



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

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

This notice has been sent to you for your information and does not require any response unless you wish to make one.

TAKE NOTICE THAT the Committee of Adjustment for The Corporation of the Township of Muskoka Lakes will be considering the following proposed minor variance to Zoning By-Law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13.

Hearing Date: Monday, March 11th, 2024 at 9:00 a.m.

File #.: A-09/24

Roll #: 6-1-068

Civic Address: 1196 Ashforth Drive

Owners: Judy Clarke and Harold Colbeck, 1196 Ashforth Drive, Torrance, ON, P0C 1M0

Legal Description: Block C, Lot 23, Plan M-477, (Wood)

Lake/River: Lake Muskoka (Category 1 Lake)

Zoning: Waterfront Residential (WR6-7)

Zoning Schedule: 42

EXPLANATION OF THE PURPOSE AND EFFECT: The applicants propose to construct a sundeck addition.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.5	Minimum Front Yard Setback (Sundeck)	31 ft.	29 ft.	2 ft.

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.

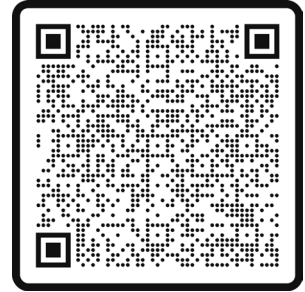
TAKE FURTHER NOTICE that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wishing to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at 9:00 a.m.**

ZOOM Guide

More information about viewing and/or participating in the zoom hearing can be found on our website: <https://www.muskokalakes.ca/zoom/>

Electronic Version of Notice of Hearing

Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code:



Submit Comments in Writing

Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.



Active Verbal Participation in Person or on Zoom

Hybrid hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit: www.muskokalakes.ca/zoom

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.



Watch the Meeting Online

You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on www.muskokalakes.ca

For more information, please contact the Planning Department weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

FAILURE TO PARTICIPATE: 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.

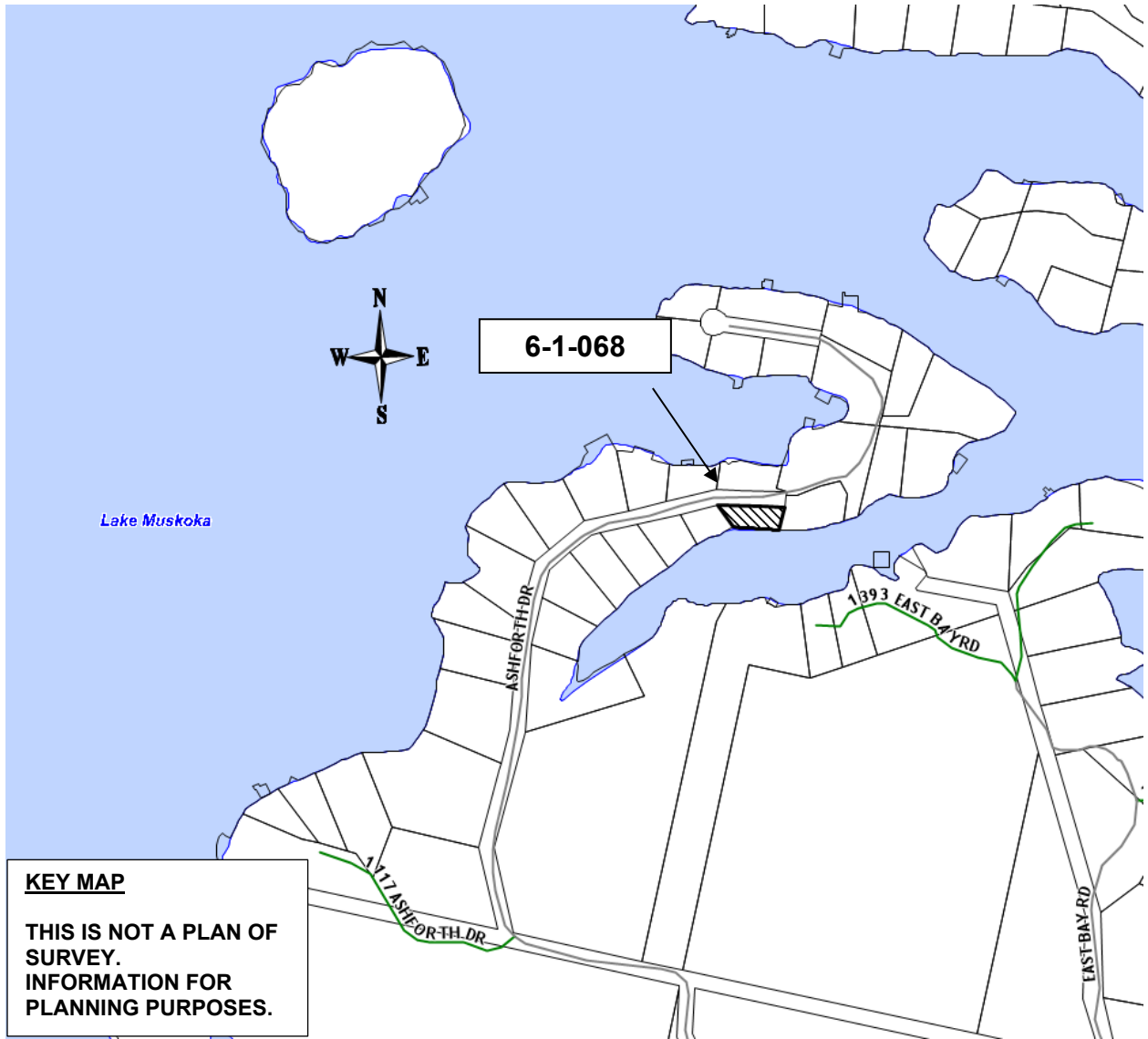
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, no one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

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 27th day of February, 2024.

