



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) P: 705-765-3156 F: 705-765-6755

## COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

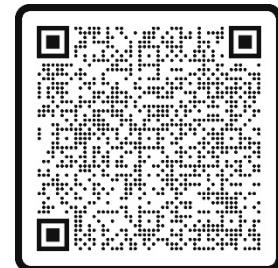
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

**File No.: A-27/24**  
**Roll No.: 9-13-059**

<b>Owner:</b>	Noella Milne, C/O Borden & Elliot, Suite 4400, 40 King Street West, Toronto, ON, M5H 3Y2		
<b>Address &amp; Description:</b>	1018 Tom Wroe Road Part of Lot 29, Concession 12, Parts 3 to 14, Plan 35R-12271, (Monck)		
<b>Zoning:</b>	Waterfront Residential (WR1)	Lake Muskoka (Category 1 Lake)	Schedule: 37
<b>Hearing Date: Monday, May 13, 2024 at 9:00 a.m.</b>			

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, ON**. 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.



### Explanation of the Purpose and Effect:

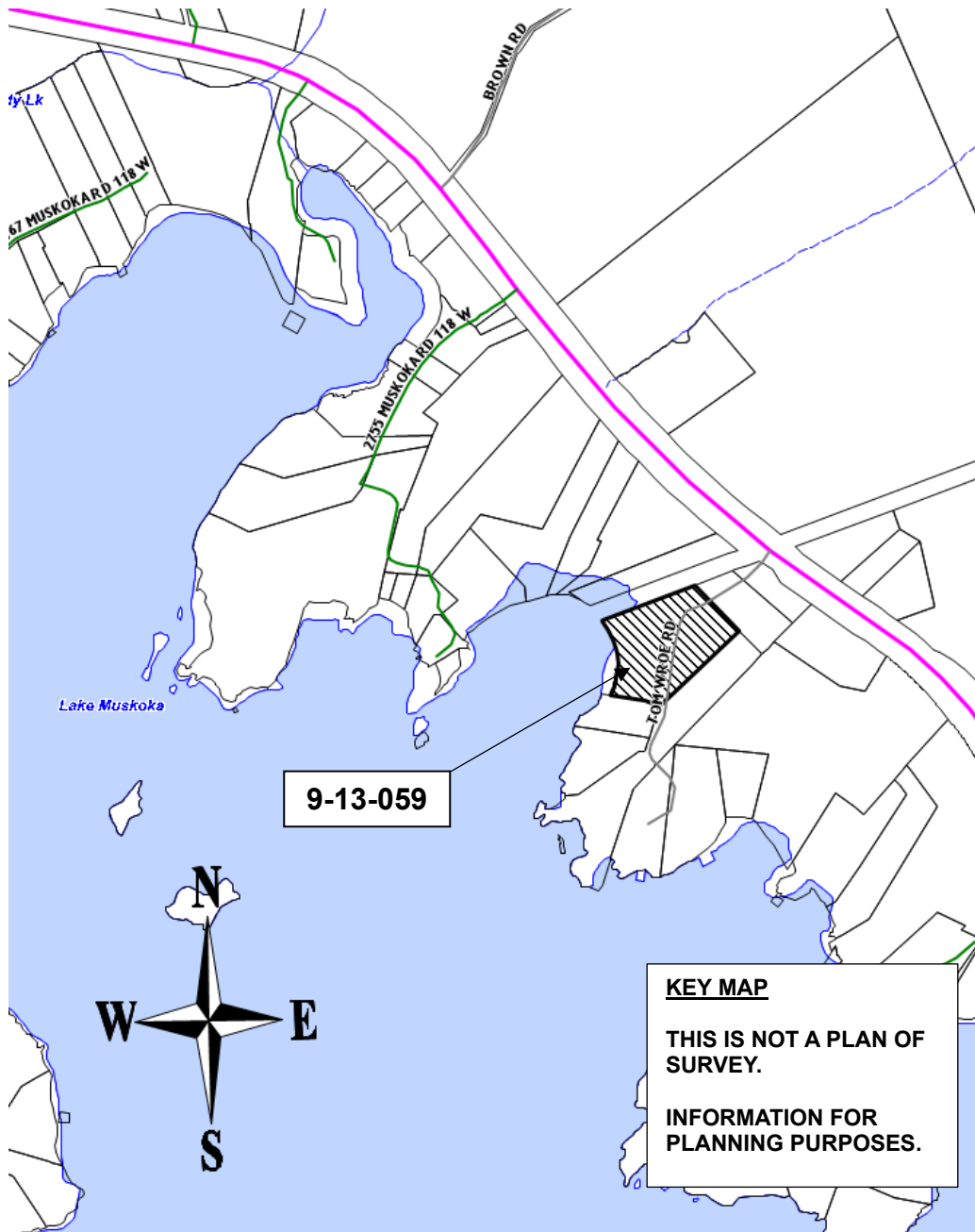
The applicant proposes to demolish an existing single storey detached garage and construct a new enlarged single storey detached garage.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.6 and 4.1.3.7	Maximum Lot Coverage (Within 200 Feet of the High Water Mark)	10% (6,426 sq. ft.)	10.8% (6,923 sq. ft.)	497 sq. ft.
B	3.14	Right-Of-Way/Lane as a Yard	10 ft.	8.5 ft.	1.5 ft.

