



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-13/24

**Roll #:** 4-23-034

**Civic Address:** 1018 Heather Lodge Road

**Owners:** Shelly Lefebvre & Ian Zellenrath, 18 Broadfield Drive, Etobicoke, ON, M9C 1L6

**Legal Description:** Part of Lot 28, Concession C, (Medora)

**Lake/River:** Lake Muskoka (Category 1 Lake)

**Zoning:** Waterfront Residential (WR5-7) and Private Open Space (OS2)

**Zoning Schedule:** 42

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicants propose to construct a pre-fabricated open space recreation building.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	9.2.2	Maximum Height	15 ft.	17.8 ft.	2.8 ft.

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

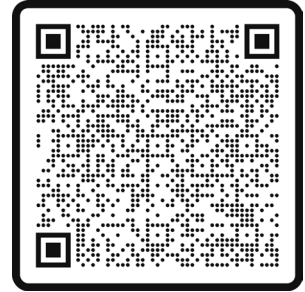
**TAKE FURTHER NOTICE** that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wishing to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence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

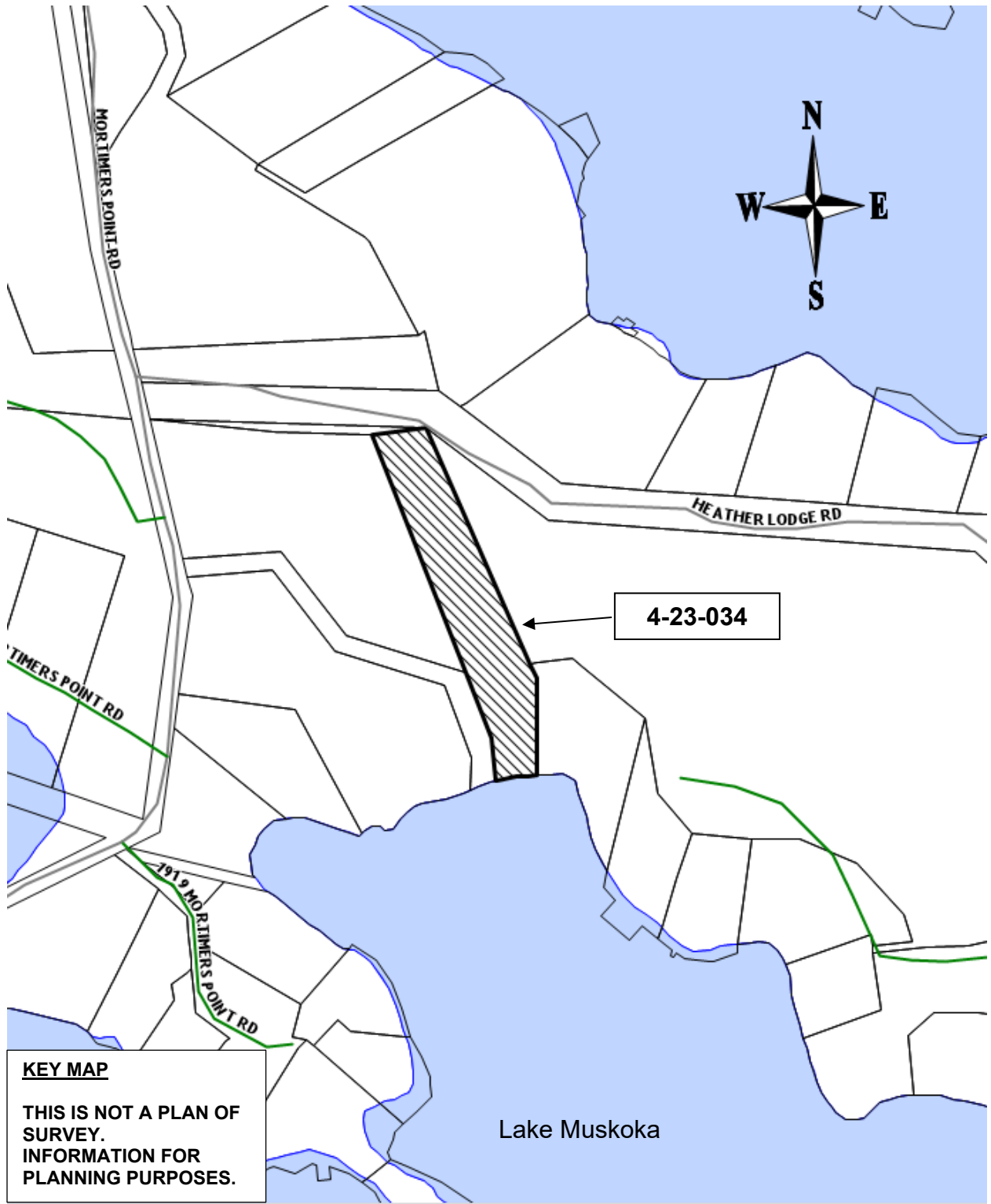
**DECISION & APPEALS:** If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca). Furthermore, no one other than the applicant, the municipality, certain public 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 1<sup>st</sup> day of March, 2024.

