

1 Bailey Street Port Carling, ON P0B 1J0

E: 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-28/24 Roll No.: 7-7-055

Owner:	Donna Meyers, Suite 2, 338 Dundas Street, Woodstock, ON, N4S 1B4		
Address &	1016 Kimberley Point Road, Unit #3		
Description:	Part of Lot 10, Concession C, Parcel 7816, (Medora)		
Zoning:	Waterfront Residential	Moon River	Schedule: 41
_	(WR1)	(Category 2 River)	
Hearing Date: Monday, May, 13th, 2024 at 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, 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:

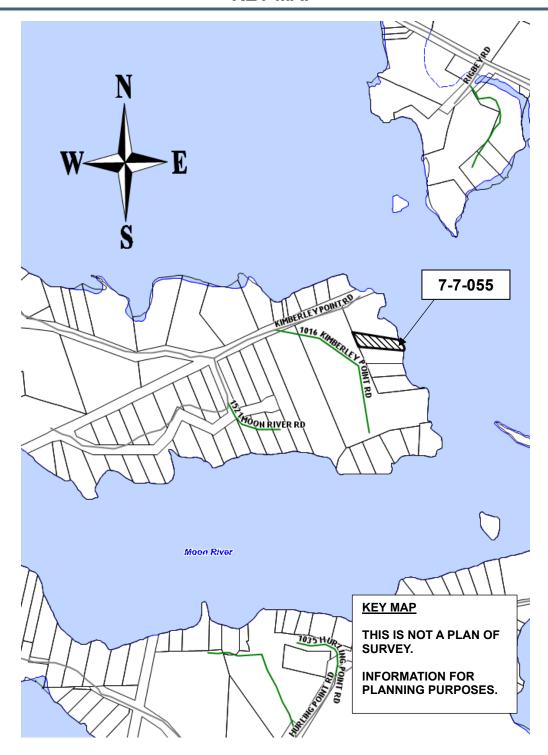
The applicant proposes to construct a new two storey sleeping cabin.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
А	3.4.1 e.	Minimum Lot Frontage	100 ft.	98 ft.	2 ft.
В	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 Feet of the High Water Mark)	8% (1,444 sq. ft.)	8.8% (1,590 sq. ft.)	146 sq. ft.

A key map of the subject property and the applicants' 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 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, 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 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 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

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. 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.

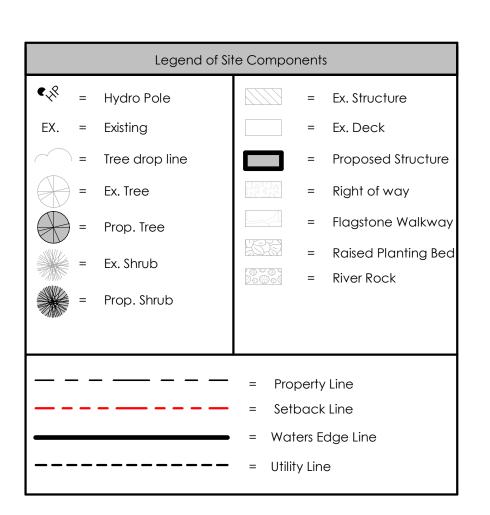
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes this 30th day of April, 2024.

Chelsea Ward, Secretary-Treasurer Committee of Adjustment planning@muskokalakes.ca



1016 KIMBERLEY POINT ROAD UNIT #3 ROLL # 4453-070-0070-5500 PART OF LOT 10 CON C (MEDORA) TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA



ZONE REQUIREMENTS		
Zoning Description	WR-1	
Lake Category	Category 2	
Lot Area (Min):	Exis	sting
Lot Frontage (Min):	Exis	sting
Lot Coverage (Bylaw Max):	8%	
Lot Coverage (Variance):	8.8% (A-37/21)	
Dock Variance:	A-10/22	
	FEET	METERS
Front Yard (Min):	66	20.1
Interior Side Setback (Min):	15	4.6
Exterior Side Setback (Min):	30	9.1
Rear Yard (Min):	15	4.6
Height (Max):	35	10.7

LOT COVERAGE CALCULATIONS		
	SQFT.	SQM.
Area of Total Lot	22, 848	2123
Area of Lot Within 200 FT.	18, 051	1677
Area of Existing Cottage	1286	120
Area of Existing Uncovered Deck	646	60
Area of Proposed Sleeping Cabin	304	28.4
Area of Proposed Uncovered Deck	257	23.87
Area of Proposed Dock	400	37.1

