



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-24-23

ROLL # 9-7-043-10

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: Kevin MacNeill, 1429 Falkenburg Road, Bracebridge, Ontario
P1L 1X4

LOCATION OF PROPERTY: Part Lot 11, Concession 10, Part 1, Plan 35R-21725 (Monck),
Civic Address: 1429 Falkenburg Road, Zoning Schedules: 32 and
39

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Rural (RU1) and fronts onto District Road 47 (Falkenburg Road).

The applicant proposes to construct an accessory garage.

Relief is requested from Section 6.1.3 of By-law 2014-14, as amended, being the maximum permitted accessory building height of 20 feet. The proposed accessory building will be 27 feet in height. The variance requested is 7 feet.

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.

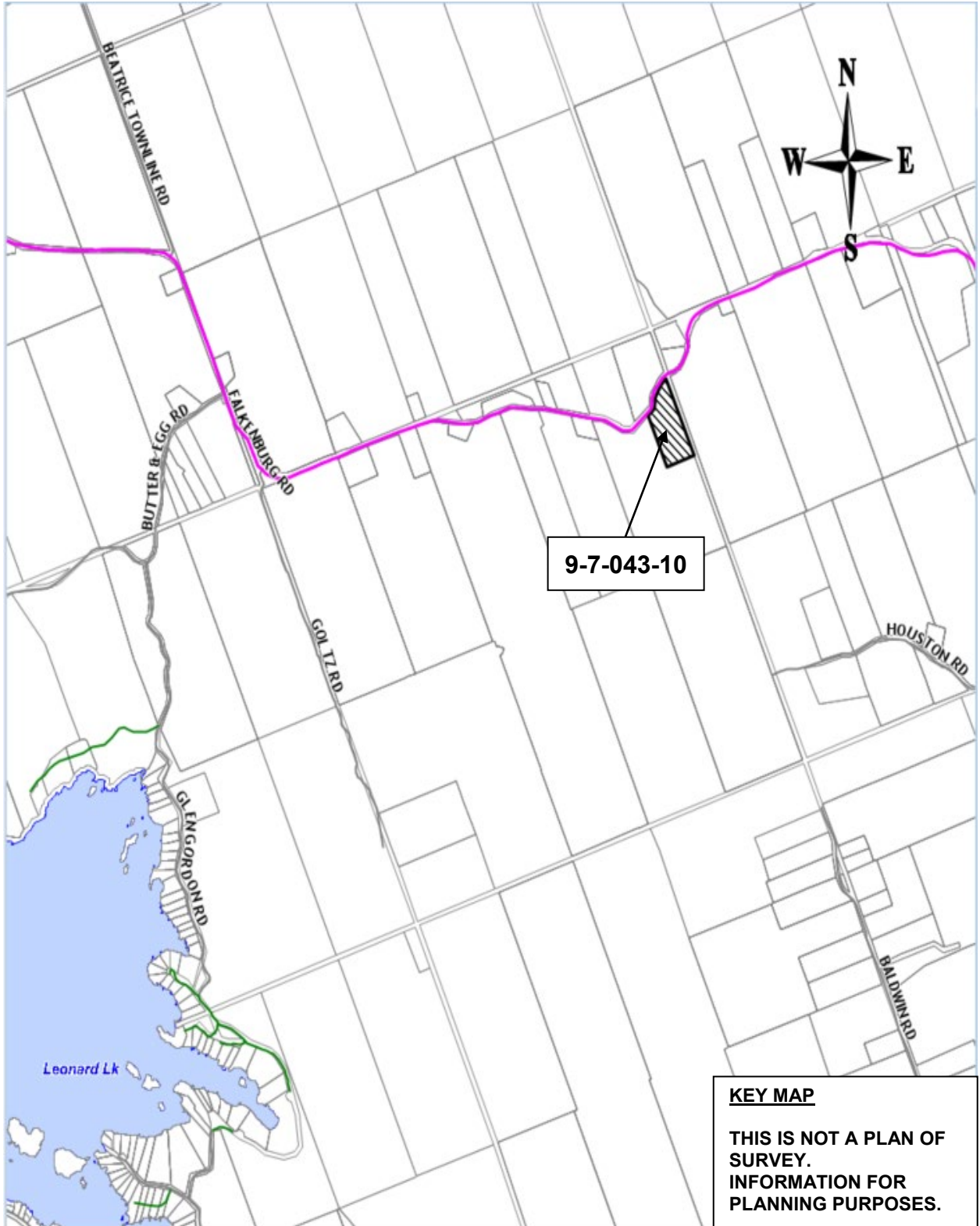
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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 25th day of May, 2023.

