



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 11, 2024 at 9:00 a.m.

File #: A-12/24

Roll #: 4-6-047

Civic Address: 1020 Hunt Road, Unit #7

Owners: Robert & Kelly Holloway, 112 Douglas Drive, Toronto, ON, M4W 2B5

Legal Description: Part of Lot 5, Concession 10, Part 1, Plan 35R-10996, Parts 16 and 18, Plan 35R-17865, (Medora)

Lake/River: Lake Joseph (Category 1 Lake)

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 26

EXPLANATION OF THE PURPOSE AND EFFECT: The applicants propose to demolish an existing dwelling and shed and propose to construct a new dwelling and single storey boathouse with associated docks.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3 & 4.1.3.6	Maximum Lot Coverage (Entire Lot)	10% (2,904.5 sq. ft.)	10.5% (3,061.5 sq. ft.)	157 sq. ft.
B	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 Feet of the High Water Mark)	10% (2,783.5 sq. ft.)	11% (3,061.5 sq. ft.)	278 sq. 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,

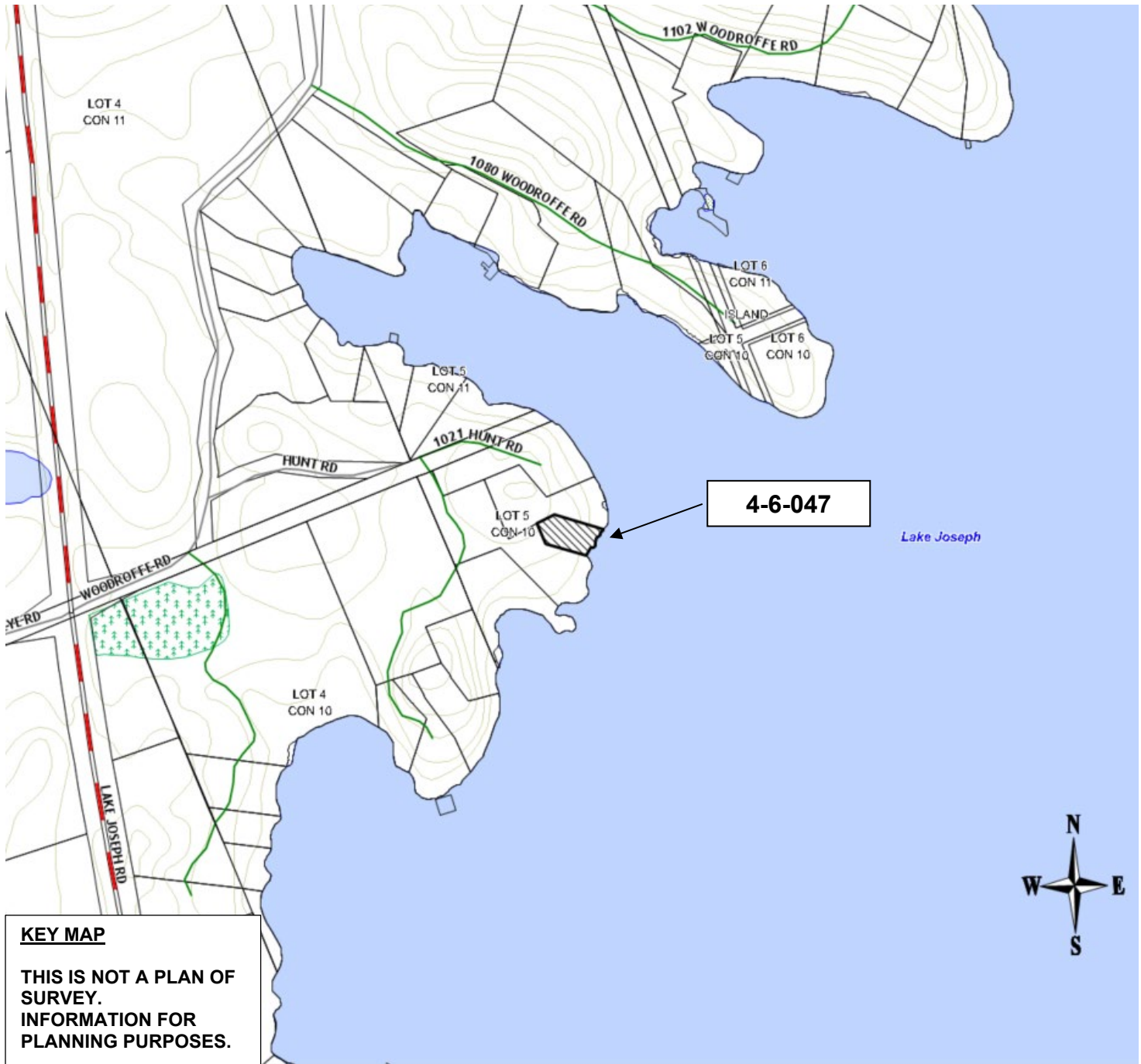
no one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make written submission to the Secretary Treasurer before the variance is approved or refused, 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.

