

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

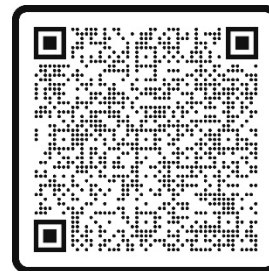
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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-38/24
Roll No.: 1-2-158-2

Owners:	Robert and Sherry Smith, 3226 Douglas Street, Burlington, ON, L7N 1G7		
Address & Description:	1259 Tribble Road, Unit #25 Part of Lot 8, Concession 2, Parts 9 and 13, Plan 35R-20709, (Cardwell)		
Zoning:	Waterfront Residential (WR5-7)	Skeleton Lake (Category 2 Lake)	Schedule: 11
Hearing Date: Monday, June, 10th, 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:

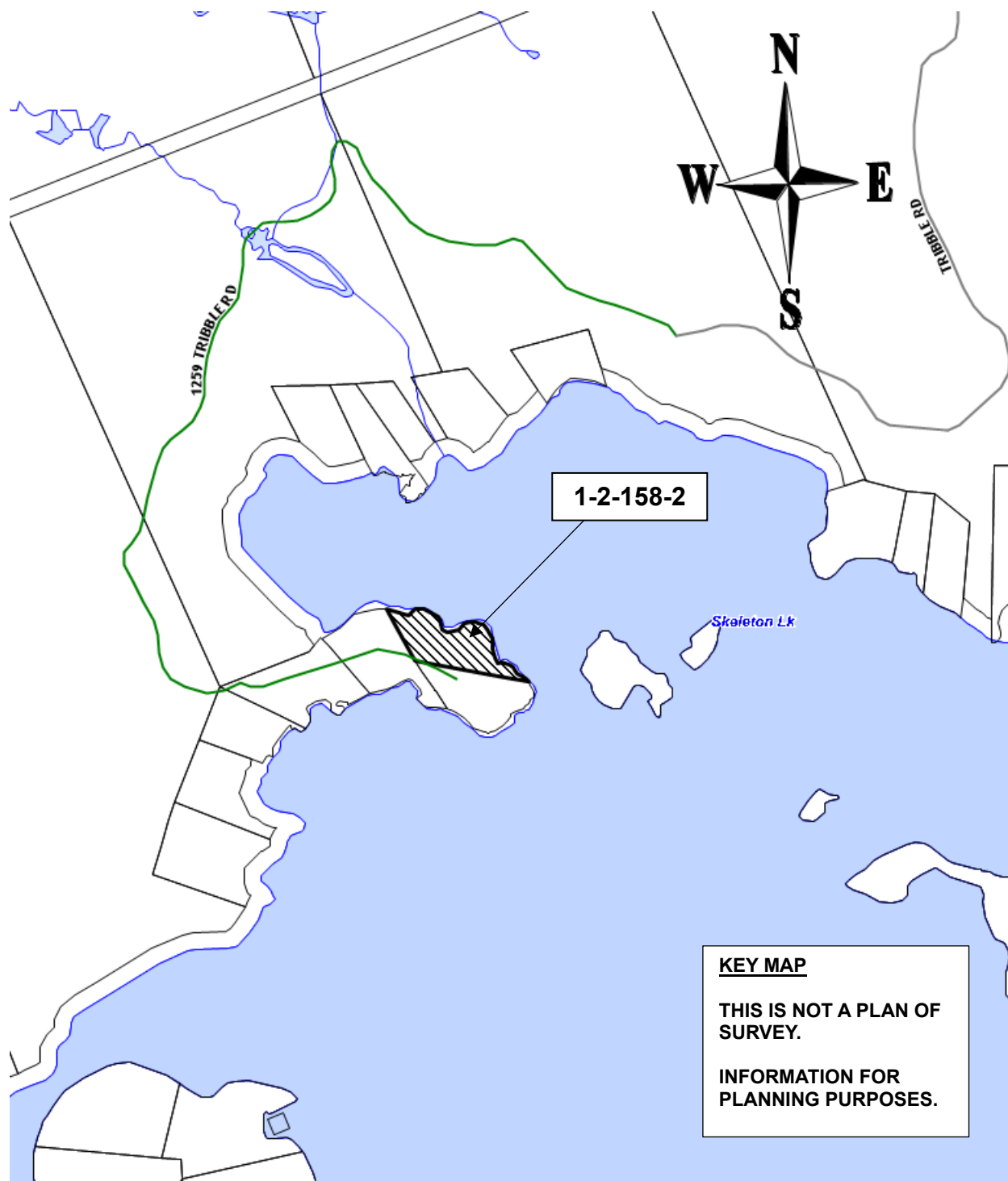
The applicant proposes to construct a dwelling addition (enclosed sunroom) on an existing sundeck. The requested variance is summarized as follows:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3	Minimum Front Yard Setback (Dwelling)	66 ft.	62.5 ft.	3.5 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.

