



Box 129, Port Carling, ON, POB 1JO  
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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES  
**COMMITTEE OF ADJUSTMENT**

FILE # A-26-23  
ROLL # 4-9-001-08

**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:** Maryam Baghdady, 3206-2230 Lakeshore Blvd. W. Toronto ON M8V 0B2

**LOCATION OF PROPERTY:** Lot 26, Plan 35M-679 (Medora), Civic Address: 35 Estate Drive, Zoning Schedule: 55

**EXPLANATION OF THE PURPOSE AND EFFECT:** The subject property is zoned Community Residential – Urban Centres (R4) and is located on a Category 3 Lake (Marion Lake).

The applicant proposes to recognize an as-built two storey garage.

Relief is requested from Section 5.1.3 of By-law 2014-14, as amended, being the minimum interior side yard setback requirement of 15 feet. The as-built garage 4 feet (at the closest point) from the southeasterly side lot line The requested variance is 11 feet.

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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:** June 12, 2023

**TIME:** 9:00 A.M.

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](http://www.muskokalakes.ca).

**PUBLIC HEARING:** 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. 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](http://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](mailto: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.

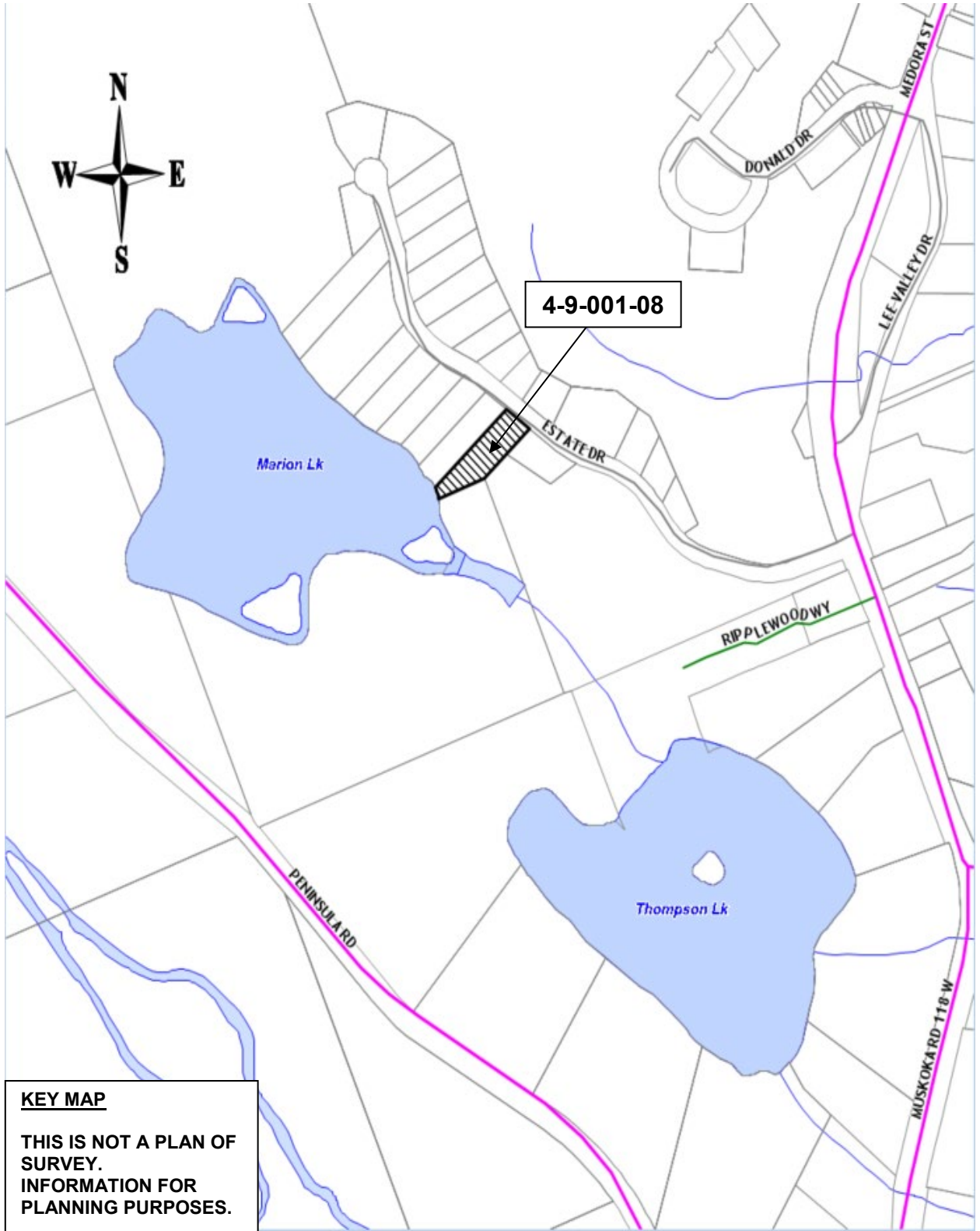
**NOTICE OF DECISION:** If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

