



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-31/23
ROLL # 4-11-102-01

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: John Welton, 148 Shaws Road, Blue Mountains ON L9Y 0R7

LOCATION OF PROPERTY: Part Lot 17, Concession 5, (Medora), Parts 7 and 8, Plan 35R-10830, Parts 5 and 6, Plan 35R-15952, and Parts 1 and 2, Plan 35R-26440, Civic Address: 1232 Halls Road, Zoning Schedule: 28

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR5-7) and is located on a Category 1 Lake (Lake Rosseau/Joseph River).

The applicant proposes to recognize an existing storage building.

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 (lot coverage) on a lot within 200 feet from the high water mark on a Category 1 Lake. The maximum permitted lot coverage of buildings within 200 feet from the high water mark is 10%. In this case, the lot area within 200 feet from the high water mark is 60,100 square feet. Therefore, the maximum permitted lot coverage within 200 feet from the high water mark is 6,010 square feet. The coverage of existing buildings within 200 feet from the high water mark is 6,403 square feet or 10.7%. The variance requested is 393 square feet or 0.7%.

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.

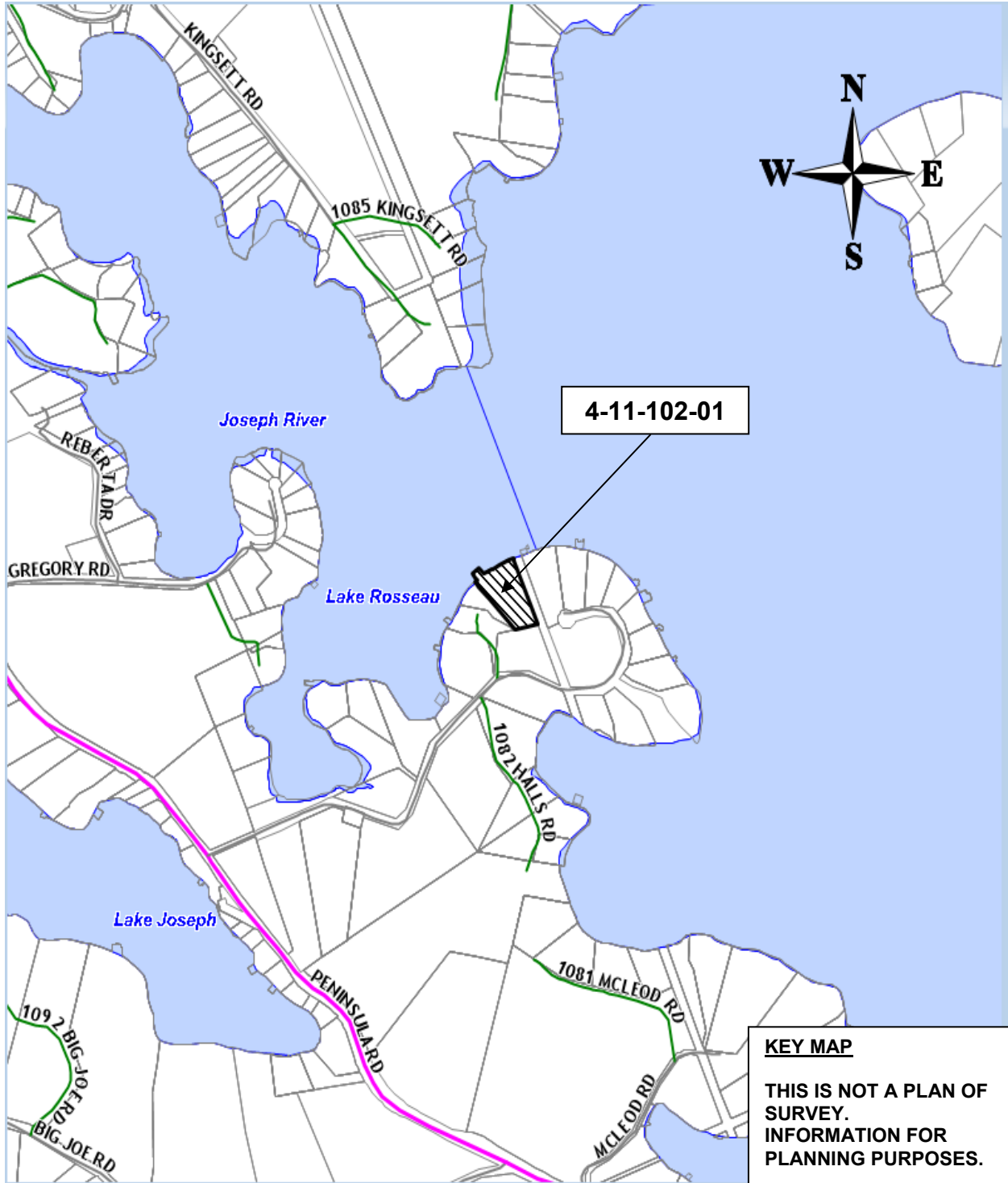
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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