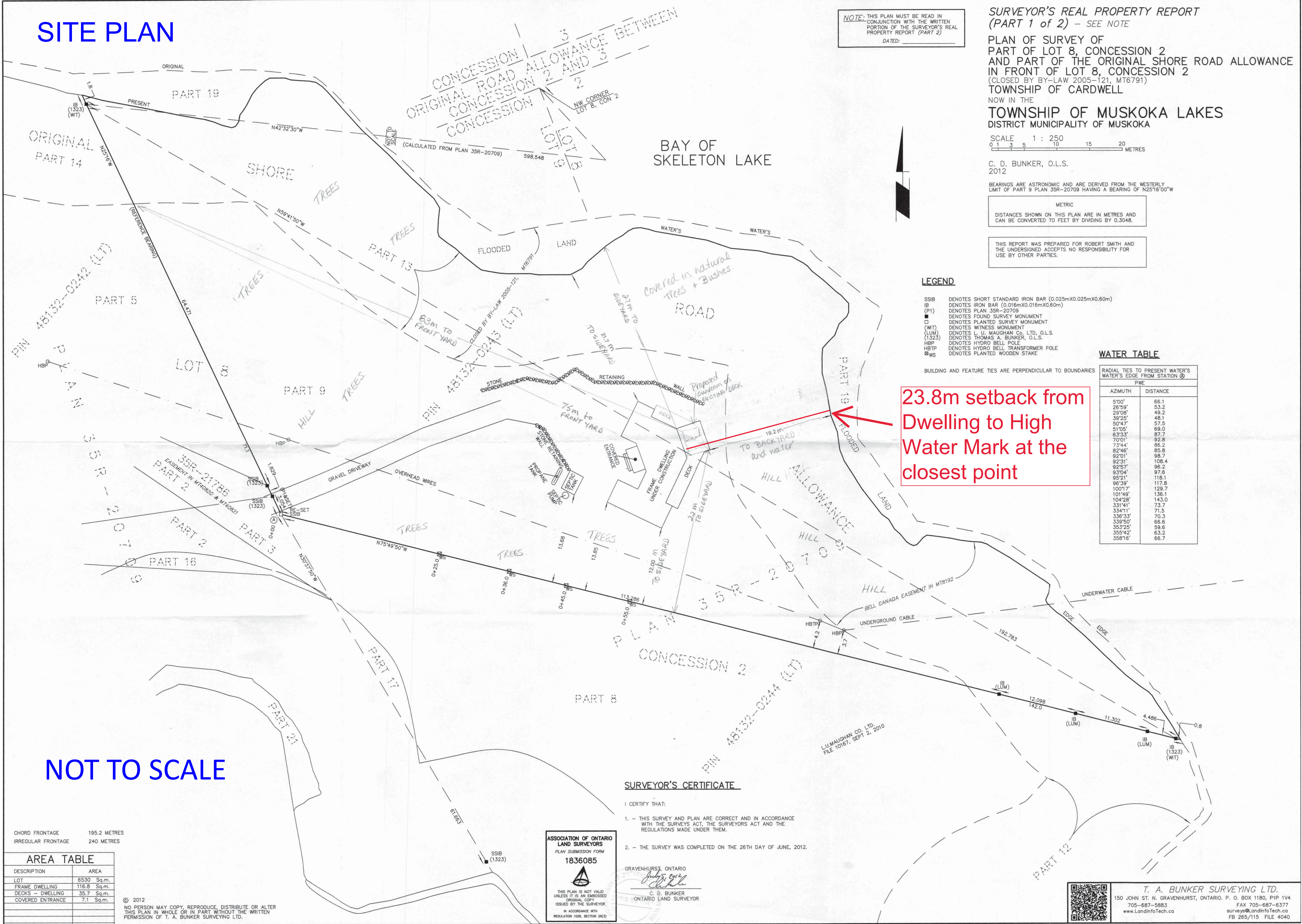
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 28th day of May, 2024.

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



SITE PLAN



NOTE: THIS PLAN MUST BE READ IN CONJUNCTION WITH THE WRITTEN PORTION OF THE SURVEYOR'S REAL PROPERTY REPORT (PART 2)
DATED: _____

SURVEYOR'S REAL PROPERTY REPORT
(PART 1 of 2) – SEE NOTE
PLAN OF SURVEY OF
PART OF LOT 8, CONCESSION 2
AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF LOT 8, CONCESSION 2
(CLOSED BY BY-LAW 2005-121, MT6791)
TOWNSHIP OF CARDWELL
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 250
0 1 3 5 10 15 20 METRES

C. D. BUNKER, O.L.S.
2012

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE WESTERLY LIMIT OF PART 9 PLAN 35R-20709 HAVING A BEARING OF N25°16'00"W

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

THIS REPORT WAS PREPARED FOR ROBERT SMITH AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

LEGEND

- SSIB DENOTES SHORT STANDARD IRON BAR (0.025mX0.025mX0.60m)
- IB DENOTES IRON BAR (0.016mX0.016mX0.60m)
- (P1) DENOTES PLAN 35R-20709
- DENOTES FOUND SURVEY MONUMENT
- DENOTES PLANTED SURVEY MONUMENT
- (WIT) DENOTES WITNESS MONUMENT
- (LUM) DENOTES L. U. MAUGHAN CO. LTD., O.L.S.
- (1323) DENOTES THOMAS A. BUNKER, O.L.S.
- HBP DENOTES HYDRO BELL POLE
- HBTB DENOTES HYDRO BELL TRANSFORMER POLE
- WS DENOTES PLANTED WOODEN STAKE

BUILDING AND FEATURE TIES ARE PERPENDICULAR TO BOUNDARIES

WATER TABLE

RADIAL TIES TO PRESENT WATER'S WATER'S EDGE FROM STATION ②	
PWE	
AZIMUTH	DISTANCE
5°00'	66.1
26°59'	53.2
29°08'	49.2
39°25'	48.1
50°47'	57.5
51°05'	69.0
63°33'	87.7
70°01'	92.8
73°44'	86.2
82°46'	85.8
92°01'	98.7
92°31'	108.4
92°57'	96.2
93°04'	97.6
95°21'	118.1
96°39'	117.8
100°17'	129.7
101°49'	136.1
104°28'	143.0
331°41'	73.7
334°11'	71.5
336°33'	70.3
339°50'	66.6
353°25'	59.6
355°42'	63.2
358°16'	66.7

23.8m setback from Dwelling to High Water Mark at the closest point

NOT TO SCALE

CHORD FRONTAGE 195.2 METRES
IRREGULAR FRONTAGE 240 METRES

AREA TABLE	
DESCRIPTION	AREA
LOT	6530 Sq.m.
FRAME DWELLING	116.8 Sq.m.
DECKS - DWELLING	35.7 Sq.m.
COVERED ENTRANCE	7.1 Sq.m.