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



## KEY MAP



For more information, please contact the Planning Division 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.**



## **How to Participate:**

### **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.

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### **Active 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](http://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.

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### **Watch the Hearing 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](http://www.muskokalakes.ca)

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**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.

**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 a 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 the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 2<sup>nd</sup> day of May, 2024.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



**1018 TOM WROE ROAD  
PART OF LOT 29 CONCESSION 12  
GEOGRAPHIC TOWNSHIP OF MONCK  
TOWNSHIP OF MUSKOKA LAKES**

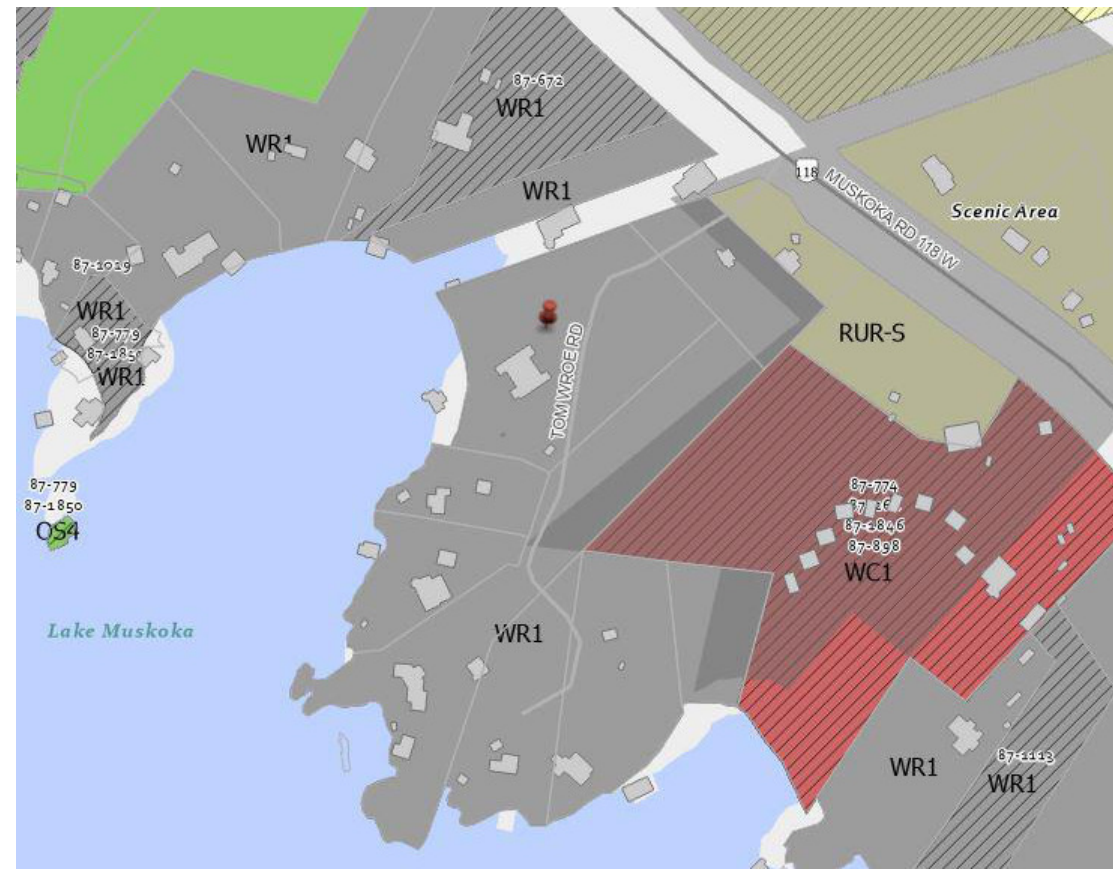
ZONE REQUIREMENTS			
Zoning Description	WR1		
Total Lot Area	+/- 153,772 ft <sup>2</sup> (14,286 m <sup>2</sup> )		
Lot Area Within 61m of Waters Edge	+/- 64,260 ft <sup>2</sup> (5,970 m <sup>2</sup> )		
Lot Frontage	+/- 78.4 m (257ft)		
<b>MAXIMUM LOT COVERAGE</b>	<b>%</b>	<b>SQFT</b>	<b>SQM</b>
Lot Coverage (Bylaw Max):	10	6,426	597

