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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A-20-23

ROLL # 8-2-050

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: Peter Elliott and Catherine Morrison, 8 Pierce Court, Midhurst,
ON L9X 0J4

LOCATION OF PROPERTY: Part of Lot 17, Concession 1, Lot 14, Plan 17 (Wood), Civic
Address: 1116 Woodwinds Road, Zoning Schedule: 43

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR6) and is located on a Category 1 Lake (Lake Muskoka).

The applicants propose to demolish a single storey boathouse and a portion of an existing dock. The applicants also propose to construct a new single storey boathouse and additions to an existing dock.

Relief is requested from Sections 4.1.3 and 4.1.3.6 of By-law 2014-14, as amended, being the maximum permitted coverage of buildings and structures on a lot (lot coverage) on a Category 1 Lake. The maximum permitted lot coverage over the area of the entire lot is 10%. In this case, the total lot area is 16,209 square feet, and therefore, the maximum permitted lot coverage is 1,620 square feet. The proposed lot coverage is 2,200 square feet or 13.6%. The requested variance is 580 square feet or 3.6%. Please note that the existing lot coverage equates to 2,228 square feet or 13.7%.

Relief is also requested from Sections 4.1.7 and 4.1.7.12 c. of By-law 2014-14, as amended, being the maximum permitted cumulative single storey boathouse width on a Category 1 Lake. In this case, the maximum permitted cumulative single storey boathouse width is 16% of the lot frontage. The subject property has 142.6 feet of lot frontage, and therefore, the maximum permitted cumulative single storey boathouse width is 22.8 feet. The proposed boathouse width is 32.5 feet. The requested variance is 9.7 feet over what is permitted. Please note that the width of the existing boathouse is 38 feet.

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: May 8, 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 wishing to attend in person. **The hearing 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 by participating in person, via the ZOOM hearing, 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.

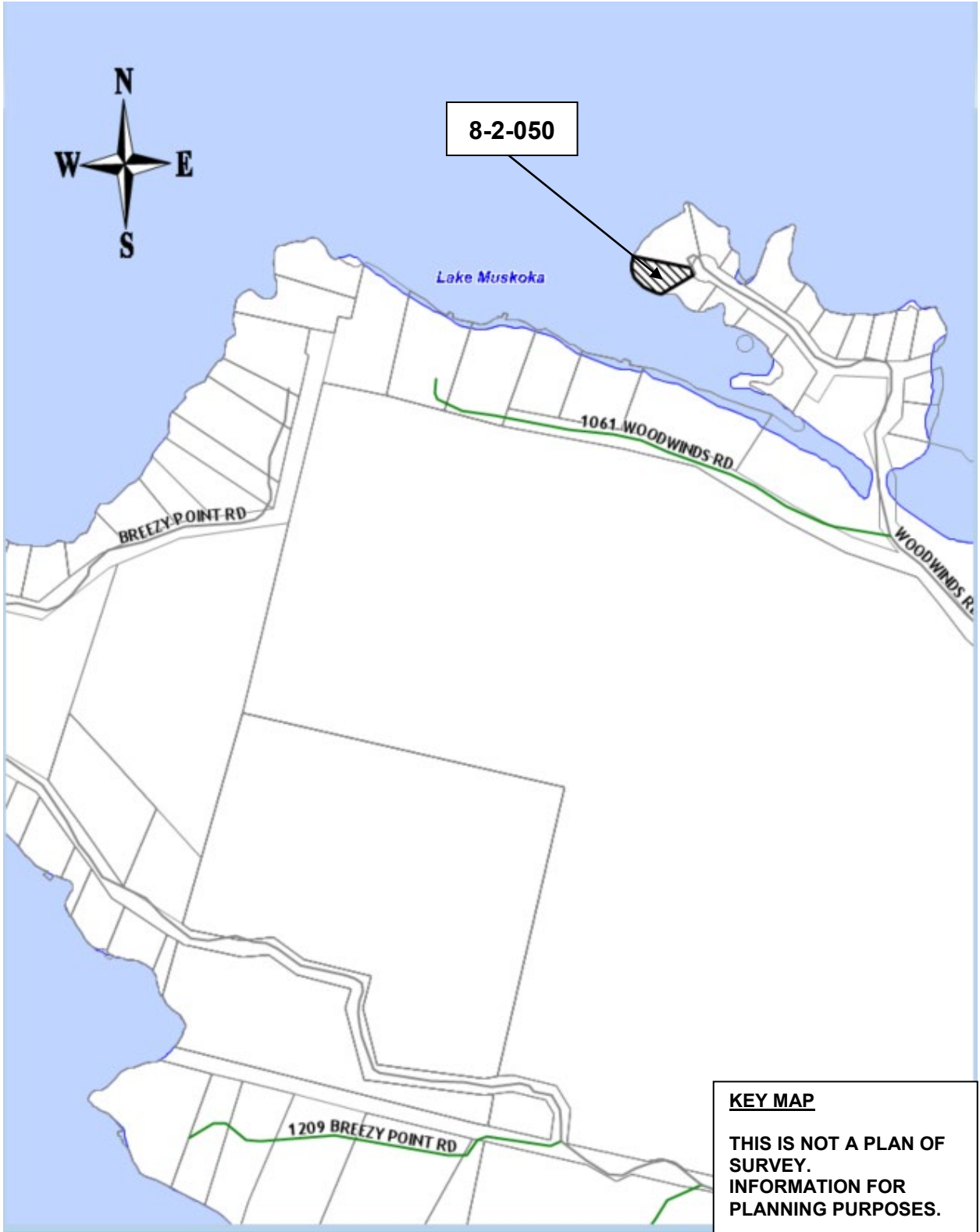
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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 26th day of April, 2023.