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF T. A. BUNKER SURVEYING LTD.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1836085
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR.
IN ACCORDANCE WITH REGULATION 1026, SECTION 28(3)

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 26TH DAY OF JUNE, 2012.

GRAVENHURST, ONTARIO
C. D. BUNKER
ONTARIO LAND SURVEYOR



T. A. BUNKER SURVEYING LTD.
150 JOHN ST. N. GRAVENHURST, ONTARIO. P. O. BOX 1180, PIP 1V4
705-687-5883 FAX 705-687-6377
www.LandInfoTech.ca surveys@LandInfoTech.ca
FB 265/115 FILE 4040



GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- CONTRACTOR/BUILDER TO VERIFY ALL DIMENSIONS.
- ALL MANUFACTURED MATERIALS TO BE HANDLED AND STORED AS PER MANUFACTURES INSTRUCTIONS.
- CONTRACTOR/BUILDER IS RESPONSIBLE FOR ARRANGING ALL INSPECTIONS AS PER O.B.C.
- ALL HEALTH AND SAFETY REGULATIONS TO BE FOLLOWED WITH REGARDS TO CONSTRUCTION OF THIS PROJECT.
- THE DESIGNER SHALL BE NOTIFIED OF ANY CHANGES IN SITE CONDITIONS WHICH MAY REQUIRE CHANGES IN EXISTING DESIGN ASSUMPTIONS.

SPECIFIC NOTES:

- CONTRACTOR/BUILDER TO PROVIDE POCKETS FOR FLOOR BEAMS WHERE REQUIRED (SEE FLOOR LAYOUT FROM FLOOR SYSTEM PROVIDER).
- FOOTING DIMENSIONS ARE FROM CENTRE OF FOOTING TO CENTRE OF FOOTING.
- FOUNDATION WALL DIMENSIONS ARE EXTERIOR WALL MEASUREMENTS AND DO NOT INCLUDE A FINISH OF ANY KIND.
- STUD WALL DIMENSIONS ARE FROM OUTSIDE STUD TO OUTSIDE STUD AND DO NOT INCLUDE WALL FINISHES.
- ALL NEW FOOTINGS AND FOUNDATIONS SHALL BE CONSTRUCTED SO AS NOT TO INTERFERE WITH EXISTING FOOTINGS AND STRUCTURES.