AREAS OF EXISTING STRUCTURES		
	<b>SQFT.</b>	<b>SQM.</b>
EXISTING COTTAGE	5,042	468.46
EXISTING GARAGE (TO BE DEMOLISHED)	240	22.30
EXISTING BOATHOUSE	1,556	144.60

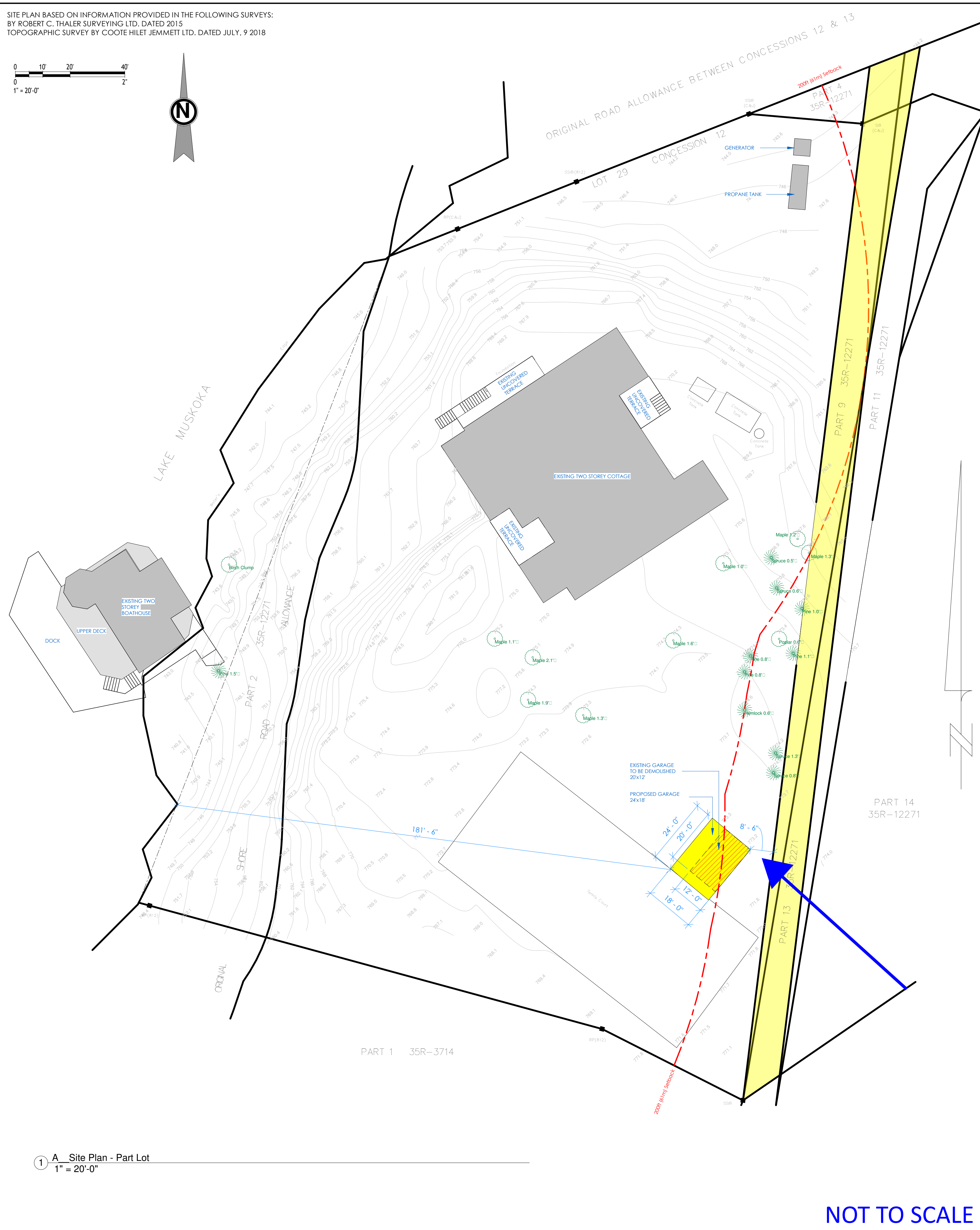
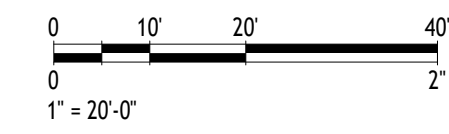
AREAS OF EXISTING GARAGE		
	<b>SQFT.</b>	<b>SQM.</b>
EXISTING GARAGE TOTAL AREA	240	22.30
EXISTING GARAGE AREA WITHIN 200FT	133	12.35
EXISTING GARAGE AREA OUTSIDE 200FT	107	9.94

