THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

# COMMITTEE OF ADJUSTMENT

**FILE #** A-25/22
**ROLL #** 6-024-009

## 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:** | Joseph and Rebecca Verhaeghe, 2 Evergreen Lane, Thorton, ON, L0L 2N0 |
| **LOCATION OF PROPERTY:** | Part of Lot 9, Plan 29, (Medora), Civic Address: 1094 Mortimers Point Road, Unit #10, Zoning Schedule: 35 |

**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 an existing dwelling, a sundeck, and a wood shed. The applicants propose to construct a 2 storey dwelling with an associated sundeck, and a dock.**

**Relief is requested from Section 3.4.1.e of By-law 2014-14, as amended, being existing lot of record requirements. In a WR1 Zone, the minimum lot frontage requirement for an existing lot of record is 100 feet. The subject property has 97 feet of lot frontage. The requested variance is 3 feet. This variance will permit the enlargement of a dwelling and sundeck on an undersized lot. It will not deem the lot a 'building lot'.**

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: JULY 11, 2022** **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.

Notice of Hearing
A-25/22, Verhaeghe

**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.

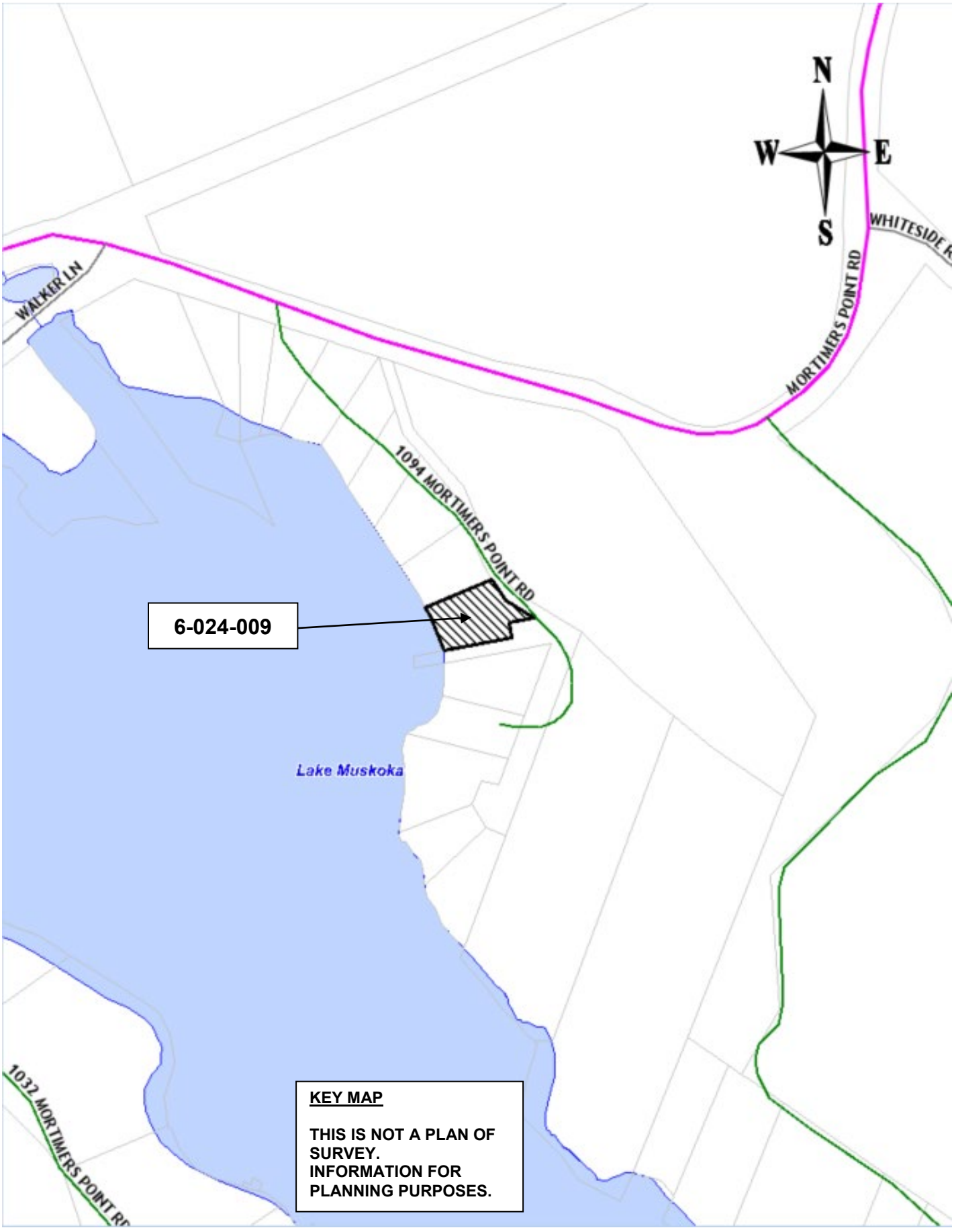
**NOTICE OF DECISION:** If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

