



Box 129, Port Carling, ON, POB 1JO
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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-66/23

Roll #: 4-5-080

Civic Address: 4768 Muskoka Road 169, Unit #2

Owner: PJD Properties Inc., 135 Yorkville Avenue, Unit #800, Toronto, ON, M5R 0C7

Legal Description: Part Lots 6 and 7, Concession 8, Parts 58 to 60 and Parts 62 and 62A, Plan BR-154, and Parts 1 and 2, Plan 35R-20329, (Medora)

Lake/River: Lake Joseph (Category 1 Lake)

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 27

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to demolish an existing dwelling and attached sundeck and to construct a new dwelling with an attached sundeck.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3 & 4.1.3.5	Construct a Dwelling within the Required Front Yard Setback	50 ft.	16 ft. (at the closest point)	34 ft.

A key map of the subject property and the applicants' 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.

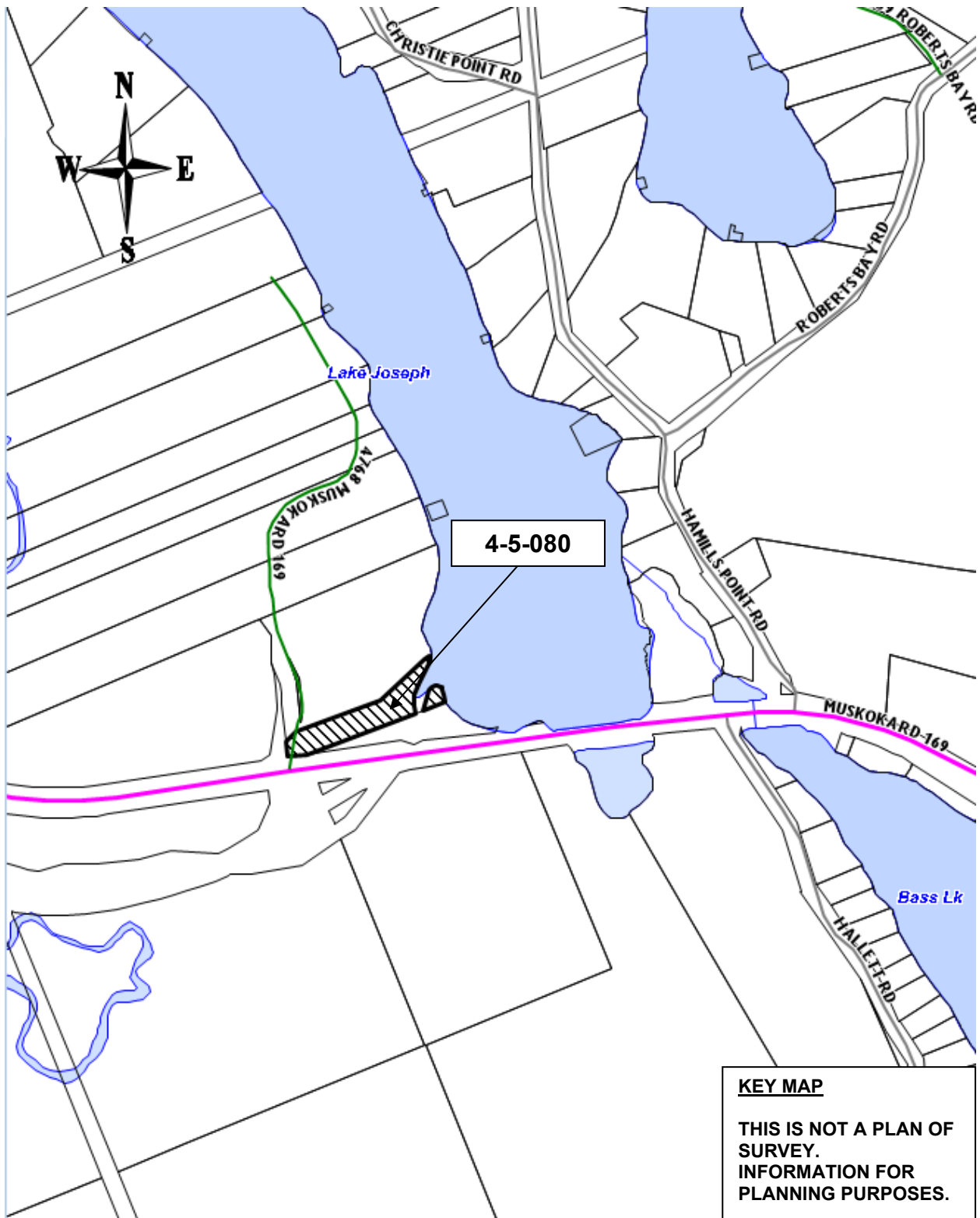
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 20th day of December, 2023.

