



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

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

This notice has been sent to you for your information and does not require any response unless you wish to make one.

TAKE NOTICE THAT the Committee of Adjustment for The Corporation of the Township of Muskoka Lakes will be considering the following proposed minor variance to Zoning By-Law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13.

Hearing Date: Monday, January 15, 2024 at 9:00 a.m.

File #.: A-58/22

Roll #: 5-6-063

Civic Address: 1165 Stephen Road

Owner: Fred Losani, 430 McNeilly Road, Suite 203, Stoney Creek, ON, L8E 5E3

Legal Description: Part of Lot 35, Concessions 3 & 4, Part 1, Plan 35R-17921, Parts 1-3, Plan 35R-19486, Part 1, Plan 35R-19877, (Medora)

Lake/River: Lake Rosseau (Category 1 Lake)

Zoning: Waterfront Residential (WR1)

Zoning Schedule: 29

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to construct additions to an existing two storey dwelling and to construct a single storey garage.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 Feet of the High Water Mark)	10% (5,792 sq. ft.)	11% (6,359 sq. ft.)	567 sq. ft.

A key map of the subject property and the applicant's site plan and any drawings are included in this notice.

TAKE FURTHER NOTICE that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wish to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at 9:00 a.m.** 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.

ADDITIONAL INFORMATION relating to the proposed variance application is available from the Planning Department week days between 8:15 a.m. and 4 p.m. at the Municipal Office, or at

planning@muskokalakes.ca or by phone at (705)765-3156, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

Please quote the file number noted above.

YOU OR YOUR REPRESENTATIVE are entitled to participate in this public hearing and make verbal representation and/or make written representation prior to the meeting. Comments can be submitted by emailing planning@muskokalakes.ca or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

IF YOU WISH TO SPEAK to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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.

NO ONE OTHER THAN the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

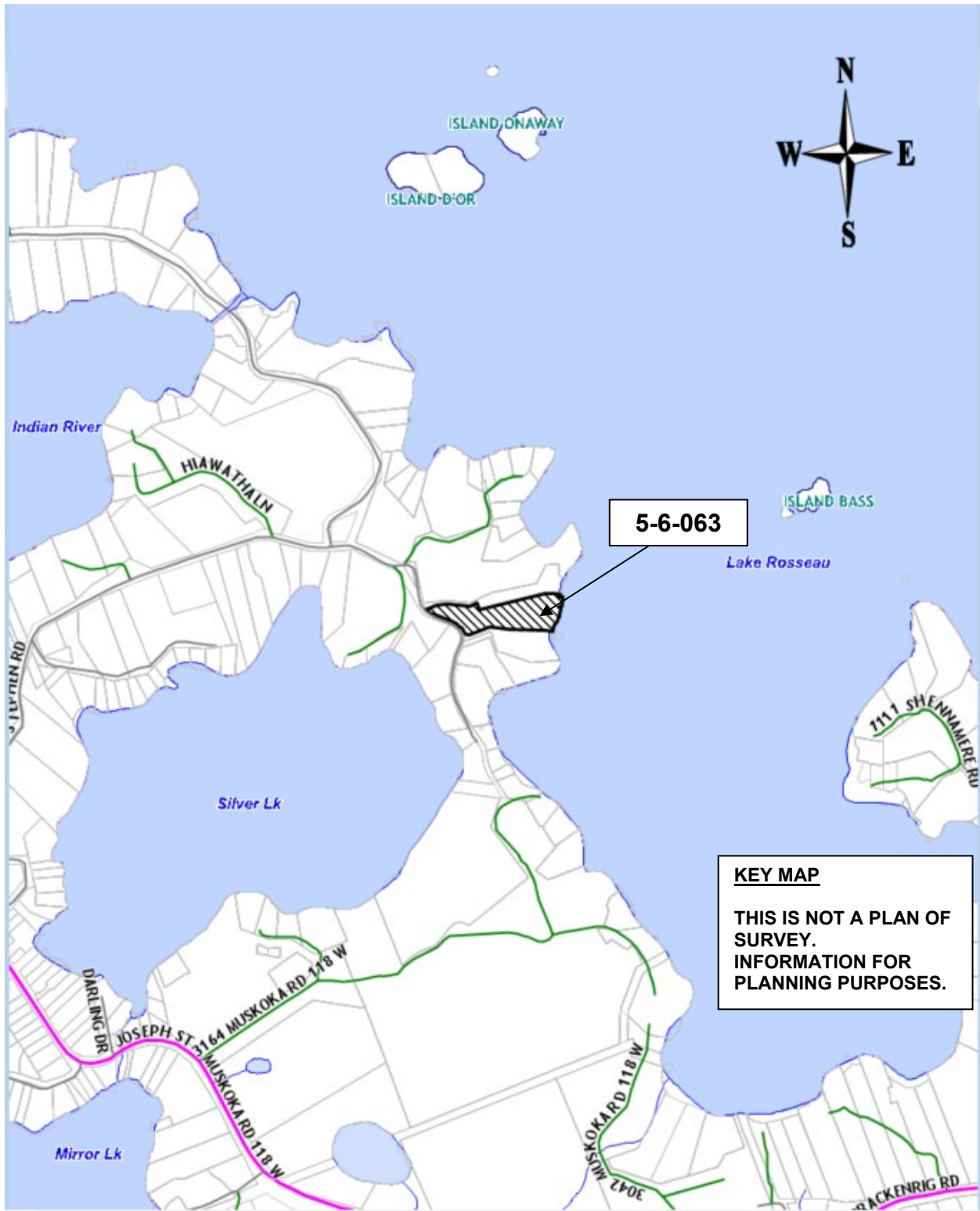
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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.

