



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A-103/22
ROLL # 6-18-020

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: Douglas Morrow & Nikolina Mizdrak, 9 Evan's Drive, Toronto, ON, M6S 3V7

LOCATION OF PROPERTY: Part of Lot 16, Concession D, (Medora), Civic Address: 1028 Sunset Bay Boulevard, Zoning Schedule: 41

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR1) and is located on a Category 1 Lake (Lake Muskoka).

The applicants propose to recognize an as-built dock.

Relief is requested from Sections 4.1.7 and 4.1.7.1 of By-law 2014-14, as amended, being the minimum side yard setback requirement of 30 feet for a dock. The as-built dock has been constructed 28 feet from the northerly side lot line projection. The variance requested is 2 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.muskokalak.es.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 DATA		SUNSET BAY ROAD 1028		4453 060 018 02000	
LOT .No			LOT 16 CON D MEDORA		
ZONING			WR1 WATERFRONT RESIDENTIAL CATEGORY 1		
LOT FRONTAGE		STRAIGHT LINE	31.36 m	102.87 ft	
		ALONG PRESENT WATERS EDGE	32.08 m	105.25 ft	
FRONT YARD SETBACK		20.1m (66ft)			
INTERIOR YARD SETBACK		4.6m (15ft)			
EXTERIOR YARD SETBACK		9.1m (30ft)			
REAR YARD SETBACK		4.6m (15ft)			
MAX. BUILD HEIGHT		10.7m (35ft)			
MAX. ACCESSORY BUILD HEIGHT		6.1m (20ft)			
LOT AREA		TOTAL LOT AREA	2 711.39 m ²	29 185.20 ft ²	
		WITHIN 200' OF HIGH WATER MARK	1 847.29 m ²	19 884.07 ft ²	
EXISTING					
DWELLING			120.08 m ²	1 292.50 ft ²	
DECK AND STAIRS			22.68 m ²	244.08 ft ²	
GARAGE			44.59 ft ²	480.00 ft ²	
PROPOSED					
DOCK			86.61 m ²	932.22 ft ²	
TOTAL PROPOSED ROOF COVERAGE WITHIN 200' OF SHORE			120.08 m ²	1 292.50 ft ²	
LOT COVERAGE [MAX.10%]		EXISTING (WITHIN 200ft OF SHORELINE)	6.5 %		
		PROPOSED (WITHIN 200ft OF SHORELINE)	6.5 %		

ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

PRESERVE EXISTING VEGETATION WITHIN 20m OF SHORE -SUBJECT TO PRUNING TO INDUSTRY STANDARD AND REMOVAL OF DEAD TREES



THE PERMIT GUY
35 COVERED BRIDGE TRAIL
BRACEBRIDGE, ON
P1L 1Y1

705-644-1167
Permits@ThePermitGuy.ca

1028 SUNSET BAY ROAD
LOT 16 CON D MEDORA
TOWNSHIP OF MUSKOKA LAKES

NOT TO SCALE

SITE PLAN