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

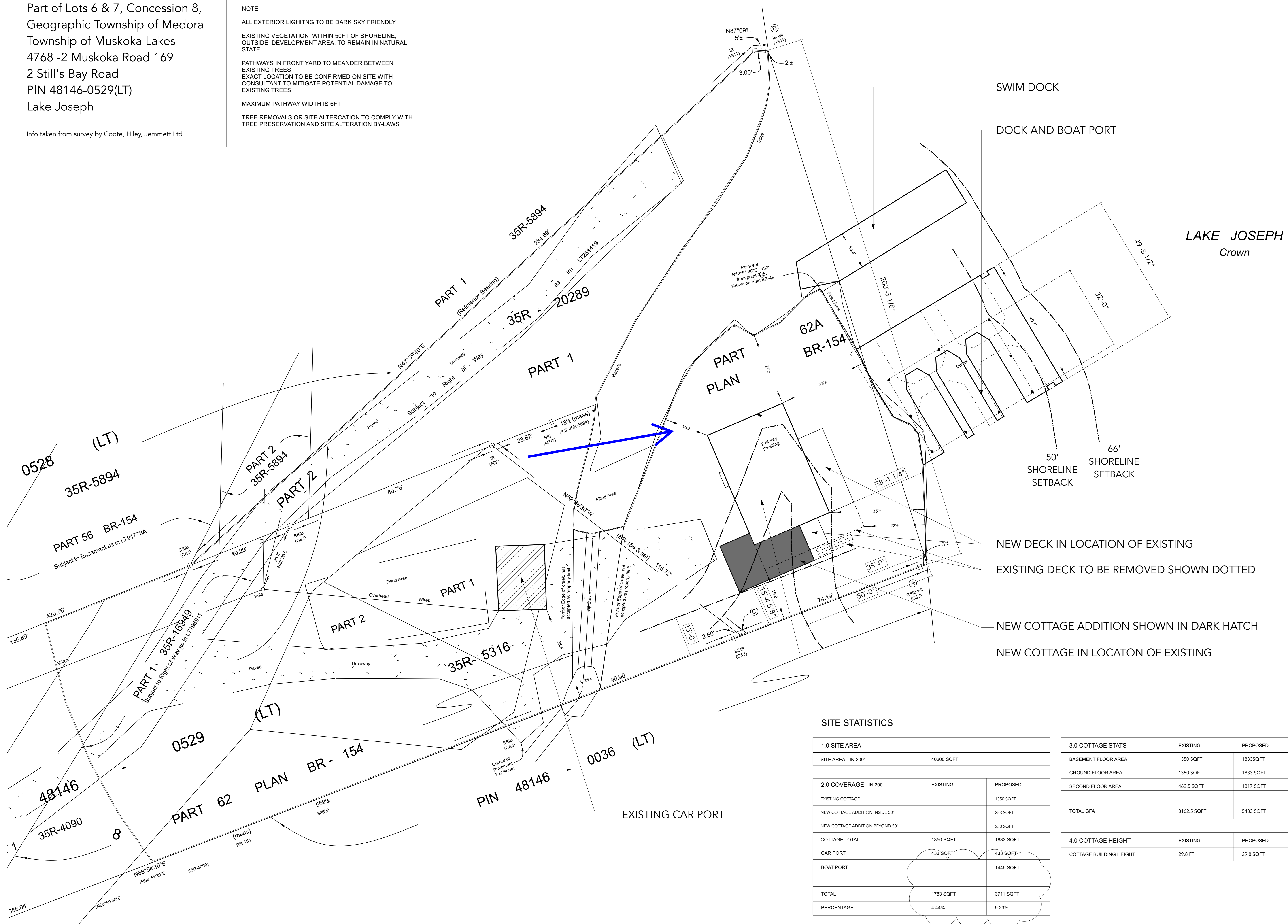
KEY MAP



Part of Lots 6 & 7, Concession 8,
Geographic Township of Medora
Township of Muskoka Lakes
4768 -2 Muskoka Road 169
2 Still's Bay Road
PIN 48146-0529(LT)
Lake Joseph

Info taken from survey by Coote, Hiley, Jemmett Ltd

NOTE
ALL EXTERIOR LIGHTING TO BE DARK SKY FRIENDLY
EXISTING VEGETATION WITHIN 50FT OF SHORELINE,
OUTSIDE DEVELOPMENT AREA, TO REMAIN IN NATURAL
STATE
PATHWAYS IN FRONT YARD TO MEANDER BETWEEN
EXISTING TREES
EXACT LOCATION TO BE CONFIRMED ON SITE WITH
CONSULTANT TO MITIGATE POTENTIAL DAMAGE TO
EXISTING TREES
MAXIMUM PATHWAY WIDTH IS 6FT
TREE REMOVALS OR SITE ALTERATION TO COMPLY WITH
TREE PRESERVATION AND SITE ALTERATION BY-LAWS



The Architect is not responsible for the accuracy of the engineering information contained in these drawings, including property survey, structural, mechanical & electrical. Refer to the appropriate engineering drawings before proceeding with the work.

The Contractor shall check all dimensions on the work and report any discrepancy to the Architect prior to proceeding.

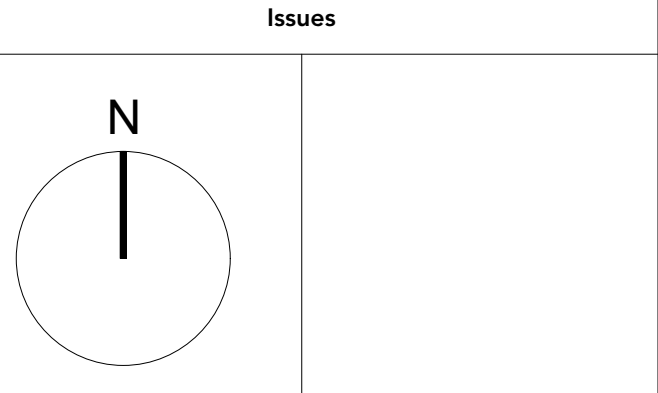
Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The drawings are not to be scaled.

