



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

FILE # A-21/23/ML
ROLL # 4-4-048

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: Philip and John Boyes, 2295 Rosebank Road, Pickering, ON
L1X 2R5

LOCATION OF PROPERTY: Lot 7, Concession 7, Lot 43, Plan M-377, (Medora), Civic
Address: 1021 Kendon Road, Zoning Schedule: 27

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR5) and is located on a Category 2 Lake (Bass Lake).

The applicants propose to demolish an existing one storey dwelling and associated sundecks, a 'dryland' boathouse, and a shed. The applicants propose to construct a new one storey dwelling (with a walkout basement) and associated sundecks.

Relief is requested from Sections 4.1.3 and 4.1.3.6 of By-law 2014-14, as amended, being the maximum permitted coverage of buildings and structures (lot coverage) on a lot on a Category 2 Lake. The maximum permitted lot coverage over the area of the entire lot is 8%. In this case, the area of the lot is 15,508 square feet. Therefore, the maximum permitted lot coverage is 1,240 square feet. The proposed coverage of existing and proposed buildings and structures is 1,451 square feet or 9.4%. The requested variance is 211 square feet or 1.4% over what is permitted. Please note that the existing lot coverage is 1,451 square feet or 9.4%.

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.

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 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.

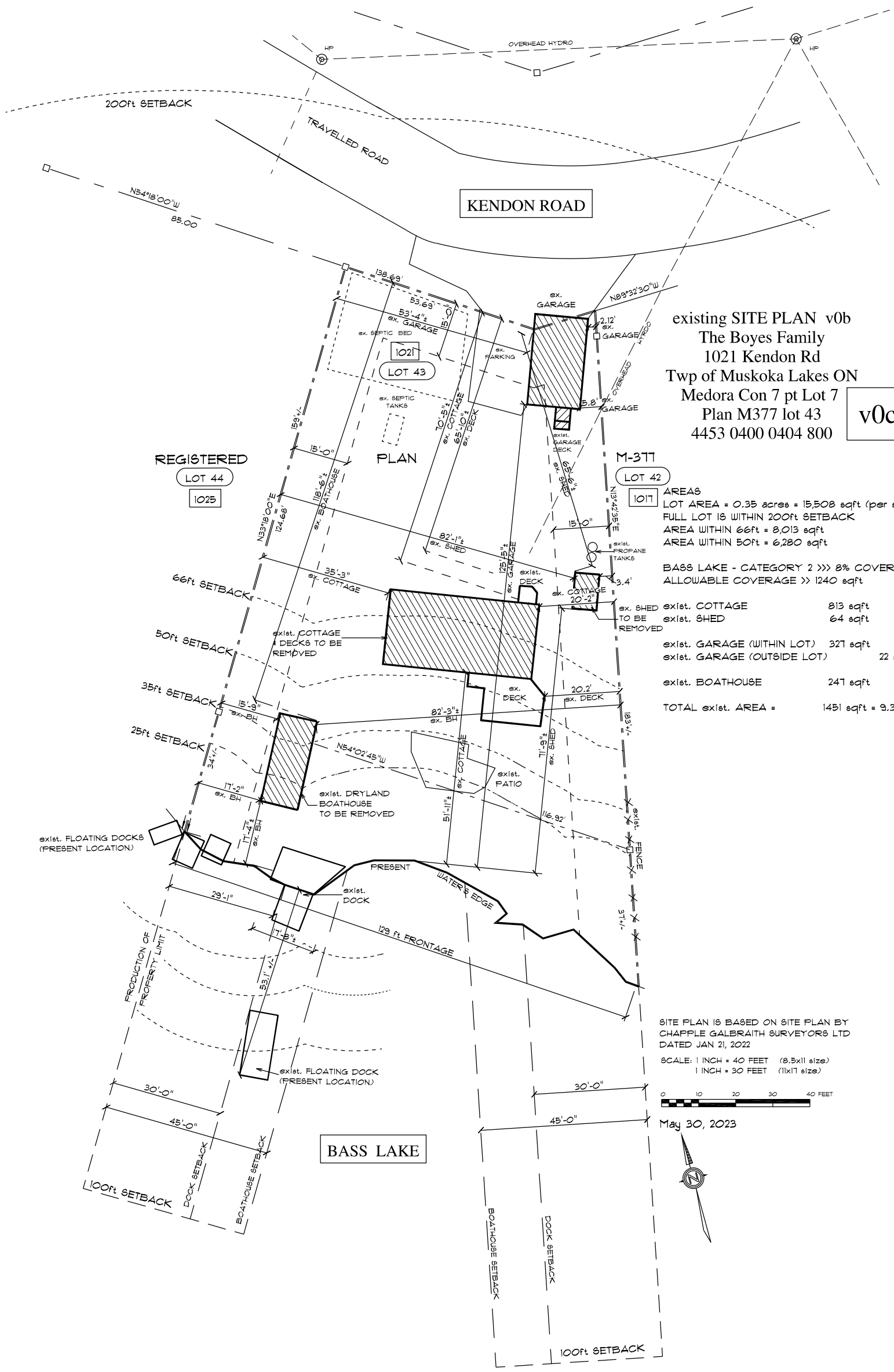
Dated this 1st day of June, 2023.

