



Box 129, Port Carling, ON, POB 1J0
Telephone (705) 765-3156
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A-25/23/ML

ROLL # 6-25-061

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: Darryl and Rhonda Seniuk, 1218 White's Road Port Carling ON P0B 1J0

LOCATION OF PROPERTY: Lot 20, Concession 2, Lot 24, Plan 39 (Medora), Civic Address: 1218 Whites Road, Zoning Schedule: 35

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR1) and is located on a Category 2 Lake (Butterfly Lake).

The applicants propose to remove/demolish a shed and a wood storage building and propose to relocate a sleeping cabin. The applicants also propose to recognize as-built porches.

Relief is requested from Sections 4.1.3.6 and 4.1.3.7 of By-law 2014-14, as amended, being the maximum permitted coverage of buildings and structures (lot coverage) on a lot on within 200 feet of the high water mark on a Category 2 Lake. The maximum permitted lot coverage on a Category 2 Lake within 200 feet of the high water mark is 8%. In this case, the lot area within 200 feet from the high water mark is 20,260 square feet. Therefore, the maximum permitted lot coverage within 200 feet from the high water mark is 1,620.8 square feet. The proposed lot coverage within 200 feet of the high water mark is 1,822 square feet or 9%. The requested variance is 201.8 square feet or 1% over what is permitted.

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 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.

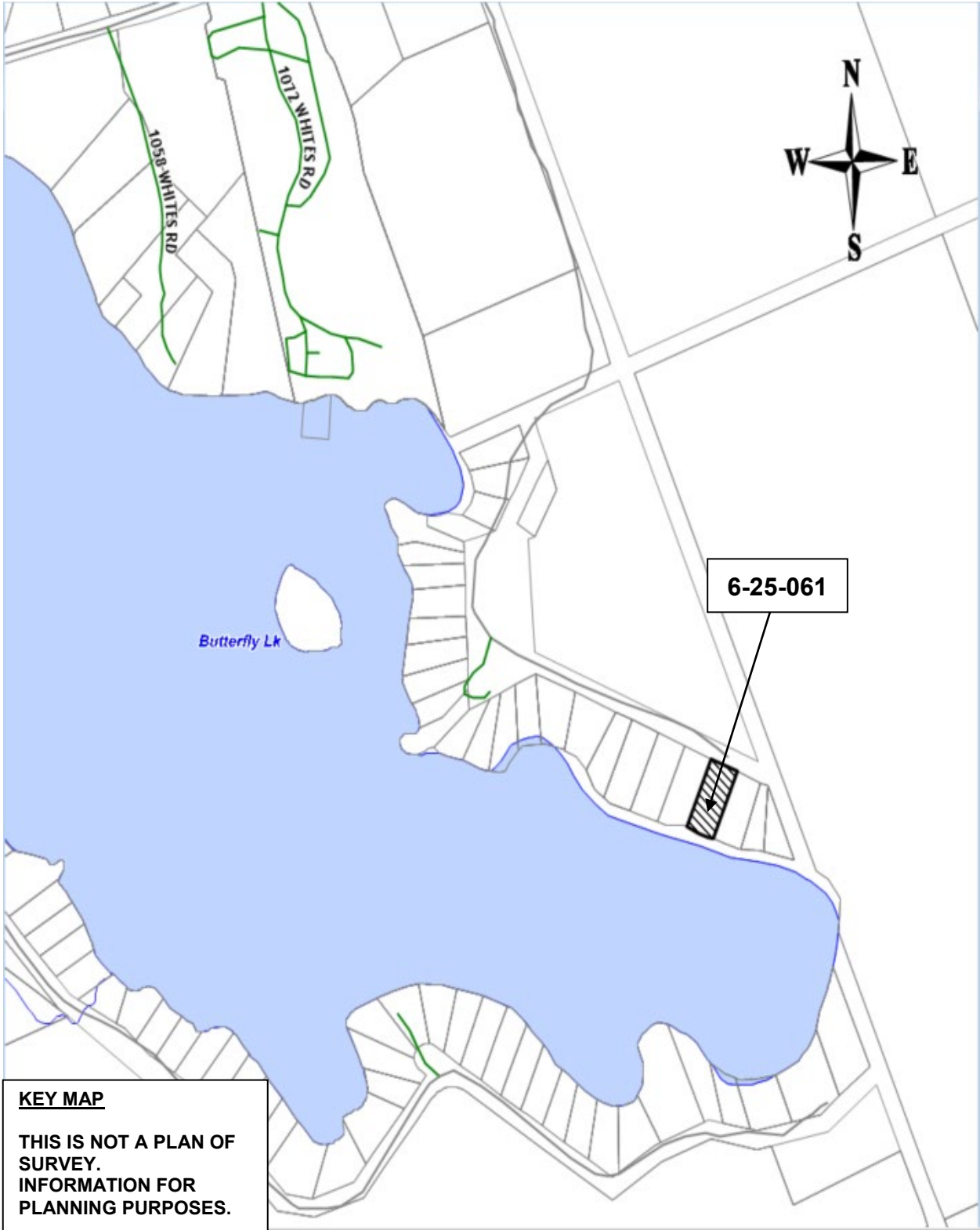
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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 2nd day of June, 2023.