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

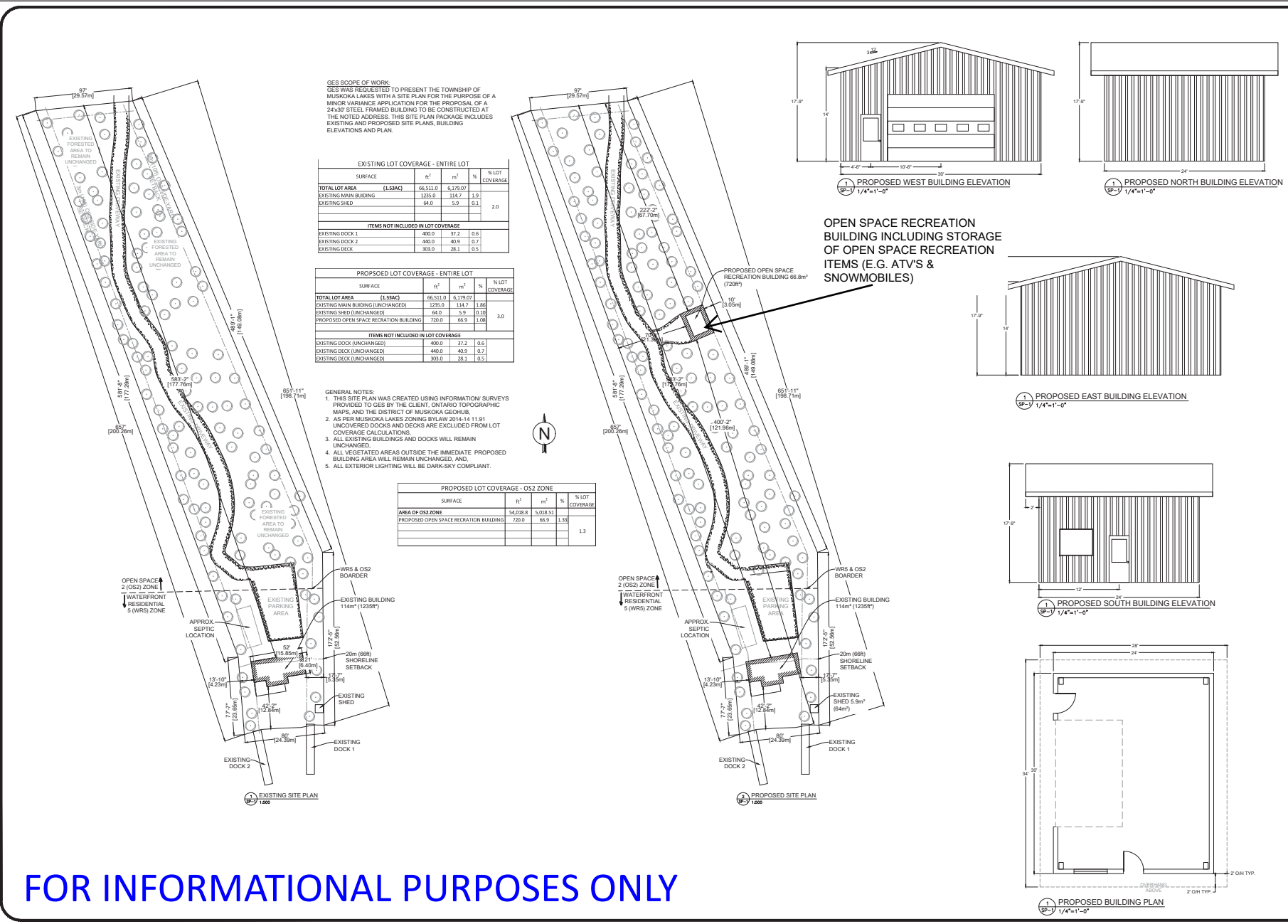
**KEY MAP**



**KEY MAP**

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

Lake Muskoka



**GES SCOPE OF WORKS**  
 GES WAS REQUESTED TO PRESENT THE TOWNSHIP OF MUSKOKA LAKES WITH A SITE PLAN FOR THE PURPOSE OF A MINOR VARIANCE APPLICATION FOR THE PROPOSAL OF A 24x30' STEEL FRAMED BUILDING TO BE CONSTRUCTED AT THE NOTED ADDRESS. THIS SITE PLAN PACKAGE INCLUDES EXISTING AND PROPOSED SITE PLANS, BUILDING ELEVATIONS AND PLAN.

EXISTING LOT COVERAGE - ENTIRE LOT				
SURFACE	ft <sup>2</sup>	m <sup>2</sup>	%	% LOT COVERAGE
TOTAL LOT AREA (1.53AC)	66,511.0	6,179.07		
EXISTING MAIN BUILDING	1,295.0	114.7	1.9	
EXISTING SHED	64.0	5.9	0.1	2.0
ITEMS NOT INCLUDED IN LOT COVERAGE				
EXISTING DOCK 1	400.0	37.2	0.6	
EXISTING DOCK 2	440.0	40.9	0.7	
EXISTING DECK	303.0	28.1	0.5	

PROPOSED LOT COVERAGE - ENTIRE LOT				