	%	SQFT.	SQM.
Existing Lot Coverage	7.1	1286	120
Proposed Lot Coverage	8.8	1590	148

The owner agrees to preserve all natural vegetation and healthy trees and any natural water courses. All vegetation between the dwelling and the high water mark shall remain

All tree removal and grading/filling must comply with the TREE PRESERVATION AND SITE ALTERATION by-laws. All site drainage shall be sloped away from proposed

construction by a minimum of 2%
All external lighting shall be Dark Sky compliant. Intensity of light shall be max. 40 watt. Light facing the lake shall be reduce by timers from 11pm to 6am and flood lights shall

All construction activities are restricted from the shoreline buffer. All native trees, shrub and grass species shall be

Dock construction shall be completed from a barge

Existing driveway to be used as construction access. All disturbed areas of driveway to be brought back to original

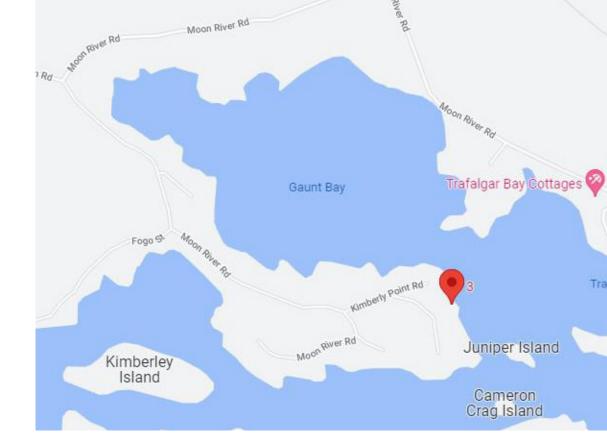
in its natural state.

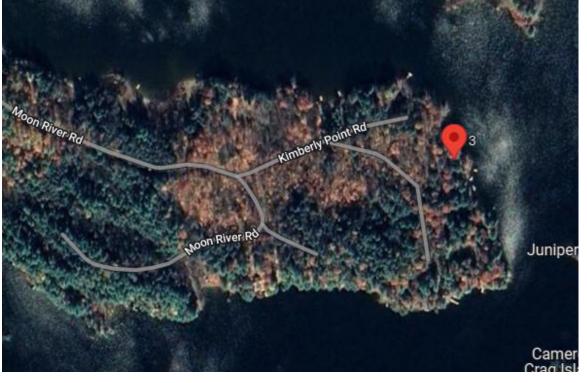
not be permited.

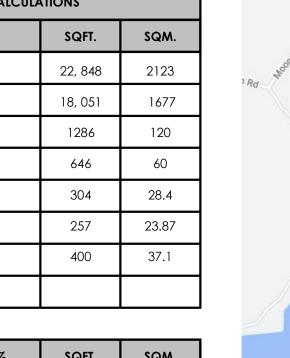
wherever practical.

pre-state construction.