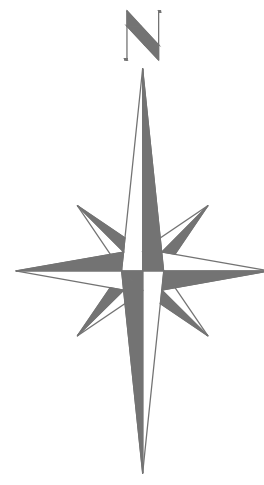
Dated this 1st day of March, 2024.

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

KEY MAP



ZONING DETAILS: WR4	
ADDRESS:	7-1020 HUNT ROAD
MUNICIPALITY:	TOWNSHIP OF MUSKOKA LAKES
ROLL #:	445304000604700
ZONE	WR4
FRONTAGE	160'-0"
MIN. LOT AREA	EXISTING
MIN. LOT FRONTAGE	EXISTING
MAX. LOT COVERAGE [81m-90m]	10.00%
*EXCLUDING DECKS LESS THAN 1.2m IN HEIGHT. *INCLUDING THE PORTION OF OVERHANGS EXCEEDING 1.0m.	
MAX. ACCESSORY LOT COVERAGE	
MAX. DWELLING SIZE	
MIN. FRONT YARD SETBACK	66' [20m]
MIN. INT. SIDE YARD SETBACK	15' [4.6m]
MIN. EXT. SIDE YARD SETBACK	30' [9.1m]
MIN. REAR YARD SETBACK	15' [4.6m]
MAX. HEIGHT	35' (10.7m)
MAX. HEIGHT ACCESSORY	25' (7.7m)



NOT TO SCALE



705.640.3800
INFO@DEKONINGGROUP.COM
3 ARMSTRONG POINT ROAD
PORT CARLING, ONTARIO
POB 1J0

PROFESSIONAL ENGINEER

BCIN REGISTRATION INFORMATION
DE KONING GROUP INC. 124300
FIRM NAME FIRM BCIN

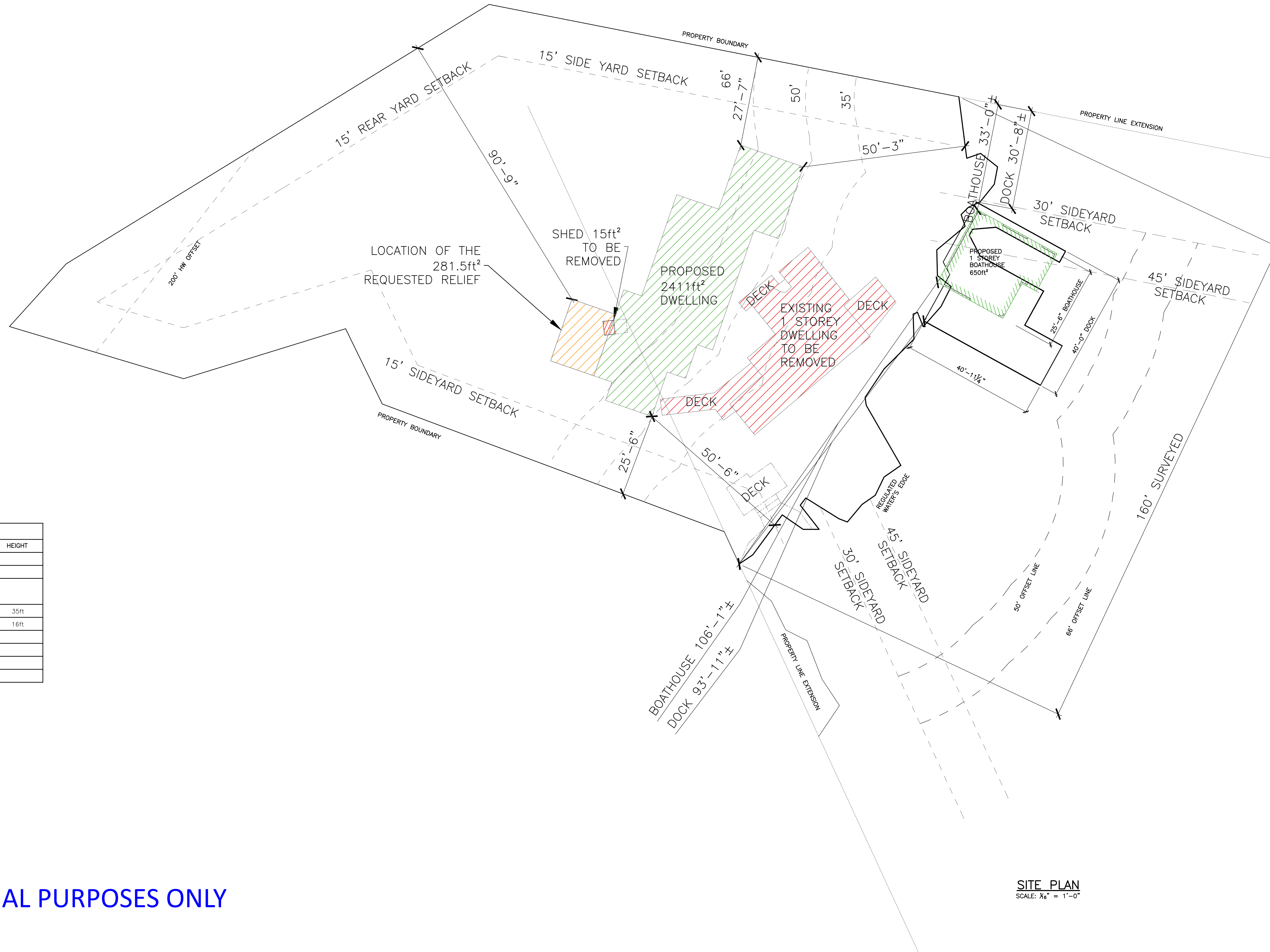
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE.