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

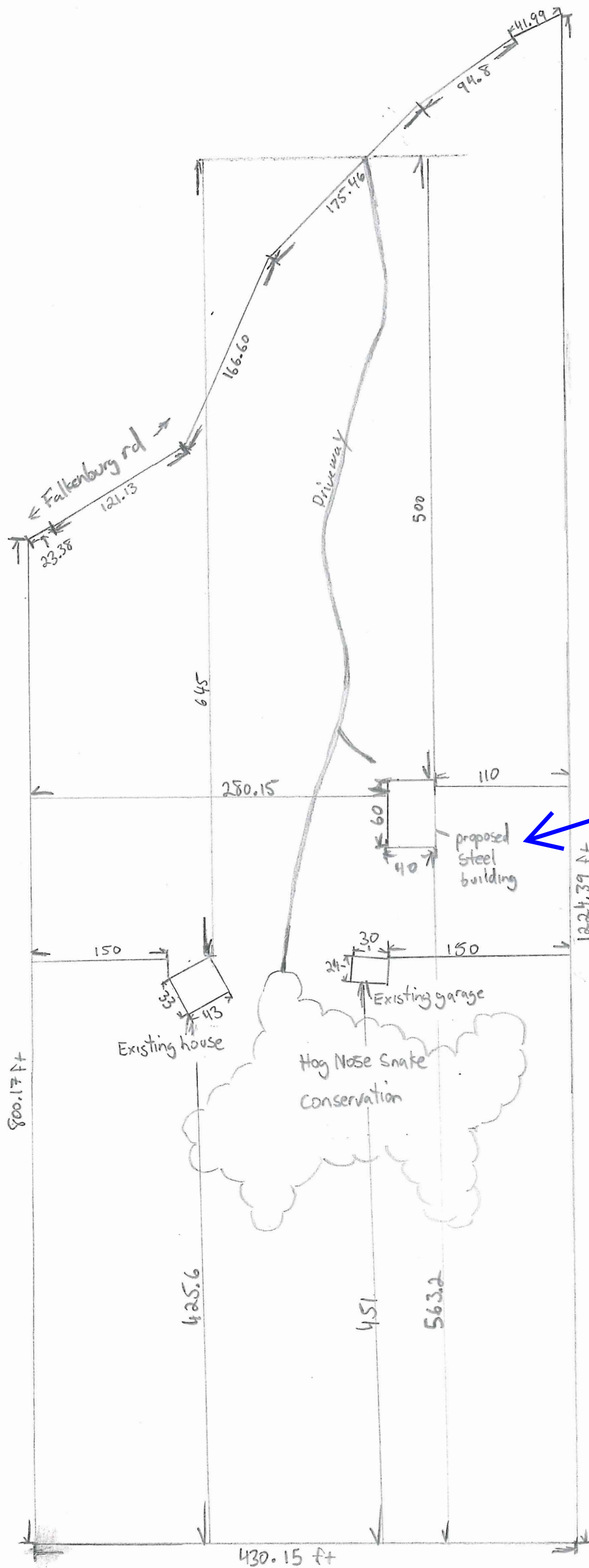
KEY MAP



SITE PLAN

NOT TO SCALE

Frontage : 600ft



Scale: 1mm = 3.4ft

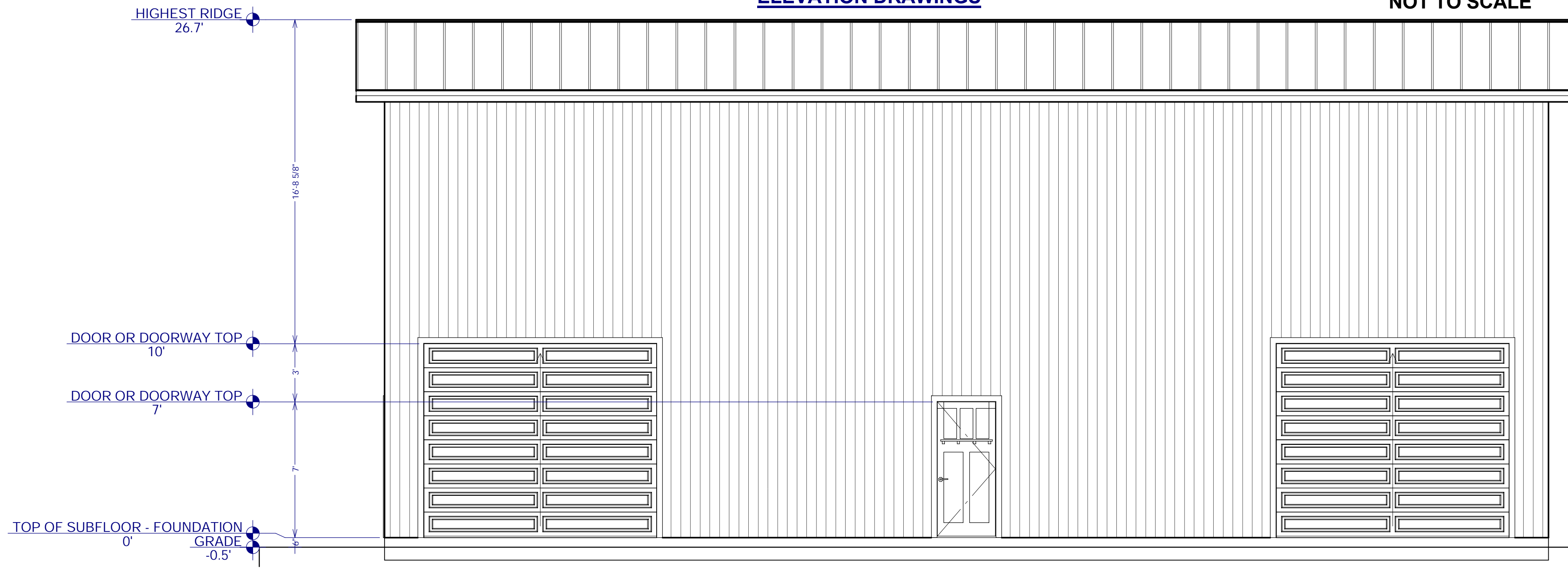
Kevin MacNeill
1429 Falkenburg rd
Township of Muskoka Lakes