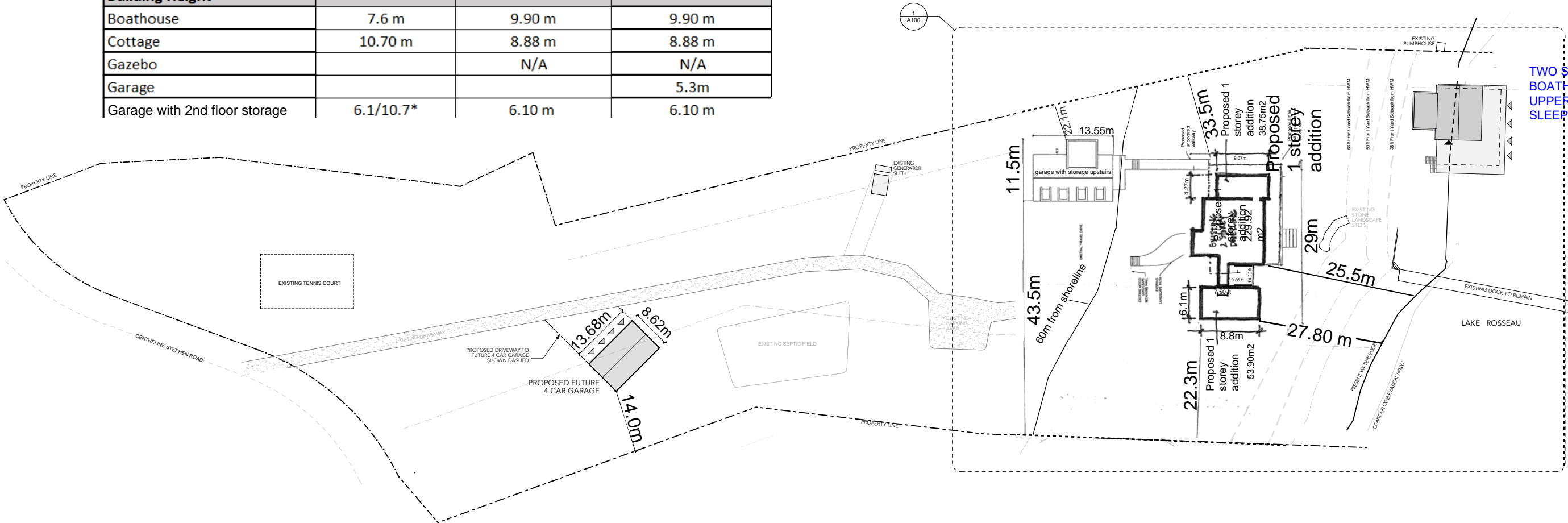
Dated this 21st day of December, 2023.