This drawing is not to be used for construction unless noted specifically as: ISSUED FOR CONSTRUCTION

LAKE JOSEPH
Crown

No.	Date	Description
3	2023.11.23	REISSUED FOR PLANNING APPROVAL
2	2023.10.24	ISSUED FOR PLANNING APPROVAL
1	2023.09.18	ISSUED FOR REVIEW



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Project:
COTTAGE
2 STILL'S BAY ROAD
LAKE JOSEPH, ONTARIO

Sheet Title
SITE PLAN

Drawn By: KZ	Checked By: WS
Date Drawn: SEPTEMBER 2023	Sheet Number: A-1.0
Project Number: 23010	
Scale: 1/16" = 1'-0" @ 24" x 36"	

SITE STATISTICS

1.0 SITE AREA	
SITE AREA IN 200'	40200 SQFT

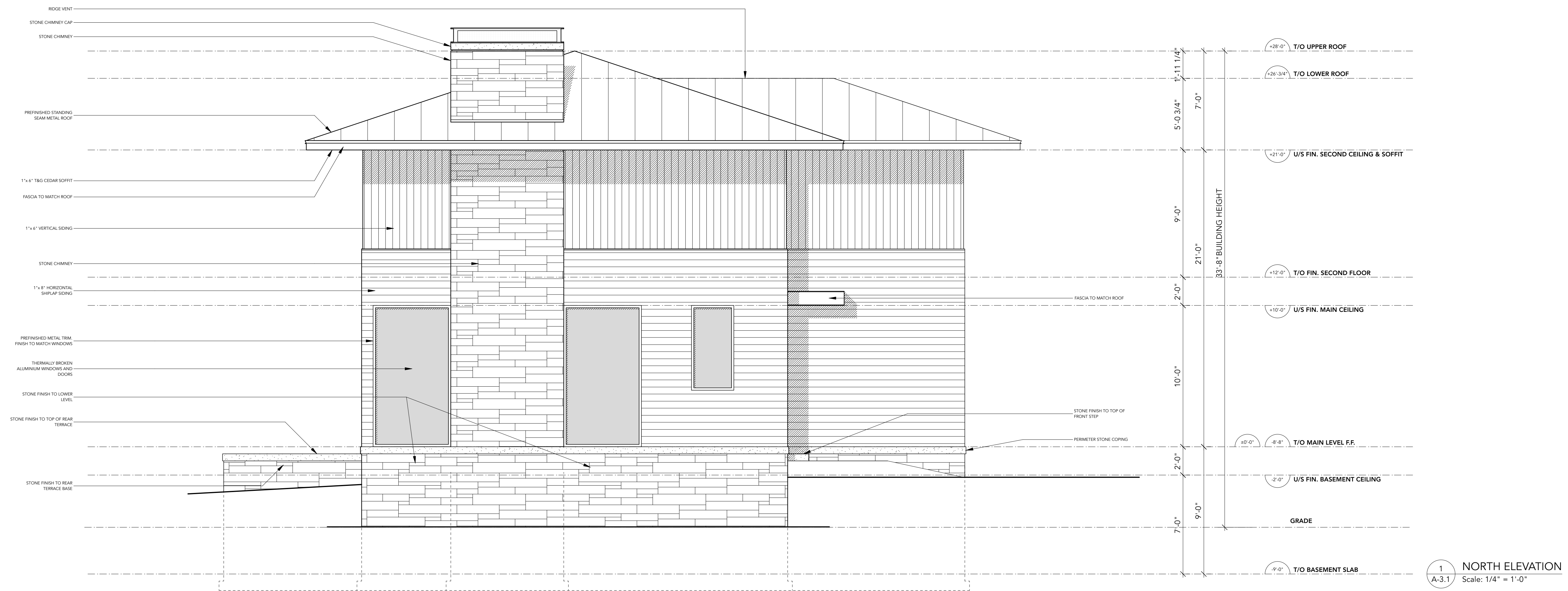
2.0 COVERAGE IN 200'		
	EXISTING	PROPOSED
EXISTING COTTAGE		1350 SQFT
NEW COTTAGE ADDITION INSIDE 50'		253 SQFT
NEW COTTAGE ADDITION BEYOND 50'		230 SQFT
COTTAGE TOTAL	1350 SQFT	1833 SQFT
CAR PORT	433 SQFT	433 SQFT
BOAT PORT		1445 SQFT
TOTAL	1783 SQFT	3711 SQFT
PERCENTAGE	4.44%	9.23%

3.0 COTTAGE STATS		
	EXISTING	PROPOSED
BASEMENT FLOOR AREA	1350 SQFT	1833 SQFT
GROUND FLOOR AREA	1350 SQFT	1833 SQFT
SECOND FLOOR AREA	462.5 SQFT	1817 SQFT
TOTAL GFA	3162.5 SQFT	5483 SQFT