Proposed site plan

ELEVATION DRAWINGS

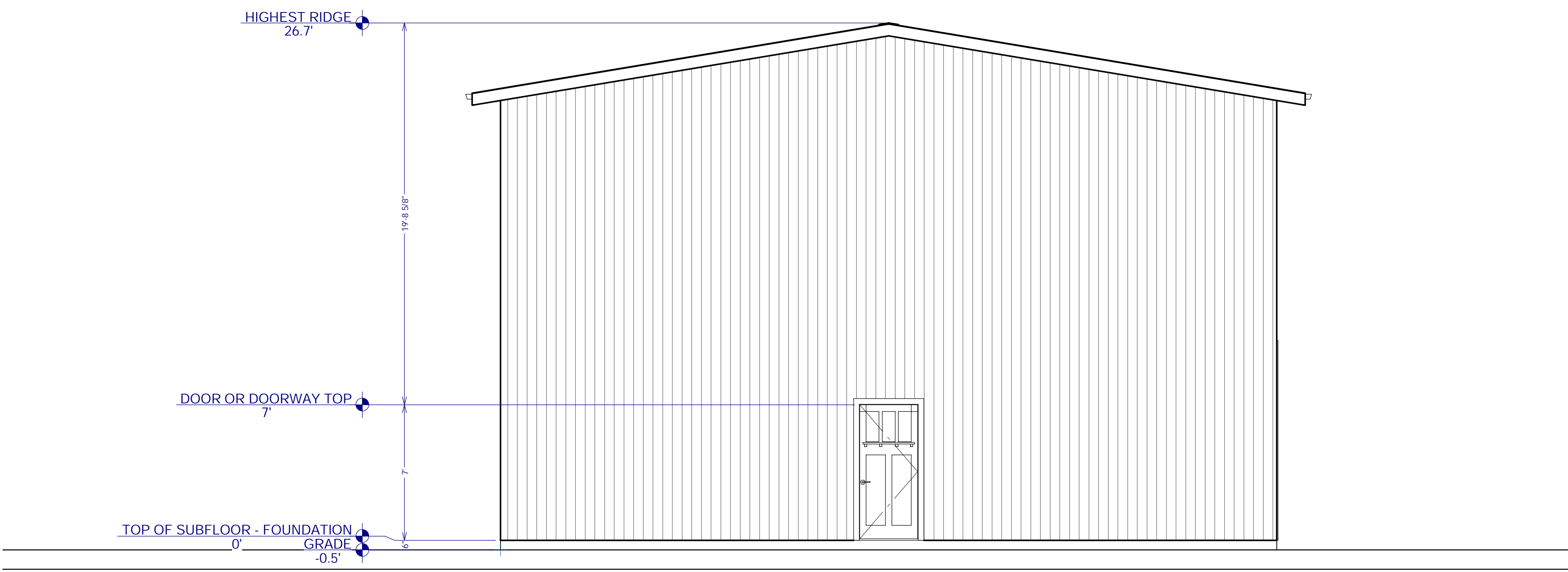
NOT TO SCALE

Page Numbering Legend
 L = Landscape 100 series: plans
 A = Architectural 200 series: elevations
 S = Structural 300 series: sections
 M = Mechanical 400 series: large scale plans
 P = Plumbing 500 series: details
 E = Electrical 600 series: schedules




Exterior Elevation Front
 1/4 in = 1 ft

STORAGE ONLY



Exterior Elevation Left
 1/4 in = 1 ft

REVISION TABLE	
NUMBER	DESCRIPTION

DRAWINGS PROVIDED BY:

 BrambleRidge HOME DESIGN GROUP
 11 James Street, Seguin, Ontario, P2A 0B6
 705-704-9393
 Email: les@brhdg.com
 Drawn by: Les Hess
 Reviewed by: Les Hess
 BCIN: #109946
 BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:
 FILE NUMBER: BRHDG-23.033