"Original Signed by C. Ward"
Chelsea Ward,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



KEY MAP

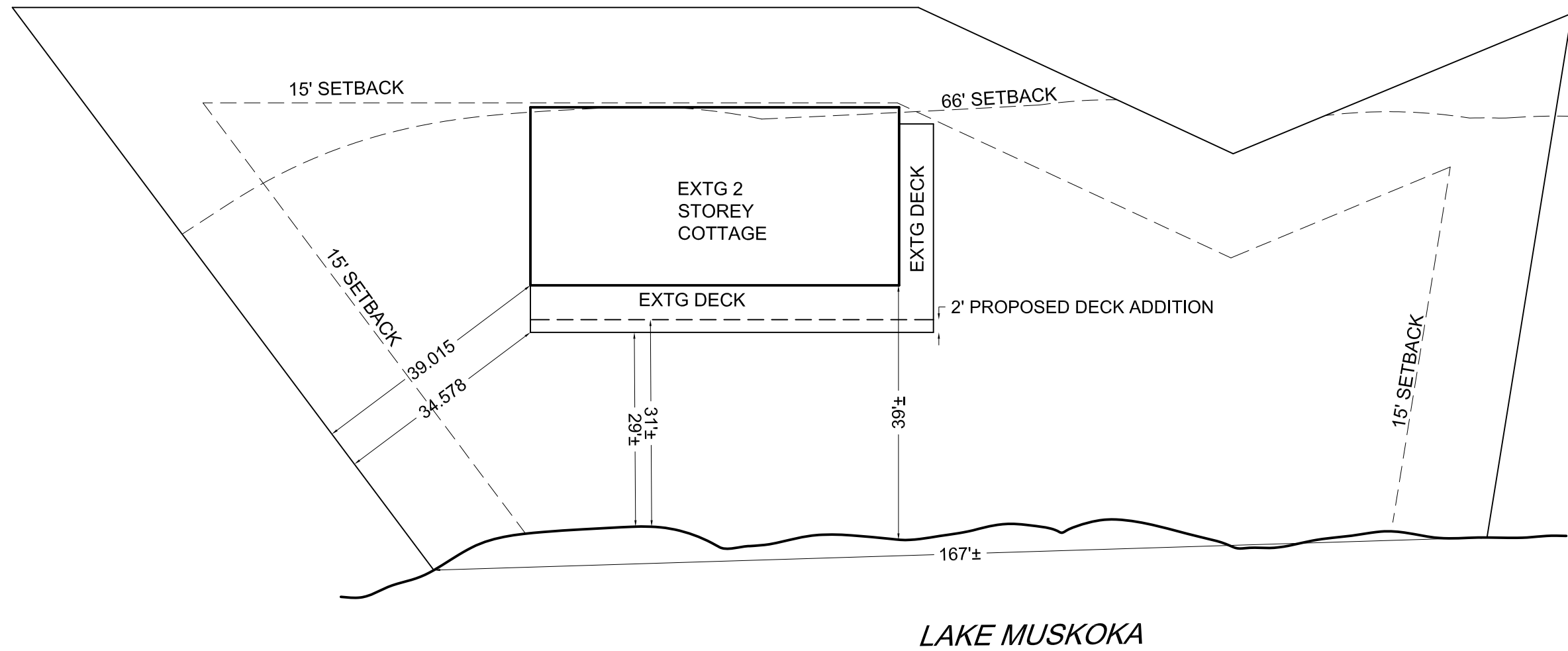
**THIS IS NOT A PLAN OF
SURVEY.
INFORMATION FOR
PLANNING PURPOSES.**

NOT TO SCALE



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

ASHFORTH DRIVE



LAKE MUSKOKA

FOR INFORMATIONAL PURPOSES ONLY

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.

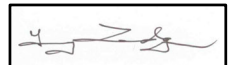


P 705.765.5428 F 705.765.1334
 167 Medora Street
 Port Carling ON POB 110
 BCIN # 27436



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

CONSULTANTS

CLARKE COLBECK COTTAGE
 1196 ASHFORTH DRIVE
 TOWNSHIP OF MUSKOKA LAKES

4		
3		
2		
1		

MARK	DATE	DESCRIPTION

SCALE: 1"= 20'
 PROJECT NO: TL-23-
 CAD DWG FILE: CLARKE-SITE
 DRAWN BY:
 CHECKED BY: TERRY LEDGER

SHEET TITLE

SITE PLAN

A0



LAKESIDE (FRONT) ELEVATION