



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

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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-14/24

Roll #: 4-4-048

Civic Address: 1021 Kendon Road

Owners: Philip and John Boyes, 2295 Rosebank Road, Pickering, ON, L1X 2R5

Legal Description: Lot 7, Concession 7, Lot 43, Plan M-377, (Medora)

Lake/River: Bass Lake (Category 2 Lake)

Zoning: Waterfront Residential (WR5)

Zoning Schedule: 27

EXPLANATION OF THE PURPOSE AND EFFECT: The applicants propose to demolish an existing one storey dwelling and associated sundecks, a ‘dryland’ boathouse, a shed and a garage. The applicants propose to construct a new one storey dwelling (with a walkout basement) and a sleeping cabin.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Entire Lot is Within 200 Feet)	8% (1,240 sq. ft.)	9.4% (1,451 sq. ft.)	1.4% (211 sq. ft.)
B	4.1.3	Front Yard Setback (Sleeping Cabin)	66 ft.	35 ft.	31 ft.

Please note that the Township’s Committee of Adjustment approved Minor Variance Application A-21/23 (Boyes) in June 2023 granting 1,451 sq. ft. of lot coverage. The applicants now propose to re-configure this lot coverage amount and propose to construct a sleeping cabin. The existing lot coverage on the property is 1,451 sq. ft.

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

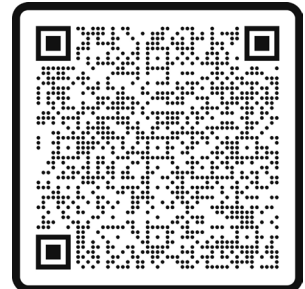
TAKE FURTHER NOTICE that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wishing to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at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

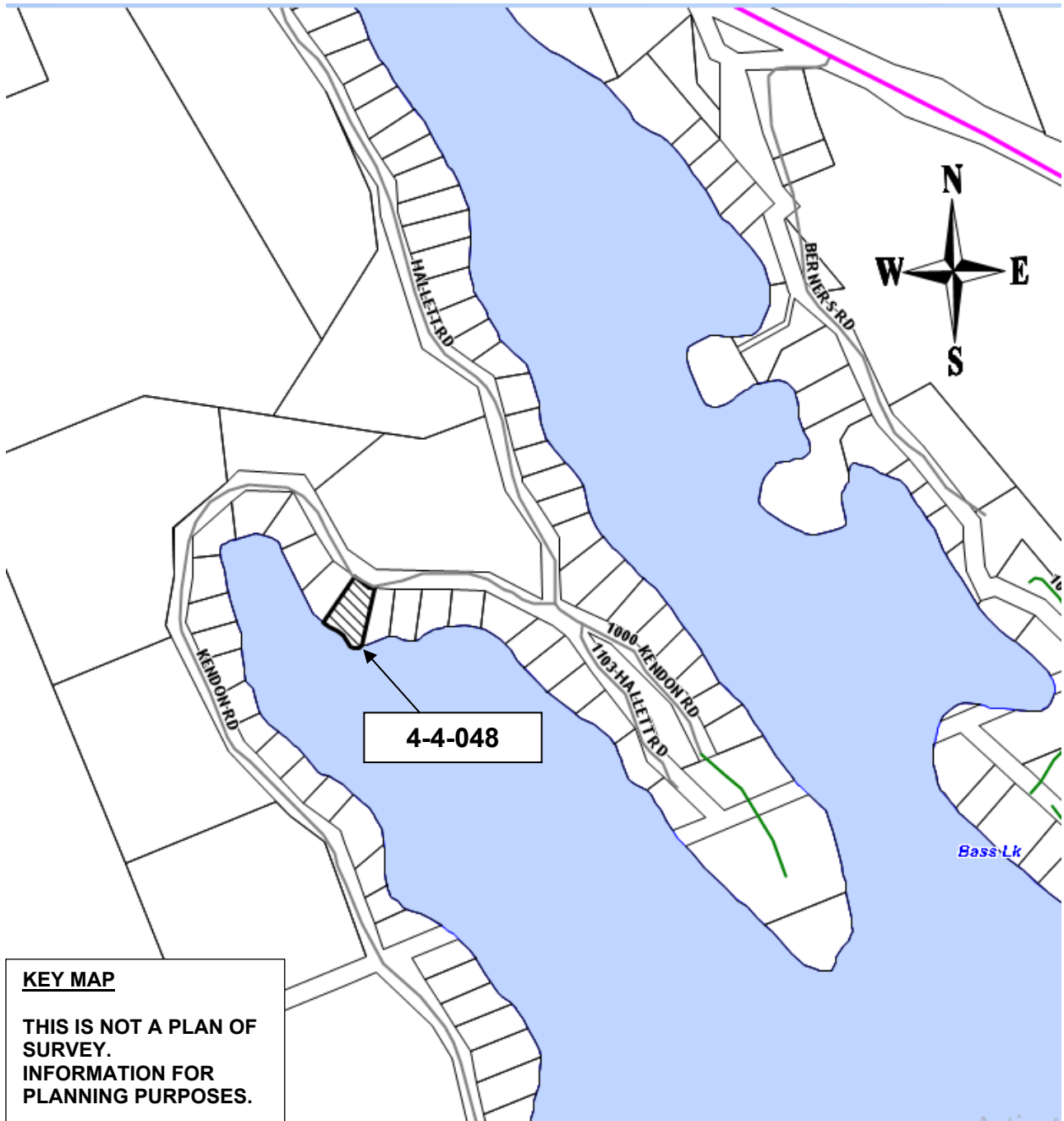
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, no one other than the applicant, the municipality, certain public bodies and the minister may file an 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.