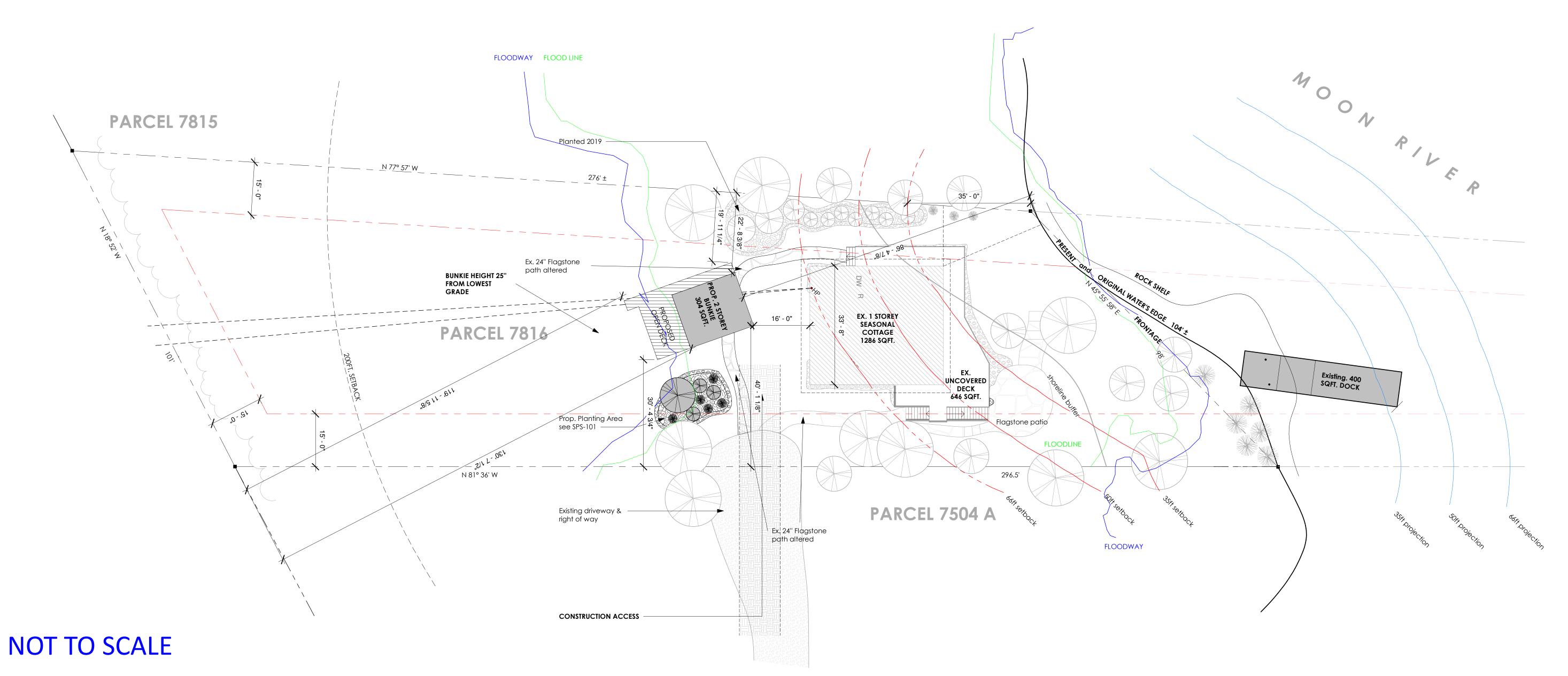
maintained.

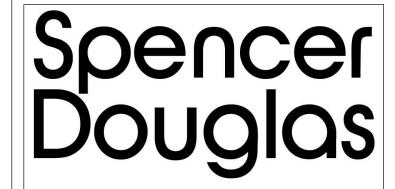












PLANNING • DESIGN

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Client N	lame		
	Freema	n/Meyer	
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esign) The u	er ındersigned has review	ed and takes recogn	nsibility for
thi	s design, and has the q	ualifications and me	ets the
requi	s design, and has the q rements set out in the (Ontario Building Coo gner.	le to be a
	QUALIFICATION	S INFORMATION	
Req	uired unless design is e		5.1 of the
	buildin	y 000 0 .	

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

Site Plan

SD22-0205 Project Number 4/29/2024 3:21:03 PM Drawn By

SPC-100



2 P_A_Left Elevation 1/4" = 1'-0"



3	P A Rear Elevation
ુ	1/4" = 1'-0"

Window Schedule			
Mark	Level	Height	Width
W1	Proposed Main Level	60"	30"
W3	Proposed Main Level	60"	30''
W4	T/O Main Level	30"	30"
W5	Proposed Main Level	30"	30''
W6	T/O Main Level	24"	24"
W7	T/O Main Level	24"	24"
W8	Proposed T/O Second Level	60"	84"
W11	Proposed T/O Second Level	60"	84"
W15	T/O Main Level	22 1/2"	
W16	T/O Main Level	22 1/2"	
W19	T/O Main Level	28 1/2"	

Door Schedule			
Mark	Level	Height	Width
D1	Proposed Main Level	80"	34"
D2	Proposed Main Level	80"	30"
D6	Proposed Main Level	80"	28"



Spencer Douglas LTD 117413
FIRM NAME FIRM BCIN

Sheet Name

Scale

Elevations

 Project Number
 SD22-0205

 Date
 2/28/2024 12:19:25 PM

 Drawn By
 XX

 Checked By
 XX

1/4" = 1'-0"

Spencer Douglas

Description

DRAFT

Kimberley Point Cottage #3

Freeman/Meyer

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.

SIGNATURE

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

True North

Project North

Client Name

A-200

FOR INFORMATIONAL PURPOSES ONLY