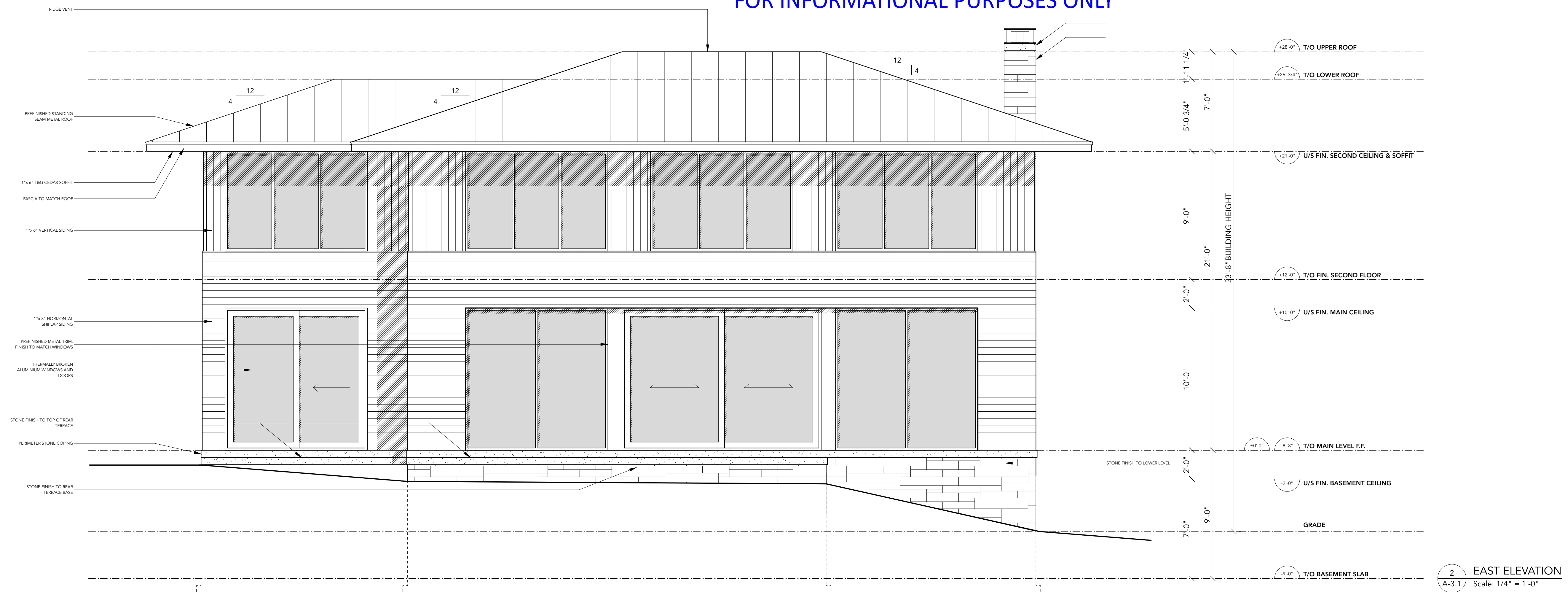
4.0 COTTAGE HEIGHT		
	EXISTING	PROPOSED
COTTAGE BUILDING HEIGHT	29.8 FT	29.8 SQFT

ELEVATION DRAWINGS - PROPOSED REDEVELOPMENT

NOT TO SCALE



FOR INFORMATIONAL PURPOSES ONLY



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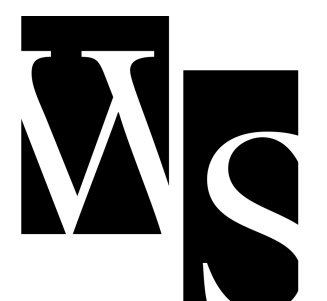
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1	2023.09.18	ISSUED FOR REVIEW

Issues	



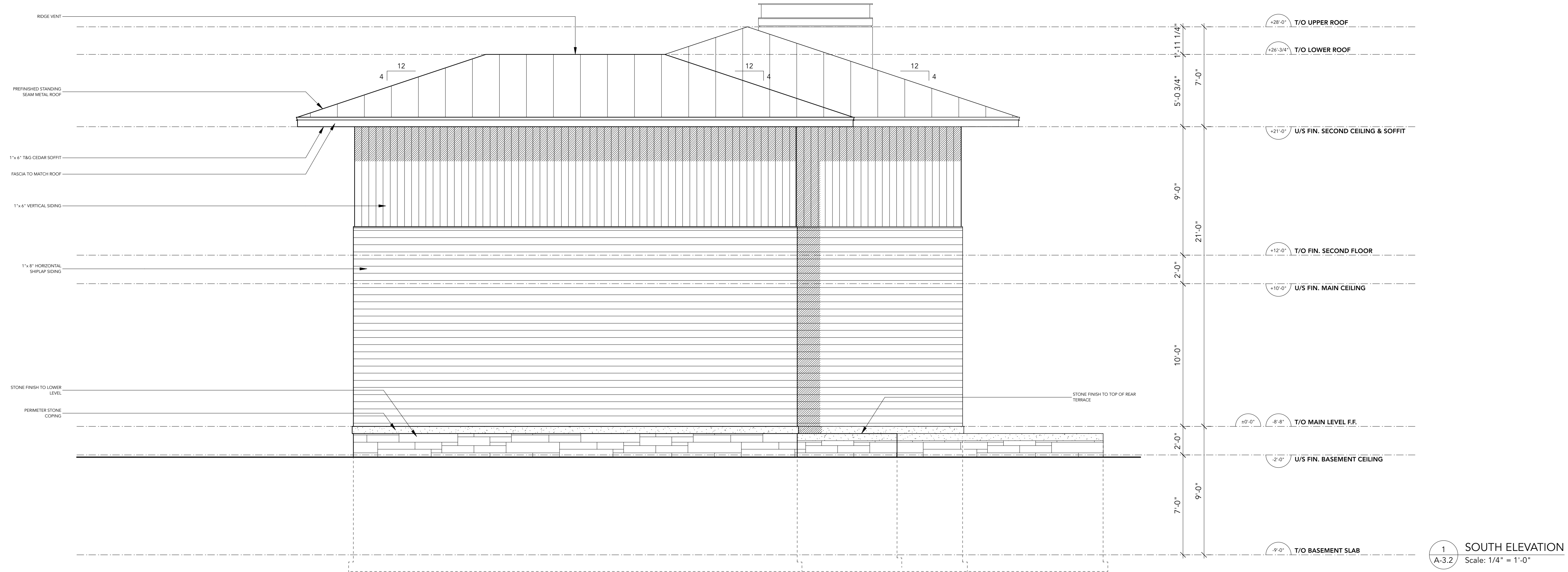
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Project:
COTTAGE
2 STILL'S BAY ROAD
LAKE JOSEPH, ONTARIO