"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.**



existing SITE PLAN v0b
 The Boyes Family
 1021 Kendon Rd
 Twp of Muskoka Lakes ON
 Medora Con 7 pt Lot 7
 Plan M377 lot 43
 4453 0400 0404 800

v0c

AREAS
 LOT AREA = 0.35 acres = 15,508 sqft (per survey)
 FULL LOT IS WITHIN 200ft SETBACK
 AREA WITHIN 66ft = 8,013 sqft
 AREA WITHIN 50ft = 6,280 sqft

BASS LAKE - CATEGORY 2 >>> 8% COVERAGE
 ALLOWABLE COVERAGE >> 1240 sqft

exist. COTTAGE	813 sqft
exist. SHED	64 sqft
exist. GARAGE (WITHIN LOT)	321 sqft
exist. GARAGE (OUTSIDE LOT)	22 sqft
exist. BOATHOUSE	241 sqft
TOTAL exist. AREA =	1451 sqft = 9.36 %

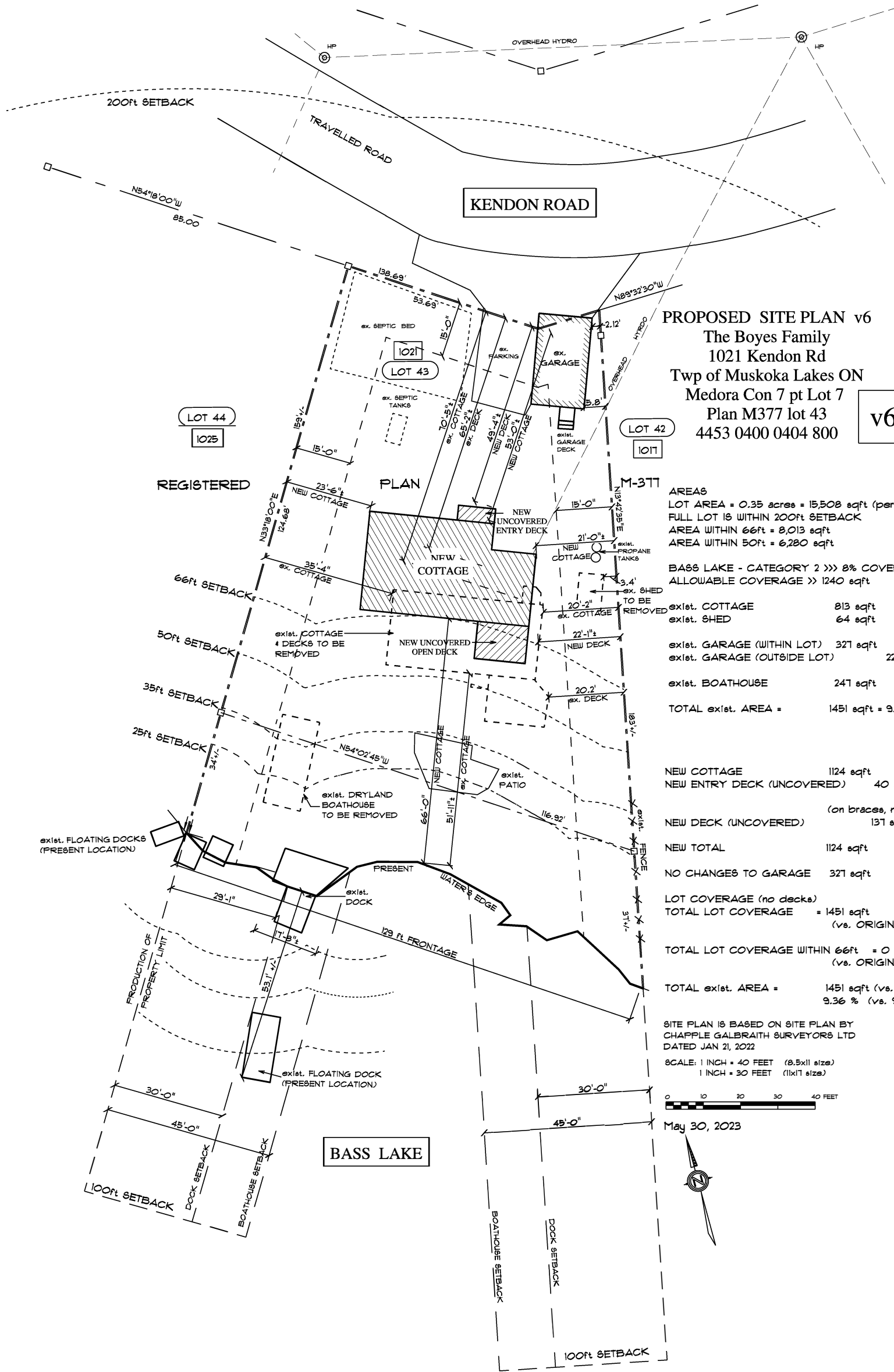
SITE PLAN IS BASED ON SITE PLAN BY
 CHAPPLER GALBRAITH SURVEYORS LTD
 DATED JAN 21, 2022

SCALE: 1 INCH = 40 FEET (8.5x11 size)
 1 INCH = 30 FEET (11x17 size)



May 30, 2023





PROPOSED SITE PLAN v6
 The Boyes Family
 1021 Kendon Rd