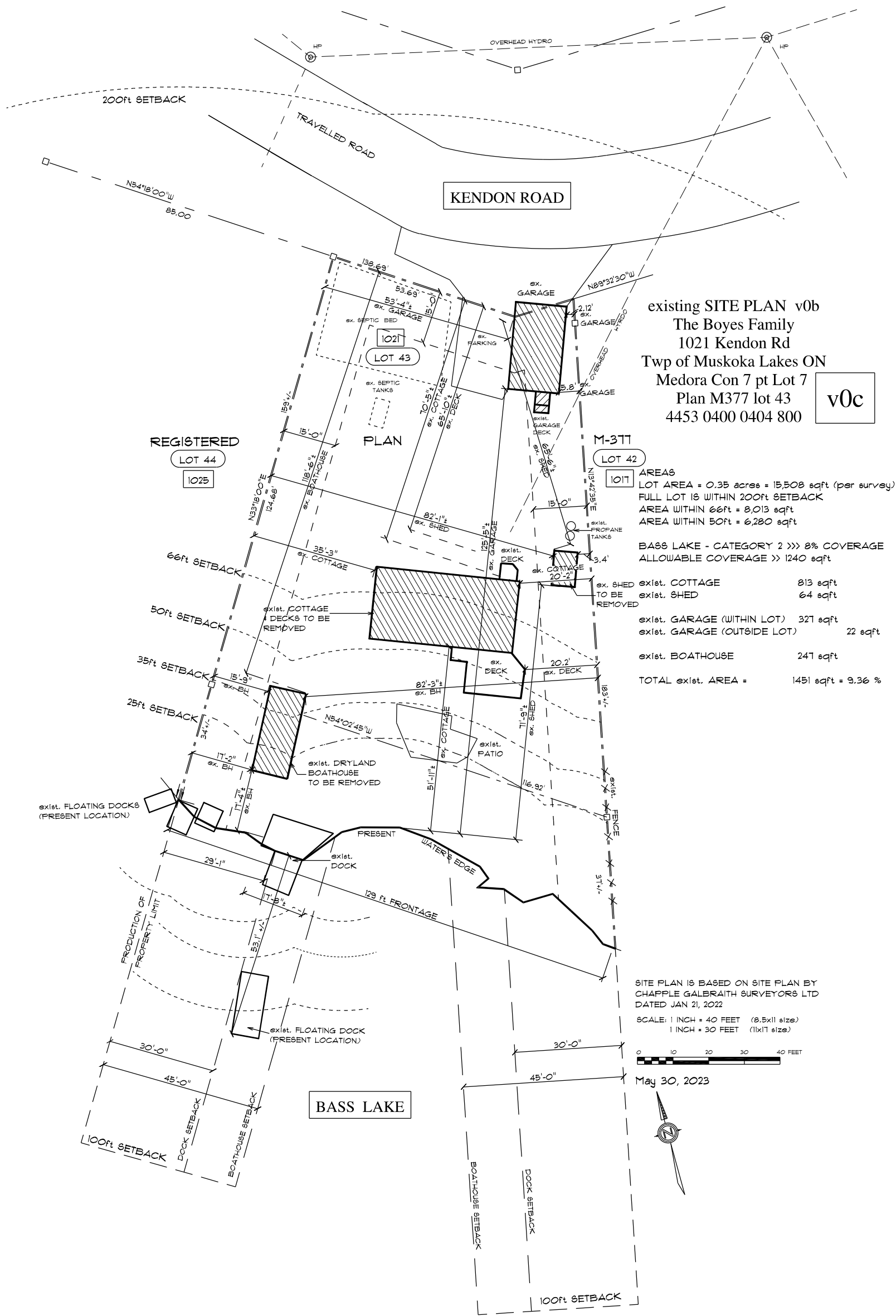
Dated this 28th day of February, 2024.