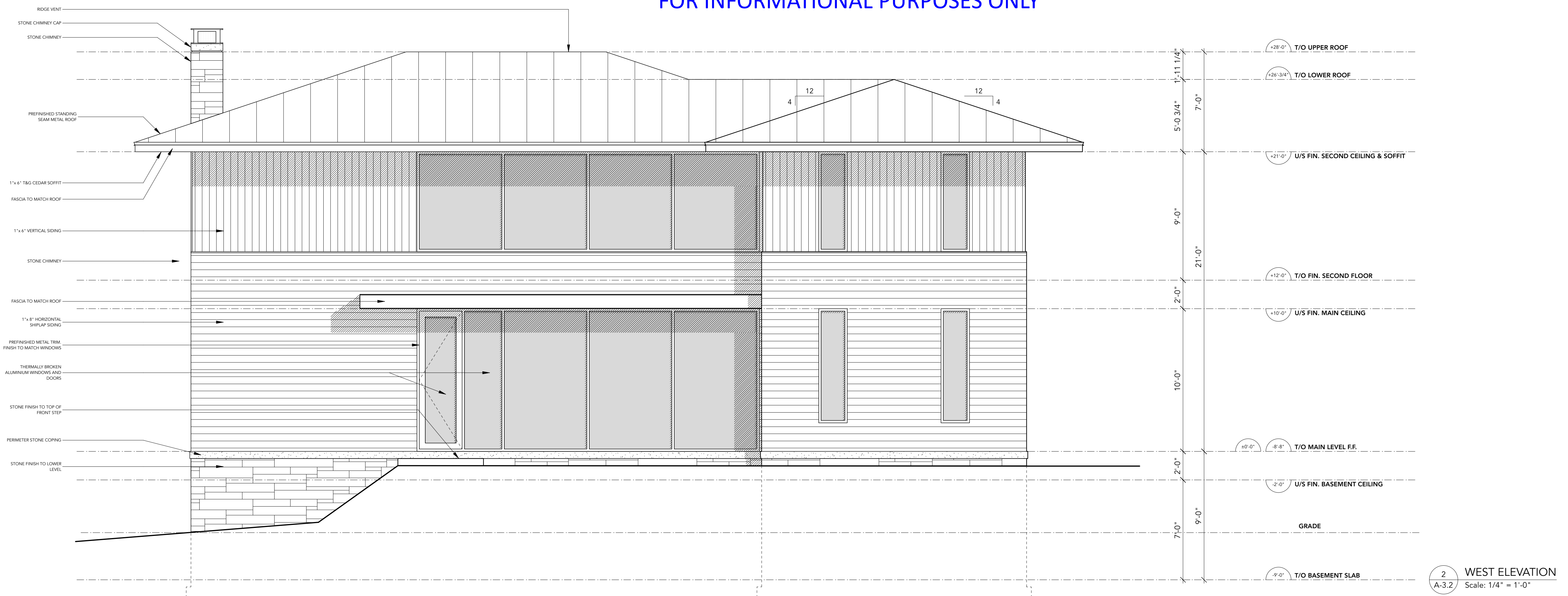
Sheet Title
BUILDING ELEVATIONS

Drawn By: KZ	Checked By: WS
Date Drawn: SEPTEMBER 2023	Sheet Number: A-3.1
Project Number: 23010	
Scale: 1/4" = 1'-0" @ 24" x 36"	



1 SOUTH ELEVATION
A-3.2 Scale: 1/4" = 1'-0"

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2 WEST ELEVATION
A-3.2 Scale: 1/4" = 1'-0"