**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 28th day of June, 2022.

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

# KEY MAP


N
W
E
S
WHITESIDE R
MORTIMERS POINT RD
WALKER LN
1094 MORTIMERS POINT RD
6-024-009
Lake Muskoka
1032 MORTIMERS POINT RD
KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

PROPOSED

NOT TO SCALE

# PART OF LOT 19, CONCESSION G
# GEOGRAPHIC TOWNSHIP OF MEDORA
# TOWNSHIP OF MUSKOKA LAKES
## DISTRICT MUNICIPALITY OF MUSKOKA

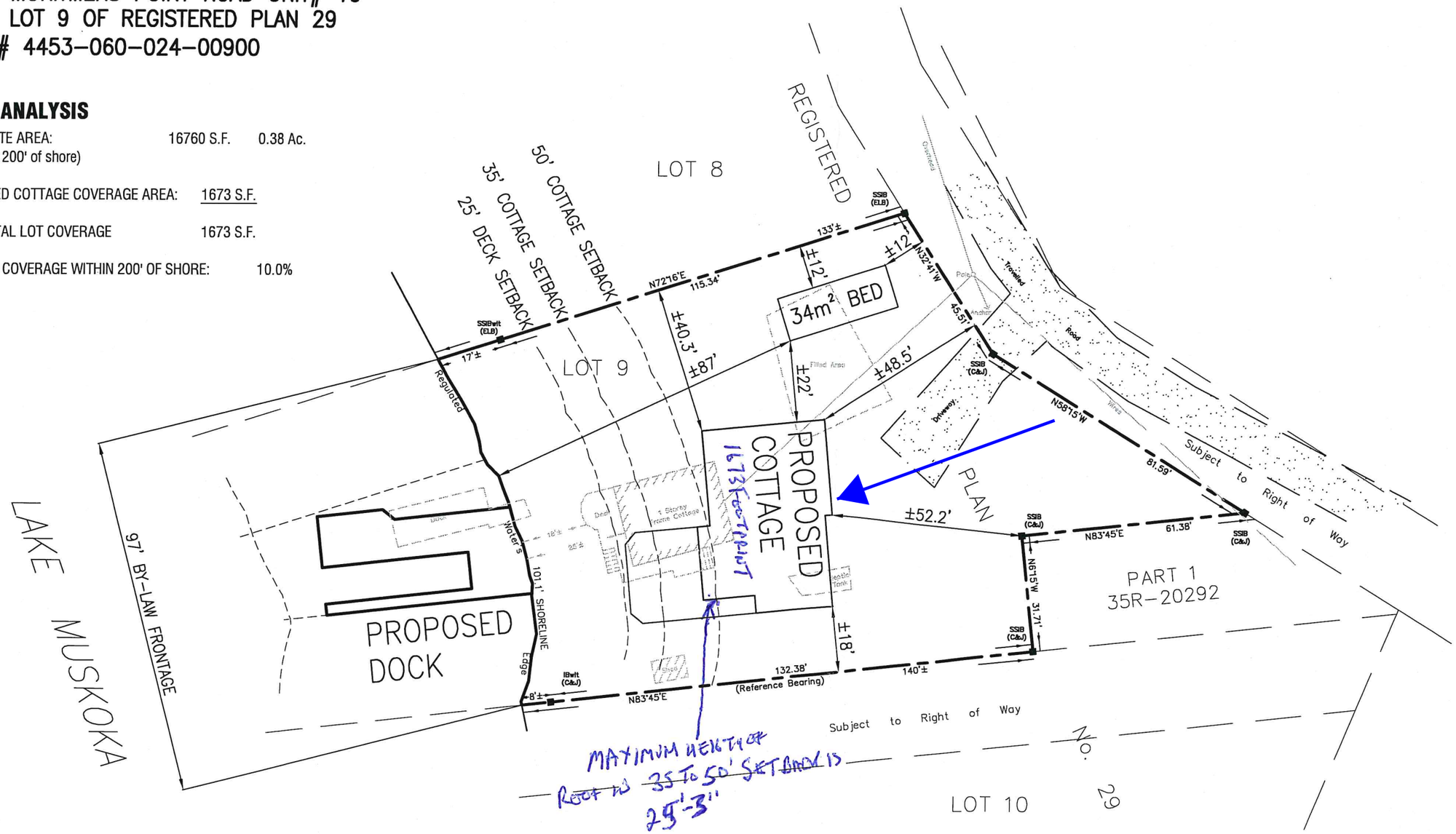
SCALE 1" = 30'