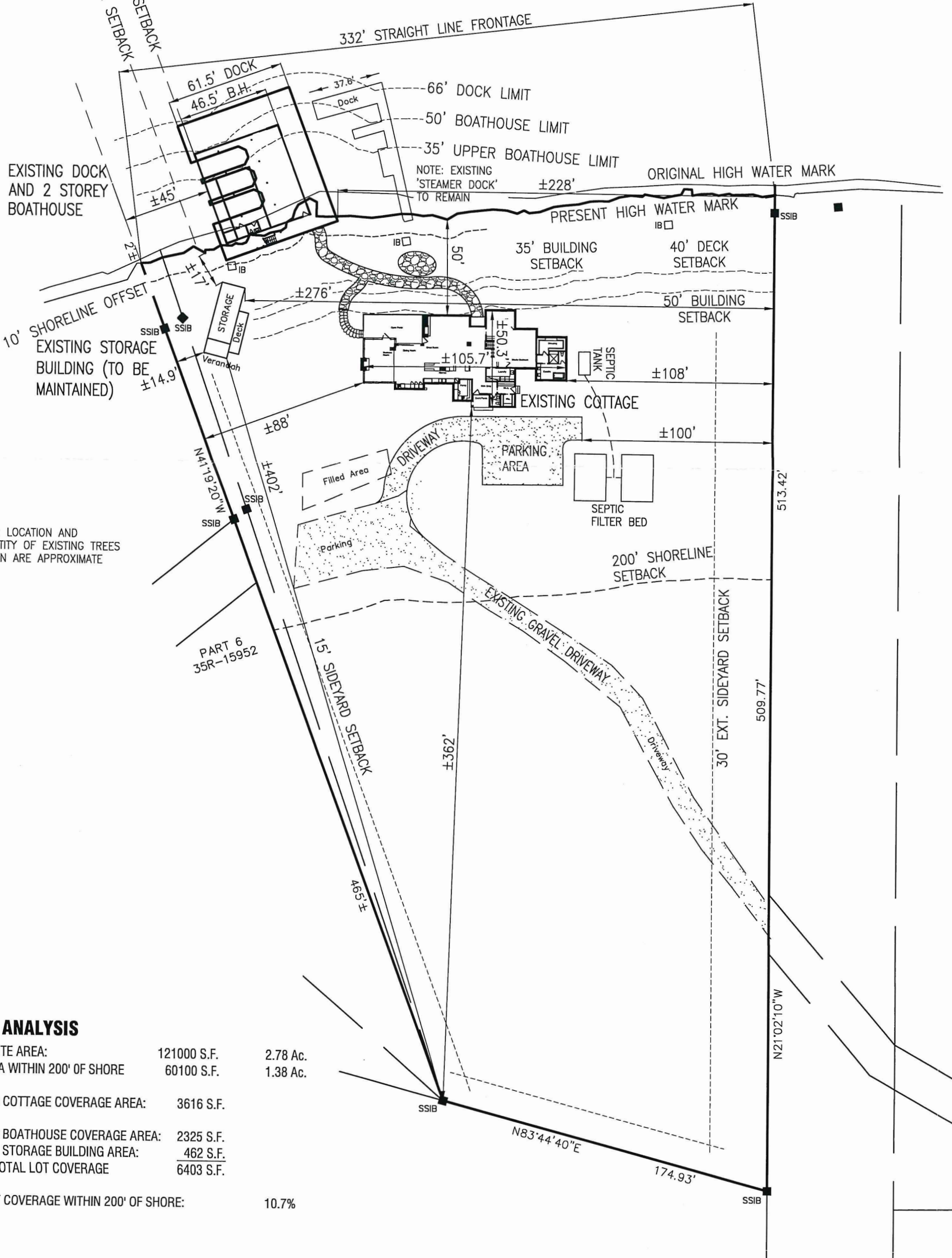
PART OF LOT 17, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 50'



JOHN WELTON PROPERTY
1232 HALLS ROAD
PARTS 7 AND 8 OF PLAN 35R-10830
Roll# 4453-040-011-10201
PIN 48147-0607 (LT)

LAKE ROSSEAU



NOTE: LOCATION AND QUANTITY OF EXISTING TREES SHOWN ARE APPROXIMATE

AREA ANALYSIS

TOTAL SITE AREA:	121000 S.F.	2.78 Ac.
LOT AREA WITHIN 200' OF SHORE	60100 S.F.	1.38 Ac.
EXISTING COTTAGE COVERAGE AREA:	3616 S.F.	
EXISTING BOATHOUSE COVERAGE AREA:	2325 S.F.	
EXISTING STORAGE BUILDING AREA:	462 S.F.	
TOTAL LOT COVERAGE	6403 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:		10.7%