AREAS OF PROPOSED GARAGE		
	<b>SQFT.</b>	<b>SQM.</b>
PROPOSED GARAGE TOTAL AREA	432	40.13
PROPOSED GARAGE AREA WITHIN 200FT	325	30.19
PROPOSED GARAGE AREA OUTSIDE 200FT	107	9.94

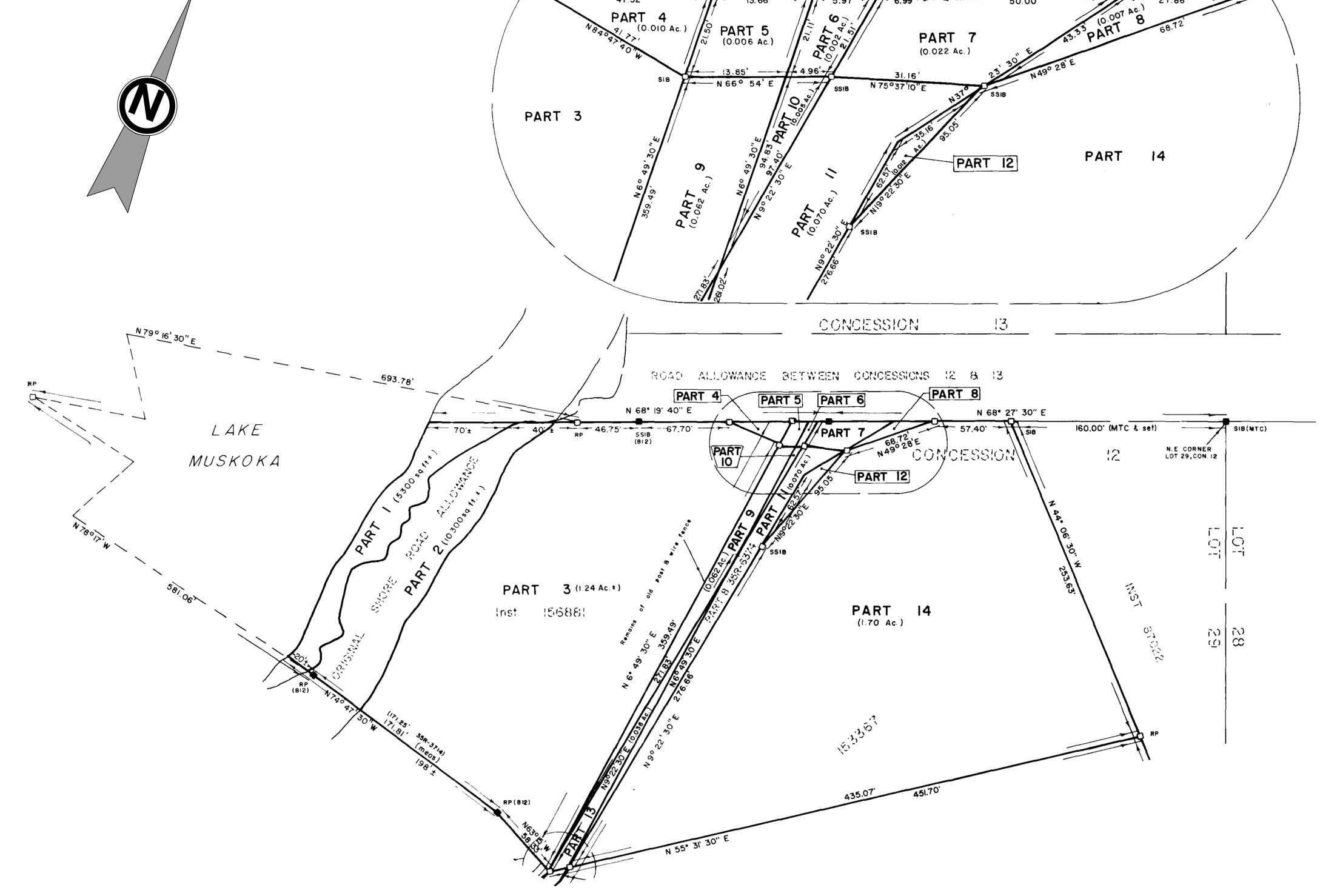
LOT COVERAGE CALCULATIONS	
	<b>%</b>
EXISTING LOT COVERAGE WITHIN 200FT (61M)	10.47
PROPOSED LOT COVERAGE WITHIN 200FT (61M)	10.77
EXISTING LOT COVERAGE TOTAL LOT	4.45
PROPOSED LOT COVERAGE TOTAL LOT	4.57



SITE PLAN BASED ON INFORMATION PROVIDED IN THE FOLLOWING SURVEYS:  
BY ROBERT C. THALER SURVEYING LTD. DATED 2015  
TOPOGRAPHIC SURVEY BY COOTE HILEY JEMMETT LTD. DATED JULY, 9 2018



SURVEY OF ENTIRE PROPERTY BY COOTE, JACKSON & HILEY LIMITED  
DATED 1988  
NOT TO SCALE



1 A Site Plan - Part Lot  
1" = 20'-0"

**NOT TO SCALE**

# Spencer Douglas

PLANNING ■ DESIGN

No.	Description	Date
1	Total Lot Calculations Added	02/27/2024
2	Right of Way Highlighted	04/24/2024

## SHEET LIST

**Design Criteria:**  
Ground Snow Load (S<sub>s</sub>): 3.1kPa  
Associated Rain Load (S<sub>r</sub>): 0.4 kPa  
Specified Snow Load: 2.105 kPa  
Base Wind Pressure (q/150): 0.4kPa

**Client Name** Milne  
**Address** 1018 Tom Wroe Road  
**Engineer Seal**

**Designer**  
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
**QUALIFICATIONS INFORMATION**  
Required unless design is exempt under 2.17.5.1 of the building code.

NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the building code.