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	160'-0"
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	NA
MAX. SIZE 2ND STOREY	NA
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	16'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W/ SUNDECK)	45'

EXISTING LOT AREA STATS		
DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	29,045	-
AREA WITHIN 200' OF HW MARK	27,835	-
EXISTING STRUCTURES		
1 STOREY DWELLING (TO BE REMOVED)	1,150	3.9%
SHED (TO BE REMOVED)	15	0.05%
EXISTING TOTAL	1,165	4%
EXISTING TOTAL WITHIN HW MARK	1,165	4.1%

PROPOSED LOT AREA STATS			
DEFINITION	AREA (ft ²)	% COVERAGE	HEIGHT
TOTAL LOT AREA	29,042	-	
AREA WITHIN 200' OF HW MARK	27,835	-	
PROPOSED STRUCTURES			
DWELLING	2,411.5	8.3%	35ft
BOATHOUSE	650	2.2%	16ft
PROPOSED TOTAL	3,061.5	10.5%	
PROPOSED TOTAL WITHIN HW MARK	3,061.5	11%	

PROPOSED LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	160'-0"	-
PROPOSED DOCK	40'-0"	25%
PROPOSED DOCK TOTAL	40'-0"	25%
EXISTING BOATHOUSE	25'-6"	16%
PROPOSED DOCK TOTAL	25'-6"	16%



FOR INFORMATIONAL PURPOSES ONLY

SITE PLAN
SCALE: 1/8" = 1'-0"

No.	Revision/Issue Column	Date
1	ISSUED FOR REVIEW	MAR.01.2024
1	ISSUED FOR REVIEW	JAN.24.2024

No.	Revision/Issue Column	Date
1	ISSUED FOR REVIEW	MAR.01.2024
1	ISSUED FOR REVIEW	JAN.24.2024