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

KEY MAP

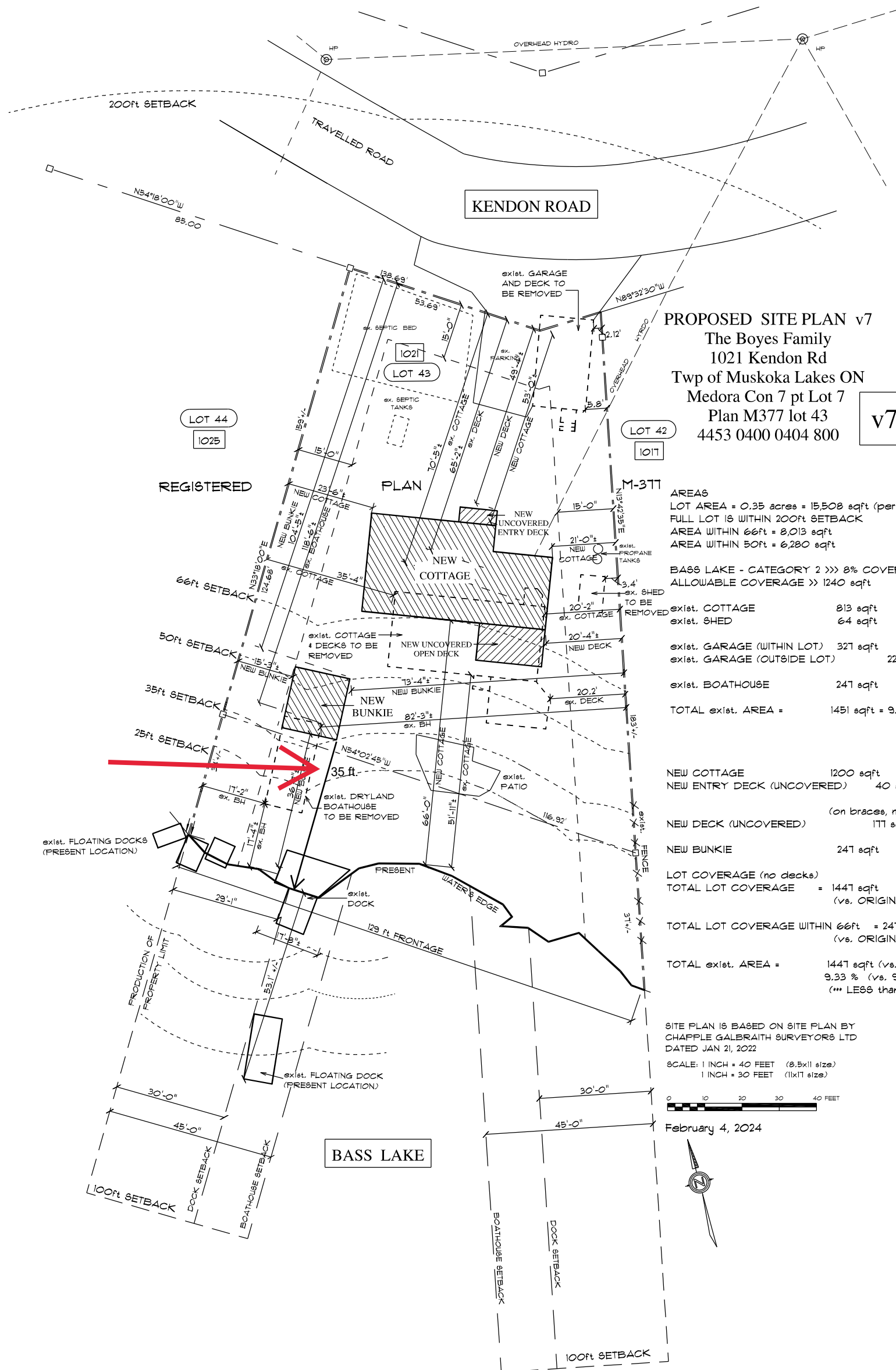


Existing Site Plan

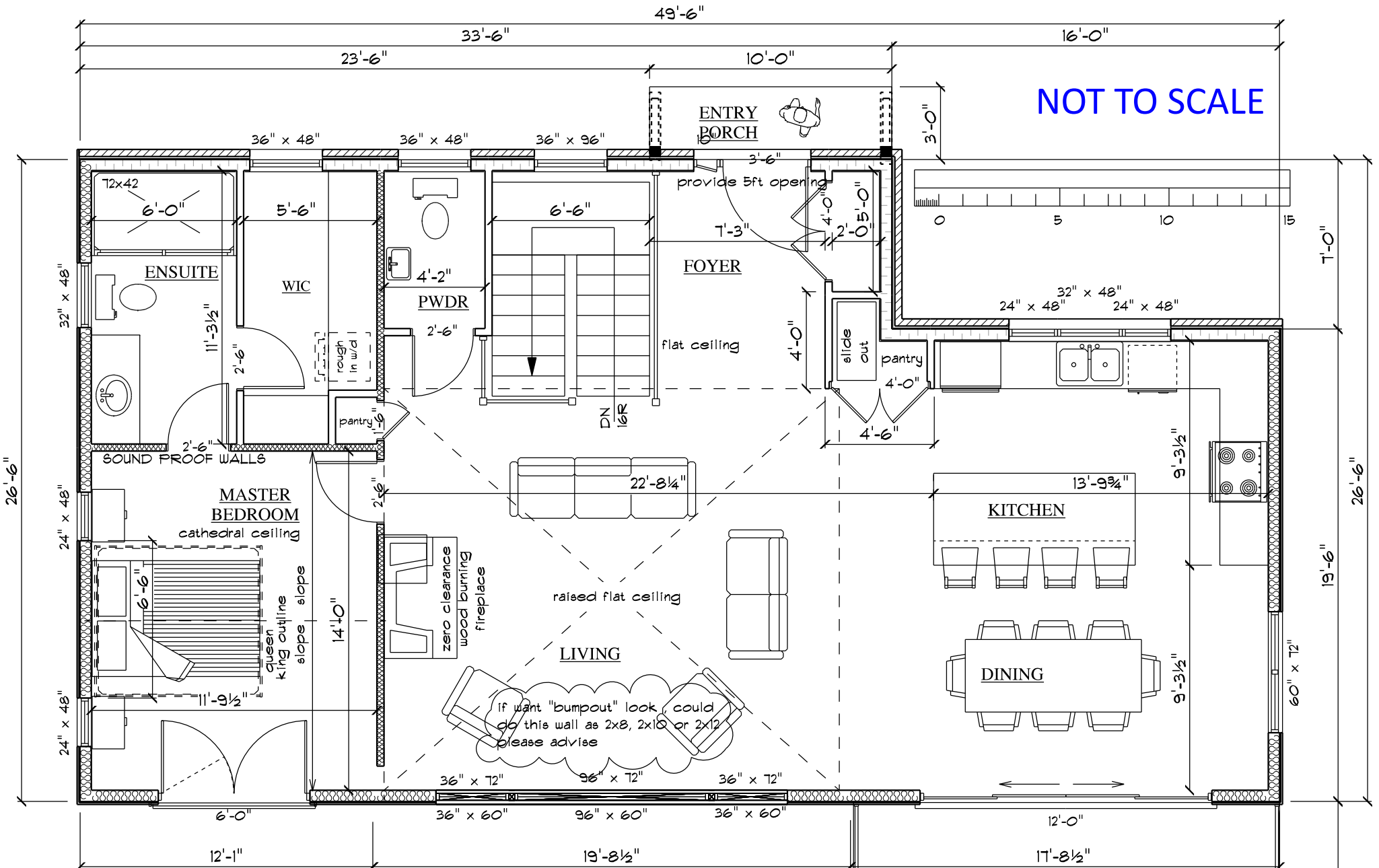


Proposed Site Plan

NOT TO SCALE



FOR INFORMATIONAL PURPOSES ONLY



UPPER FLOOR PLAN - HOUSE v8

John & Susan Boyes

1021 Kendon Rd

Twp of Muskoka Lakes ON

AREAS

MAIN FLOOR 1200 sqft

BASEMENT 1200 sqft

ENTRY PORCH 40 sqft

(4ft o/h only, not coverage)