SURFACE	ft <sup>2</sup>	m <sup>2</sup>	%	% LOT COVERAGE
TOTAL LOT AREA (1.53AC)	66,511.0	6,179.07		
EXISTING MAIN BUILDING (UNCHANGED)	1,295.0	114.7	1.88	
EXISTING SHED (UNCHANGED)	64.0	5.9	0.10	3.0
PROPOSED OPEN SPACE RECREATION BUILDING	720.0	66.9	1.08	
ITEMS NOT INCLUDED IN LOT COVERAGE				
EXISTING DOCK (UNCHANGED)	400.0	37.2	0.6	
EXISTING DOCK (UNCHANGED)	440.0	40.9	0.7	
EXISTING DECK (UNCHANGED)	303.0	28.1	0.5	

- GENERAL NOTES:**
- THIS SITE PLAN WAS CREATED USING INFORMATION SURVEYS PROVIDED TO GES BY THE CLIENT, ONTARIO TOPOGRAPHIC MAPS, AND THE DISTRICT OF MUSKOKA GEOHUB.
  - AS PER MUSKOKA LAKES ZONING BYLAW 2014-14 11.91 UNCOVERED DOCKS AND DECKS ARE EXCLUDED FROM LOT COVERAGE CALCULATIONS.
  - ALL EXISTING BUILDINGS AND DOCKS WILL REMAIN UNCHANGED.
  - ALL VEGETATED AREAS OUTSIDE THE IMMEDIATE PROPOSED BUILDING AREA WILL REMAIN UNCHANGED, AND.
  - ALL EXTERIOR LIGHTING WILL BE DARK-SKY COMPLIANT.