"Original Signed by C. Ward"
Chelsea Ward,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



		Site Statistics					
Lot Frontage		96.2 m		Consolidated By-law 2014-14			
Lot Area:		19,542.25 m ²		Site Zoning: WR1			
Lot Area within 60m shoreline		5381.4 m ²					
	Allowable		Existing		Proposed/Existing		
	%	m ²	%	m ²	%	m ²	
Lot Coverage Total	7.25%	1416.81m²	3.12%	610.33m²	4.24%	829.02m²	
Boathouse				268.18m ²		268.18m ²	
Cottage				203.65 m ²		322.57 m ²	
Gazebo				7.43 m ²		Demolish	
Garage				0 m ²		118.00 m ²	
Generator Shed				15.20 m ²		15.20 m ²	
Wood Shed				10.80 m ²		Demolish	
Garage with 2nd floor storage				105.07 m ²		105.07	
Within 60m of shoreline	10%	538.14 m²	9.59%	516.33m²	10.98%	590.75 m²	
Boathouse				268.18 m ²		268.18 m ²	
Cottage				229.92 m ²		322.57 m ²	
Garage				0 m ²		No area within 60m	
Gazebo				7.43 m ²		Demolish	
Wood Shed				10.8 m ²		Demolish	
Building Height							
Boathouse		7.6 m		9.90 m		9.90 m	
Cottage		10.70 m		8.88 m		8.88 m	
Gazebo				N/A		N/A	
Garage						5.3m	
Garage with 2nd floor storage		6.1/10.7*		6.10 m		6.10 m	



