



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, July 10th, 2023 at 9:00 a.m.

File #: A-33/23

Roll #: 4-8-051

Civic Address: 1007 Pratt Road, Unit # 4

Owners: Haval Mohamed Ali, 26 Fair Street, Ancaster, ON L9K 0A6

Legal Description: Part Lot 3, Concession 14, Part 2, Plan BR518 (Medora)

Lake/River: Lake Joseph (Category 1)

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 19

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to re-construct and enlarge an existing dock, construct a one-storey boathouse with a rooftop sundeck and a two-storey detached garage.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3 and 4.1.3.6	Maximum Total Lot Coverage	2,698 sq.ft. (10%)	2,960 sq.ft. (11%)	262 sq.ft.
B	4.1.3.6 and 4.1.3.7	Maximum Lot Coverage Within 200 Feet of the High Water Mark	2,048 sq.ft. (10%)	2,250 sq.ft. (11%)	202 sq.ft.
C	4.1.7 and 4.1.7.8	Side Yard Setback for a Single Storey Boathouse with a Rooftop Sundeck from the Northwesterly Side Lot Line Projection	45 ft.	43.5 ft.	1.5 ft.
D	4.1.7 and 4.1.7.8	Side Yard Setback for a Single Storey Boathouse with a Rooftop Sundeck from the Southeasterly Side Lot Line Projection	45 ft.	32 ft.	13 ft.

E	4.1.7 and 4.1.7.12.c	Maximum Cumulative Single Storey Boathouse Width	16.6 ft.	18.4 ft.	1.8 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/>

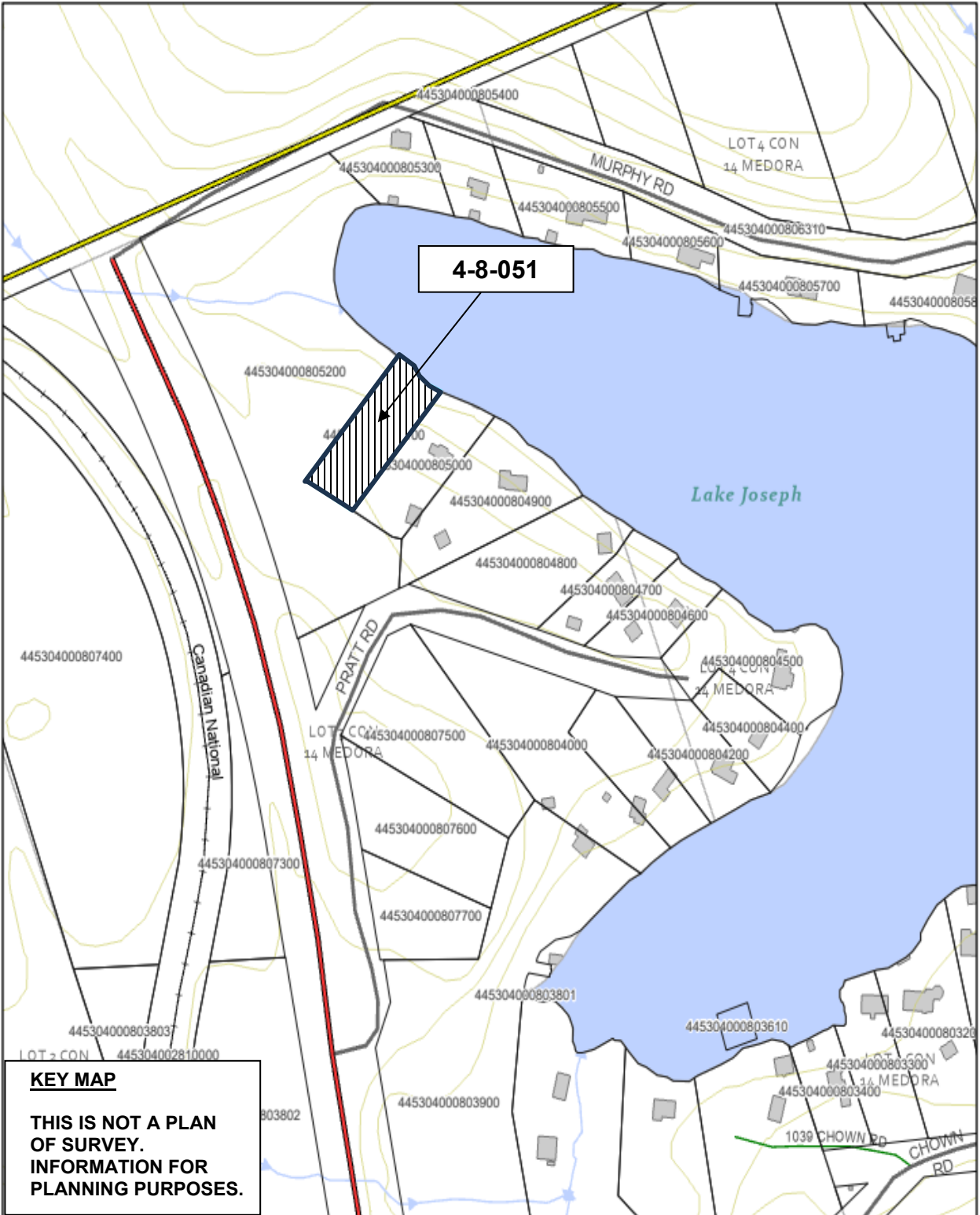
PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 30th day of June, 2023.

