



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

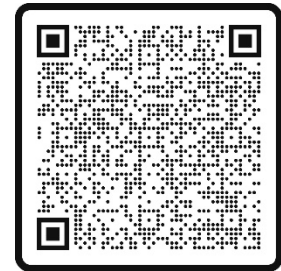
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

**File No.: A-31/24**

**Roll No.: 2-8-027**

<b>Owner:</b>	2497359 Ontario Inc., 21 Stuart Street, Guelph, ON, N1E 4S3		
<b>Address &amp; Description:</b>	1111 Shennamere Road, Unit #6 Part of Lot 34, Concession 2, Part 1, Plan 35R-23168, (Watt)		
<b>Zoning:</b>	Waterfront Residential (WR5)	Lake Rosseau (Category 1 Lake)	Schedule: 29
<b>Hearing Date: Monday, May, 13th, 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:

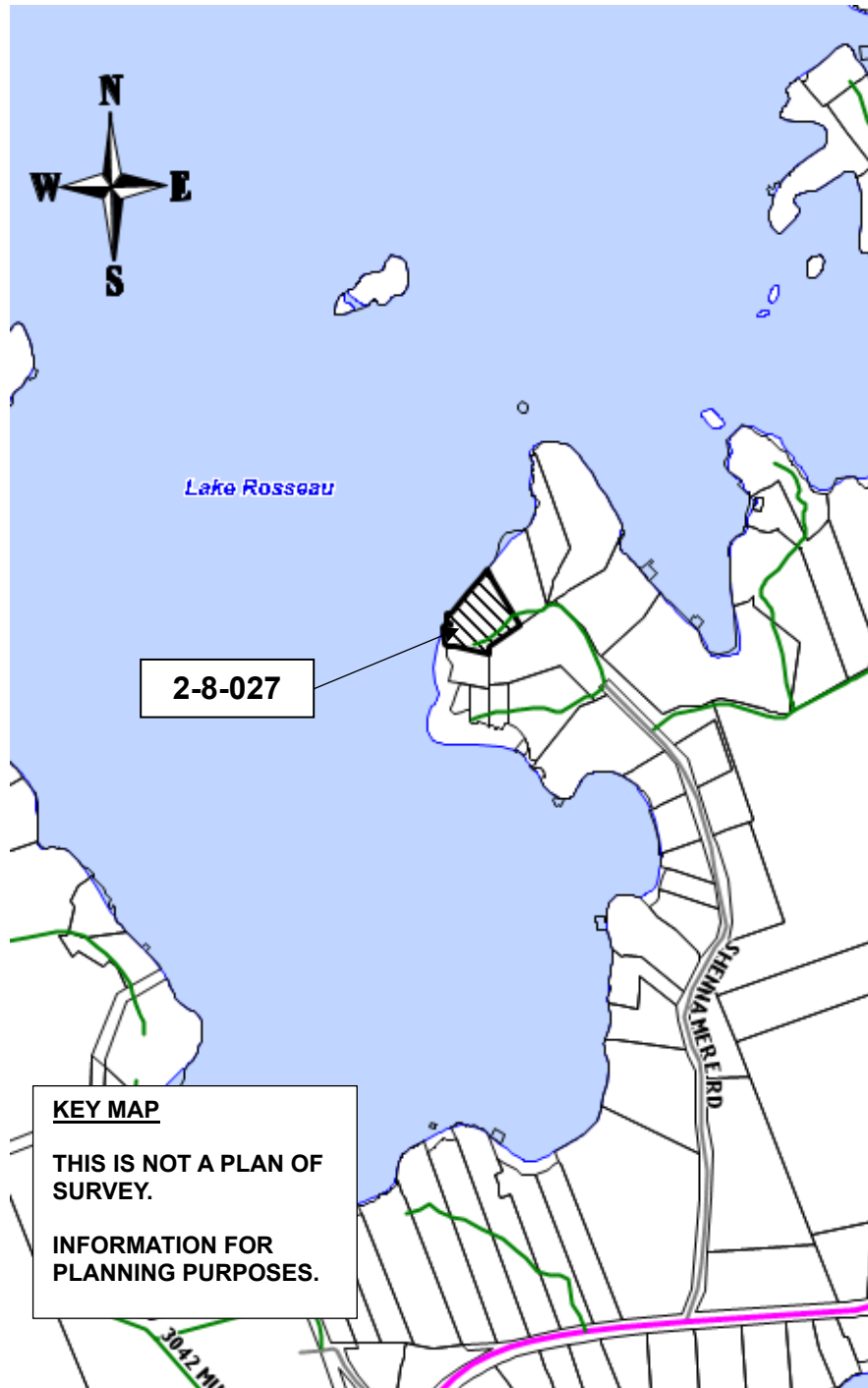
The applicant proposes to construct a new one storey detached garage.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage Within 200 Feet	10% (7,649 sq. ft.)	10.8% (8,289.5 sq. ft.)	640.5 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](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.

