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## THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

### **COMMITTEE OF ADJUSTMENT**

FILE # A-89/22

ROLL # 4-17-092

### **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

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**APPLICATION MADE BY:** Graham and Michelle Wilson, 1075 Fair-Lee Park Road, Port Carling, ON P0B 1J0

**LOCATION OF PROPERTY:** Lot 35, Concession 12, Part 5, Plan RD811, (Medora), Civic Address: 1075 Fair-Lee Park Road, Zoning Schedule: 15

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

The applicants propose to demolish a single storey dwelling with a walkout basement and a detached garage and propose to construct a new two storey dwelling with a walkout basement and an attached garage.

Relief is requested from Sections 4.1.3, 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 Category 1 Lake.

The maximum permitted lot coverage of buildings over the area of the entire lot is 10%. In this case, the lot area is 20,080 square feet. Therefore, the maximum permitted lot coverage over the area of the entire lot is 2,008 square feet. The coverage of existing and proposed buildings over the area of the entire lot is 2,206 square feet or 11%. The variance requested is 198 square feet or 1% over what is permitted.

The maximum permitted lot coverage of buildings within 200 feet from the high water mark is 10%. In this case, the lot area within 200 feet is 20,060 square feet. Therefore, the maximum permitted lot coverage within 200 feet from the high water mark is 2,006 square feet. The coverage of existing and proposed buildings within 200 feet of the high water mark is 2,206 square feet or 11%. The variance requested is 200 square feet or 1% over what is permitted.

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**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](http://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.muskokalak.es.ca](http://www.muskokalak.es.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalak.es.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@muskokalak.es.ca](mailto:planning@muskokalak.es.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.

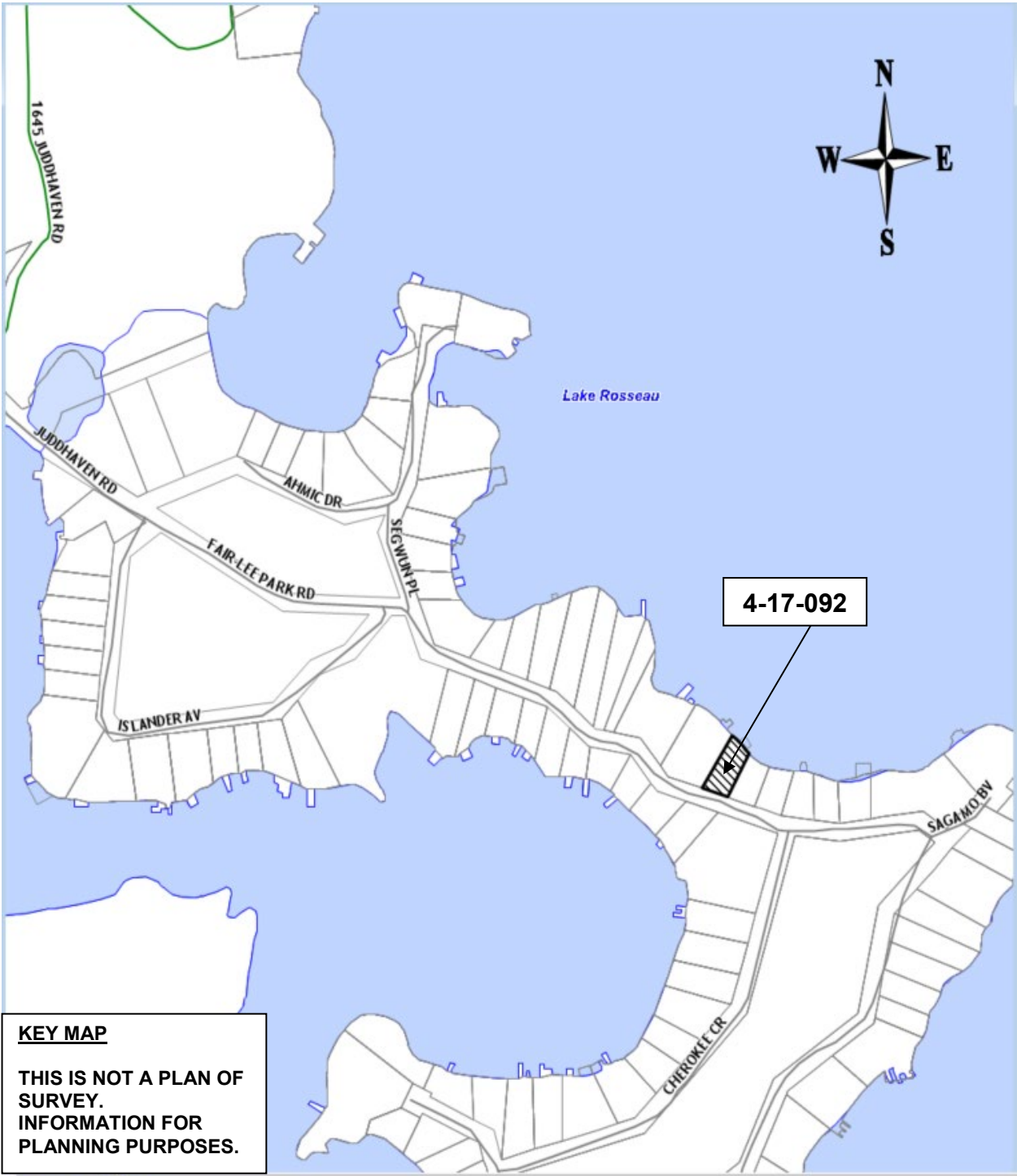
**NOTICE OF DECISION:** If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