PROPOSED LOT COVERAGE - OS2 ZONE				
SURFACE	ft <sup>2</sup>	m <sup>2</sup>	%	% LOT COVERAGE
AREA OF OS2 ZONE	24,028.8	5,028.51		
PROPOSED OPEN SPACE RECREATION BUILDING	720.0	66.9	1.33	3.3

OPEN SPACE RECREATION BUILDING INCLUDING STORAGE OF OPEN SPACE RECREATION ITEMS (E.G. ATV'S & SNOWMOBILES)

**REVISIONS**

#	DATE	BY	DESCRIPTION
A	02/26/24	PS	ISSUED FOR MINOR VARIANCE

THESE DRAWINGS ARE NOT TO BE SCALED AND IN THE CASE OF A DISCREPANCY PLEASE CONTACT GRANITE ENGINEERING SERVICES PRIOR TO CONSTRUCTION.

ALL RIGHTS RESERVED. THESE DRAWINGS AND ALL ASSOCIATED WORK PRODUCT ARE THE PROPERTY OF GRANITE ENGINEERING SERVICES (GES). THESE DRAWINGS ARE PROTECTED BY COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN ANY MANNER, OR FOR ANY PURPOSE, EXCEPT WITH WRITTEN PERMISSION OF THE COPYRIGHT HOLDER. IN THE EVENT THAT GES IS NOT PAID IN FULL FOR THEIR WORK, THESE DRAWINGS AND ALL ASSOCIATED WORK PRODUCTS SHALL BE RETURNED IMMEDIATELY AND GES RESERVES THE RIGHT TO WITHDRAW THESE DRAWINGS FROM USE IN ANY PERMITS OR CONSTRUCTION PROJECTS.

OWNER TO CONTACT GES TO PRE-DEFINE SITE REVIEW TIMES. FAILURE TO CONTACT GES COULD ALLEVIATE GES OF ANY/ALL RESPONSIBILITY FOR THIS PROJECT.