Spencer Douglas LTD 117413  
FIRM NAME FIRM BCIN

Sheet Name  
**Site Plan & Lot Statistics**

Project Number SD24-0103  
Date 4/24/2024 1:40:28 PM  
Drawn By CM  
Checked By CM

**A-002**

Scale As indicated

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

**STRUCTURAL NOTES:**

W 01 8" CONCRETE MASONRY BLOCS, TOP 2 & BOTTOM 2 COURSES TO BE FILLED SOLID.

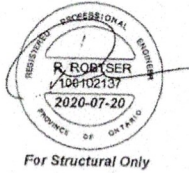
FTG 01 24" x 8" REINF. W/2-15M CONT. BARS, @w VERTICAL DOWELS 15M @ 16" o/c, 32" LONG.

C1 3-2x6  
C2 3-2x6  
C3 5 1/4" x 7" PSL 1.8E

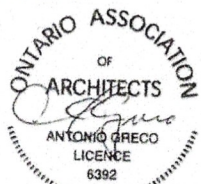
FJ1 9 1/2" T.J. S47 @ 19" o/c @w 3/4" CSB SUBFLOOR, GLUED AND SCREWED

NOTE: INSTALL GALVANIZED SHOES AT ALL COLUMNS

R.C.: DENOTES TOP RIGID CONNECTORS FOR PS, COL. & LVL BEAMS. SEE DETAIL ON S1



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT  
CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING  
DO NOT SCALE REPORT DISCREPANCIES



The architect noted above has exercised responsible control with respect to design activities as per the Ontario Building Code

PROJECT ARCHITECT:  
**PAUL ROTH**

272 Riverside Drive Toronto M6S 4B2  
E: paul@paulrotharchitect.com  
T: 416.529-2100 W: paulrotharchitect.com  
Certificate of Practice Number - 4939

In joint venture with:  
**Antonio Greco ARCHITECT Inc.**  
10 Polo Crescent,  
Vaughan, ON L4L 8W6  
647-928-5125  
mail@antoniogreco.ca

Certificate of Practice Number - 4921

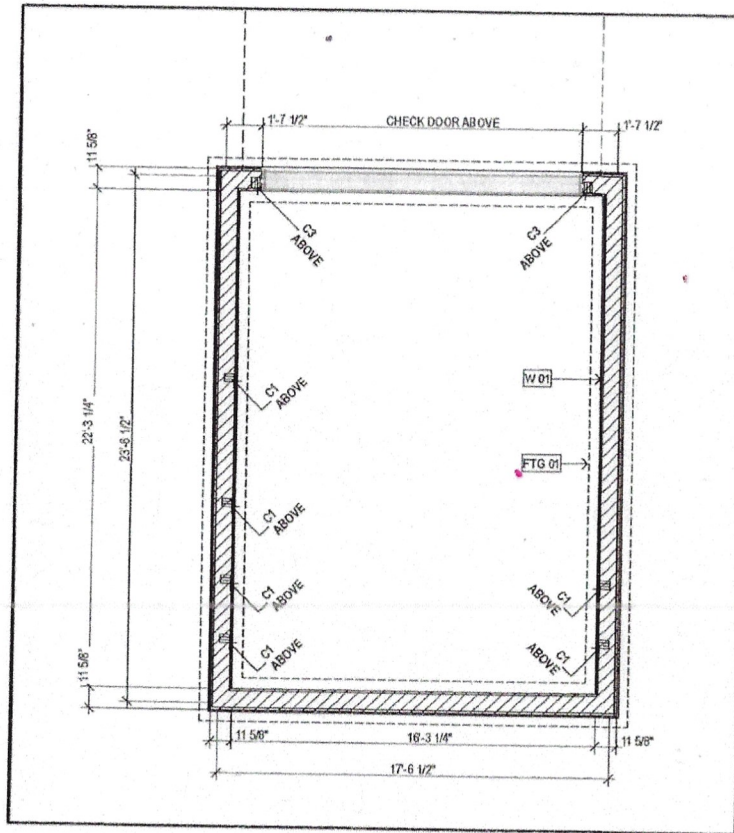
PROJECT TITLE  
**NEW ACCESSORY BUILDING - DETACHED GARAGE**  
1018 Tom Wroe Road Port Carling,  
Muskoka Lakes ON P0B 1J0