**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 3<sup>rd</sup> day of January, 2023.

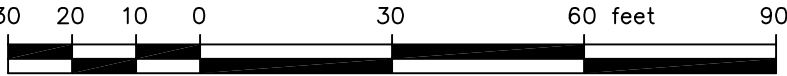
"Original Signed by K. Bavington"  
Kitty Bavington,  
Secretary-Treasurer  
Committee of Adjustment

**KEY MAP**



PART OF LOT 35, CONCESSION 12  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 30'



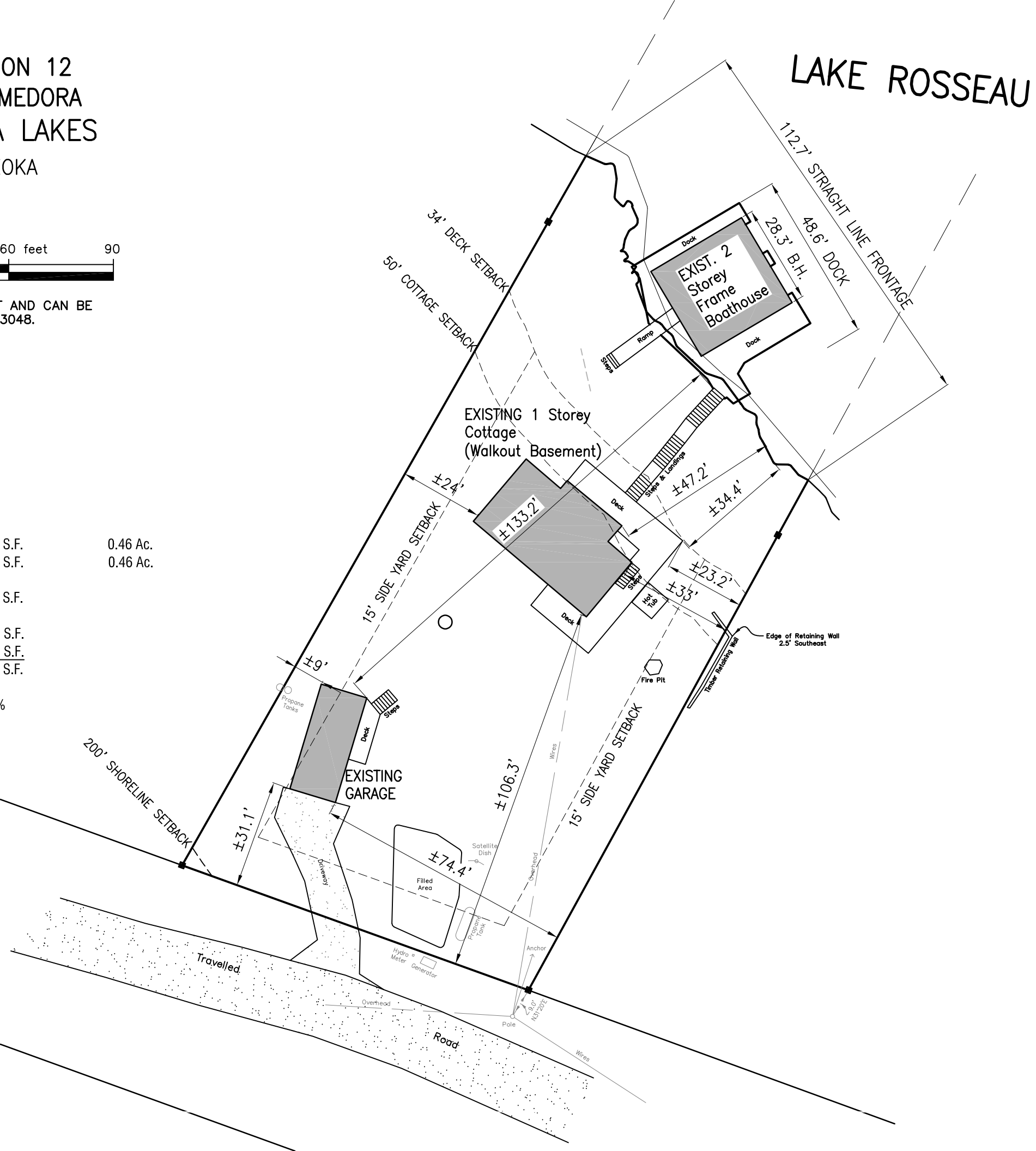
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE  
CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

