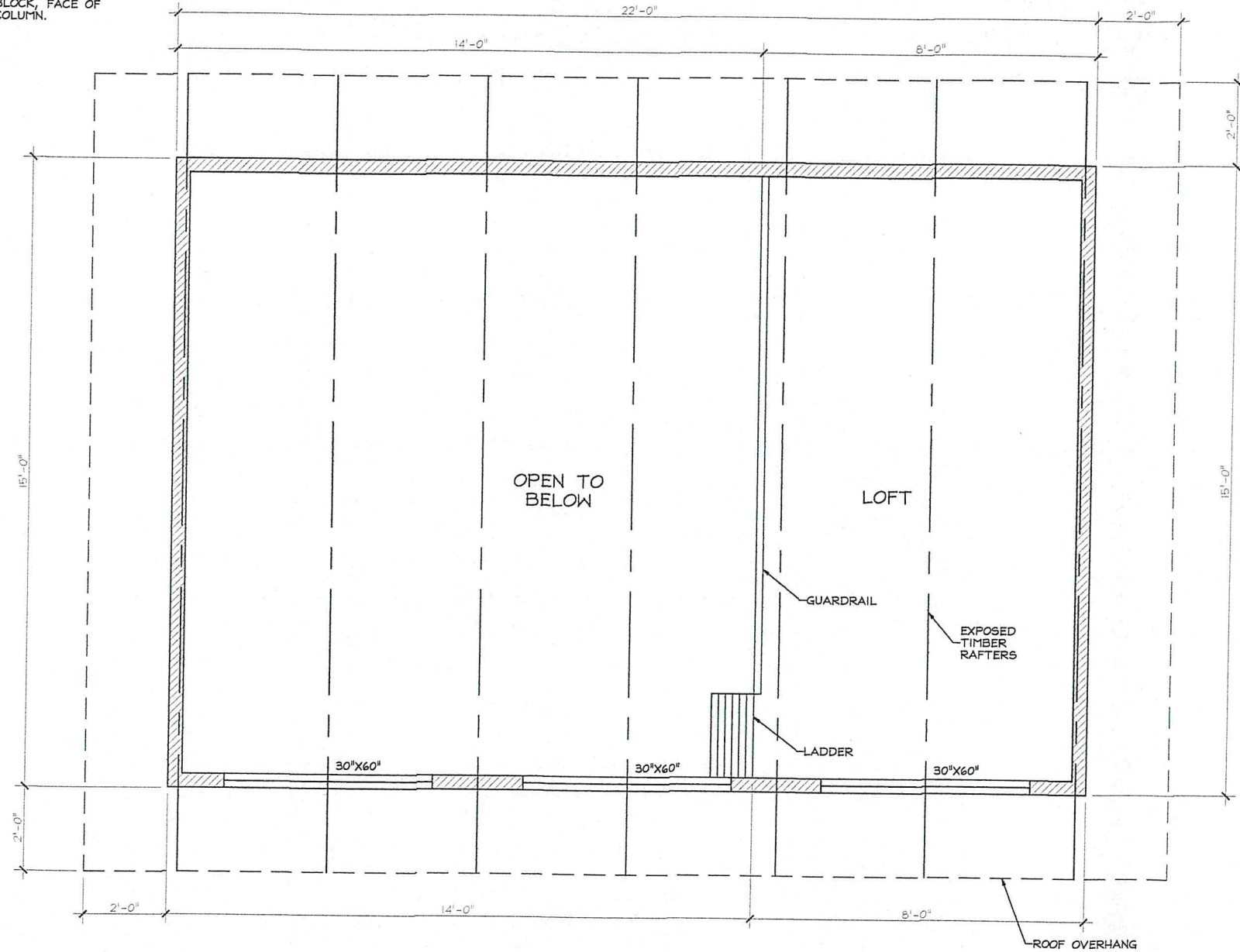
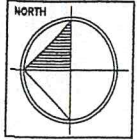
PROJECT	
STRACHAN POINT COTTAGE 1078 STRACHAN POINT ROAD BALA	
DESCRIPTION	
PROPOSED BUNKIE LAYOUT	
SCALE 3/8" = 1'-0"	SHEET NUMBER A-3

NOTES TO THIS SHEET:

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2. RESERVED.



PROJECT

STRACHAN POINT COTTAGE
1078 STRACHAN POINT
ROAD BALA

DESCRIPTION

PROPOSED
BUNKIE LOFT

SCALE
3/8" = 1'-0"

SHEET NUMBER

A-4