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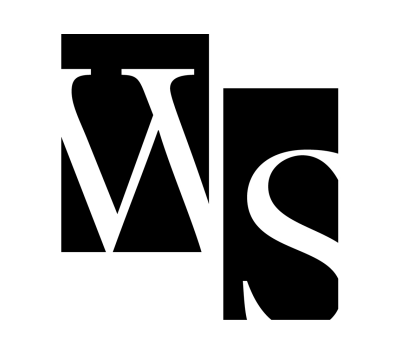
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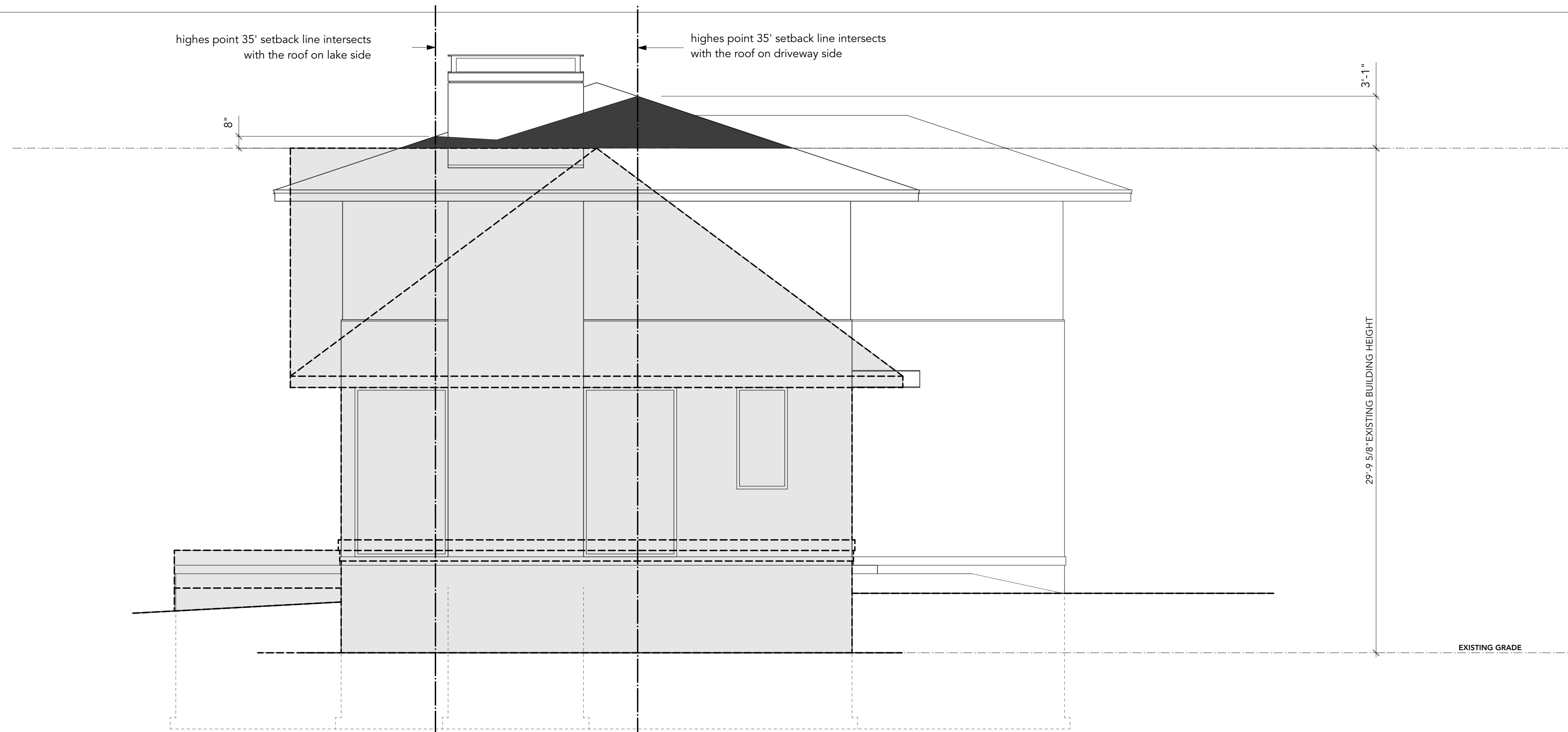
Project: COTTAGE
2 STILL'S BAY ROAD
LAKE JOSEPH, ONTARIO