30 20 10 0 30 feet 60 90

JOE VERHAEGHE PROPERTY
1094 MORITMERS POINT ROAD UNIT# 10
PART LOT 9 OF REGISTERED PLAN 29
Roll # 4453-060-024-00900

**AREA ANALYSIS**

| | | |
|---|---|---|
| TOTAL SITE AREA: (all within 200' of shore) | 16760 S.F. | 0.38 Ac. |
| PROPOSED COTTAGE COVERAGE AREA: | 1673 S.F. | |
| TOTAL LOT COVERAGE | 1673 S.F. | |
| PERCENT COVERAGE WITHIN 200' OF SHORE: | 10.0% | |



NOT TO SCALE
FOR INFORMATION PURPOSES ONLY

EXISTING

GISTERED

ART

(ELB)

133'±

115.34'

N72°16'E

N32°41'W

45.51'

Pole

Anchor

Travelled

Road

Filled Area

SSIB
(C&J)

N58°15'W

Driveway

Ⓐ
SSIBwit
(ELB)

17'±

Regulated

±47.7'

±28.3'

N8°28'50"W

EXISTING DECK
AREA: 260 S.F.

±22.2'

LOT 9

Deck

1 Storey
Frame Cottage
AREA: 630 S.F.

Dock

±10.2'

Water's

18'±

28'±

EXISTING HEIGHT OF
BUILDING FROM
GRADE TO PEAK
21'-1"

99.83'

Septic
Tank

PLAN

SSIB
(C&J)

N6°15'W 31.71'

±35.5'

97' BY-LAW FRONTAGE

±46.4'

±32.3'

±34.4'

±9.1'

±6.1'

Shed

2.1'

Edge

Ⓑ
IBwit
(C&J)

8'±

132.38'
(Reference Bearing)

140'±

N83°45'E

±2.1'