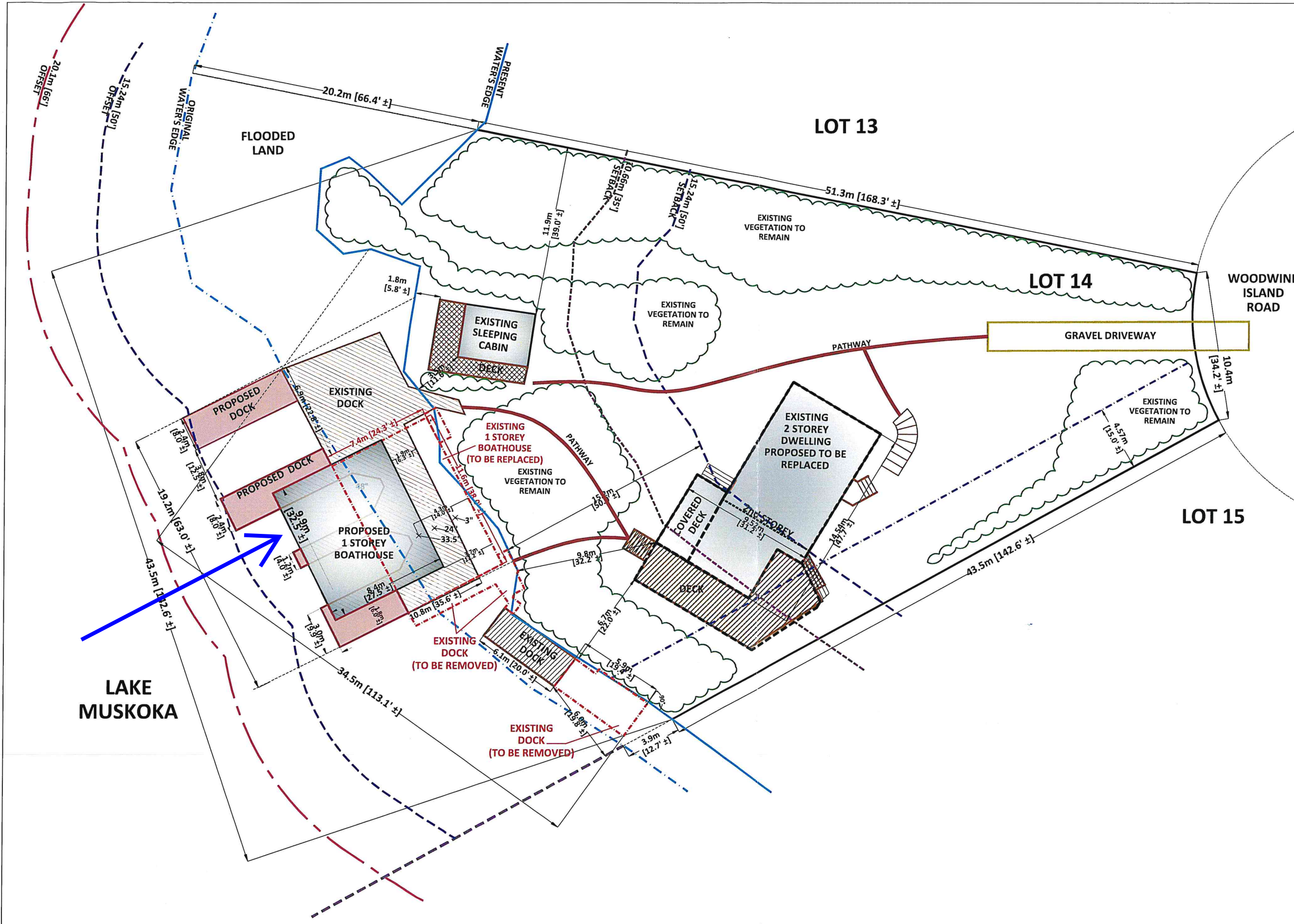
"Original Signed by R. Mulholland"
Rachel Mulholland,
Acting Secretary-Treasurer
Committee of Adjustment