March 24/24 Released for permit submittal

Date Revision

DOUBLE D DRAFTING & DESIGN
4277 STISTED ROAD S.
SPRUCEDALE, ONTARIO P0A 1Y0

Email: doubledddraftinganddesign@gmail.com

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Signed: *[Signature]*

705-788-4553
B.C.I.N. 38724
FIRM B.C.I.N. 102590

Project Name and Address

Sherry & Bob Smith
1259 Tribble Road P0B 1M0
Township of Muskoka Lakes

Project
Proposed 3 Season addition

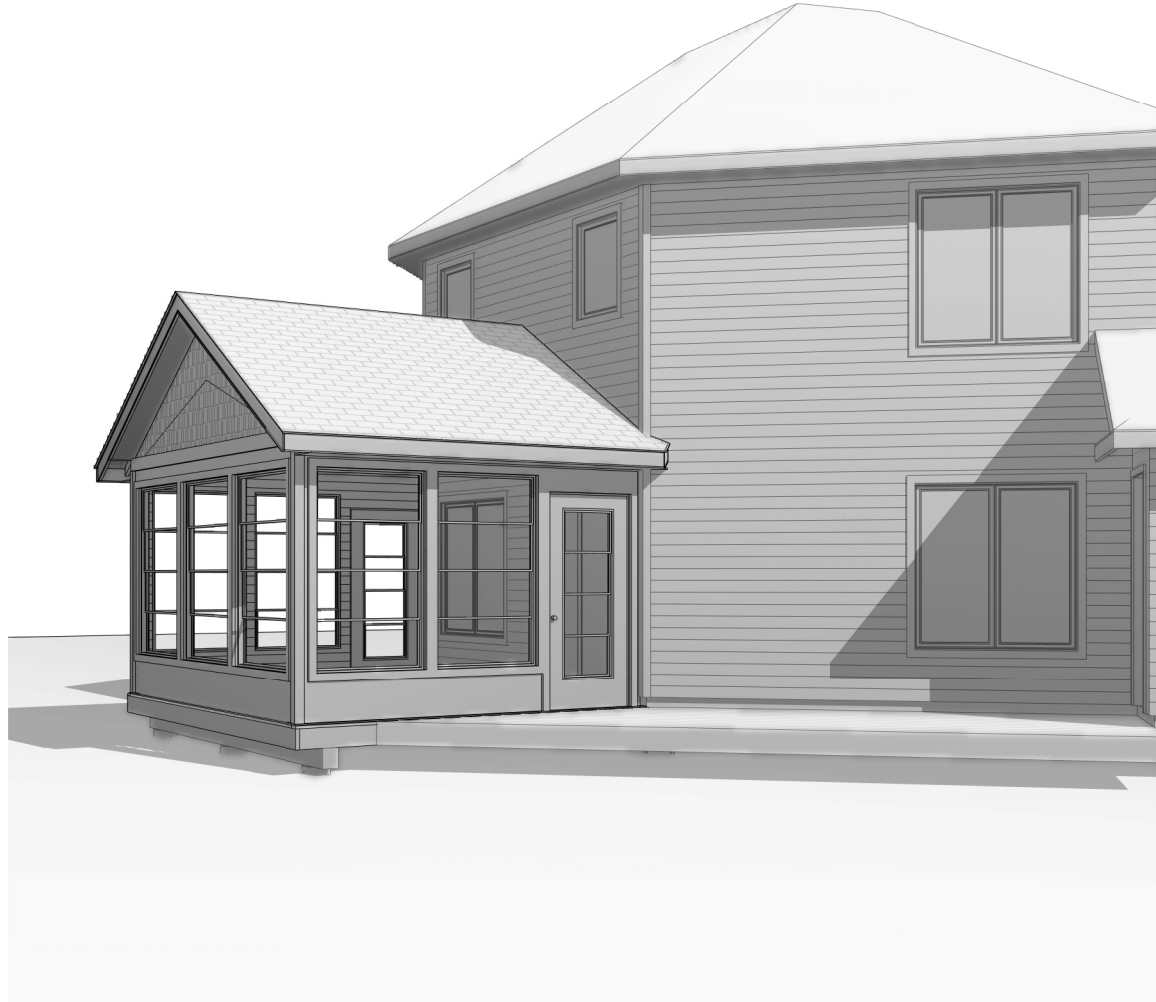
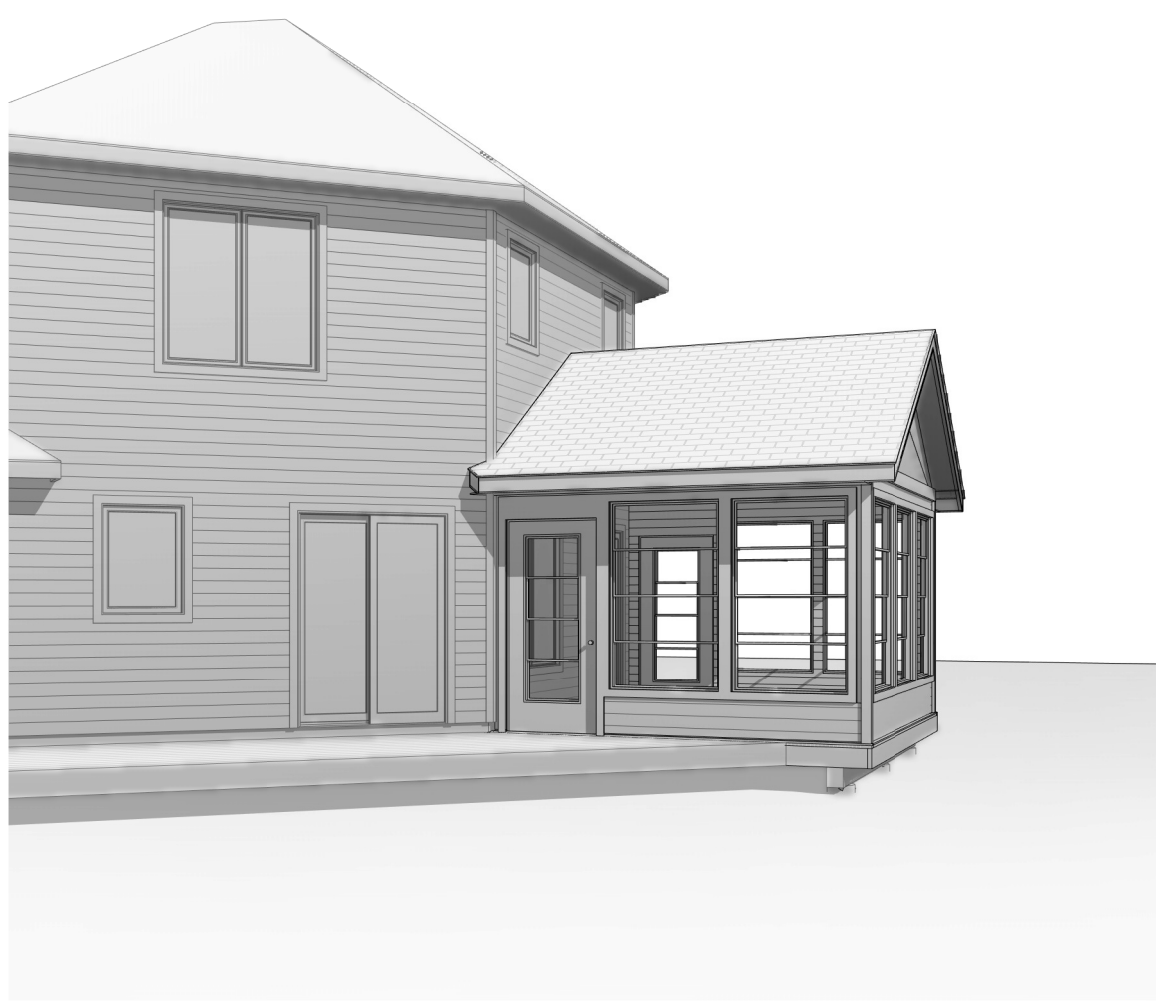
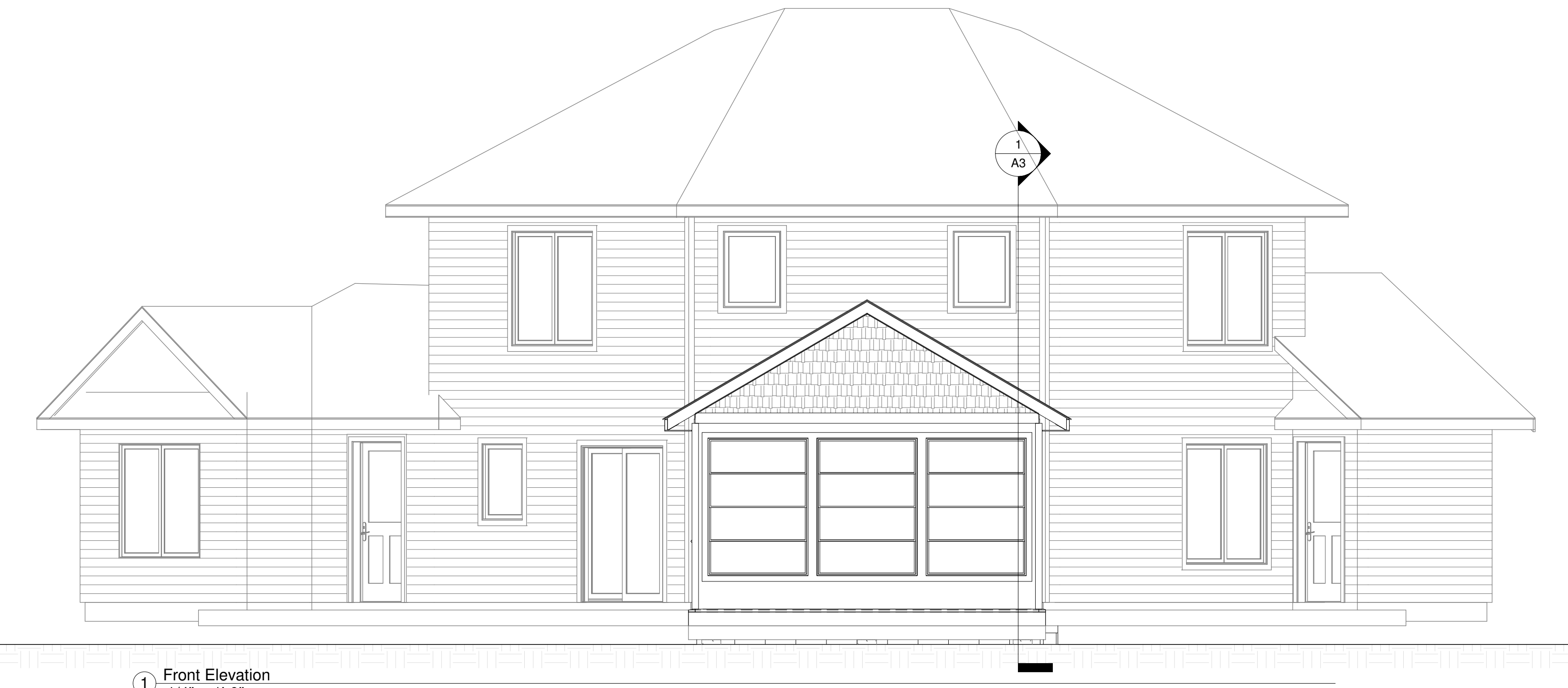
A2