PART 2

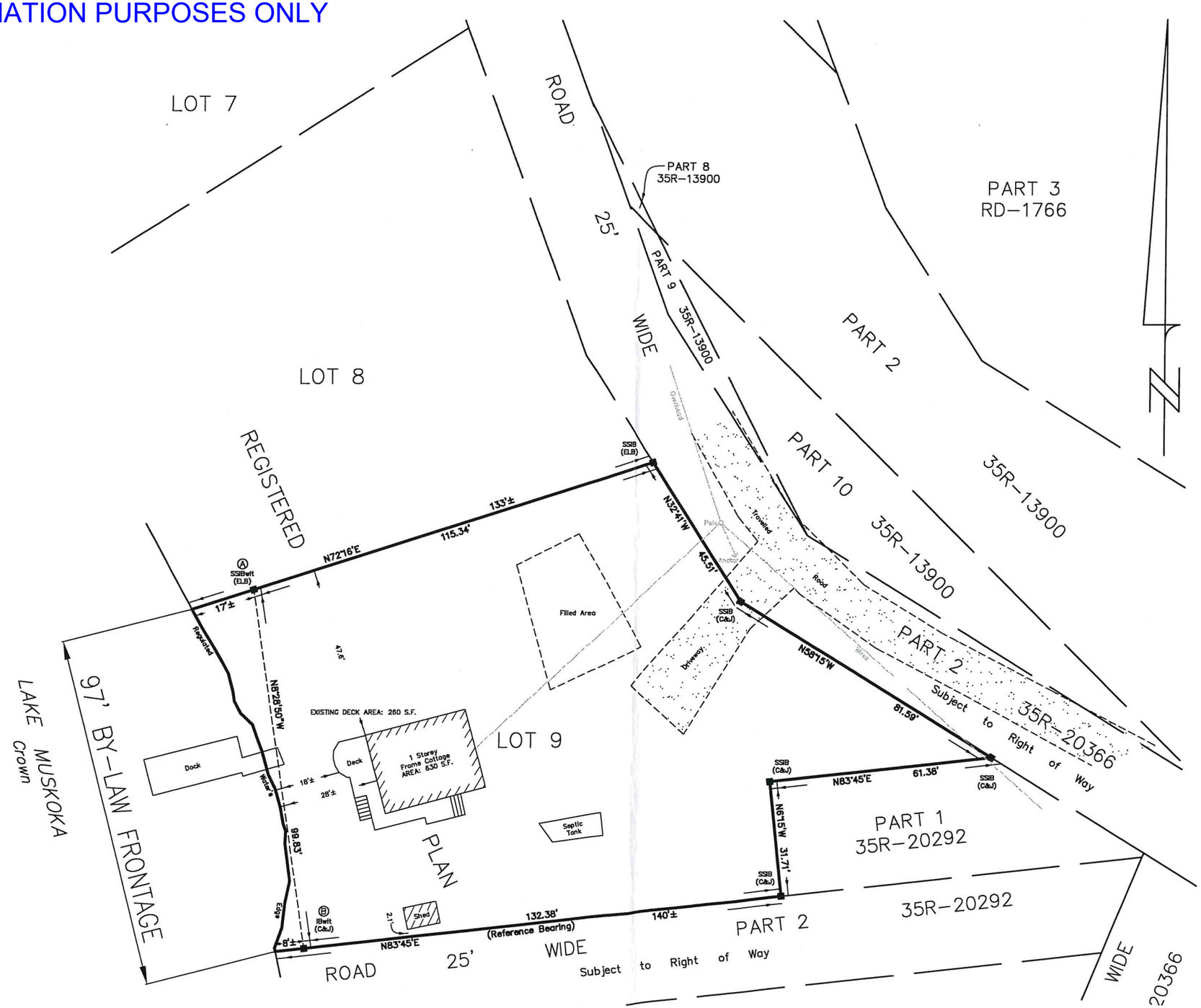
ROAD 25' WIDE

Subject to Right of Way

EXISTING SHED

LAKE MUSKOKA
Crown

NOT TO SCALE
FOR INFORMATION PURPOSES ONLY