**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 30<sup>th</sup> day of May, 2023.

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

**KEY MAP**



**KEY MAP**

**THIS IS NOT A PLAN OF SURVEY.  
INFORMATION FOR PLANNING PURPOSES.**

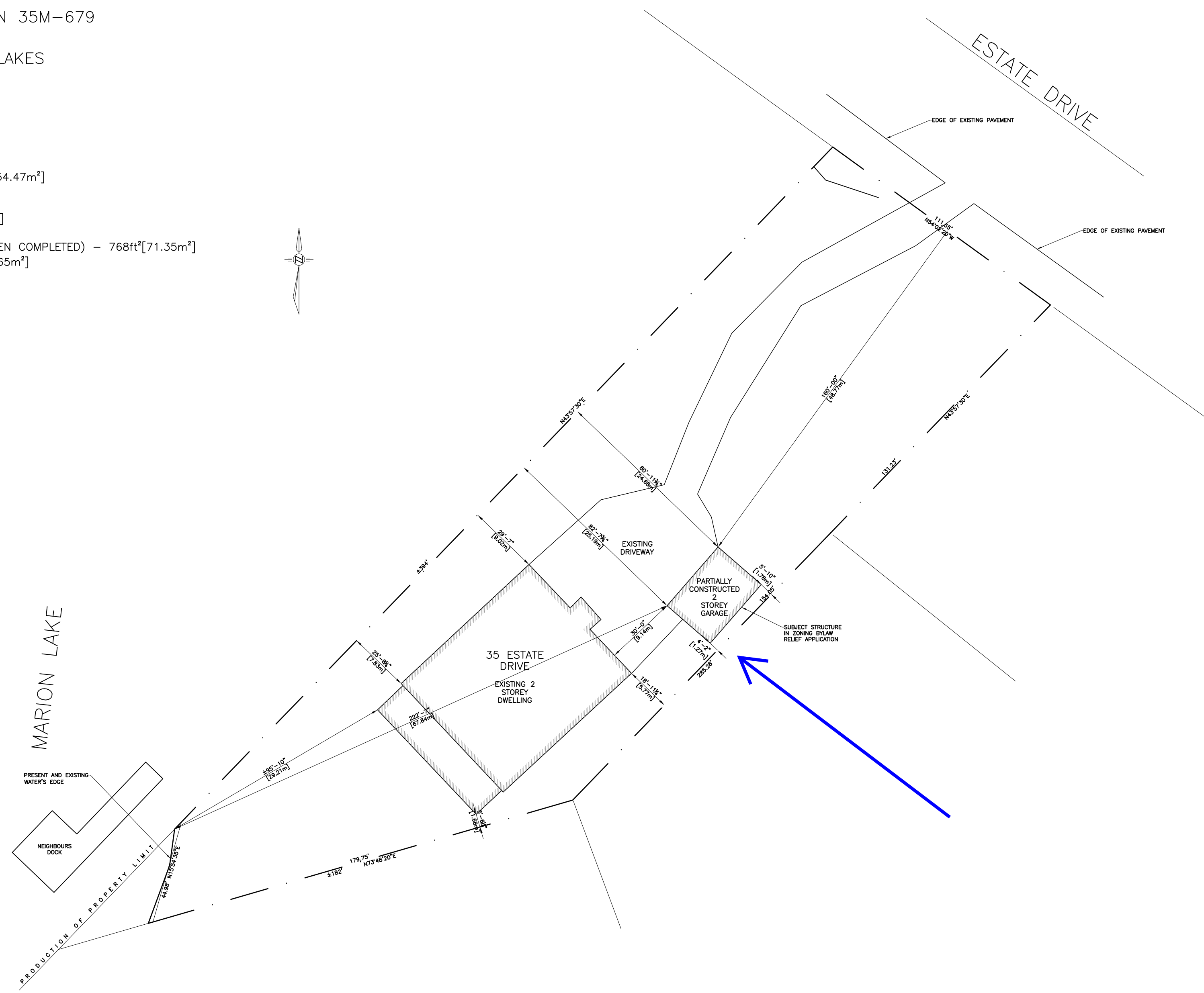
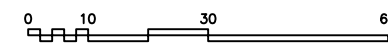
PLAN OF  
 LOT 26, REGISTERED PLAN 35M-679  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 NOW IN THE  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA


**LOT INFORMATION**

LOT AREA ±40606ft²[3772.42m²]  
 ALLOWABLE COVERAGE 20% 8121ft²[754.47m²]

EXISTING COVERAGE  
 DWELLING - 5396ft²[501.30m²]

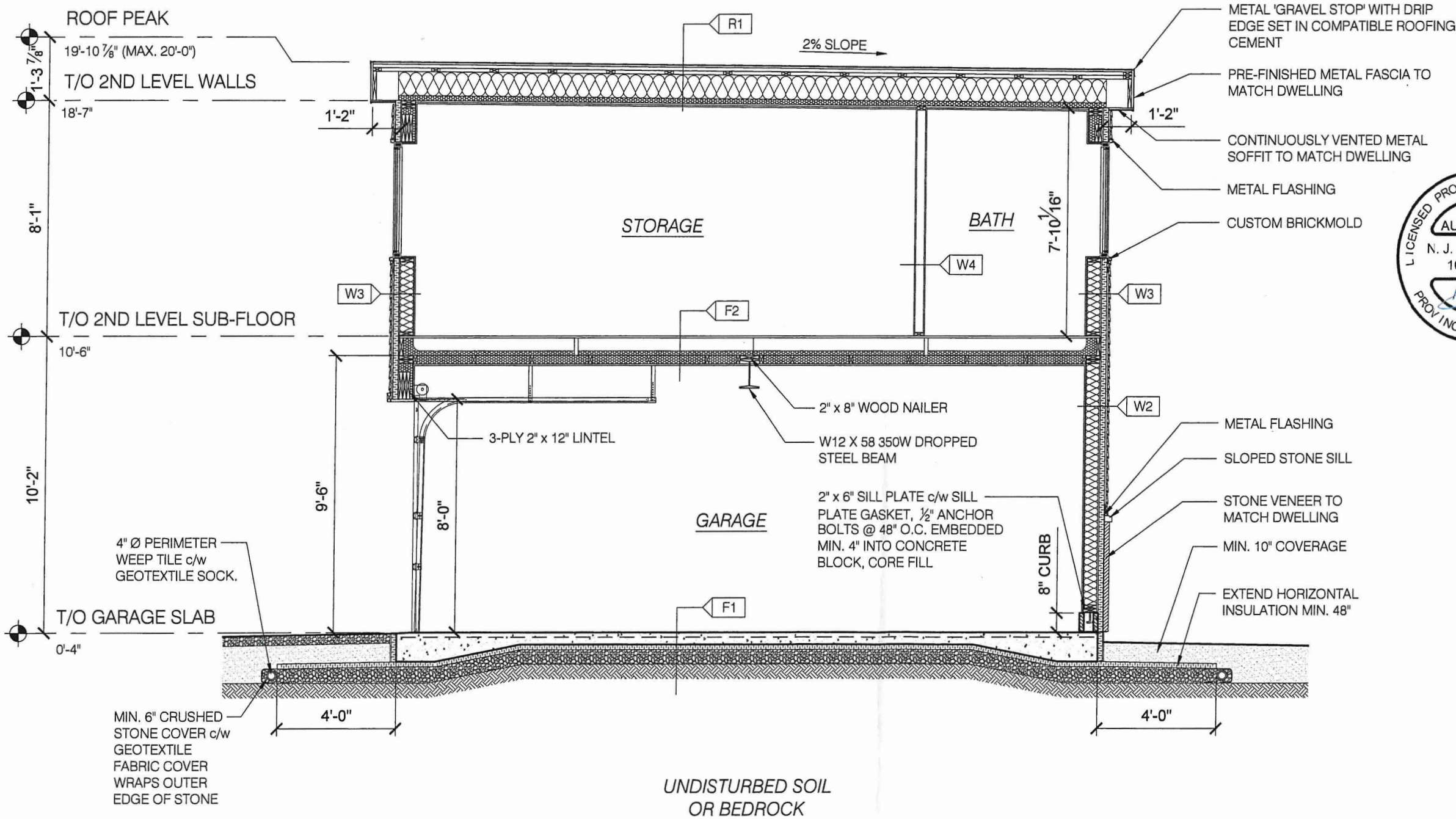
PARTIALLY CONSTRUCTED GARAGE (WHEN COMPLETED) - 768ft²[71.35m²]  
 TOTAL LOT COVERAGE - 6164ft²[572.65m²]