 Twp of Muskoka Lakes ON
 Medora Con 7 pt Lot 7
 Plan M377 lot 43
 4453 0400 0404 800

v6

AREAS
 LOT AREA = 0.35 acres = 15,508 sqft (per survey)
 FULL LOT IS WITHIN 200ft SETBACK
 AREA WITHIN 66ft = 8,013 sqft
 AREA WITHIN 50ft = 6,280 sqft

BASS LAKE - CATEGORY 2 >>> 8% COVERAGE
 ALLOWABLE COVERAGE >> 1240 sqft

EXIST. COTTAGE	813 sqft
EXIST. SHED	64 sqft
EXIST. GARAGE (WITHIN LOT)	327 sqft
EXIST. GARAGE (OUTSIDE LOT)	22 sqft
EXIST. BOATHOUSE	247 sqft
TOTAL EXIST. AREA =	1451 sqft = 9.36 %
NEW COTTAGE	1124 sqft
NEW ENTRY DECK (UNCOVERED)	40 sqft
<i>(on braces, not coverage)</i>	
NEW DECK (UNCOVERED)	137 sqft
NEW TOTAL	1124 sqft
NO CHANGES TO GARAGE	327 sqft
LOT COVERAGE (no decks)	TOTAL LOT COVERAGE = 1451 sqft
	<i>(vs. ORIGINAL 1451 sqft)</i>
TOTAL LOT COVERAGE WITHIN 66ft	= 0 sqft
	<i>(vs. ORIGINAL 247 sqft)</i>
TOTAL EXIST. AREA =	1451 sqft (vs. 1451 sqft)
	9.36 % (vs. 9.36 %) (match)