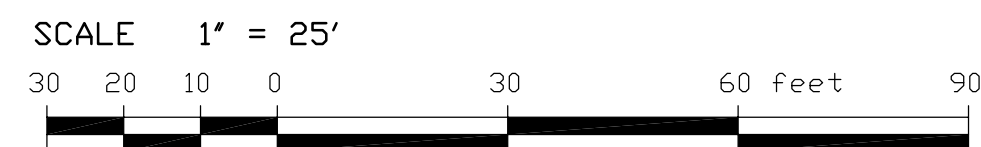
Dated at the Township of Muskoka Lakes  
this 30<sup>th</sup> day of April, 2024.

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

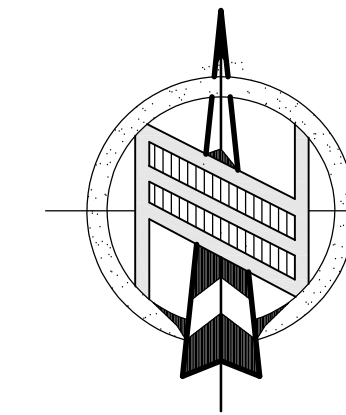
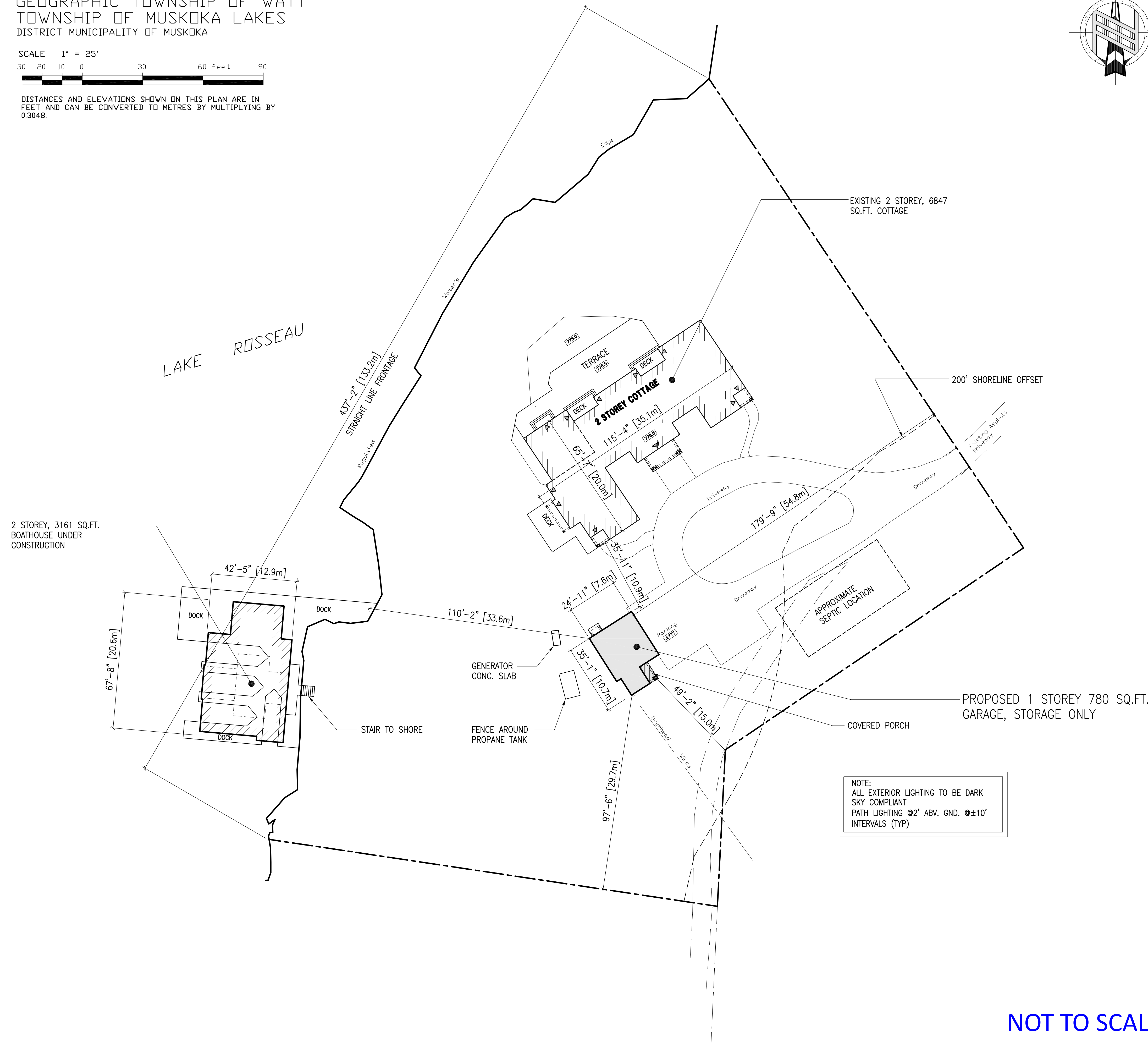