DATE AS NOTED	FEB. 6/24
DRAWN BY	J. J. M.
CHECKED BY	P. B. B.
DATE	2023-01-03

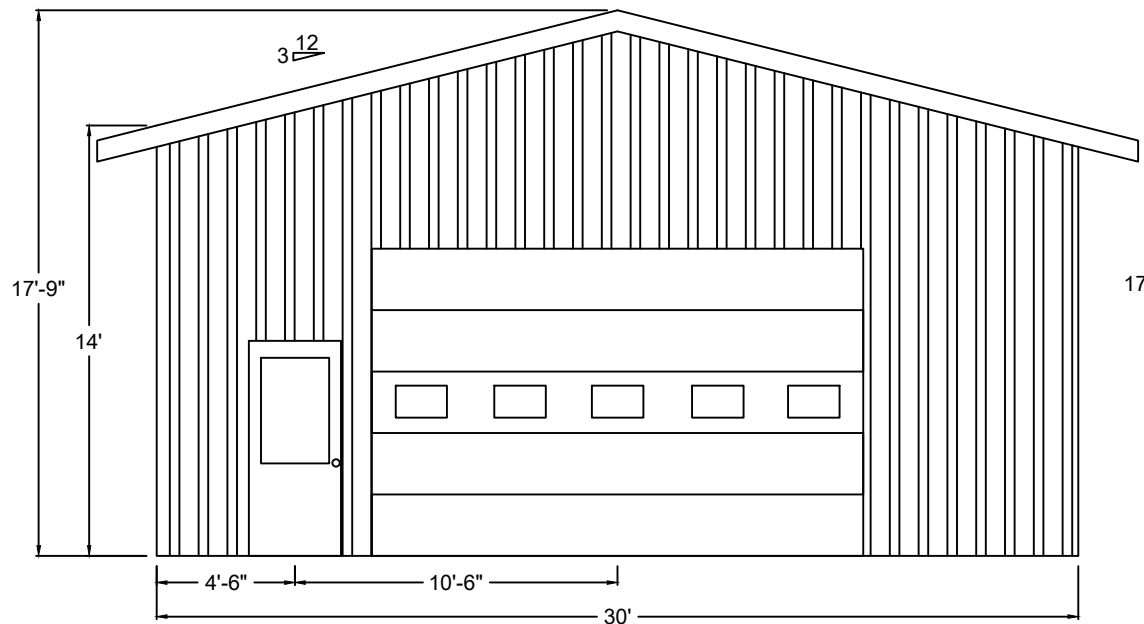
**ZELLENRATH**  
 1018 HEATHER LODGE ROAD  
 PORT CARLING  
 ONTARIO

OWNER  
 T.B.D.

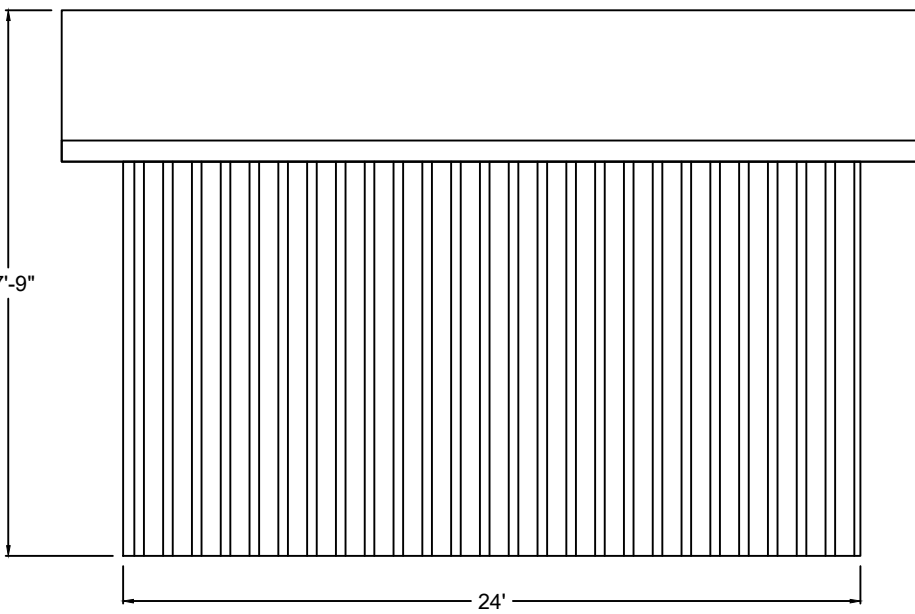
DATE	DATE	DATE
EXISTING & PROPOSED SITE PLAN AND BUILDING PLAN & ELEVATIONS	NO.	SHEET NO.
	A	1 of 1
		SP - 1