 PROJECT ADDRESS:

SHEET TITLE:
 Elevations

NOTES:
 1. The copyright for this drawing is held by BrambleRidge Home Design Group
 2. The builder is responsible to thoroughly review the provided construction drawings and specifications seeking clarification internally prior to contacting BrambleRidge Home Design Group. Please send a comprehensive list of all issues in writing for clarification allowing 5 days for a response.
 3. All work is to be completed in accordance with the Ontario Building Code and all applicable local bylaws.
 4. These drawings are only valid when reviewed by the Municipal Authority Having Jurisdiction.

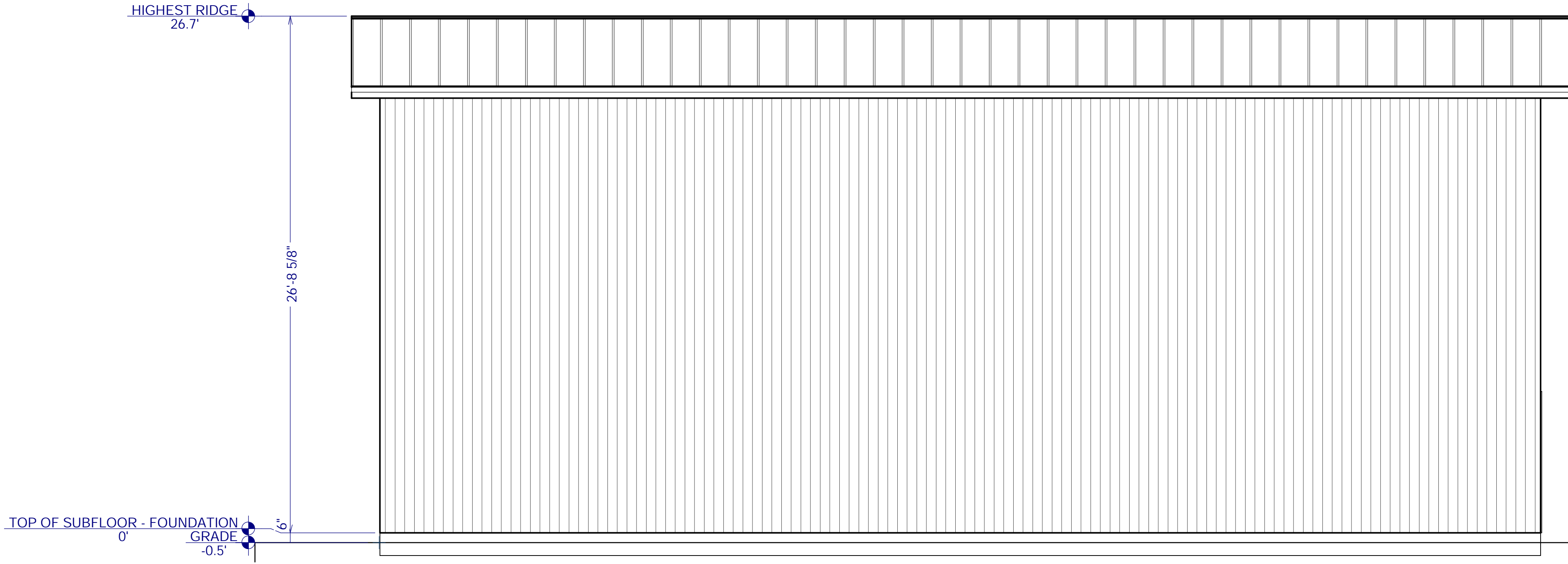
NUMBER	TITLE	LAYOUT PAGE TABLE	DESCRIPTION	COMMENTS
1	ELEVATIONS			
2	ELEVATIONS			