Sheet Title: BUILDING ELEVATIONS

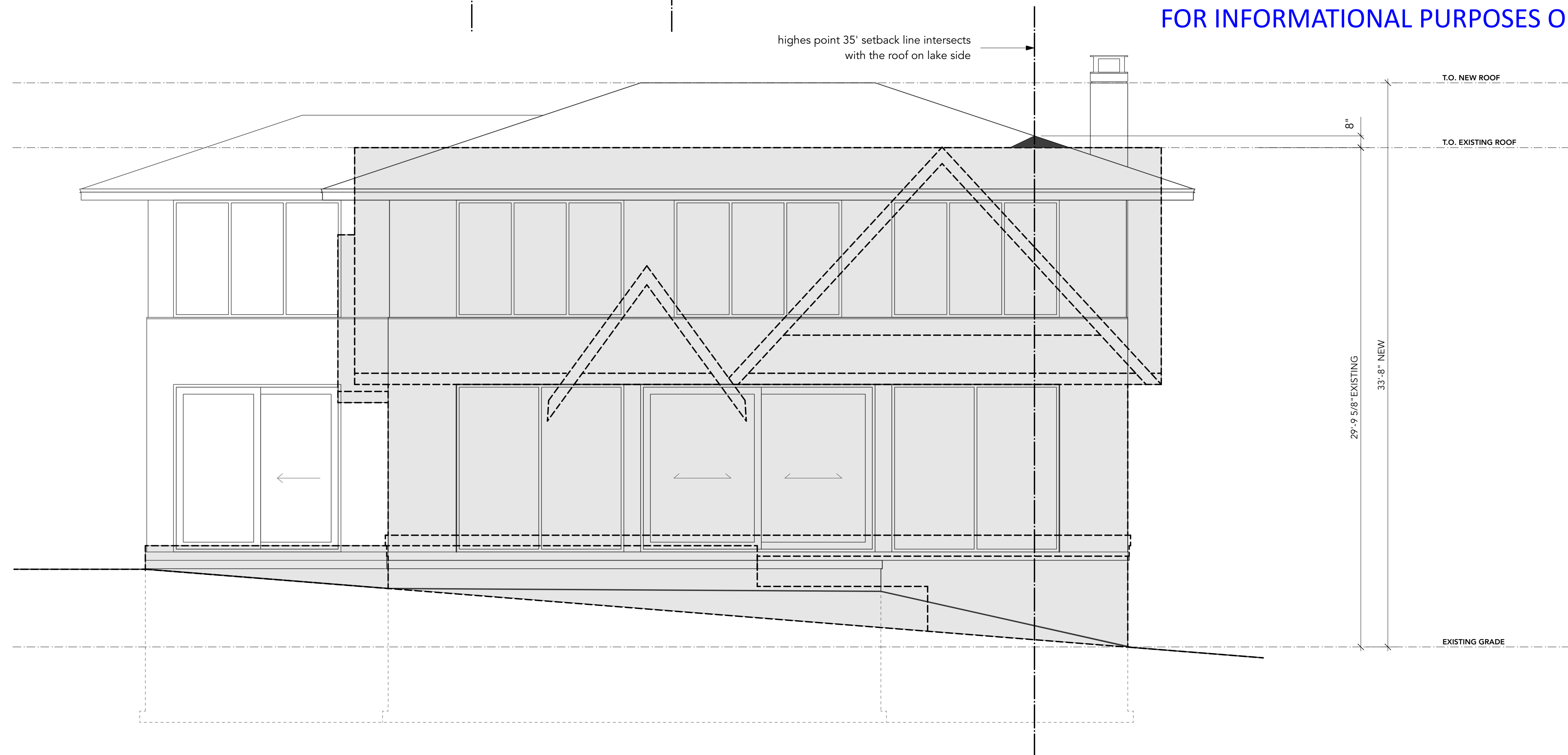
Drawn By: KZ	Checked By: WS
Date Drawn: SEPTEMBER 2023	Sheet Number: A-3.2
Project Number: 23010	Scale: 1/4" = 1'-0" @ 24" x 36"