KEY MAP



Site Plan

NOT TO SCALE



MINOR VARIANCE
 ALL OF LOT 14, REGISTERED PLAN NO. 17
 GEOGRAPHIC TOWNSHIP OF WOOD
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 ELLIOTT

LOT AREA
 = 1,505.9m² [16,209.4 ft²]
 [0.15 Ha] [0.37 Ac] ±

FLOODED LAND
 AREA = 436.7m² [4,701.1 ft²]
 [0.04 Ha] [0.10 Ac] ±

EXISTING DEVELOPMENT
 DWELLING = 102.6m² [1,104.4 ft²] ±
 SLEEPING CABIN = 18.55m² [199.7 ft²] ±

EXISTING DEVELOPMENT TO BE REPLACED
 BOATHOUSE = 85.8m² [923.9 ft²] ±

PROPOSED DEVELOPMENT
 PROPOSED BOATHOUSE = 83.1m² [895.1 ft²] ±

ALL LIGHTING TO BE
 DARK SKY COMPLIANT

ALL VEGETATION BETWEEN THE DWELLING
 AND HIGH WATER MARK SHALL REMAIN IN
 ITS NATURAL STATE

TREE REMOVAL AND SITE ALTERATION WILL
 COMPLY WITH THE TREE PRESERVATION AND
 SITE ALTERATION BY-LAWS.

PATHWAYS SHALL BE MAXIMUM OF 1.82m
 [6'] WIDTH AND WILL MEANDER THROUGH
 EXISTING TREES.

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SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 250	107700	DECEMBER 8, 2022	JT

NO.	DATE	REVISIONS	BY
1.	19-DEC-2022	REVISE BOATHOUSE LOCATION	JT
2.	09-JAN-2023	REVISE BOATHOUSE LOCATION	JT
3.	02-FEB-2023	REVISE BOATHOUSE LOCATION	JT
4.	28-MAR-2023	REVISE DOCKING & BOATHOUSE	JT

BASE MAP SOURCE:
 THALER LAND SURVEYING