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

KEY MAP



NOT TO SCALE

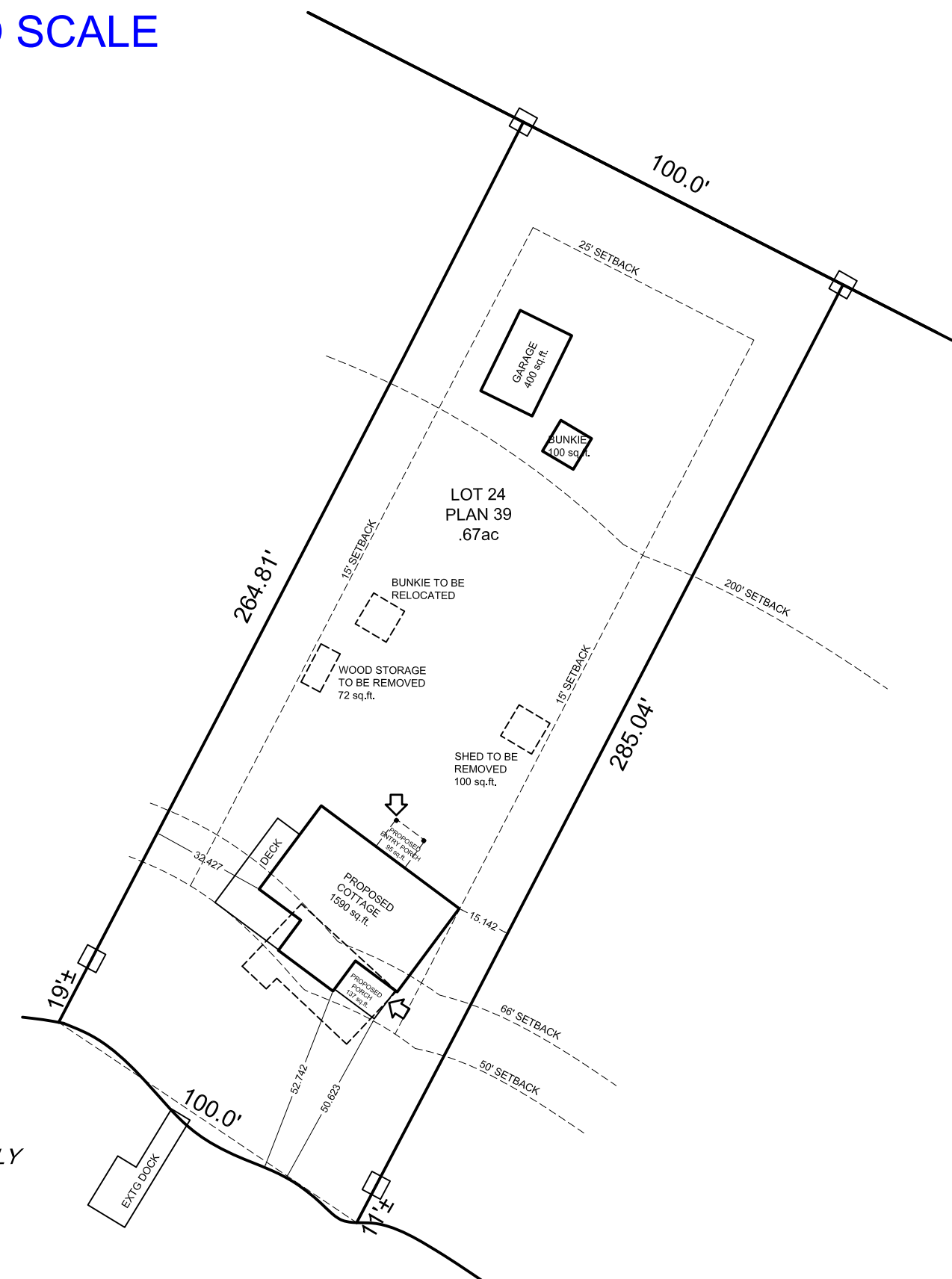


KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

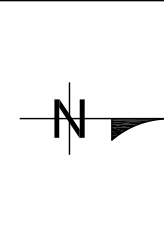
LOT 20 CON 2 MEDORA
WR1

AREA CALCULATIONS	
EXISTING: (PRIOR TO CONSTRUCTION)	PROPOSED:
COTTAGE 1591.0 SQ.FT.	COTTAGE 1,822.0 SQ.FT.
WOOD SHED 72.0 SQ.FT.	BUNKIE 100.0 SQ.FT.
SHED 100.0 SQ.FT.	GARAGE 400.0 SQ.FT.
GARAGE 400.0 SQ.FT.	TOTAL = 2,322.0 SQ.FT.
BUNKIE 100.0 SQ.FT.	
TOTAL = 2,263.0 SQ.FT.	
TOTAL LOT AREA: 29,185 SQ. FT.	
TOTAL LOT AREA W/IN 200': 20,260 SQ. FT.	
PERMITTED COVERAGE (8%): 2,334.8 SQ.FT.	
PERMITTED COVERAGE W/IN 200' HIGH WATER MARK (8%): 1,621.0 SQ.FT.	
TOTAL PROPOSED COVERAGE: 2,322 SQ.FT. (7.96%)	
TOTAL PROPOSED COVERAGE W/IN 200' HIGH WATER MARK: 1,822 SQ.FT. (8.99%)	
STRAIGHT LINE FRONTAGE: 100 FT.	

BUTTERFLY LAKE



GENERAL NOTES
 1. Do not scale drawings.
 2. Should there appear to be any discrepancies, please contact designers prior to proceeding.
 3. All materials and installation methods shall adhere to the Ontario Building Code.
 4. Any substitutions shall be approved by the designers prior to proceeding with any work.



P 705.765.5428 F 705.765.1334
 167 Medora Street
 Port Carling ON POB 1J0
 BCIN # 27436

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
 FIRM BCIN: 27436

Terry Ledger

TERRY LEDGER

CONSULTANTS

SENIUK COTTAGE
 1218 WHITES ROAD
 TOWNSHIP OF MUSKOKA LAKES

4		
3		
2		
1	01JUL21	ISSUED FOR PERMIT
MARK	DATE	DESCRIPTION
SCALE: 1"= 40'		
PROJECT NO: TL-21-2525SE		
CAD DWG FILE: SENIUK-SITE		
DRAWN BY:		
CHECKED BY: TERRY LEDGER		

SHEET TITLE

SITE PLAN

A0