DATE: May 24, 2023
 SCALE:
 Drawing Sheet Size: ARCH C (18" x 24")

ELEVATION DRAWINGS

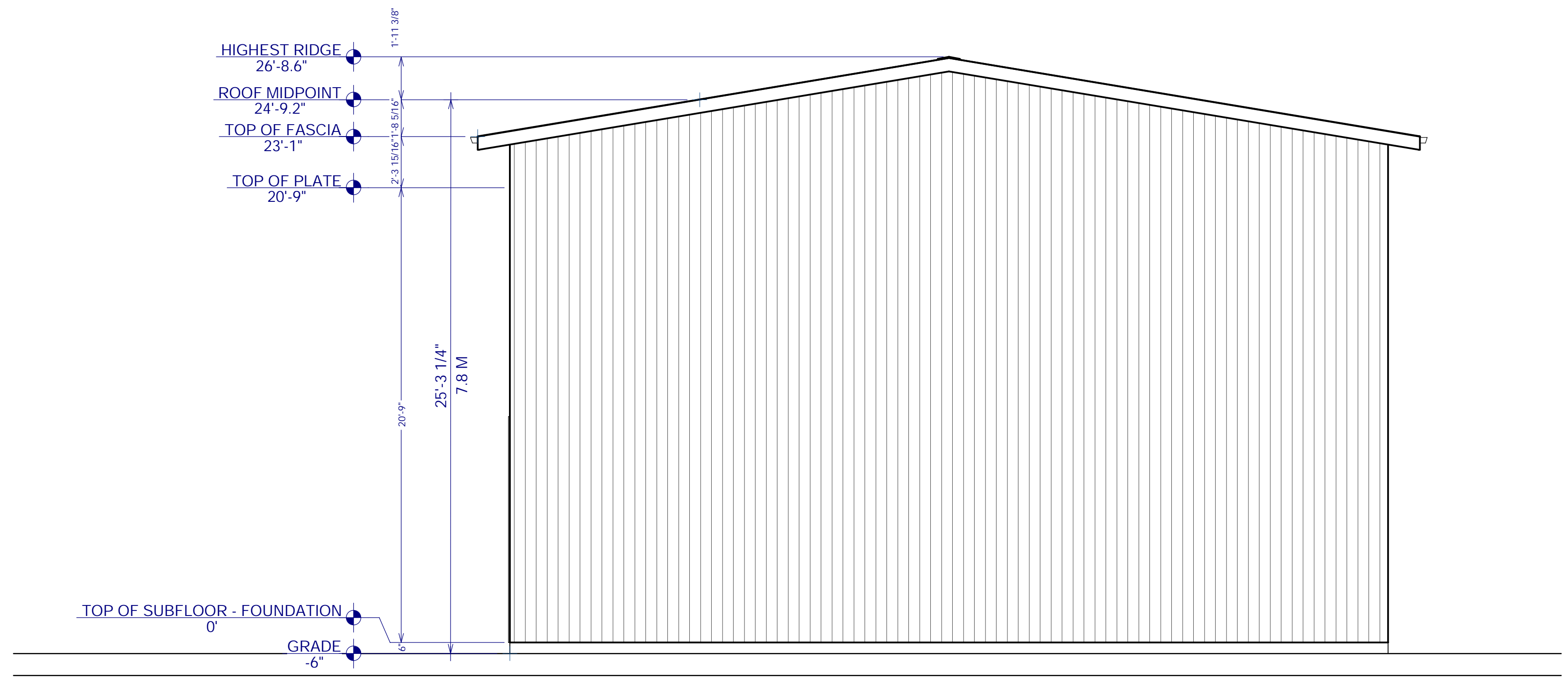
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Exterior Elevation Back
1/4 in = 1 ft

STORAGE ONLY



Exterior Elevation Right
1/4 in = 1 ft

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A207