SITE PLAN IS BASED ON SITE PLAN BY
 CHAPPLER GALBRAITH SURVEYORS LTD
 DATED JAN 21, 2022

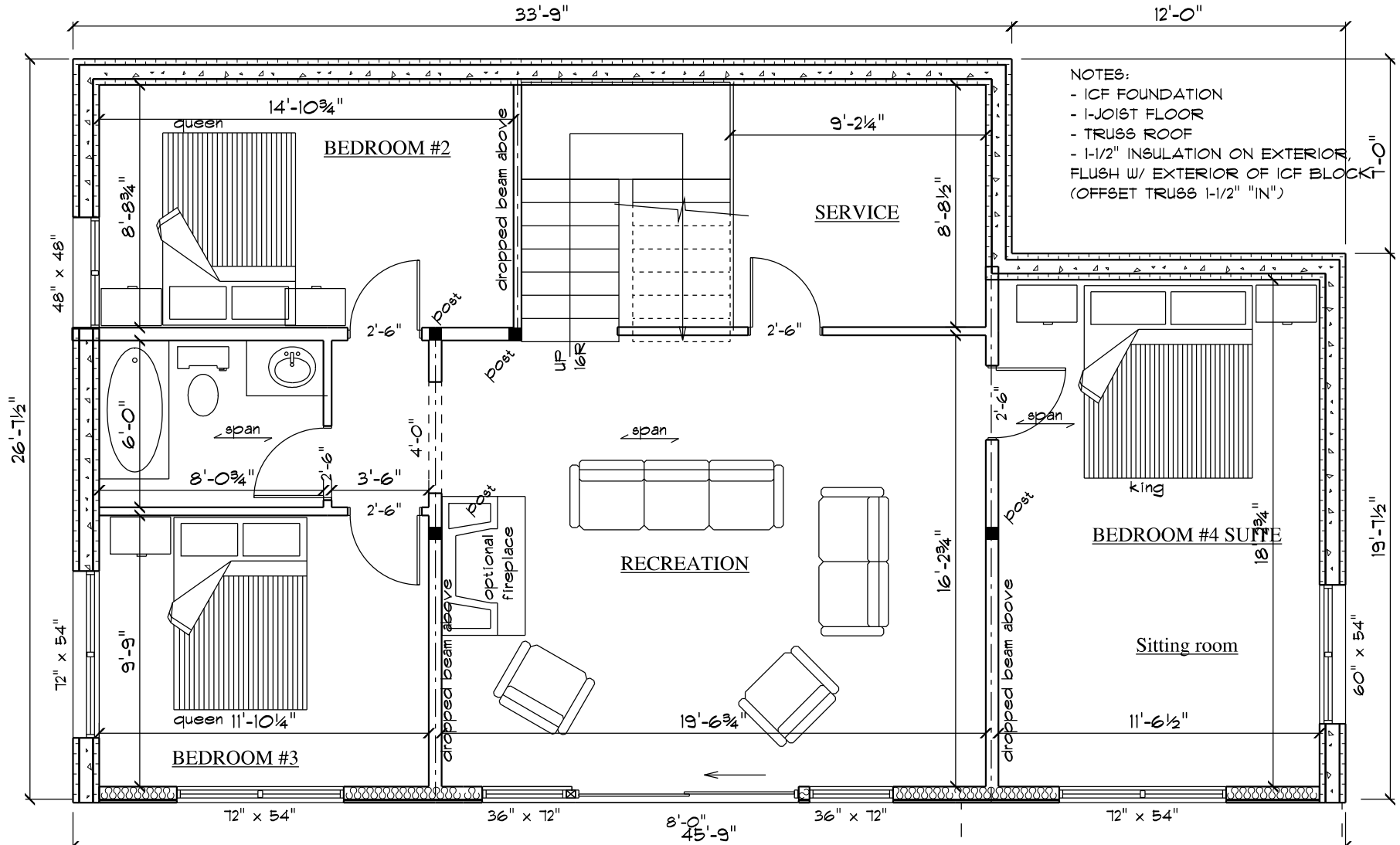
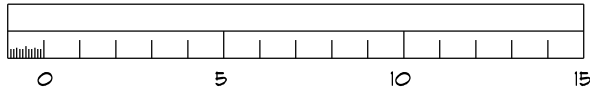
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May 30, 2023