FRONT DECK 171 sqft

December 30, 2023

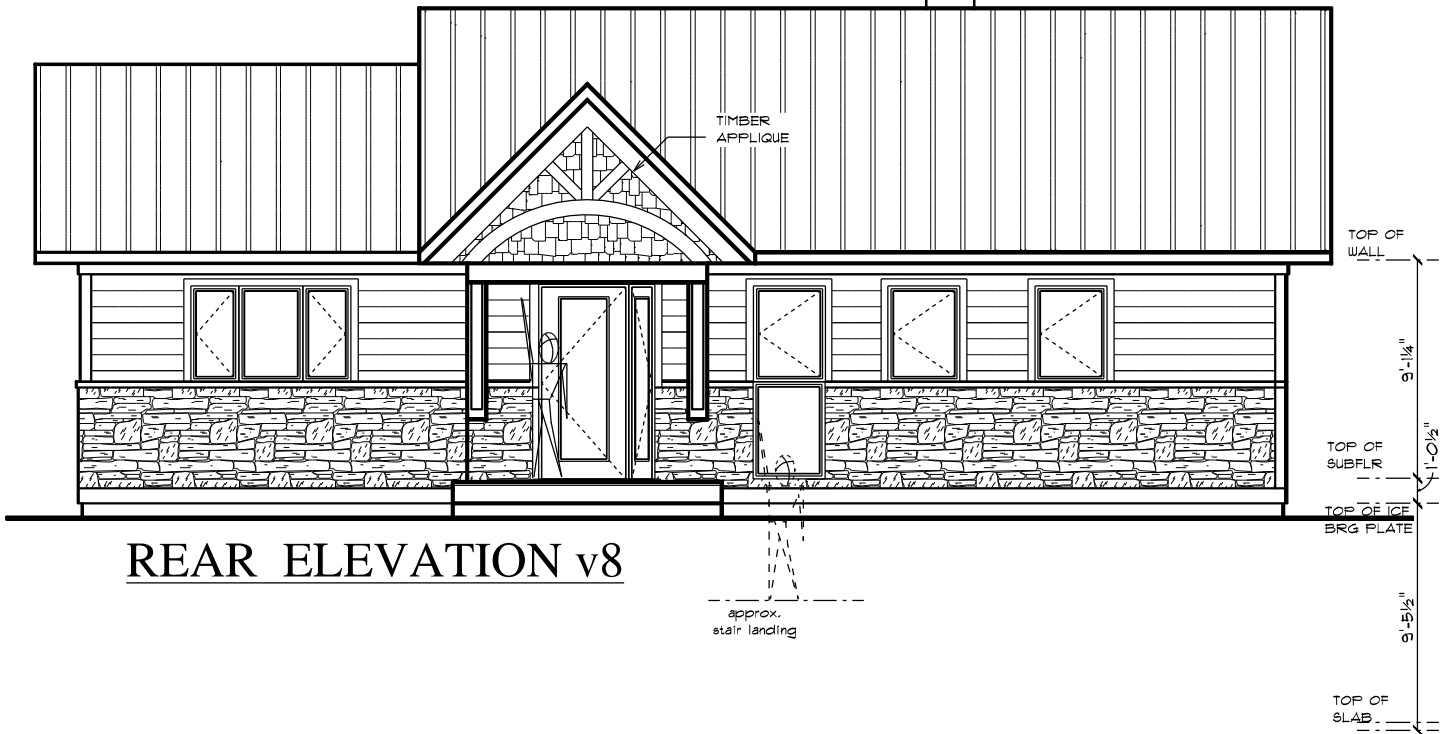
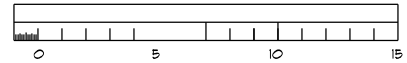
FOR INFORMATIONAL PURPOSES ONLY



FRONT ELEVATION v8

December 30, 2023

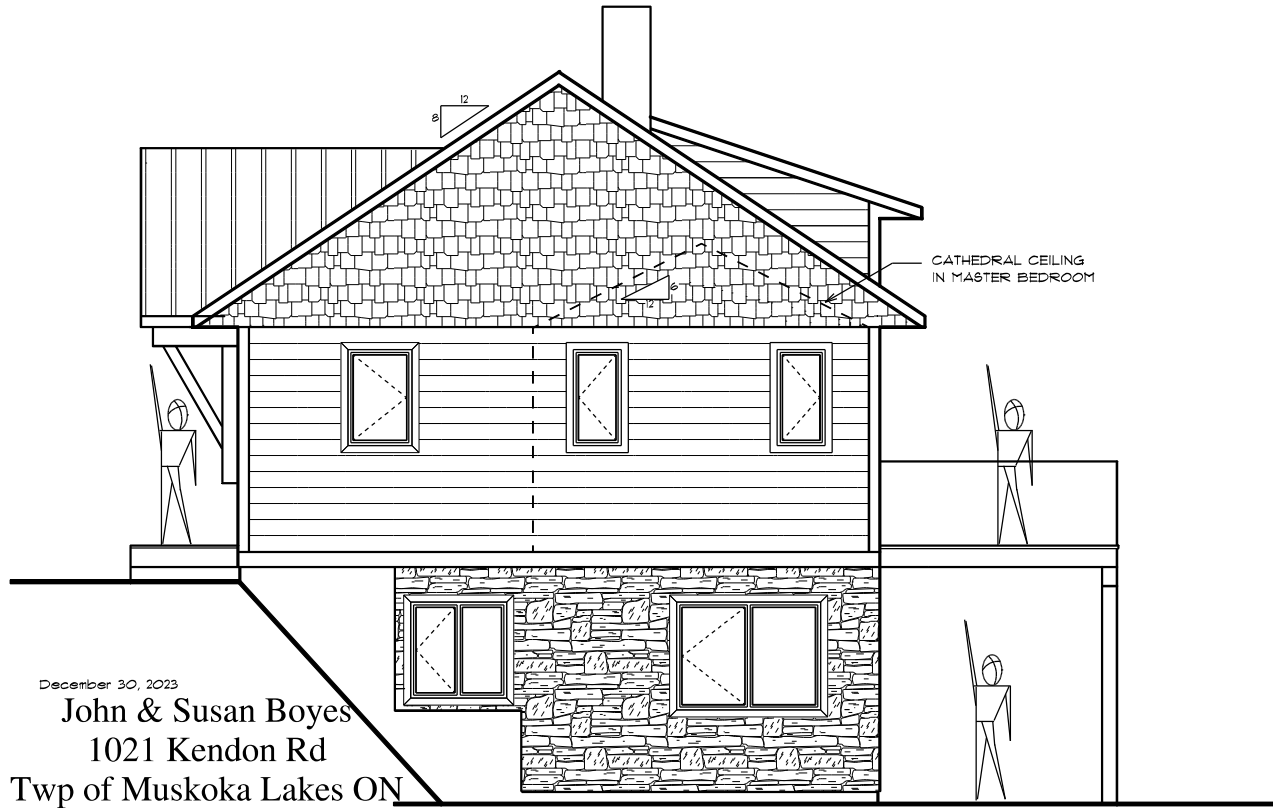
John & Susan Boyes
1021 Kendon Rd
Twp of Muskoka Lakes ON