"Original Signed by K. Bavington"
Kitty Bavington,

Secretary-Treasurer
Committee of Adjustment

KEY MAP



NOT TO SCALE

Proposed Site Plan

PART 1
 PLAN OF SURVEY
 OF PART OF
 LOT 3, CONCESSION 14
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 Scale 1" = 30'-0"

Project:

Proposed Site Plan
 for
 Tina Shehu
 and
 Iman Ali

1007 Pratt Road,
 Unit 4,
 Lake Joseph,
 Township of
 Muskoka Lakes

General Notes:

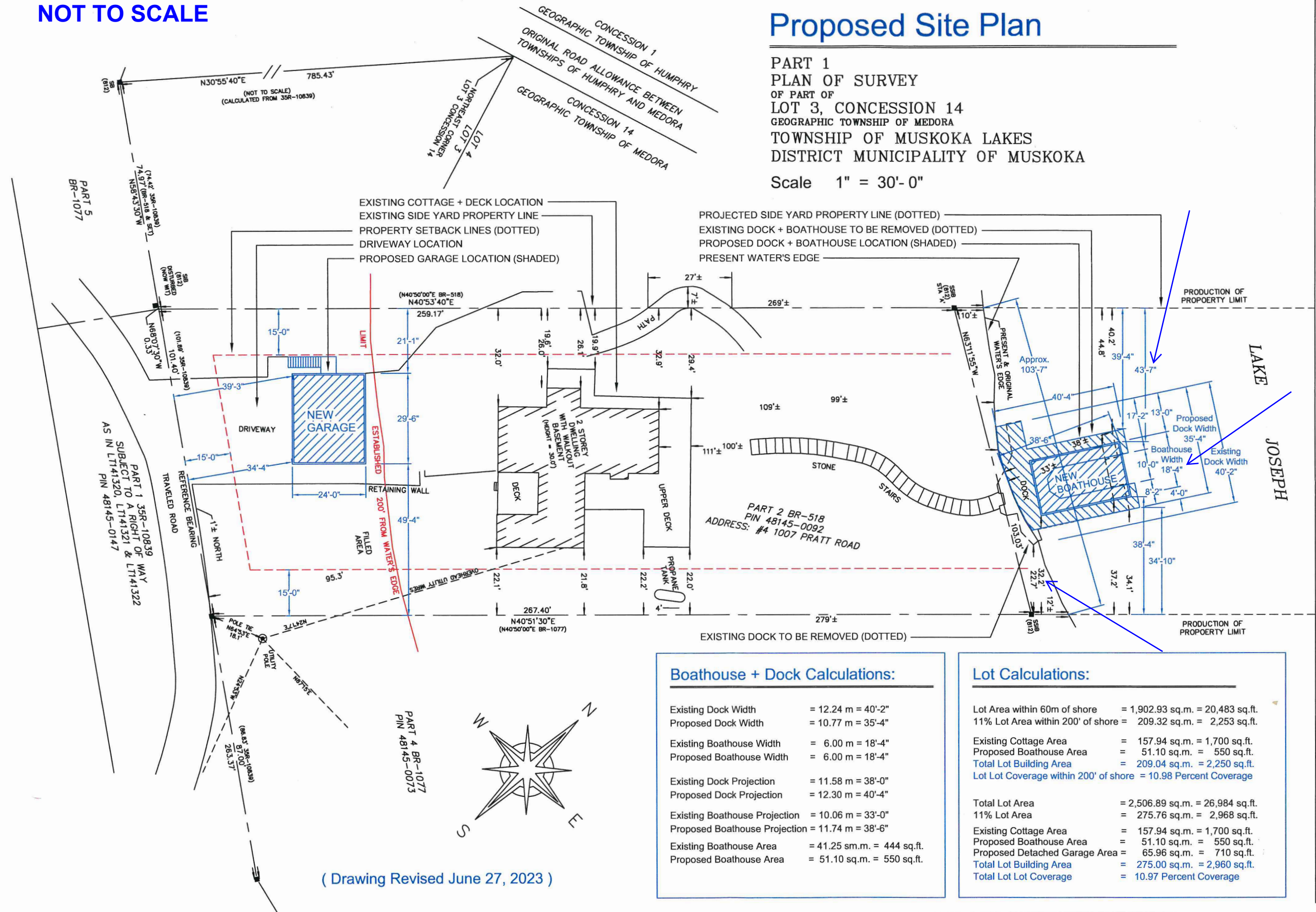
- These notes apply to all drawings.
- DIMENSIONS:
 - A. Drawings are not to be scaled. Refer to written dimensions only.
 - B. Contractor shall check all dimensions shown on drawings prior to commencing any work and report discrepancies to Owner or Designer.
 - C. All dimensions shown are nominal only and shall be adjusted to fit on site conditions as required.
 - DRAWINGS & SPECIFICATIONS:
 - A. These drawings are to be read in conjunction with the written Construction Specifications and Window Schedule (separate pages).
 - B. These drawings and copies thereof are the property of the Designer; they are not to be reproduced or altered in any way without the Designer's permission and subject to return upon request.