<p>1. ALL WORK TO COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, LATEST EDITIONS, BY THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.</p> <p>2. ALL DRAWINGS AND SPECIFICATION ARE THE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER.</p> <p>3. DISCREPANCIES OR ERRORS IN THE DRAWINGS OR SPECIFICATIONS ARE TO BE REPORTED IMMEDIATELY TO THE DESIGNER.</p> <p>4. DO NOT SCALE THE DRAWINGS.</p>	 <b>REMARKABLE STRUCTURES</b> P.O. BOX 5142, Huntsville ON, P1H2K5 705-783-2881 scott@elementarchitecture.net elementarchitecture.net	<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</p> <p><b>QUALIFICATION INFORMATION</b>                  Required unless design is exempt under 2.17.5.1. of the building code                  SCOTT PETRIE 28655                  NAME SIGNATURE BCIN</p> <p><b>REGISTRATION INFORMATION</b>                  Required unless design is exempt under 2.17.4.1. of the building code                  SCOTT PETRIE - RESIDENTIAL DESIGN 32009                  NAME BCIN</p>	CLIENTS: PROJECT: 35 ESTATE DRIVE, PORT CARLING AS BUILT GARAGE PLANNING APPLICATION	PROJECT NO: 23-152
			DRAWING: SITE PLAN	DRAWING NO: SP
			DATE: 29/05/2023	SCALE: 1/32"=1'-0"



FOR INFORMATIONAL PURPOSES ONLY



- LEGEND:**
- ? EXTERIOR WINDOW / DOOR NUMBER
  - D0? INTERIOR DOOR NUMBER
  - C/L CENTERLINE
  - C STEEL COLUMN
  - 3-2x4 BUILT UP WOOD POST
  - PLA POINT LOAD ABOVE
  - OH OVERHANG
  - SD SMOKE ALARM / CARBON MONOXIDE DETECTOR c/w VISUAL SIGNALLING TO BE HARDWIRED & INTERCONNECTED
  - \$<sup>3</sup> 3-WAY LIGHT SWITCH, TYPICAL TOP & BOTTOM OF STAIRS



STRUCTURAL ENGINEERING FOR THIS PROJECT PREPARED BY:  
 DE KONING GROUP INC.  
 36 BEACH ROAD  
 UTTERSON, ONTARIO P0B 1M0  
 705.646.3800  
 www.DEKONINGGROUP.COM

**THE DRAWING BOARD**  
 Architectural Design  
 P.O. Box 248 Tel (705) 765-0200  
 Port Carling, ON P0B 1J0 Fax 1-866-861-2377  
 Email: info@thedrawingboard.ca

**Issue:**  
 1 Permit 26 Aug20

**Scale:** 1/4" = 1'-0"

**Project:**  
**INSANALLI**  
**NEW TWO**  
**STOREY GARAGE**

35 Estate Drive, Port Carling

**Drawing Title:**  
**BUILDING SECTION**

Project No.: 20120

Date: August 26, 2020

Drawn By: TAO

Drawing Number:

**A-6**

**BUILDING SECTION** 1  
 Scale: 1/4" = 1'-0" A-6