FOR INFORMATIONAL PURPOSES ONLY

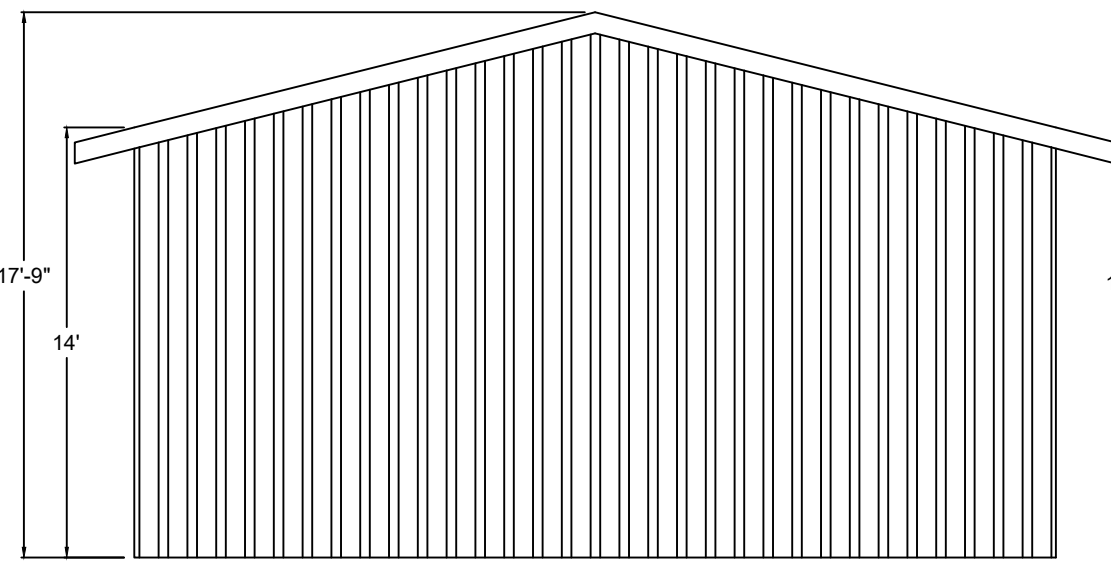
NOT TO SCALE



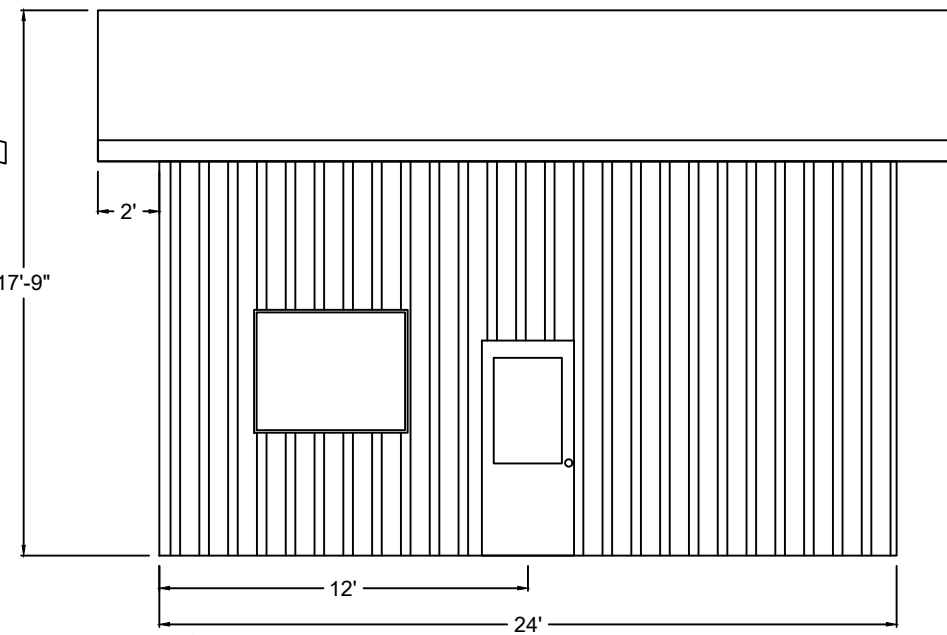
1 PROPOSED WEST BUILDING ELEVATION  
A-1 1/4"=1'-0"