CLIENT
BOB HOLLOWAY

PROJECT
HOLLOWAY BOATHOUSE
7-1020 HUNT ROAD
TOWNSHIP OF MUSKOKA LAKES

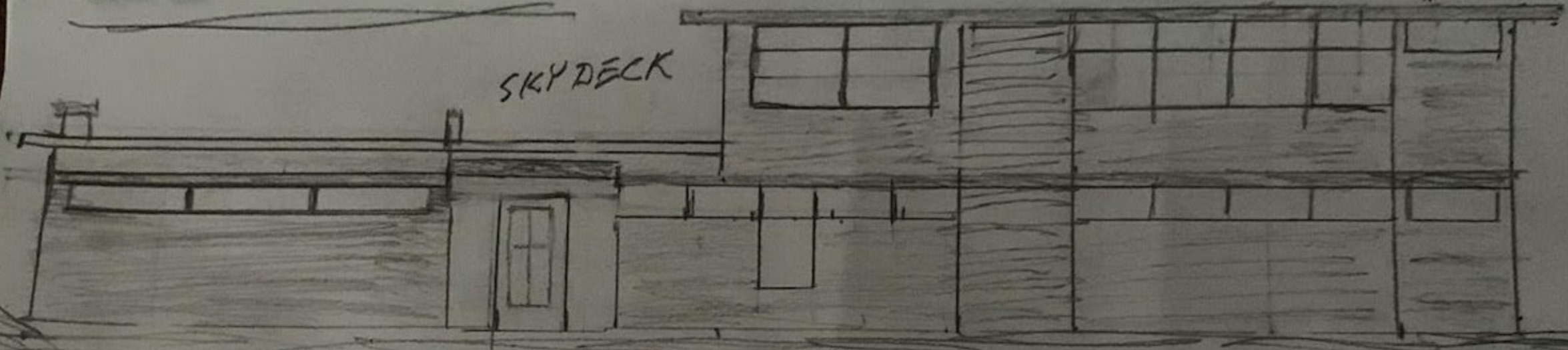
DRAWING
SITE PLAN

**ISSUED FOR REVIEW
NOT FOR CONSTRUCTION**

DATE	JANUARY 2024
PROJECT	23-293-01
DESIGNED	HG
REVIEWED	Ndk
SCALE	AS SHOWN
SHEET	SP2

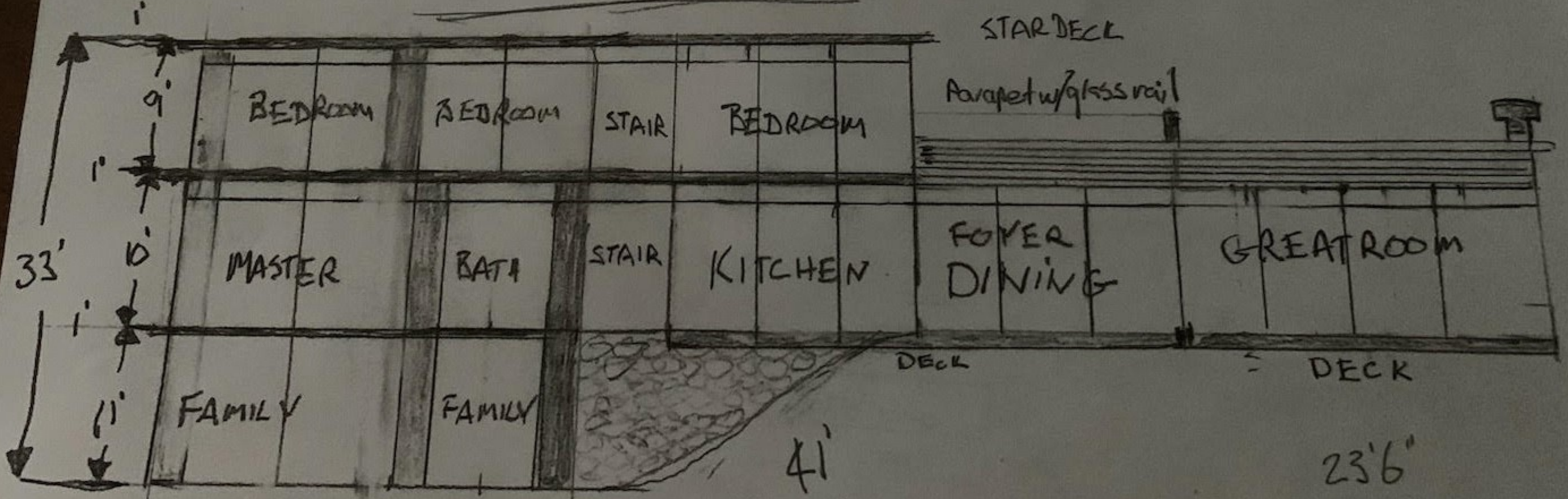
EAST
VIEWWAY ELEVATION

January 12-14 2023



23'6" 10' 23'6" 7' 20' 7'

EAST
LAKE SIDE ELEVATION



33'
9'
10'
11'
15' 11' 4' 23'6" 25'

2 HUNT ROAD HOLLOWAY

December 28 2023
Revised January 14 2023

NORTH
Elevation

21'0"

12'0"

25'

8'

5'

15'

SOUTH
ELEVATION

16'x10' garage
door

9'

10'

0'7"

10'5"

20'

20'

10'

5'

DECKS