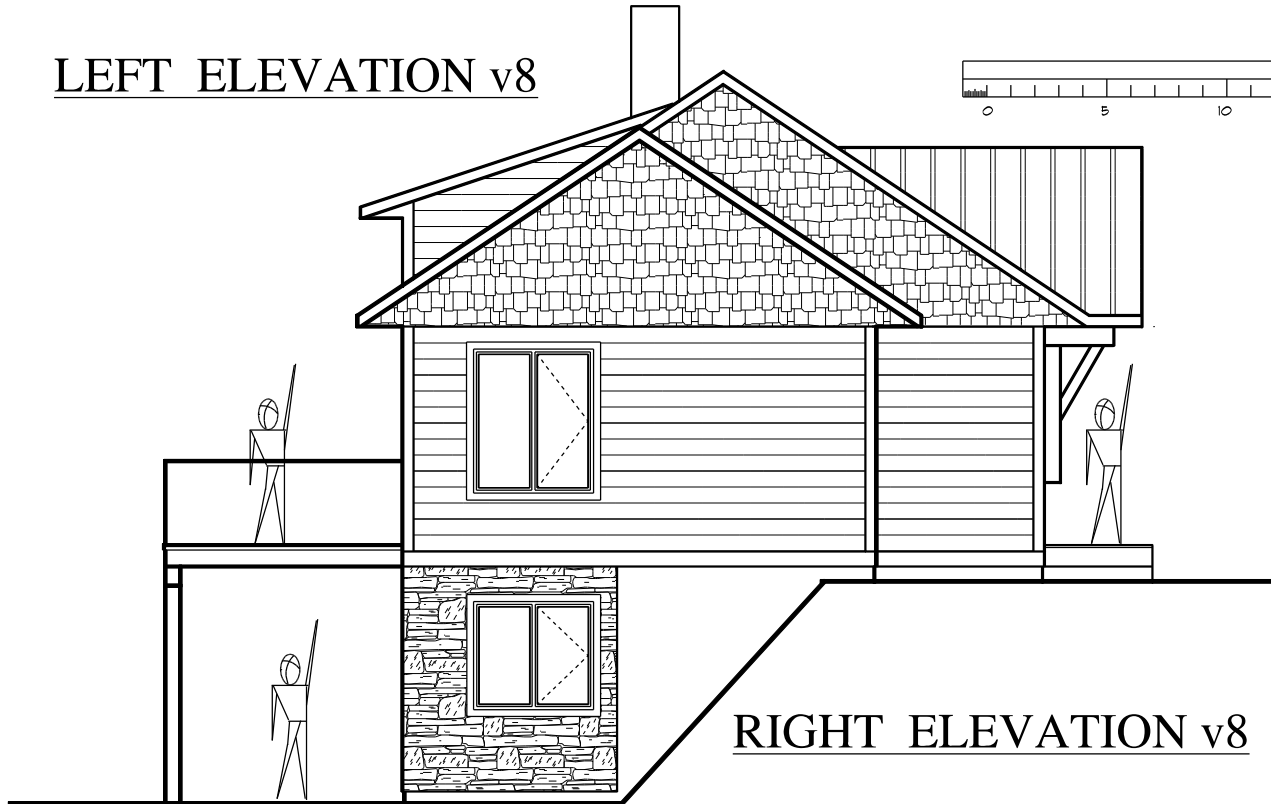
REAR ELEVATION v8

approx.
stair landing

NOT TO SCALE

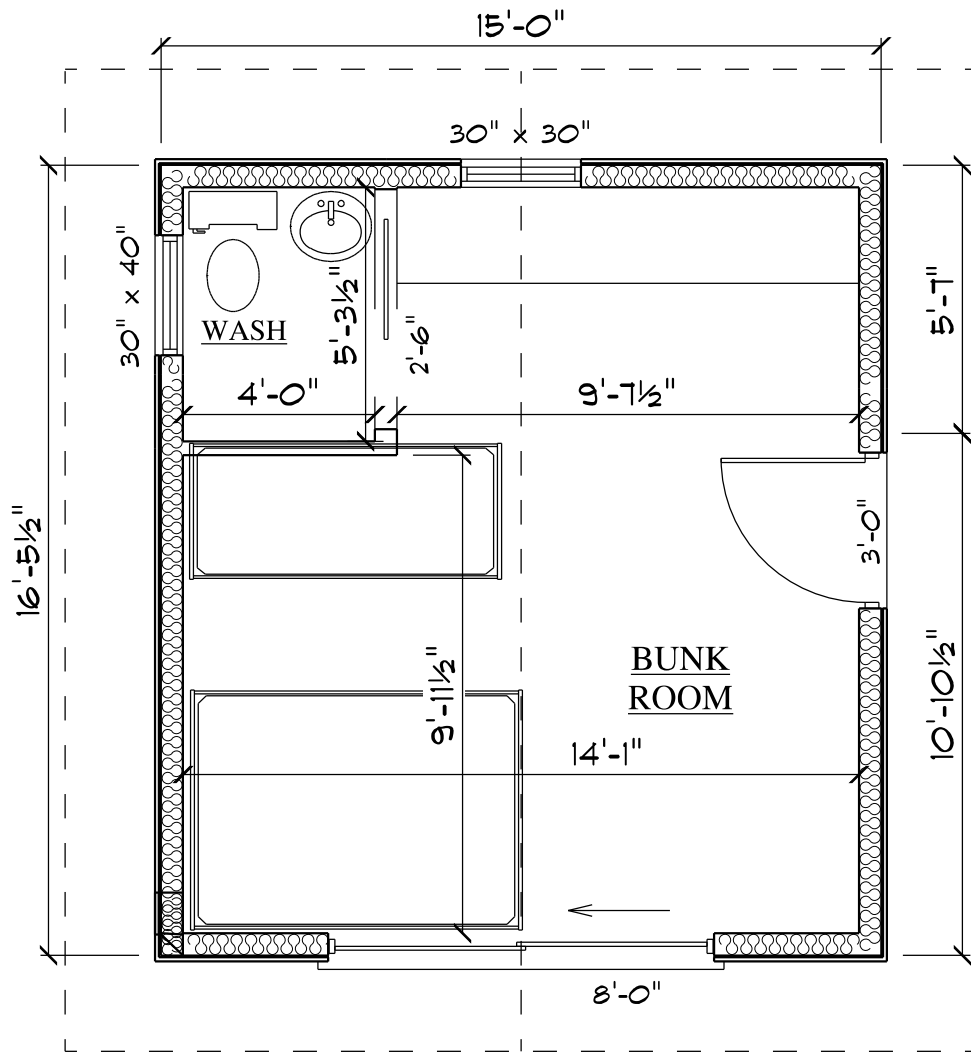


LEFT ELEVATION v8



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MAIN FLOOR PLAN - BUNKIE v5

John & Susan Boyes

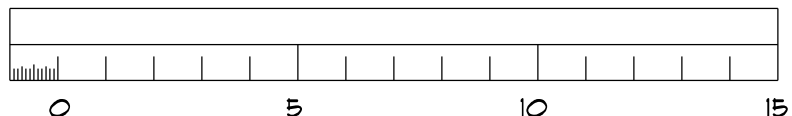
1021 Kendon Rd

Twp of Muskoka Lakes ON

February 4, 2024

AREAS

BUNKIE 251 sqft



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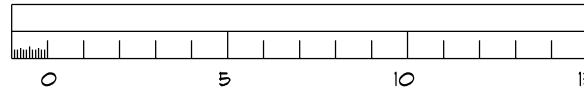
ELEVATIONS- BUNKIE v5