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

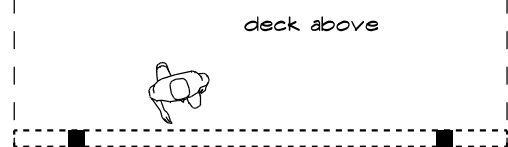


- NOTES:
- ICF FOUNDATION
 - 1-JOIST FLOOR
 - TRUSS ROOF
 - 1-1/2" INSULATION ON EXTERIOR, FLUSH W/ EXTERIOR OF ICF BLOCK (OFFSET TRUSS 1-1/2" IN")

LOWER FLOOR PLAN - HOUSE v6

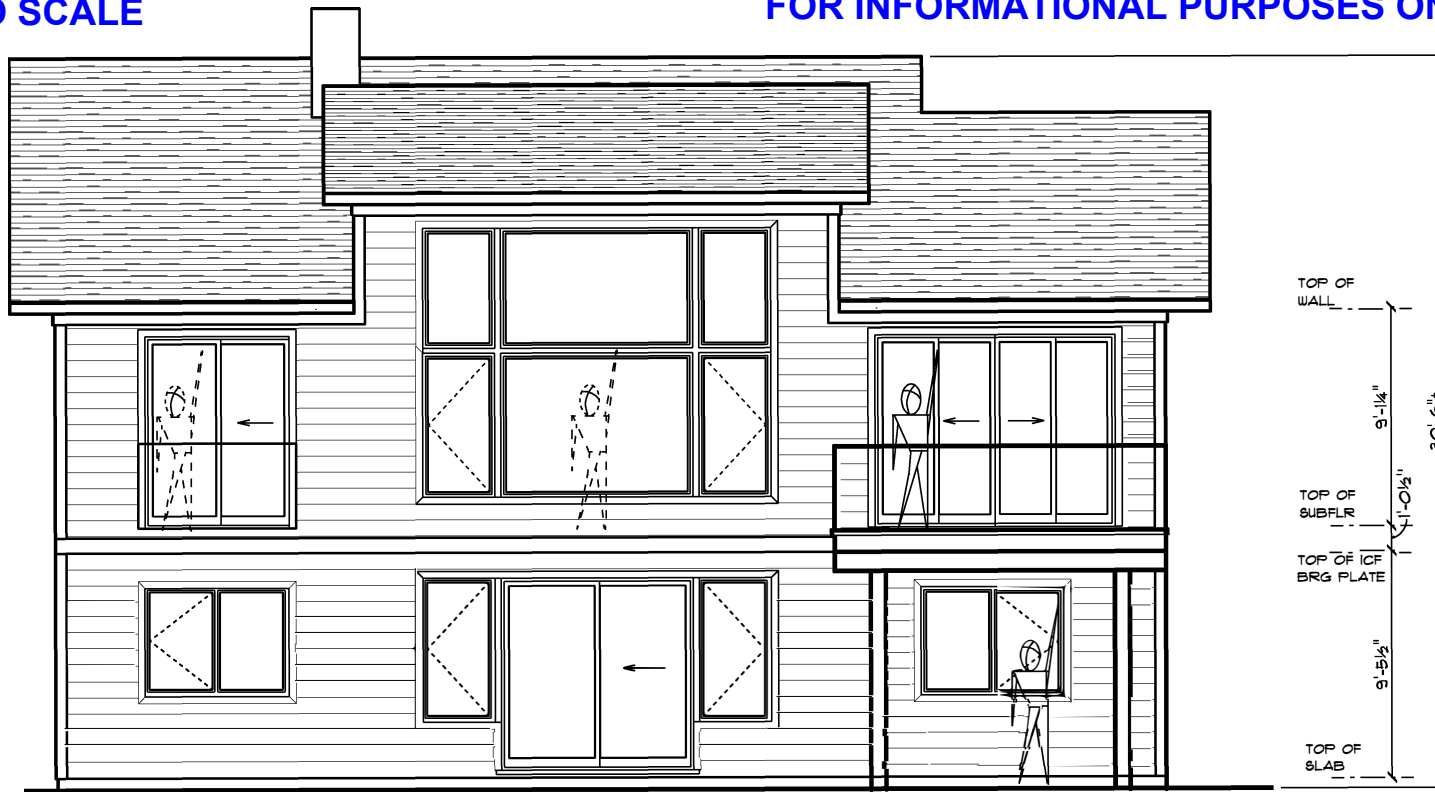
John & Susan Boyes
 1021 Kendon Rd
 Twp of Muskoka Lakes ON