Draftech Design Inc.

425 Wellington Street,
 Gravenhurst, Ontario P1P 1A7
 Telephone (705) 687-6236
 Facsimile (705) 687-2933
 E-Mail draftech@sympatico.ca

Date: October 2022
 Drawn by: Mark Jones
 Scale: 1" = 30'-0"



Boathouse + Dock Calculations:

Existing Dock Width	= 12.24 m = 40'-2"
Proposed Dock Width	= 10.77 m = 35'-4"
Existing Boathouse Width	= 6.00 m = 18'-4"
Proposed Boathouse Width	= 6.00 m = 18'-4"
Existing Dock Projection	= 11.58 m = 38'-0"
Proposed Dock Projection	= 12.30 m = 40'-4"
Existing Boathouse Projection	= 10.06 m = 33'-0"
Proposed Boathouse Projection	= 11.74 m = 38'-6"
Existing Boathouse Area	= 41.25 sm.m. = 444 sq.ft.
Proposed Boathouse Area	= 51.10 sq.m. = 550 sq.ft.

Lot Calculations:

Lot Area within 60m of shore	= 1,902.93 sq.m. = 20,483 sq.ft.
11% Lot Area within 200' of shore	= 209.32 sq.m. = 2,253 sq.ft.
Existing Cottage Area	= 157.94 sq.m. = 1,700 sq.ft.
Proposed Boathouse Area	= 51.10 sq.m. = 550 sq.ft.
Total Lot Building Area	= 209.04 sq.m. = 2,250 sq.ft.
Lot Lot Coverage within 200' of shore	= 10.98 Percent Coverage
Total Lot Area	= 2,506.89 sq.m. = 26,984 sq.ft.
11% Lot Area	= 275.76 sq.m. = 2,968 sq.ft.
Existing Cottage Area	= 157.94 sq.m. = 1,700 sq.ft.
Proposed Boathouse Area	= 51.10 sq.m. = 550 sq.ft.
Proposed Detached Garage Area	= 65.96 sq.m. = 710 sq.ft.
Total Lot Building Area	= 275.00 sq.m. = 2,960 sq.ft.
Total Lot Lot Coverage	= 10.97 Percent Coverage

(Drawing Revised June 27, 2023)