PLAN OF:  
PART OF LOT 34, CONC. 2  
GEOGRAPHIC TOWNSHIP OF WATT  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA



DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.



NOT TO SCALE



**1 KEY PLAN**  
SCALE: DNS

**OWNER**  
2497359 ONTARIO INC.  
c/o John & Pam Rennie  
21 Stuart St.  
Guelph ON.  
N1E 4B3

**ARCHITECT**  
Ian MacLaren Architect Inc.  
295 ROBINSON ST., SUITE 300  
OAKVILLE, ONTARIO L6J 1G7  
ATTENTION: IAN MACLAREN  
PH: 905-339-1219 EXT. 225

**APPLICANT:**  
**OWNER'S AGENT**

**SITE STATISTICS**

**ADDRESS:** 1111 Shennamere Road, Unit 6  
TOWNSHIP OF MUSKOKA LAKES, ONTARIO

**LEGAL DESCRIPTION:** PART OF LOT 34 CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF WATT  
TOWNSHIP OF MUSKOKA LAKES

**ZONING:** WRS  
(EXEMPTION 87-690)

	%	METRIC	IMPERIAL
<b>LOT AREA:</b>		8,009.75	86,216.23 (1.98 acres)
<b>WITHIN 200' OF SHORE:</b>		7,107.03	76,499.41 (1.76 acres)
<b>LOT FRONTAGE:</b>		133.26	437.20 (437'-2")
<b>LOT COVERAGE:</b>			
PERMITTED (10% of lot area)	10.00%	710.70	7,649.94
<b>COTTAGE</b>		378.79	4077.21
<b>COTTAGE SCREENED PORCH</b>		59.92	644.95
<b>COTTAGE COVERED PORCHES</b>		25.66	276.15
<b>BOATHOUSE</b>		233.33	2511.55
<b>PROPOSED GARAGE (INCL. COVERED PORCH)</b>		72.43	779.62
<b>TOTAL PROPOSED COVERAGE:</b>	10.84%	331.41	8289.48