NOT TO SCALE

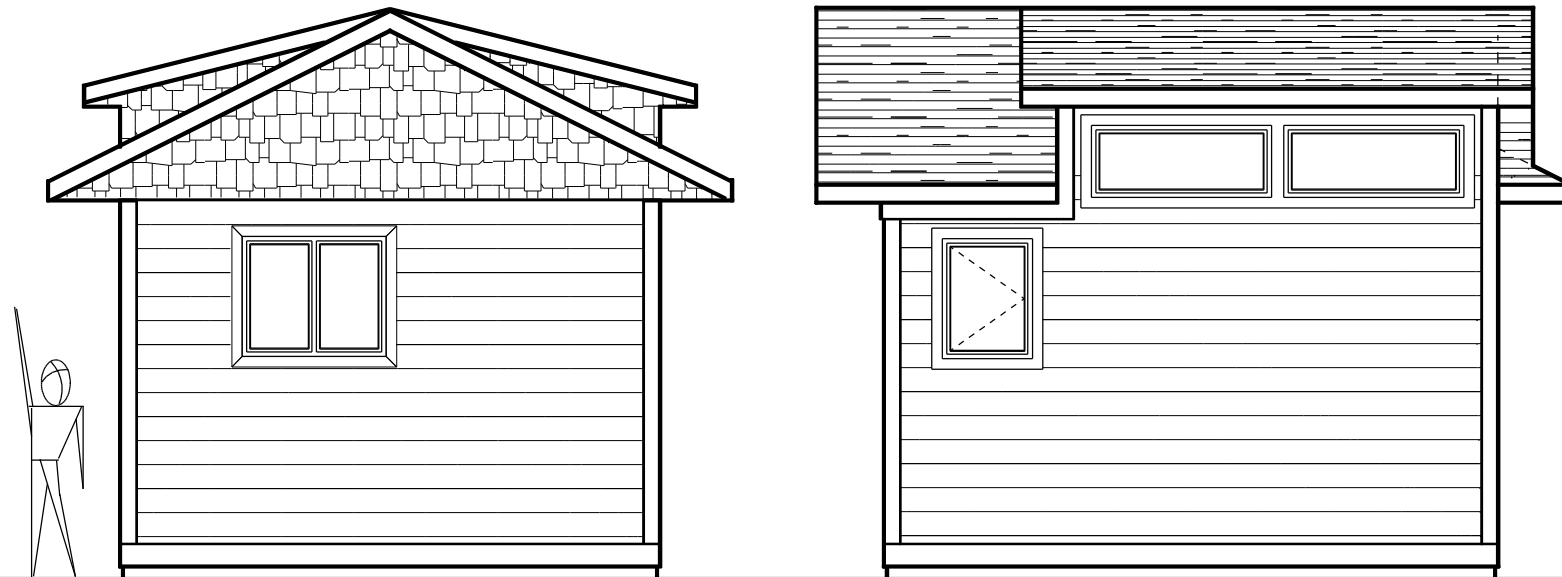
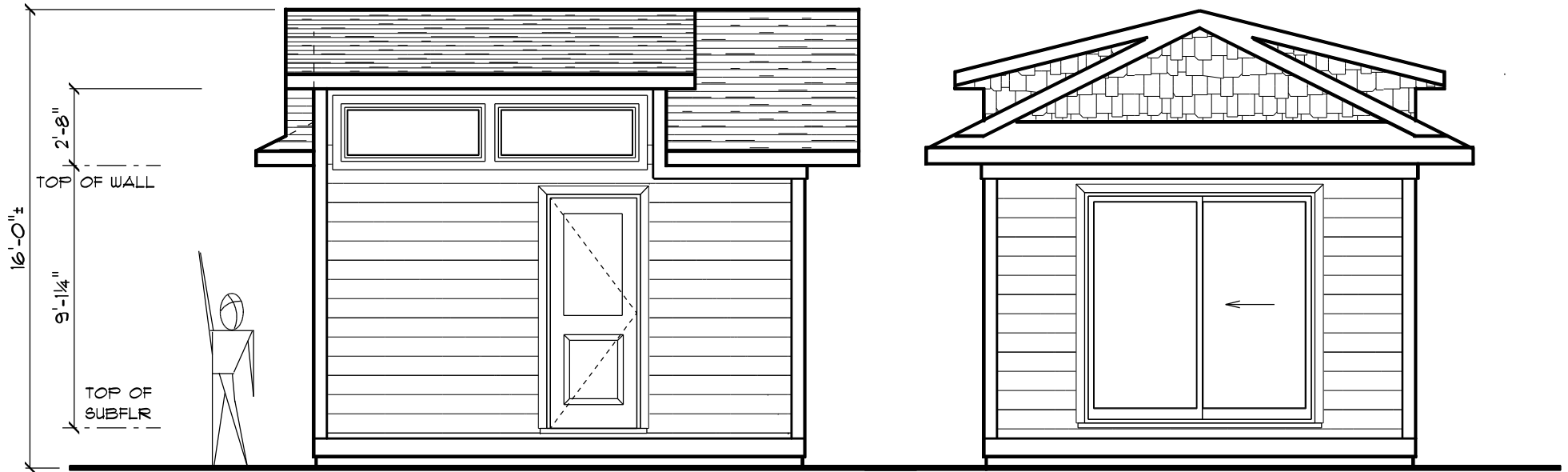
John & Susan Boyes

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Twp of Muskoka Lakes ON



February 4, 2024



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