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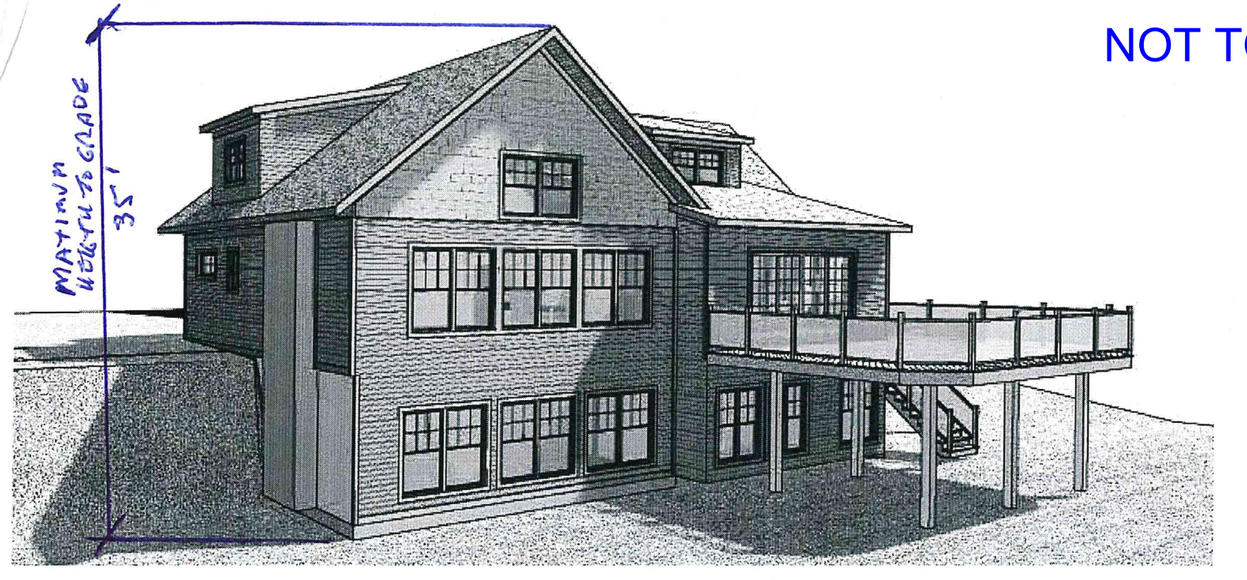


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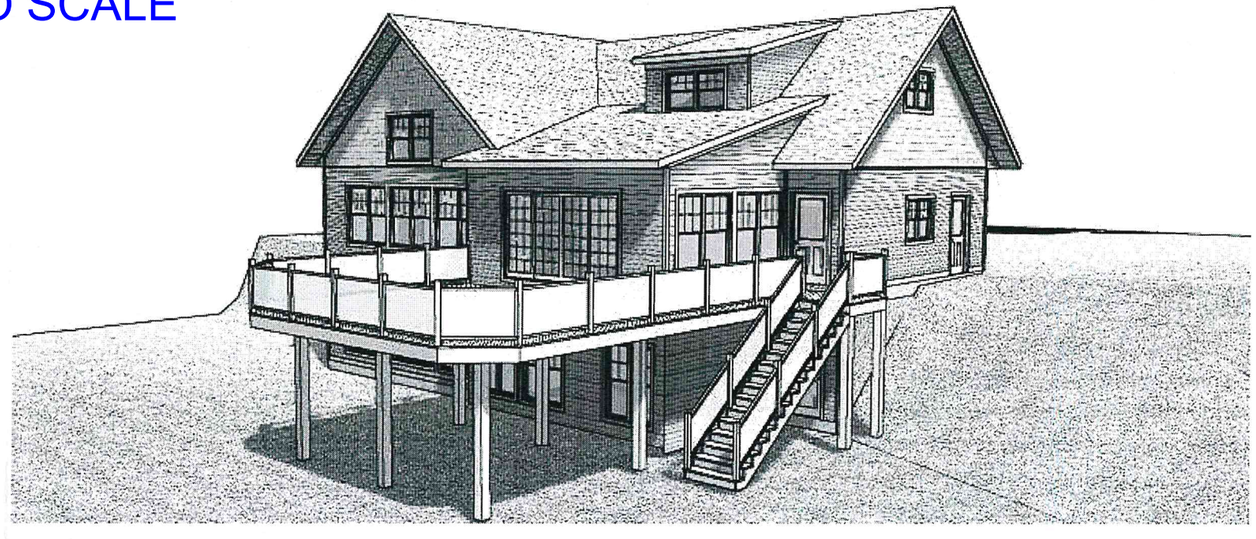