**GARAGE FLOOR AREAS:**

	METRIC	IMPERIAL
<b>GROUND FLOOR</b>	65.40	704.00
<b>TOTAL FLOOR AREA:</b>	65.40	704.00

**GARAGE ENVELOPE:**

HEIGHT	METRIC	IMPERIAL
MAXIMUM ALLOWABLE HEIGHT	7.62	25.00 (25'-0")
PROPOSED HEIGHT TO HIGHEST ROOF	7.54	24.75 (24'-9")

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



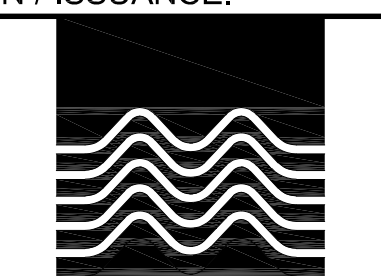
**SITE ACCREDITATION:**  
PART OF LOT 34, CONC. 2  
GEOGRAPHIC TOWNSHIP OF WATT  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA  
BASE MAP SOURCE:  
COOTE, HILEY, JEMMETT LTD.  
ONTARIO LAND SURVEYORS

IMPERIAL  
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

**SITE LEGEND:**

	PROPERTY LINE
	EXISTING GRADE
	FINISHED GRADE
	F.F.E. FINISHED FLOOR ELEVATION
	F.B.E. FINISHED BASEMENT ELEVATION
	F.D.E. FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	PROPOSED ADDITION AREA
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	SURVEY MONUMENT FOUND
	SURVEY MONUMENT SET
	SIB STANDARD IRON BAR
	IB IRON BAR
	IT IRON TUBE
	WIT WITNESS
	OU ORIGIN UNKNOWN
	DIA DIAMETER
	HP HYDRO POLE
	MEAS. DENOTES MEASURED
	F.d. FOUND

1 02.07.24 ISSUED FOR CofA  
REF. DATE DESCRIPTION:  
REVISION / ISSUANCE:



ian MACLAREN ARCHITECT inc  
905.339.1219  
295 ROBINSON ST., SUITE 300, OAKVILLE, ON L6J 1G7

**CLIENT:**  
**RENNIE COTTAGE**

ADDRESS: 1111-6 SHENNAMERE RD.  
MUNICIPALITY: MUSKOKA LAKES, ON.