ELEVATION DRAWINGS - PROPOSED REDEVELOPMENT

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Issues	



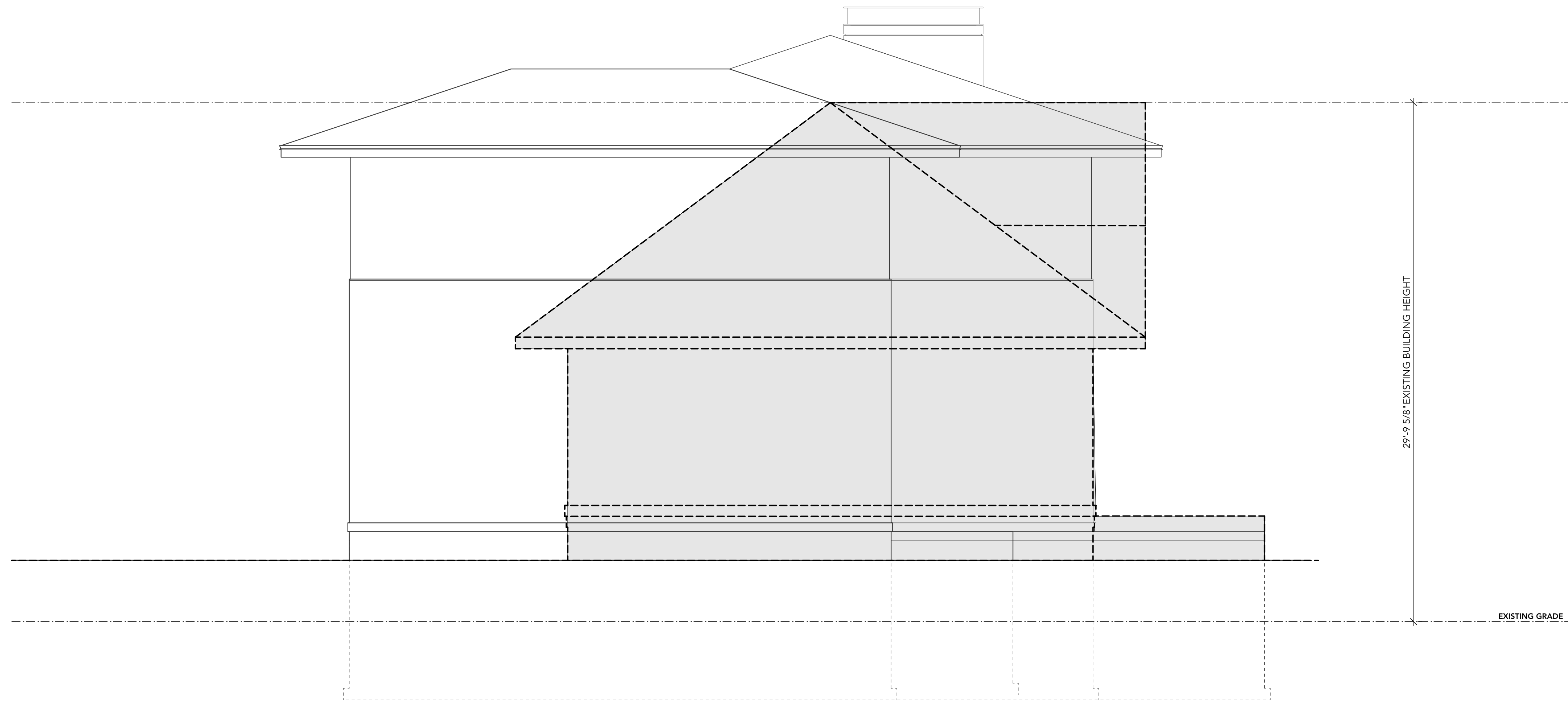
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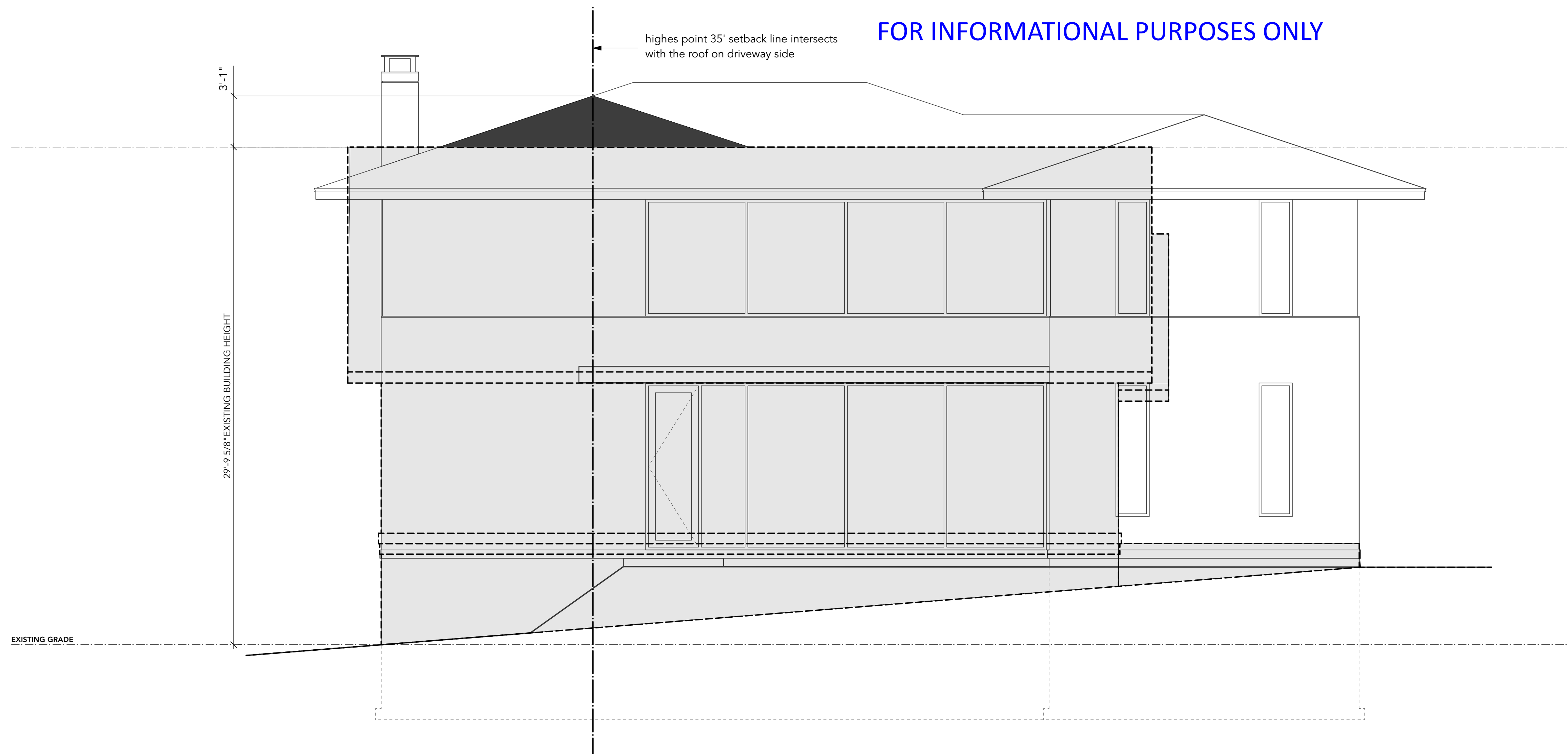
Project:
COTTAGE
2 STILL'S BAY ROAD
LAKE JOSEPH, ONTARIO

Sheet Title
EXISTING ELEVATIONS

Drawn By: KZ	Checked By: WS
Date Drawn: SEPTEMBER 2023	Sheet Number:
Project Number: 23010	A-3.3
Scale: 1/4" = 1'-0" @ 24" x 36"	



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Issues	



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Project:
COTTAGE
2 STILL'S BAY ROAD
LAKE JOSEPH, ONTARIO

Sheet Title
EXISTING ELEVATIONS

Drawn By: KZ	Checked By: WS
Date Drawn: SEPTEMBER 2023	Sheet Number: A-3.4
Project Number: 23010	
Scale: 1/4" = 1'-0" @ 24" x 36"	