TWO STOREY BOATHOUSE WITH UPPER STOREY SLEEPING CABIN



LOSANI FAMILY
2106 // STEPHEN ROAD
1165 STEPHEN ROAD

CONTEXT AND STATS

1:1.3, 1:960, 1:1.8

A001



1 WEST (FRONT) ELEVATION
 SCALE 1/8" = 1'-0"

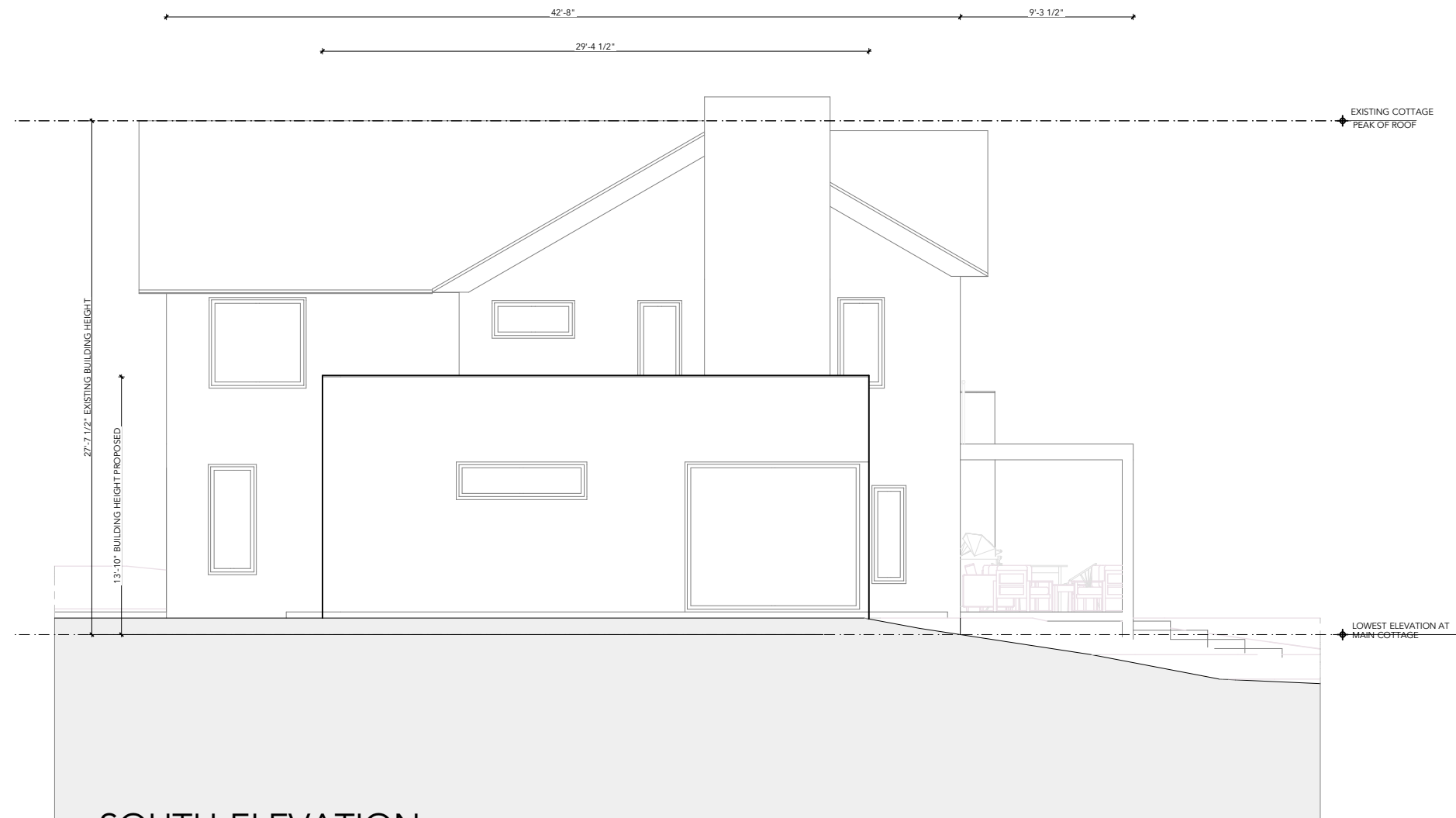
LOSANI FAMILY
 2106 // STEPHEN ROAD
 1165 STEPHEN ROAD

COTTAGE ELEVATIONS

1/8" = 1'-0"