**DRAWING TITLE:**  
**SITE PLAN & SITE STATISTICS**

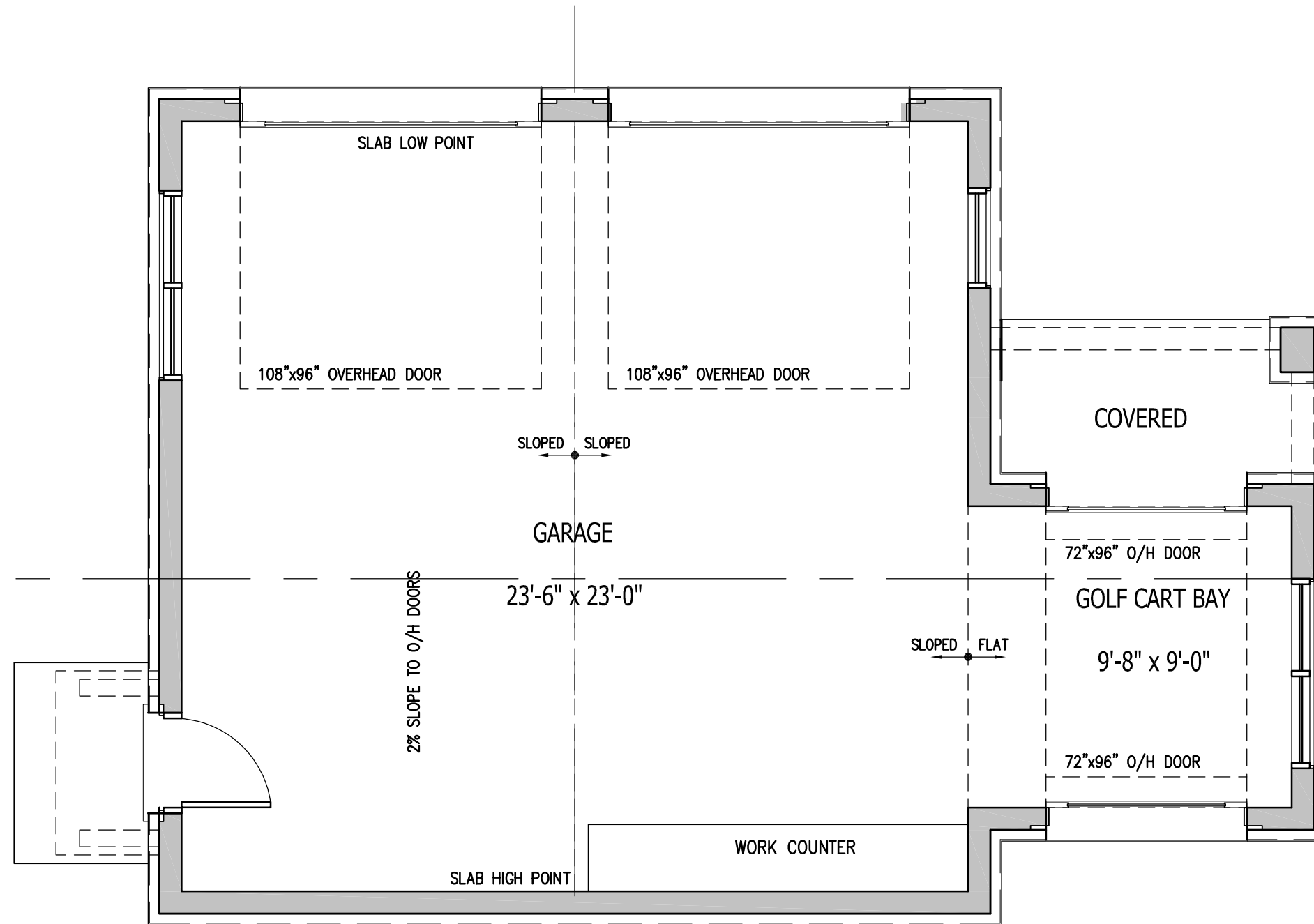
DRAWN: A.B.  
DATE: FEB.2024 SCALE: AS NOTED

JOB NUMBER: 20117 SHEET NUMBER: A1-2

**3 SITE PLAN**  
SCALE: 1"=25'

**2 SITE STATISTICS**  
SCALE: DNS

NOT TO SCALE



RENNIE GARAGE  
SHENNAMERE, LAKE ROSSEAU

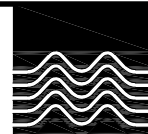
FOR INFORMATIONAL PURPOSES ONLY

20117

February 7, 2024

FLOOR PLAN  
704 sq.ft.

1/4" = 1'-0"



NOT TO SCALE

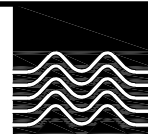


February 7, 2024  
SOUTH ELEVATION

RENNIE GARAGE  
SHENNAMERE, LAKE ROSSEAU

FOR INFORMATIONAL PURPOSES ONLY 20117

1/4" = 1'-0"



NOT TO SCALE

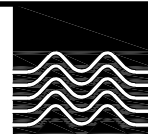


RENNIE GARAGE  
SHENNAMERE, LAKE ROSSEAU

FOR INFORMATIONAL PURPOSES ONLY 20117

February 7, 2024  
EAST ELEVATION

1/4" = 1'-0"





NOT TO SCALE



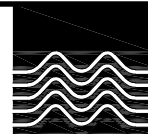
RENNIE GARAGE  
SHENNAMERE, LAKE ROSSEAU