NO	DATE	BY	ISSUED FOR / REVISIONS
1	28 JULY 2020	AG	Permit

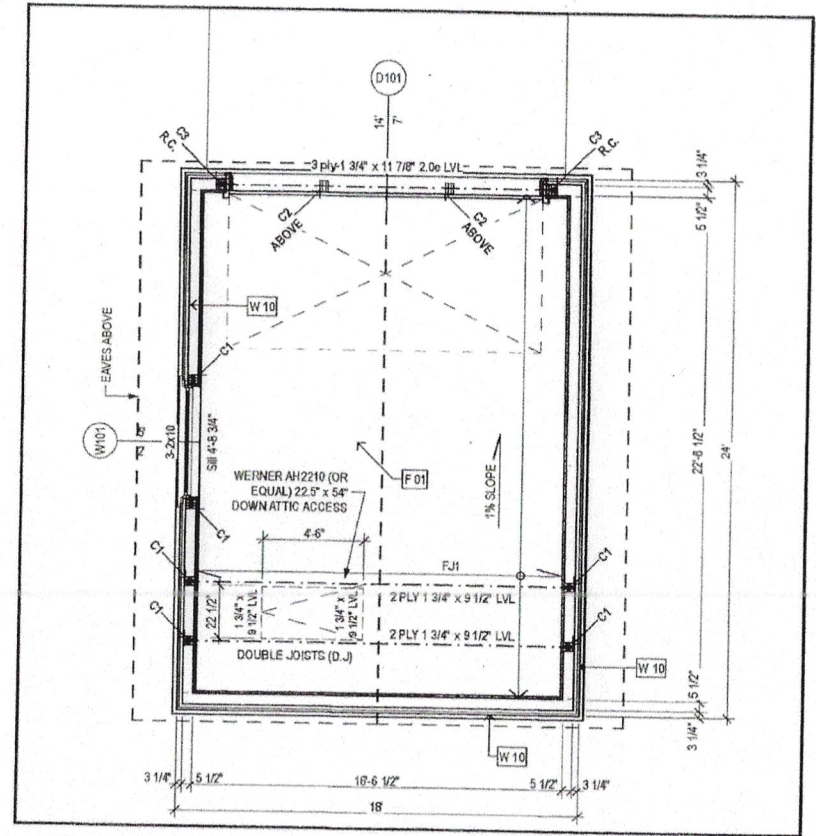
**Foundation & Ground Floor Plan**

DATE	March 2020	SCALE	3/16" = 1'-0"
DRAWN	AGAI	DRAWING NUMBER	
CHECKED	PRA		
AGA PROJECT No	2007		
PRA PROJECT No	1411		

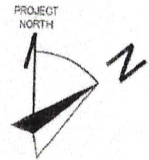
**A.6**

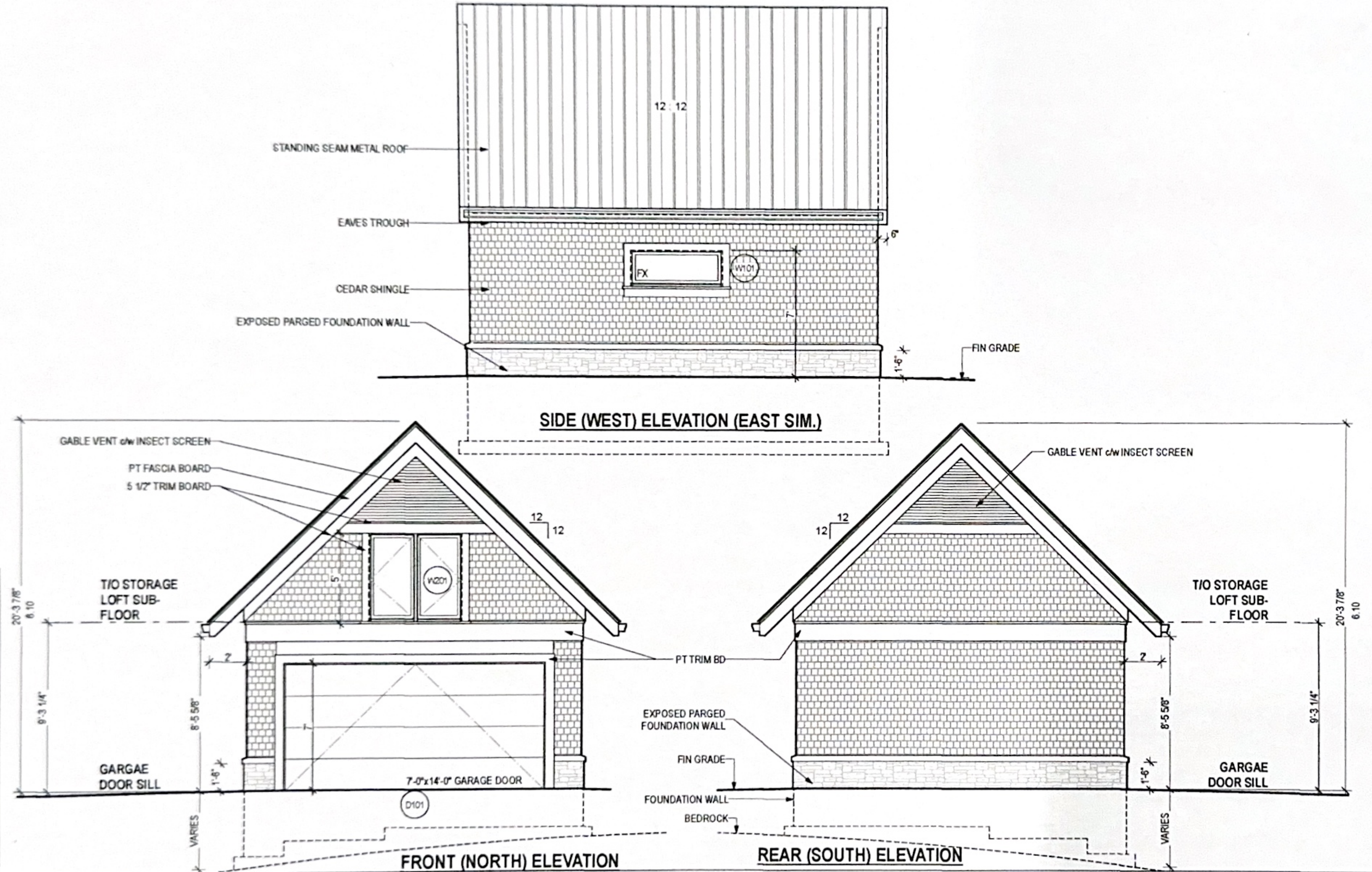


1 GARAGE FOUNDATION PLAN  
A.6



2 GARAGE GROUND FLOOR PLAN  
A.6





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PROJECT ARCHITECT:

**PAUL ROTH**  
ARCHITECT INC.  
272 Riverside Drive Toronto M6S 4B2  
E: paul@paulrotharchitect.com  
T: 416.529-2100 W: paulrotharchitect.com  
Certificate of Practice Number - 4959

In joint venture with:

**Antonio Greco** ARCHITECT Inc.  
16 Polo Crescent, Vaughan, ON L4L 8W6  
647-926-5125  
mail@antoniogreco.ca

Certificate of Practice Number - 4921

PROJECT TITLE

**NEW ACCESSORY BUILDING - DETACHED GARAGE**

1018 Tom Wroe Road Port Carling, Muskoka Lakes ON P0B 1J0

NO	DATE	BY	ISSUED FOR / REVISIONS
1	23 JULY 2020	AG	Permit

**Elevations**

DATE	March 2020	SCALE	3/16" = 1'-0"
DRAWN	AGAi	DRAWING NUMBER	
CHECKED	PRA		
AGAI PROJECT No.	2007		
PRA PROJECT No.	1411		