A404

FOR INFORMATIONAL PURPOSES ONLY



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

LOSANI FAMILY
2106 // STEPHEN ROAD
1165 STEPHEN ROAD

COTTAGE ELEVATIONS

1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

A405

UTILITY GARAGE ELEVATIONS

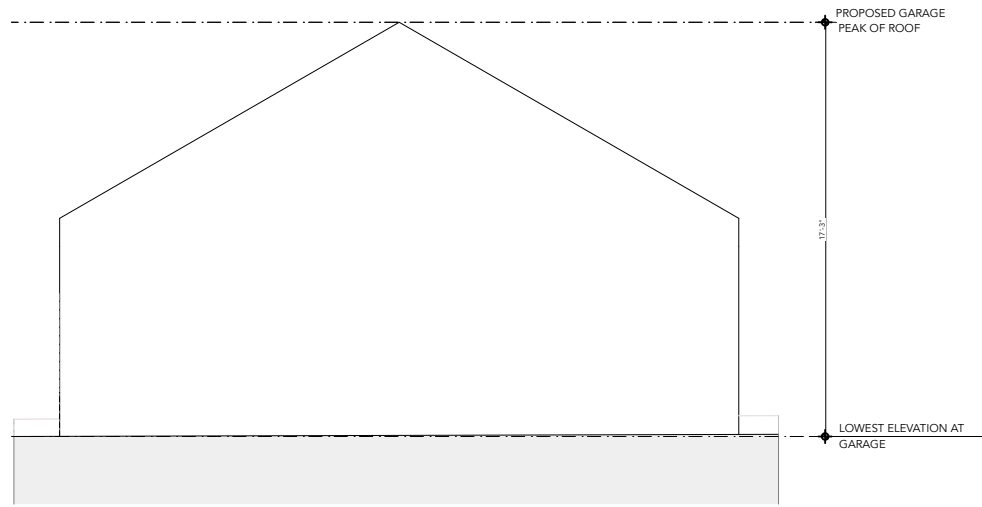
NOT TO SCALE



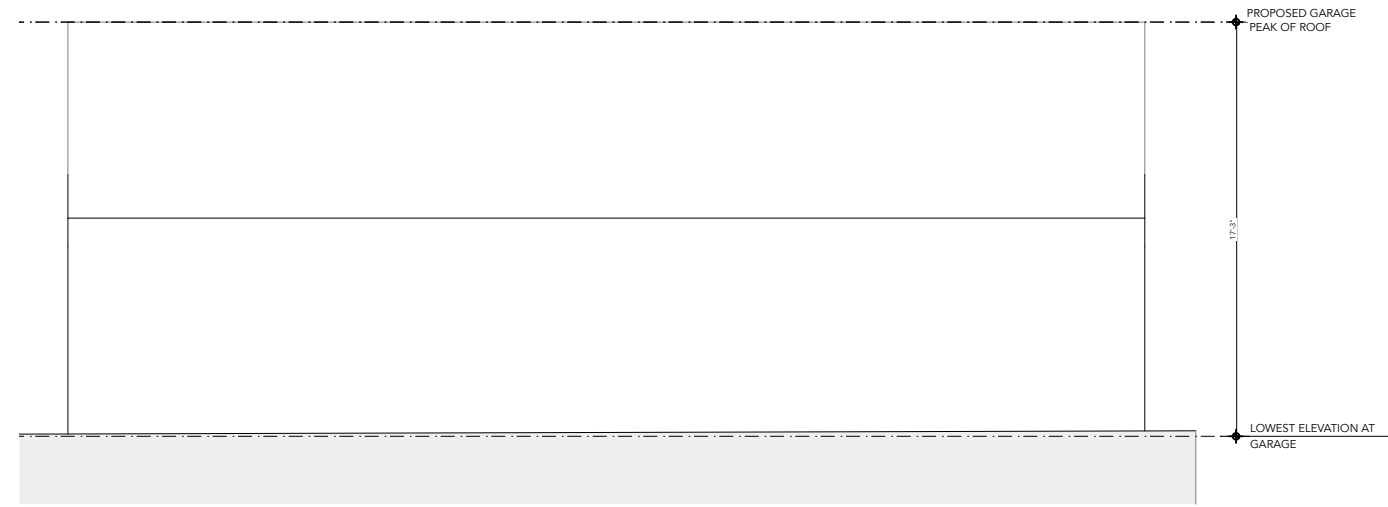
VF-A.COM | 11 WATKINSON AVENUE
TORONTO, ONTARIO M6P 2E6
+1 (647) 500 2724

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD
2021-12-09 ISSUED FOR CofA
2021-11-23 RE-ISSUED FOR CofA