GRAHAM WILSON PROPERTY  
1075 FAIR-LEE PARK ROAD  
PART 5 OF PLAN RD811  
ROLL# 4453-040-017-09200

AREA ANALYSIS

TOTAL SITE AREA:	20080 S.F.	0.46 Ac.
LOT AREA WITHIN 200' OF SHORE:	20060 S.F.	0.46 Ac.
EXISTING COTTAGE COVERAGE AREA:	1001 S.F.	
(deck area: 699 S.F.)		
EXISTING GARAGE COVERAGE AREA:	413 S.F.	
EXISTING BOATHOUSE COVERAGE AREA:	836 S.F.	
TOTAL LOT COVERAGE	2250 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:	11.2%	
(WR1 ZONING)		

EXISTING DEVELOPMENT

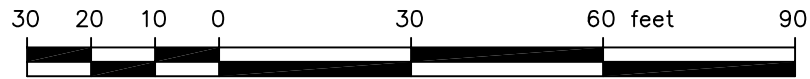


NOT TO SCALE



PART OF LOT 35, CONCESSION 12  
GEOGRAPHIC TOWNSHIP OF MEDORA  
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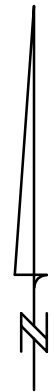
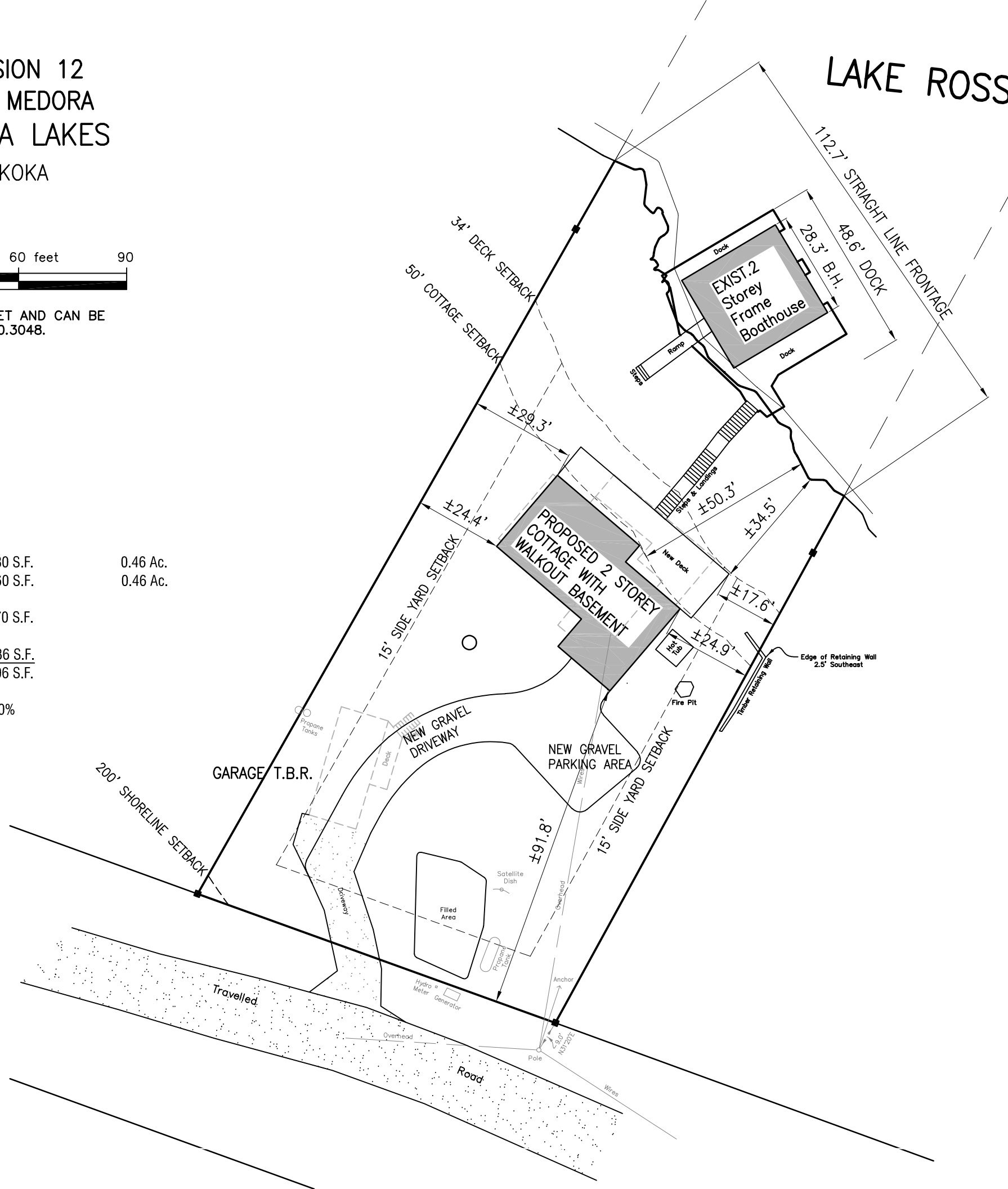
## AREA ANALYSIS