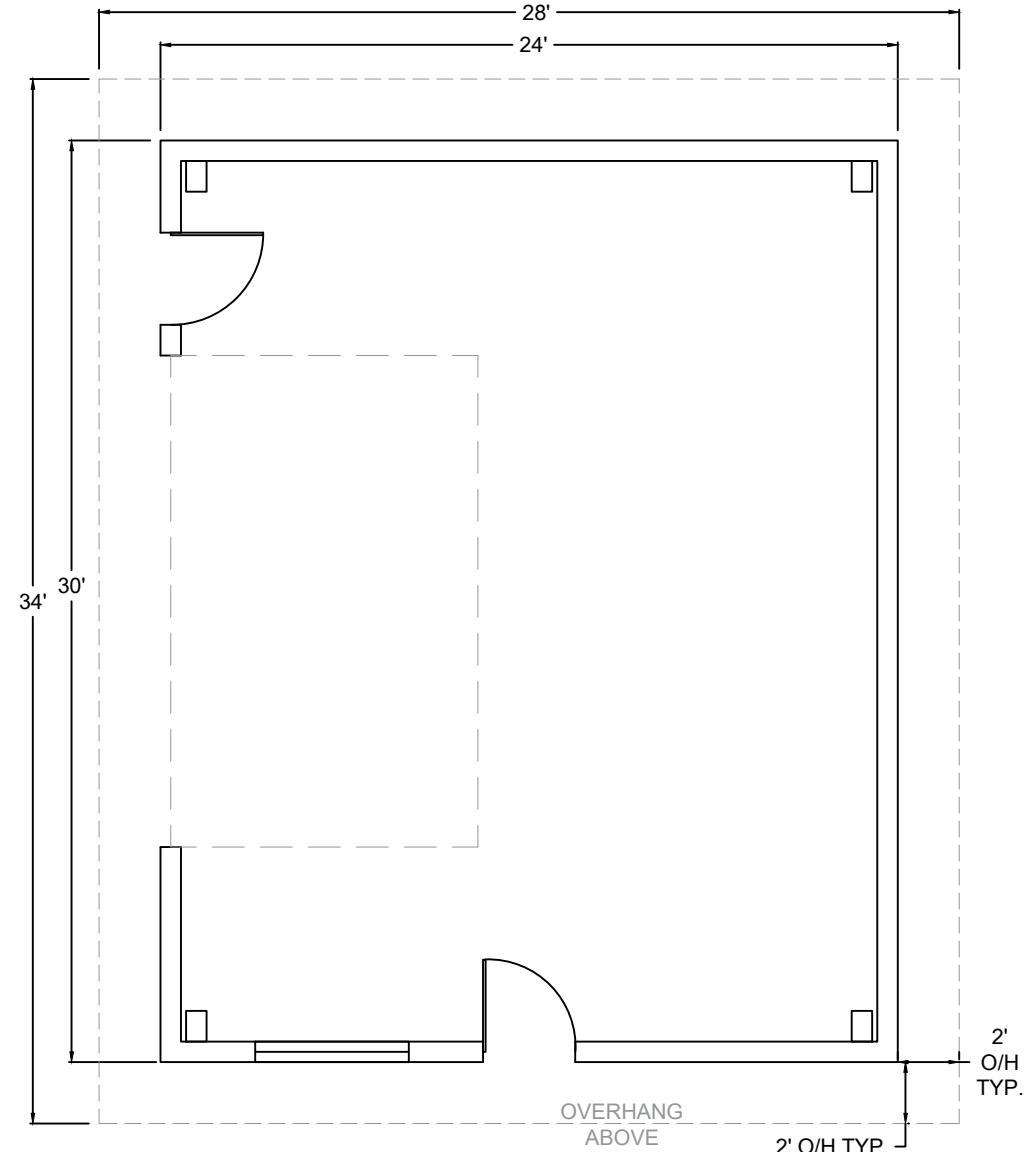
2 PROPOSED NORTH BUILDING ELEVATION  
A-1 1/4"=1'-0"



3 PROPOSED EAST BUILDING ELEVATION  
A-1 1/4"=1'-0"



4 PROPOSED SOUTH BUILDING ELEVATION  
A-1 1/4"=1'-0"



5 PROPOSED BUILDING PLAN  
A-1 1/4"=1'-0"



FOR INFORMATIONAL PURPOSES ONLY