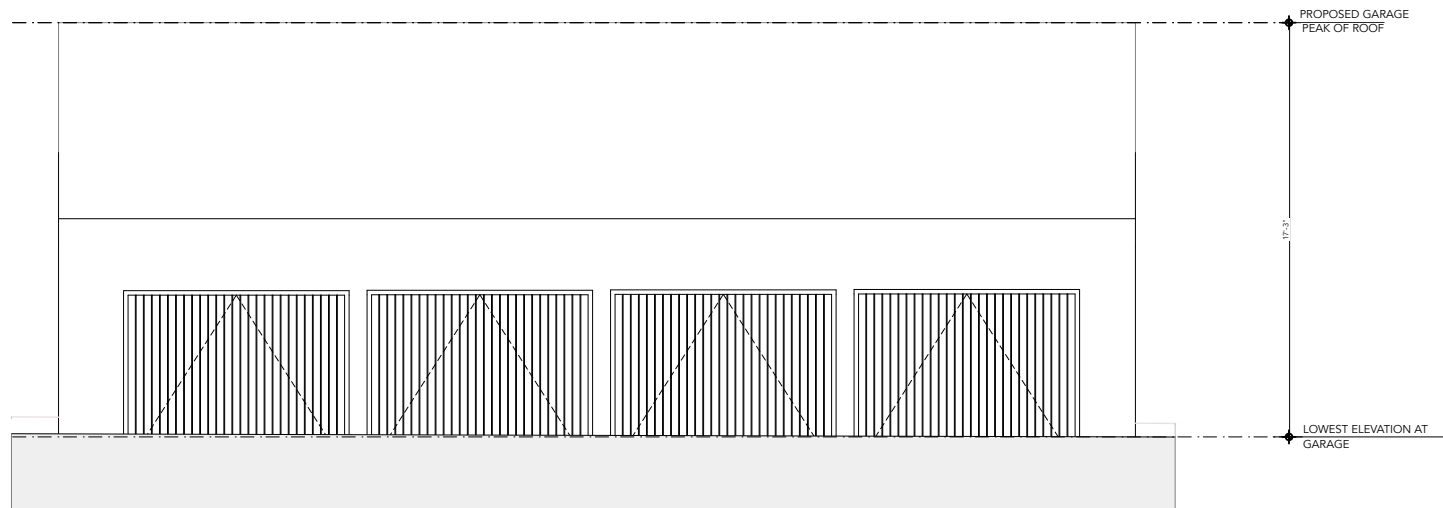
4 EAST ELEVATION
SCALE 1/8" = 1'-0"



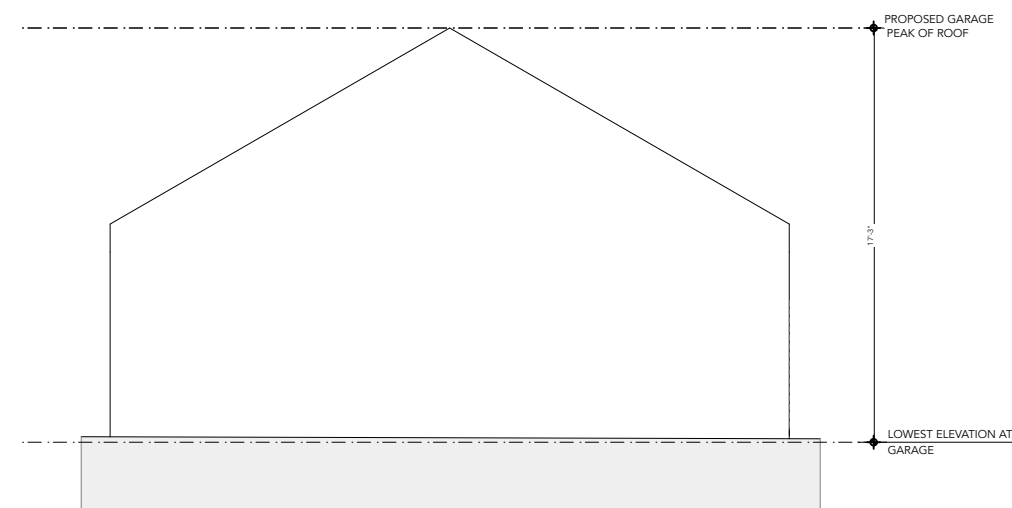
3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

Proposed height 17'3" (5.3m)



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 WEST ELEVATION
SCALE 1/8" = 1'-0"

LOSANI FAMILY
2106 // STEPHEN ROAD
1165 STEPHEN ROAD

UTILITY GARAGE ELEVATIONS

1/8" = 1'-0"

A408