April 27, 2023



NOT TO SCALE

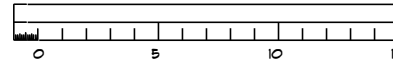
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FRONT ELEVATION v6

April 21, 2023

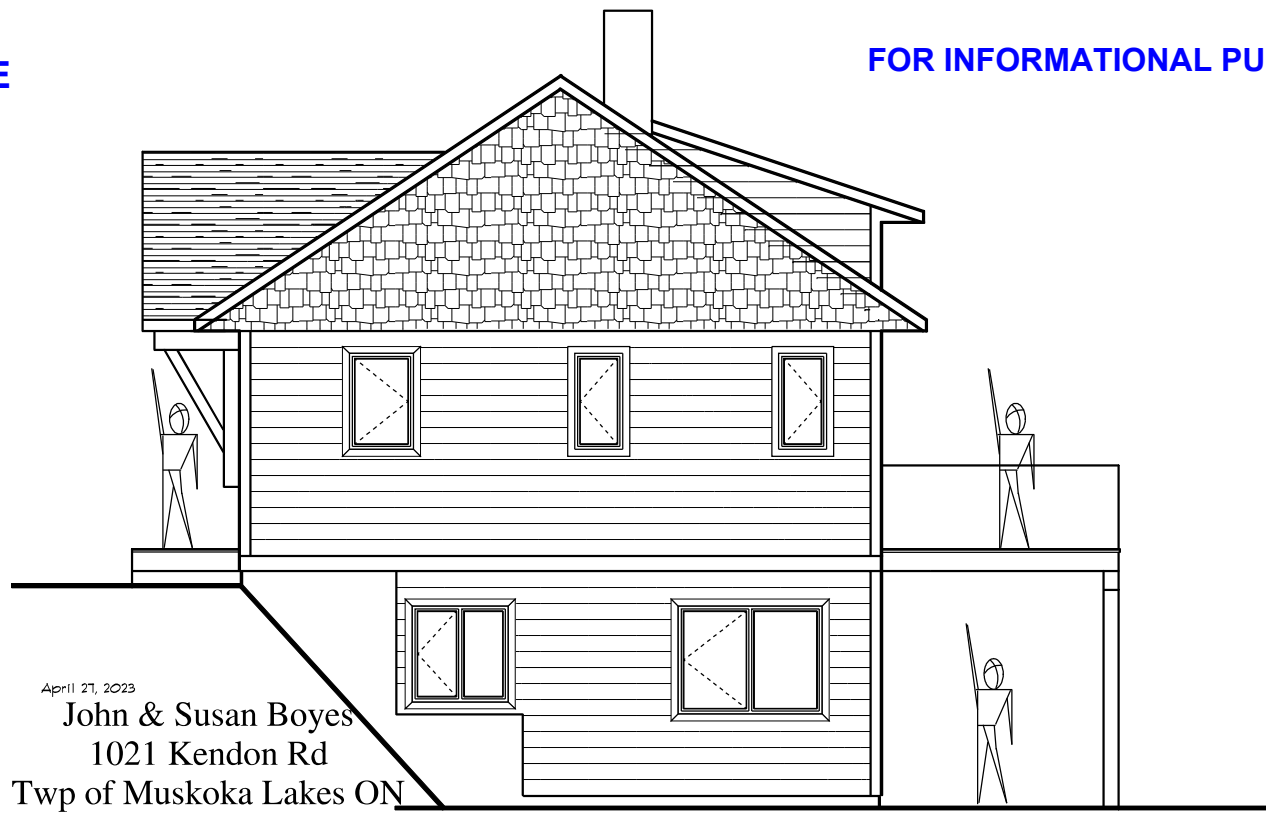
John & Susan Boyes
1021 Kendon Rd
Twp of Muskoka Lakes ON