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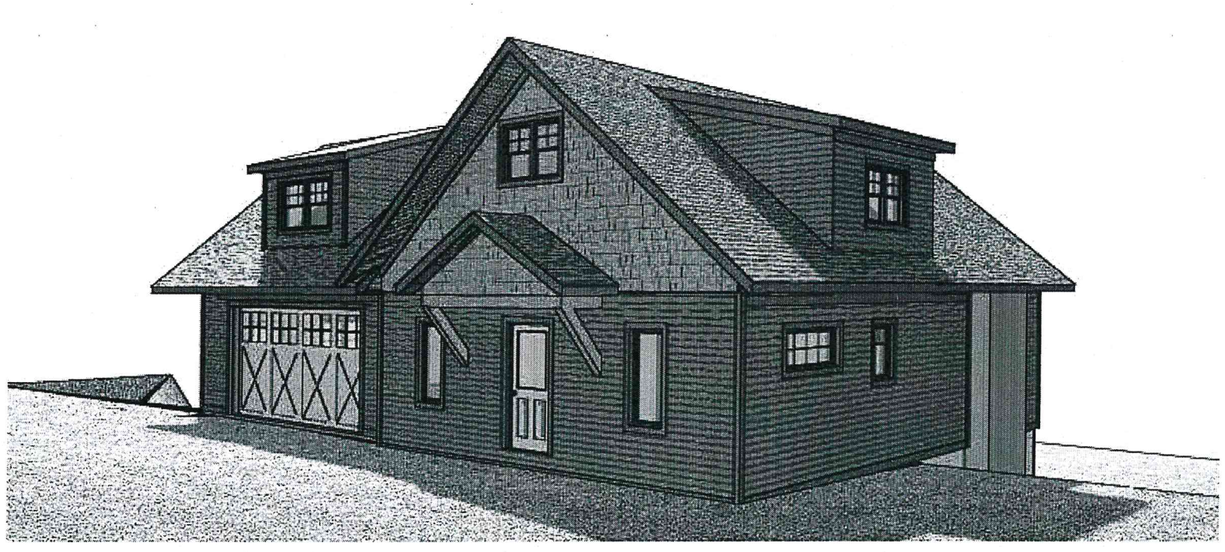

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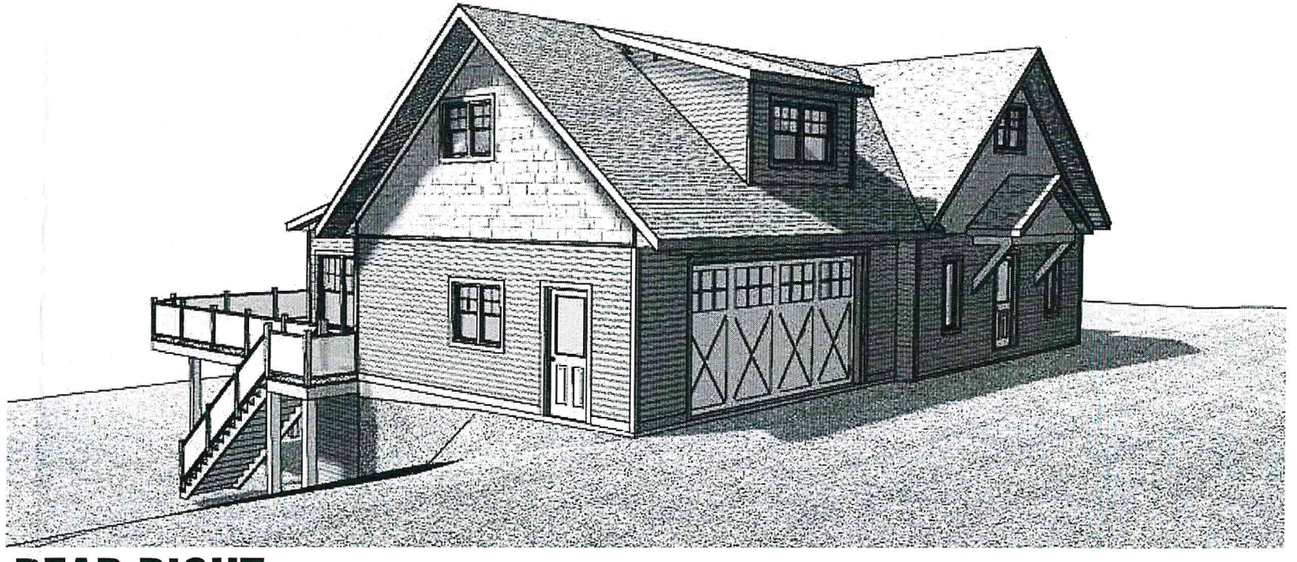

**REAR RIGHT**

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