Date
March 24 2024

Sheet

Scale
1/4" = 1'-0"

Elevations



NOT TO SCALE

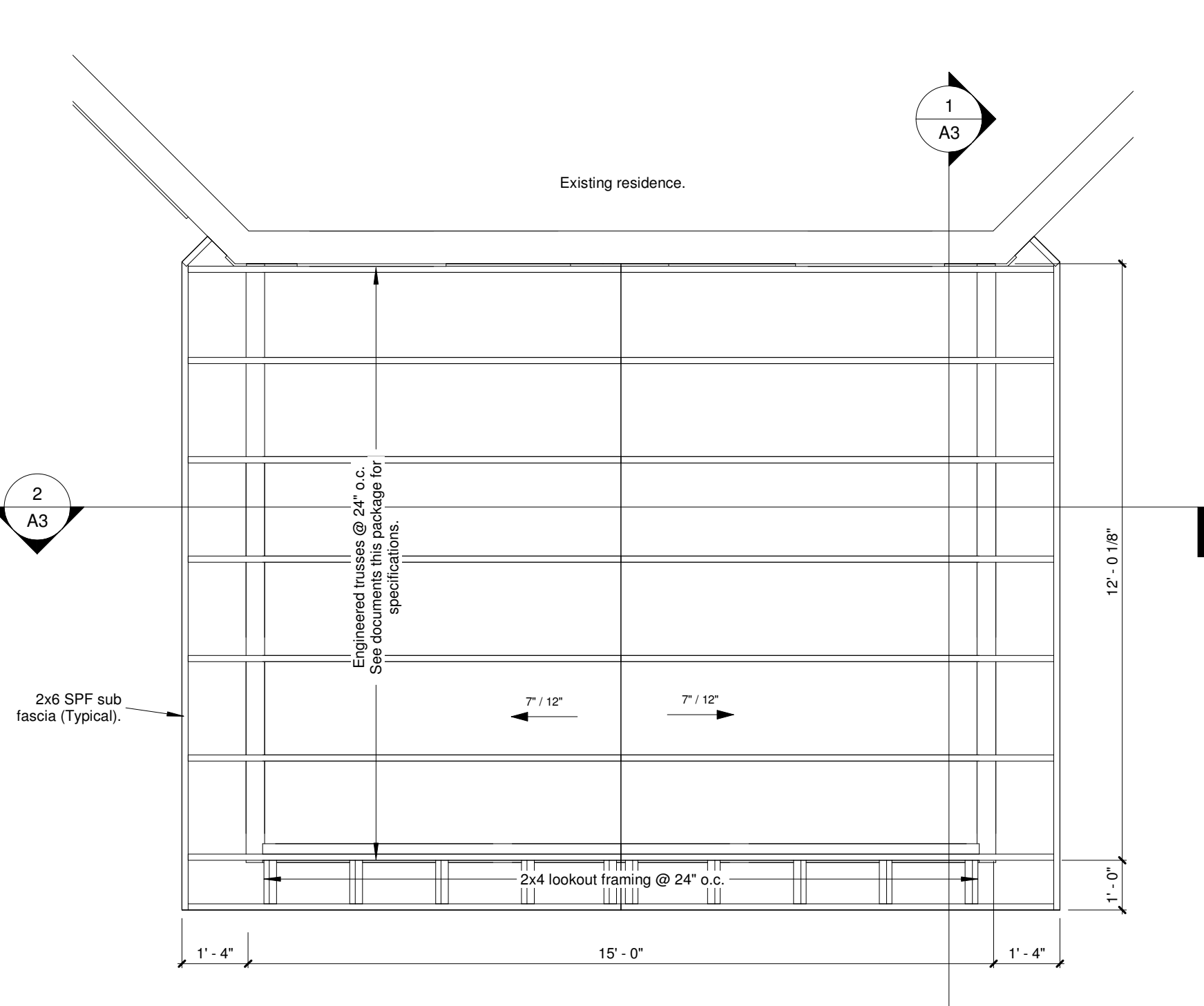
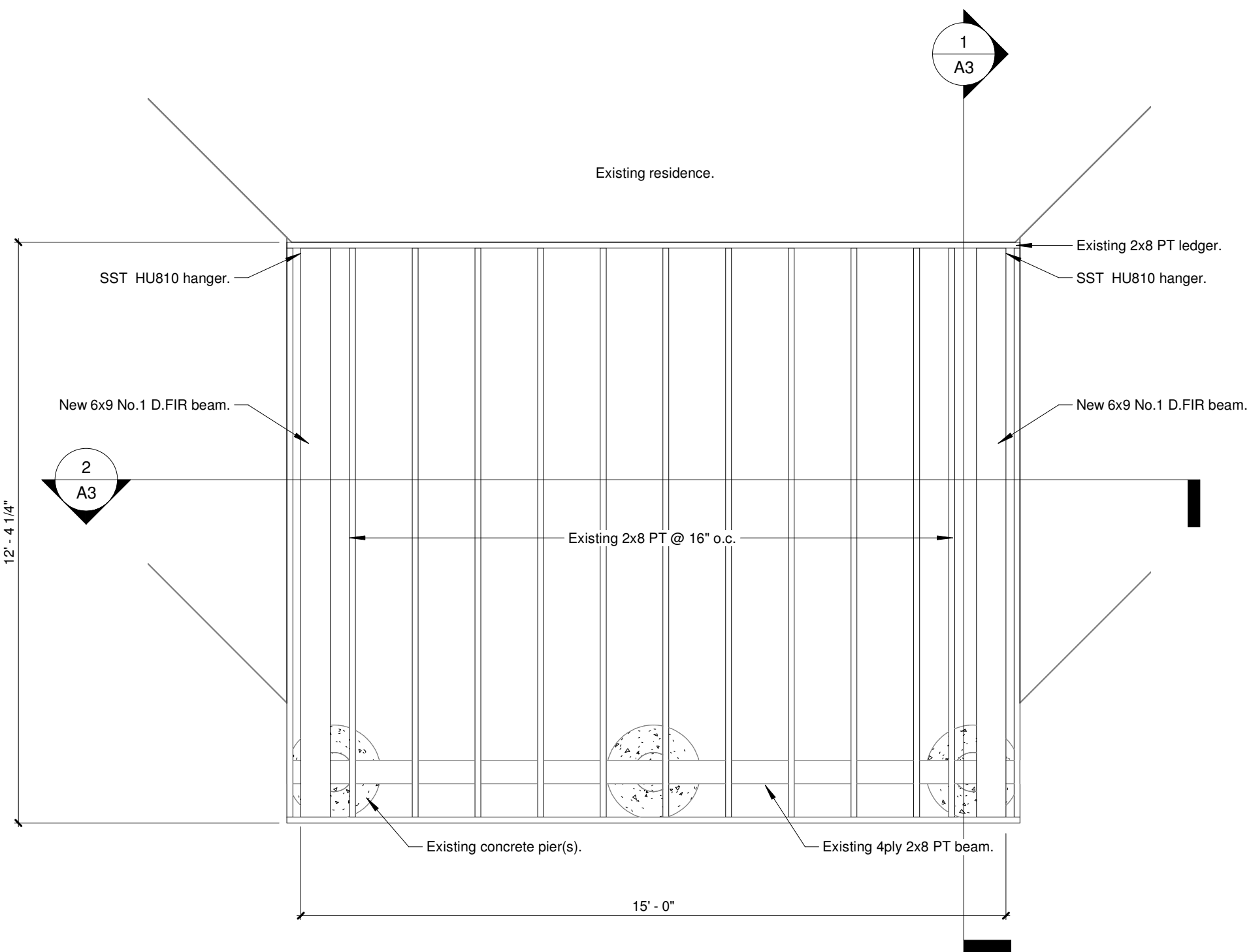
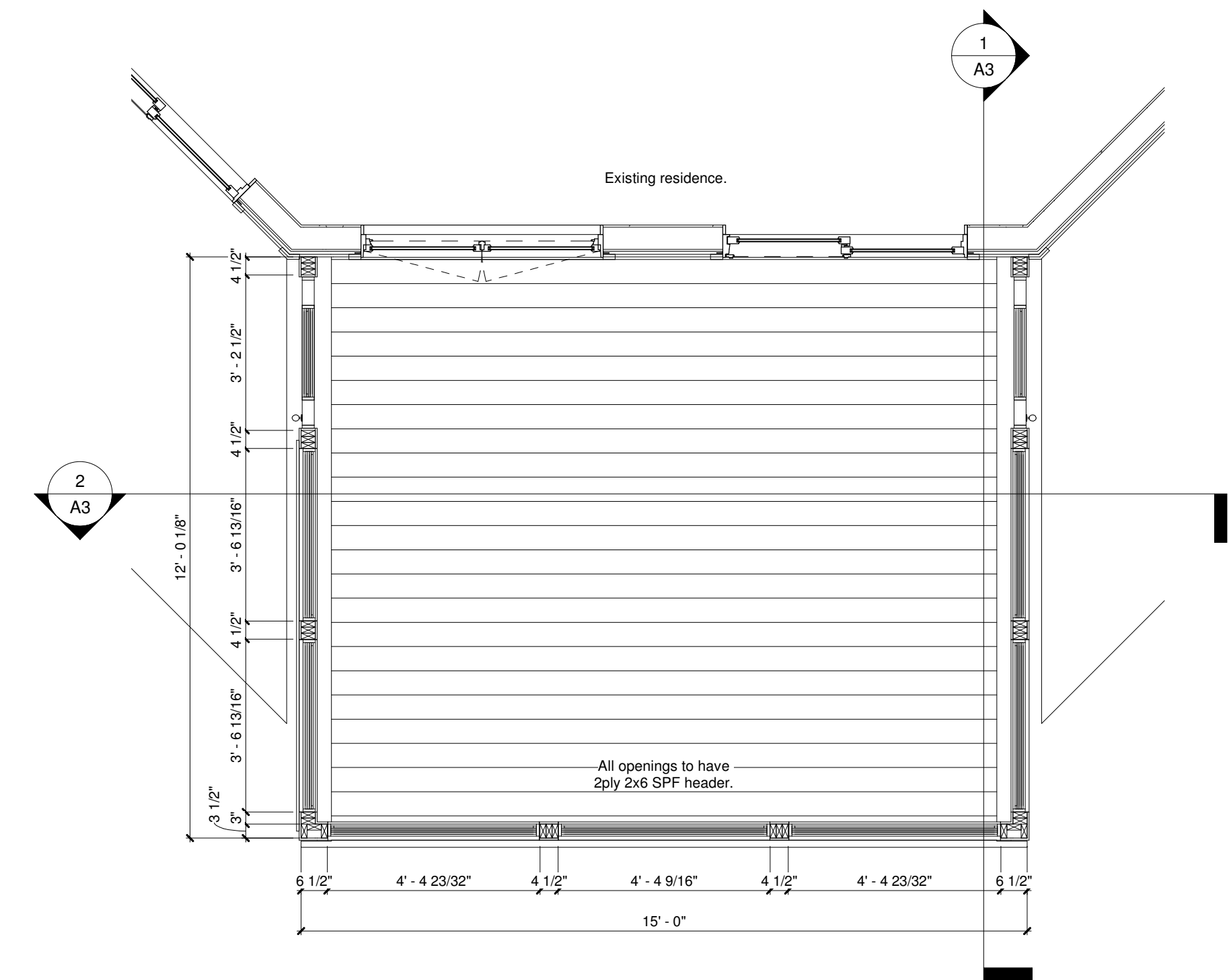