REAR ELEVATION v6

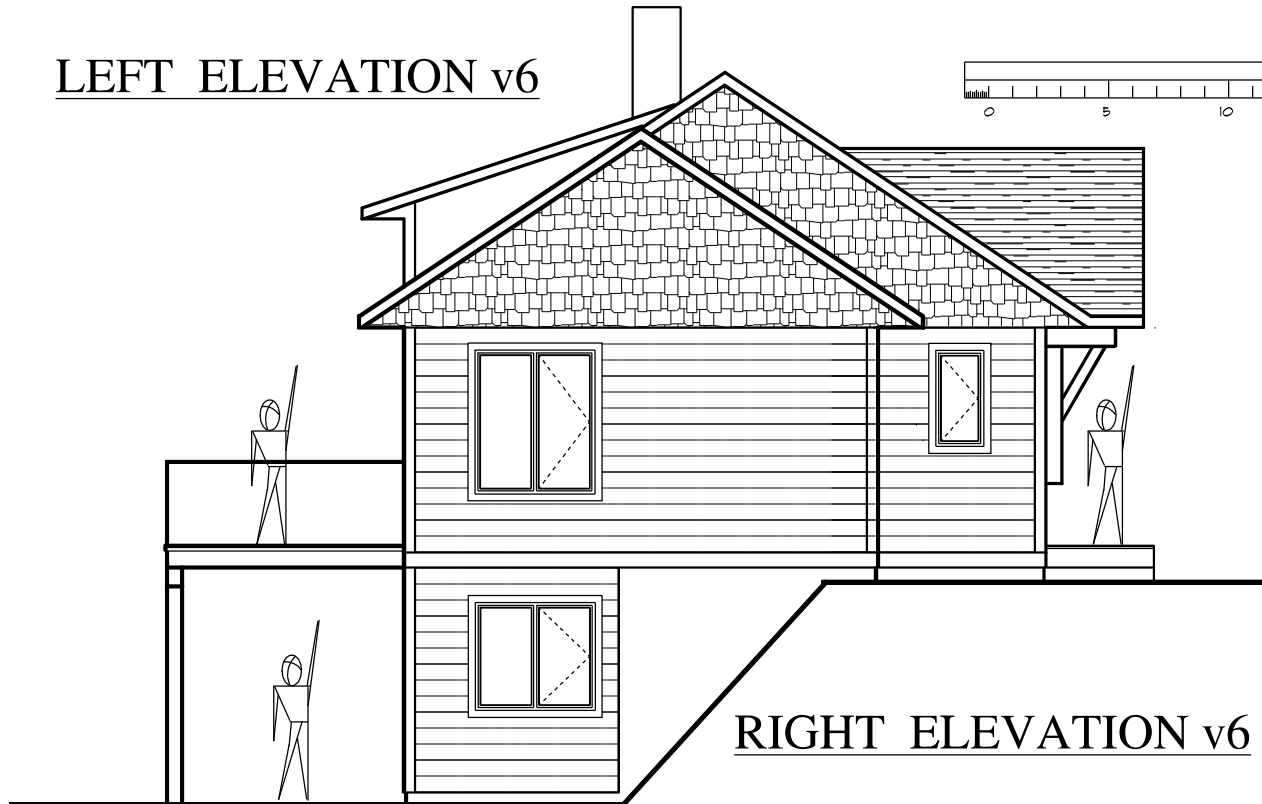
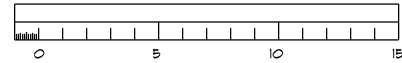
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April 27, 2023
John & Susan Boyes
1021 Kendon Rd
Twp of Muskoka Lakes ON

LEFT ELEVATION v6



RIGHT ELEVATION v6