TOTAL SITE AREA:	20080 S.F.	0.46 Ac.
LOT AREA WITHIN 200' OF SHORE:	20060 S.F.	0.46 Ac.
PROPOSED COTTAGE COVERAGE AREA: (deck area: 694 S.F.)	1370 S.F.	
EXISTING BOATHOUSE COVERAGE AREA:	<u>836 S.F.</u>	
TOTAL LOT COVERAGE	<u>2206 S.F.</u>	
PERCENT COVERAGE WITHIN 200' OF SHORE: (WR1 ZONING)	11.0%	

## PROPOSED DEVELOPMENT

**NOT TO SCALE**

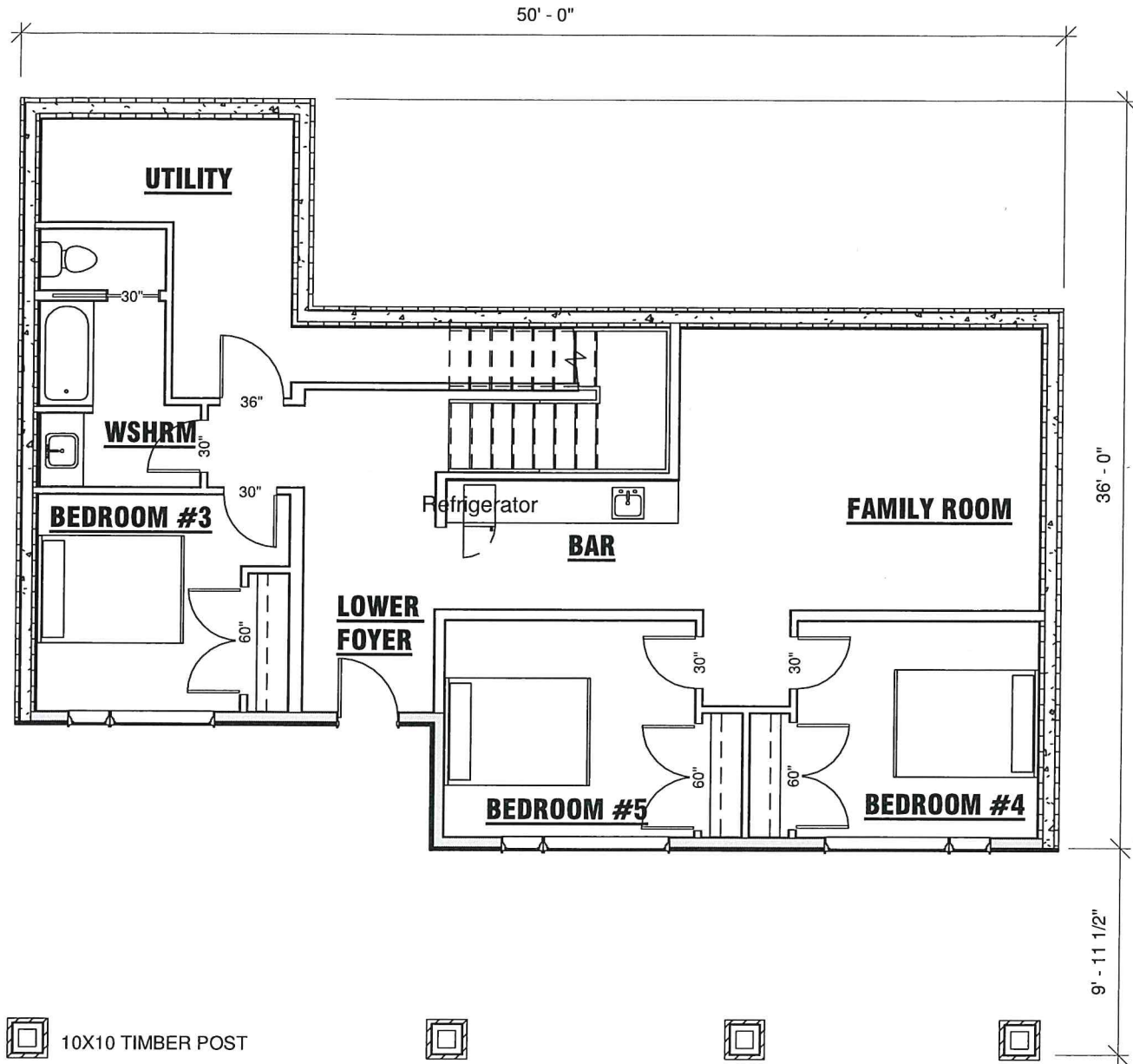