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20117

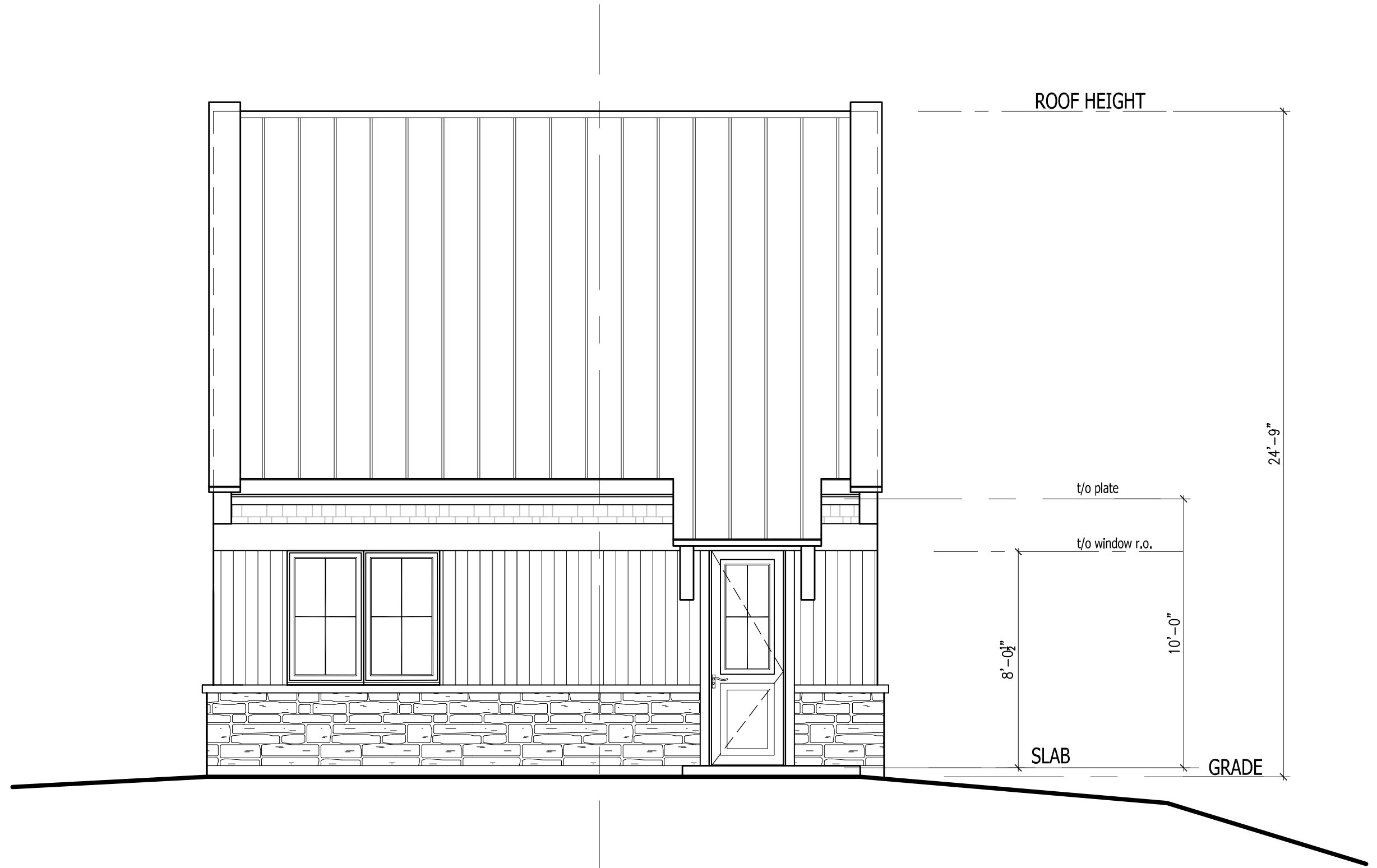
February 7, 2024  
NORTH ELEVATION

1/4" = 1'-0"





NOT TO SCALE



RENNIE GARAGE  
SHENNAMERE, LAKE ROSSEAU

FOR INFORMATIONAL PURPOSES ONLY

20117

February 7, 2024

WEST ELEVATION

1/4" = 1'-0"