# LAKE ROSSEAU



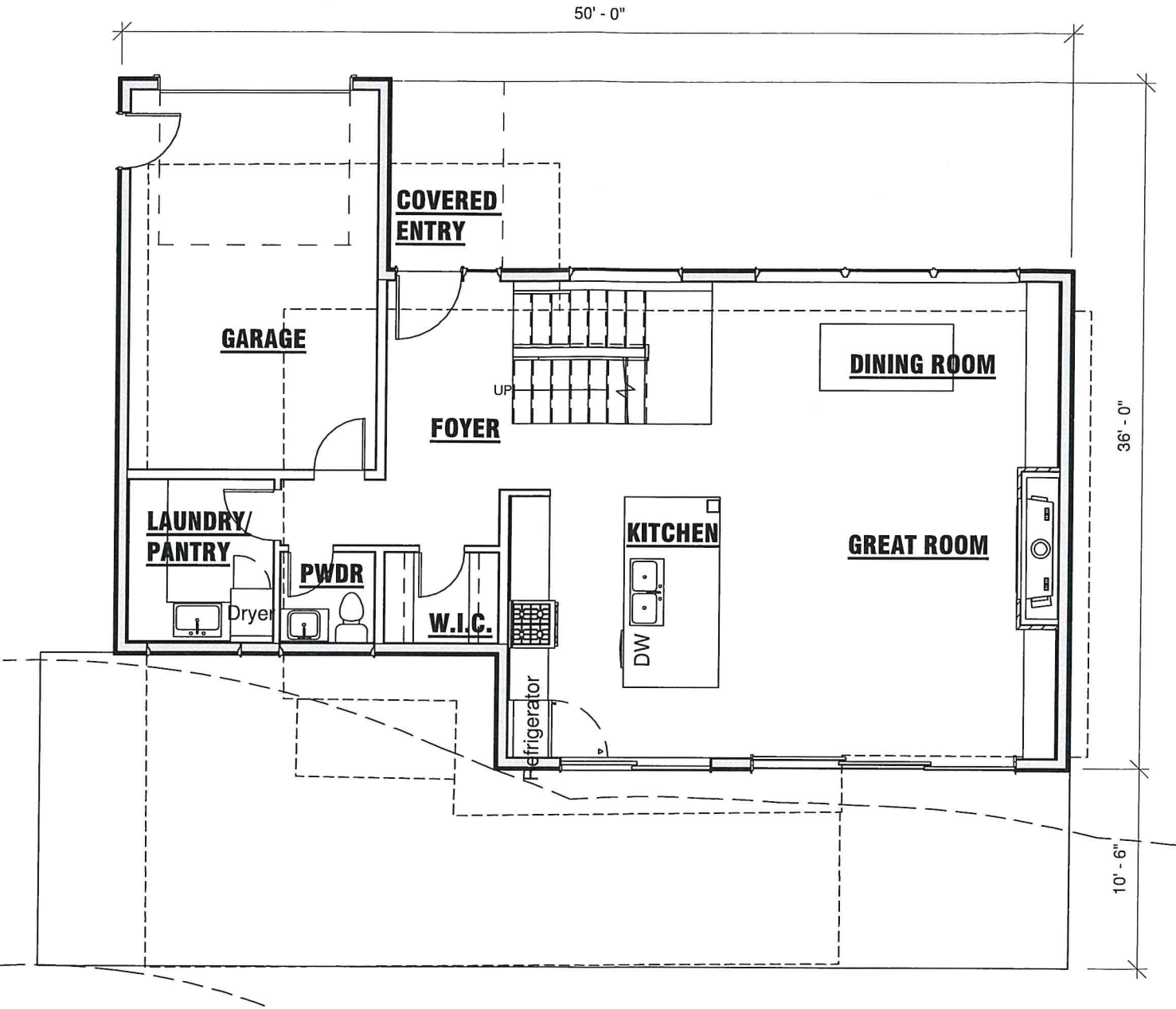


FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

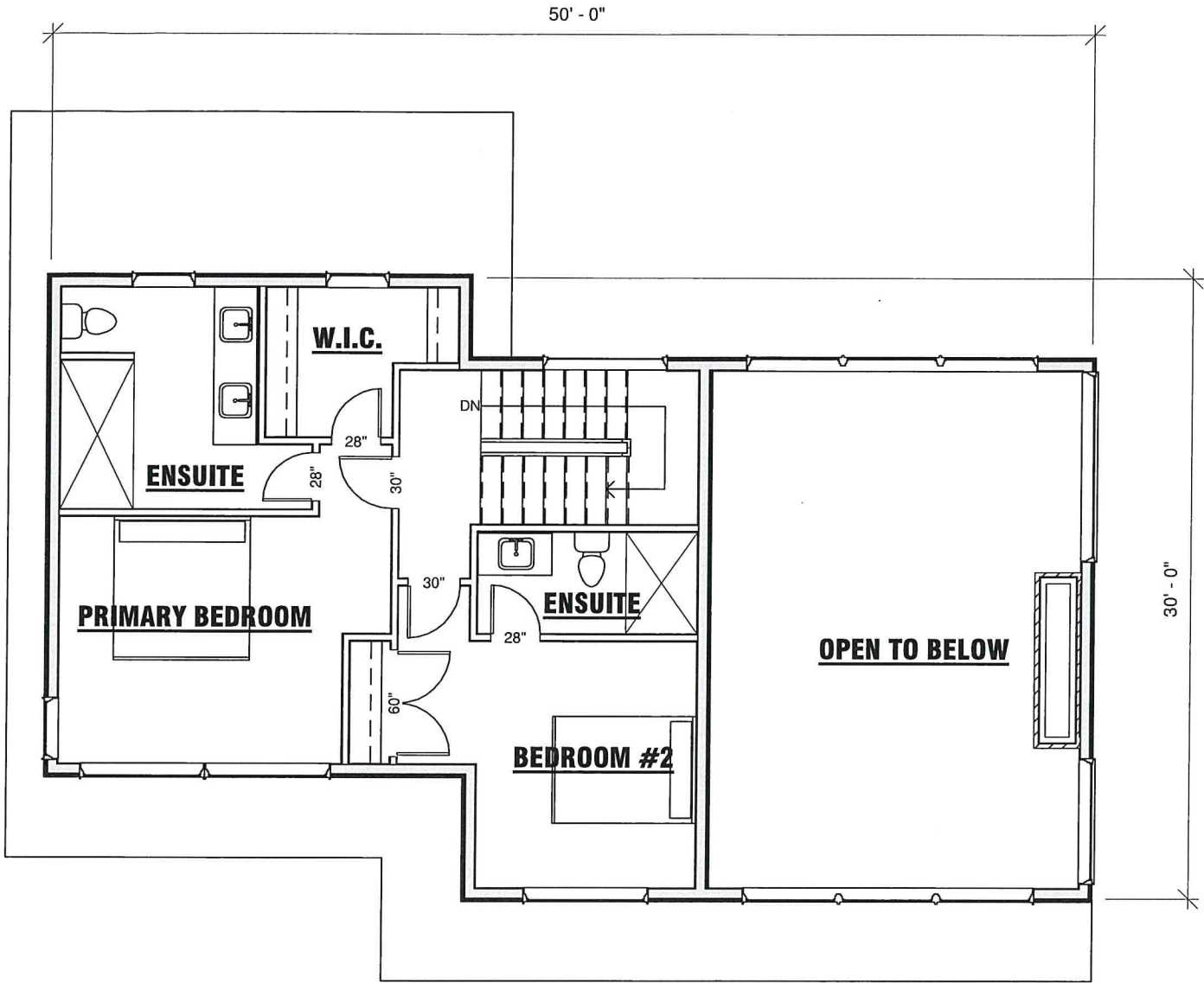


1 LOWER FLOOR PLAN MV  
SPA1 1/8" = 1'-0"



2 MAIN FLOOR PLAN MV  
SPA1 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



1 UPPER FLOOR PLAN MV  
SPA2 1/8" = 1'-0"

NOT TO SCALE



2 FRONT ELEVATION MV  
SPA2 1/8" = 1'-0"

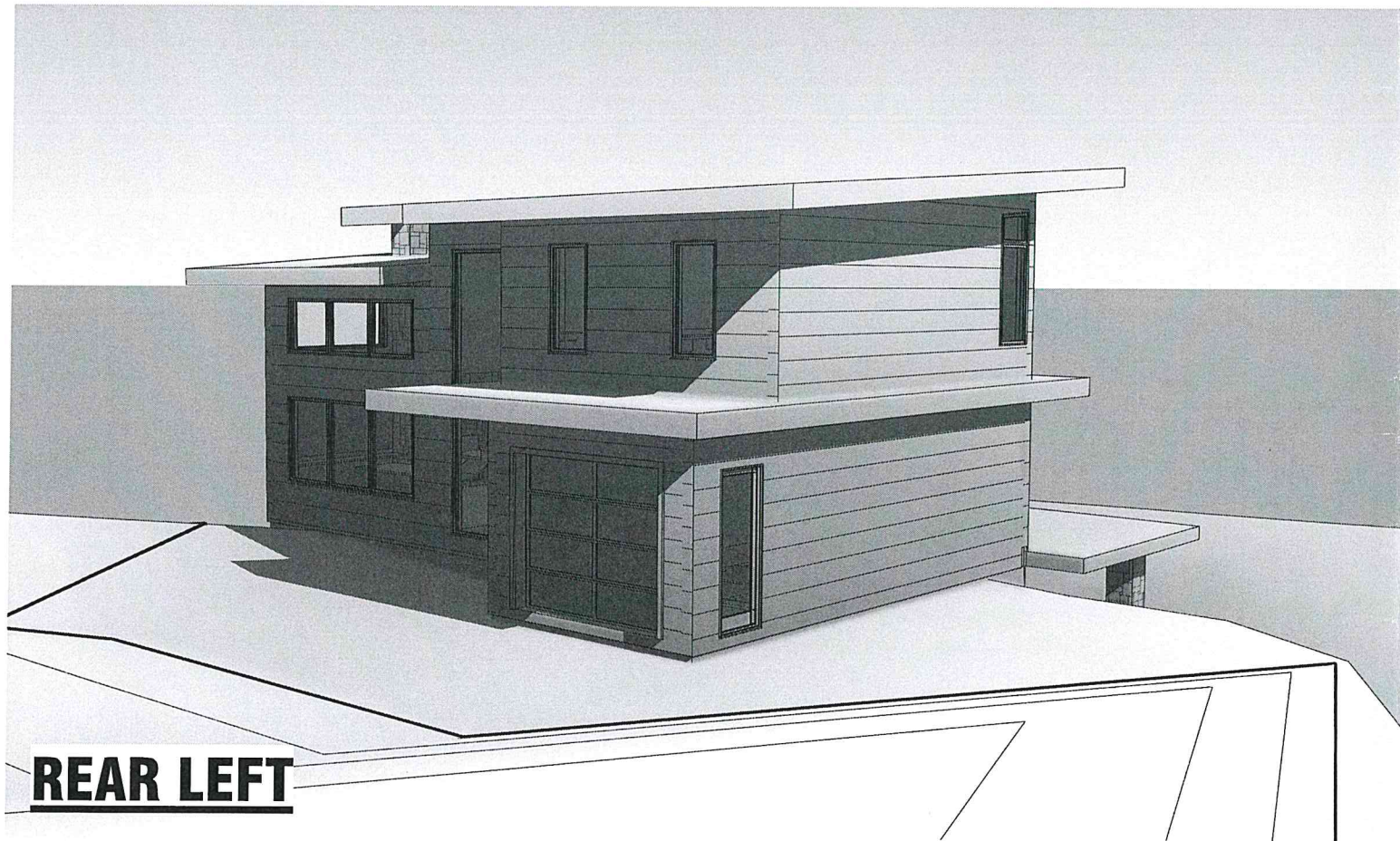




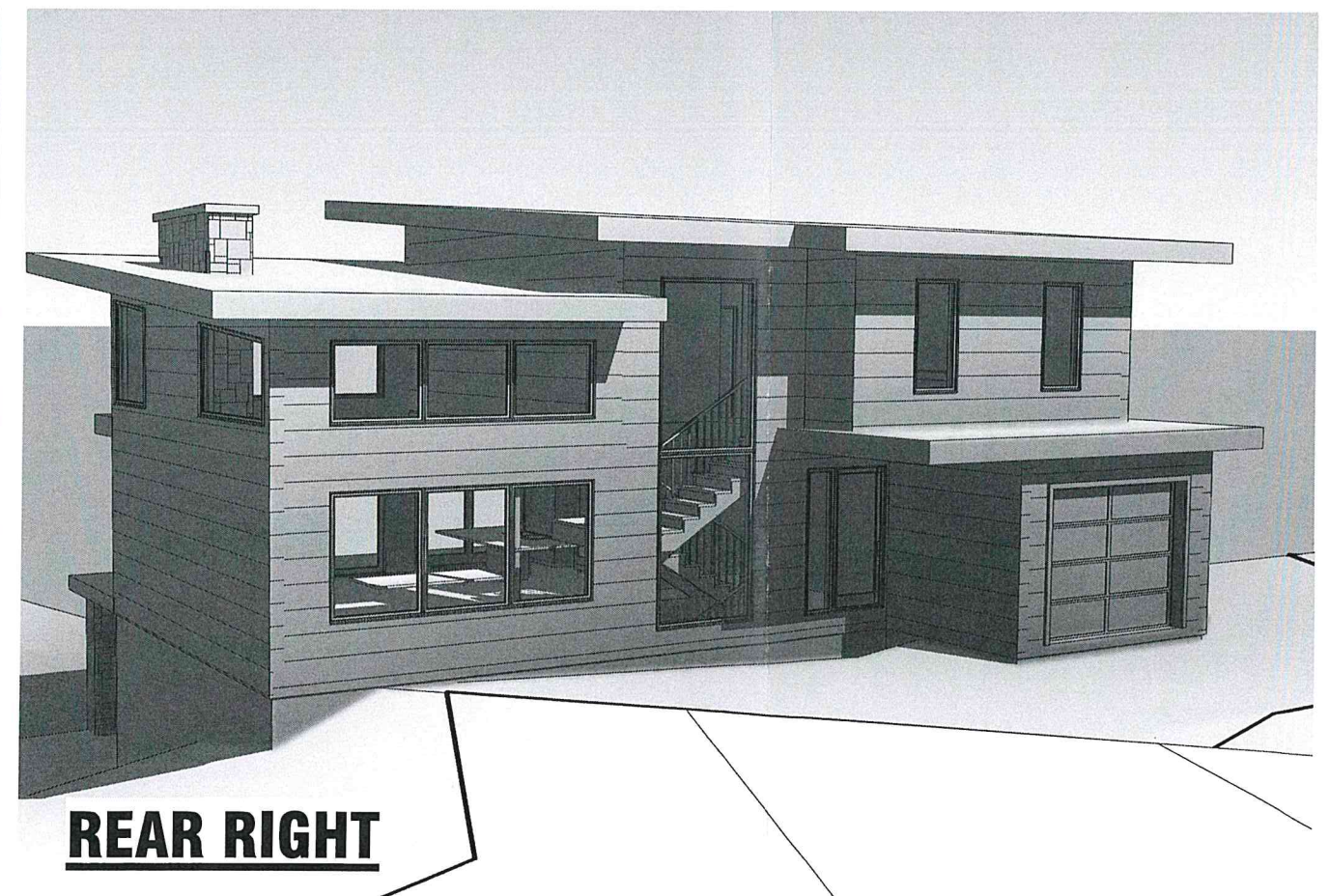
**FRONT LEFT**



**FRONT RIGHT**



**REAR LEFT**



**REAR RIGHT**