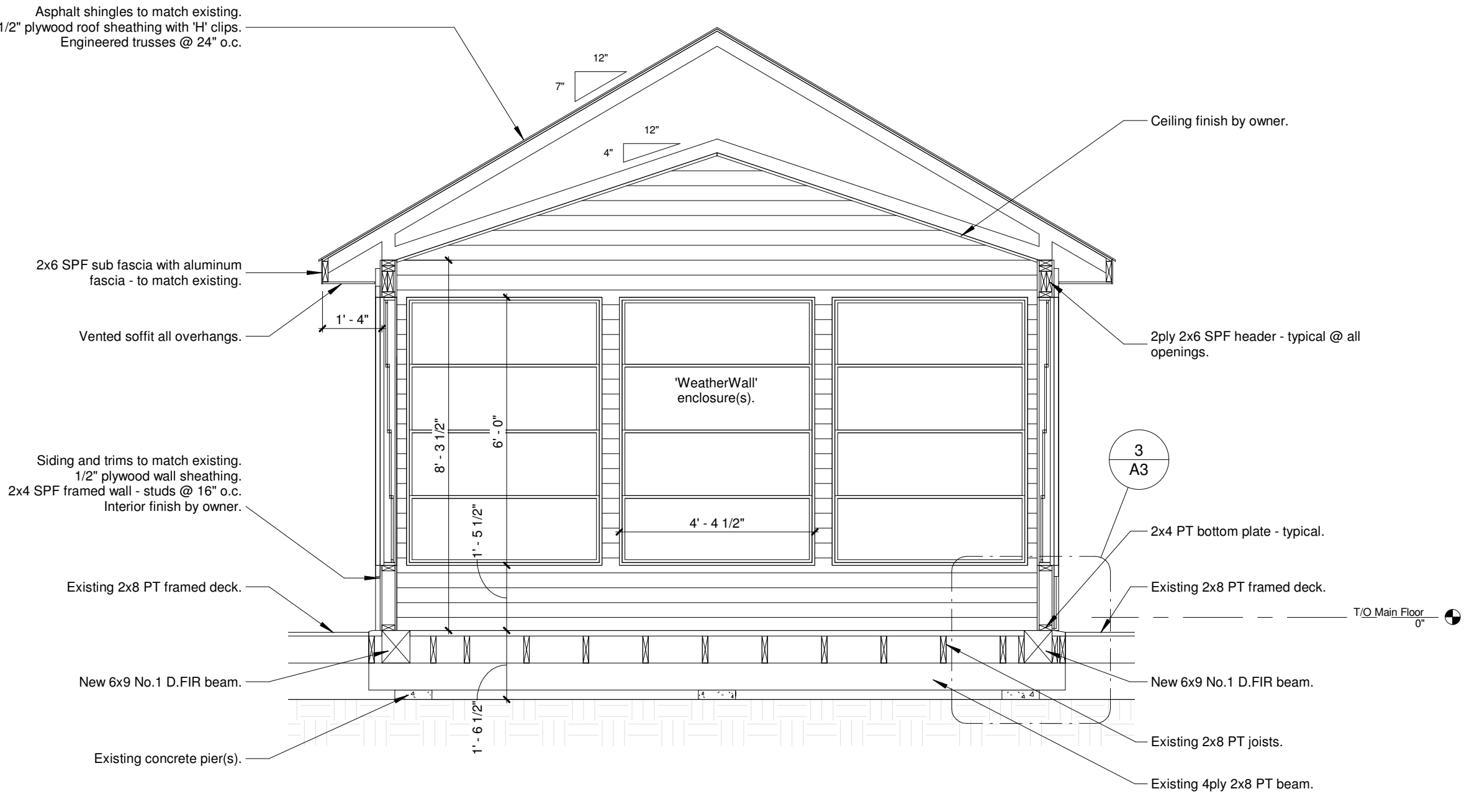
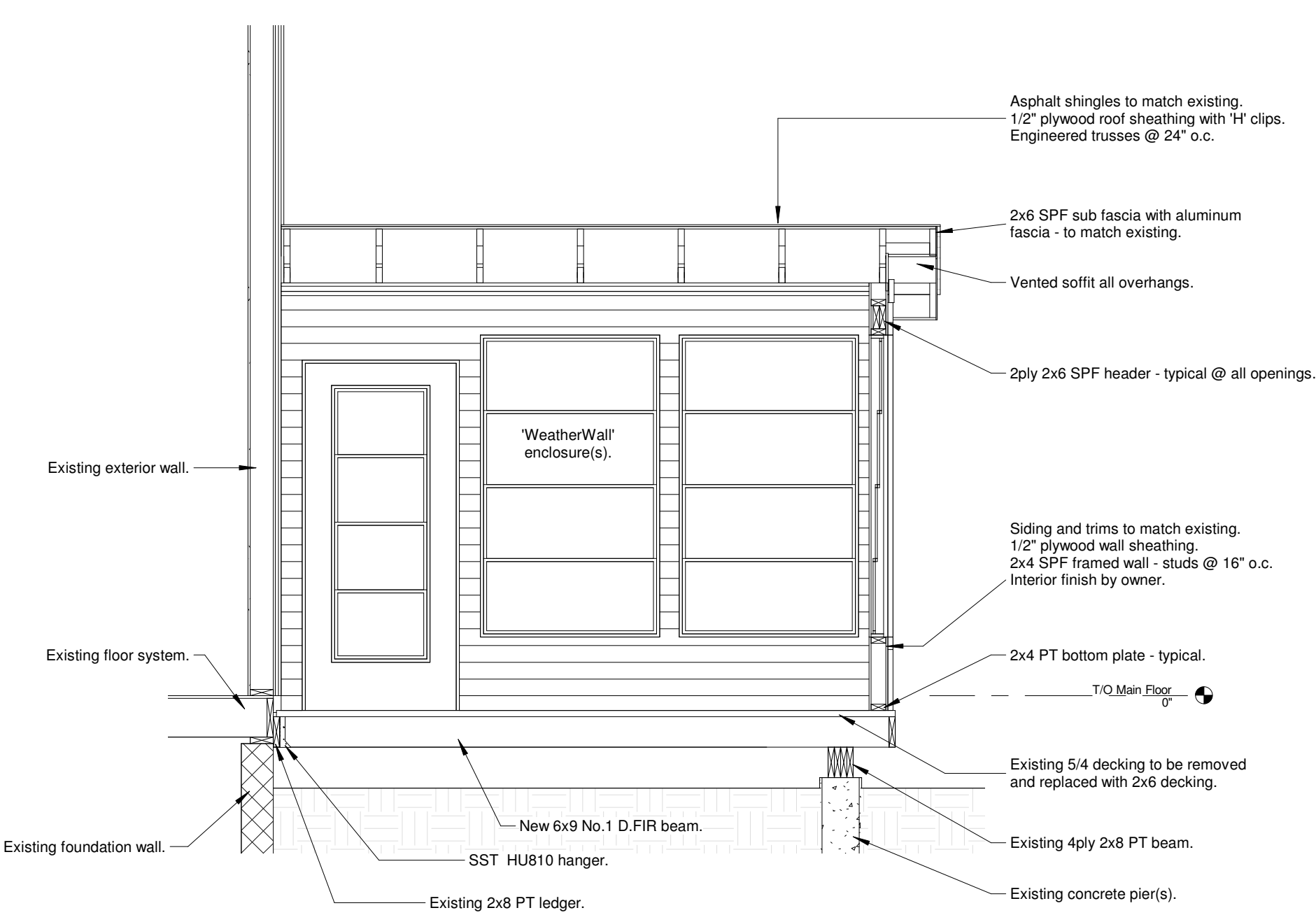
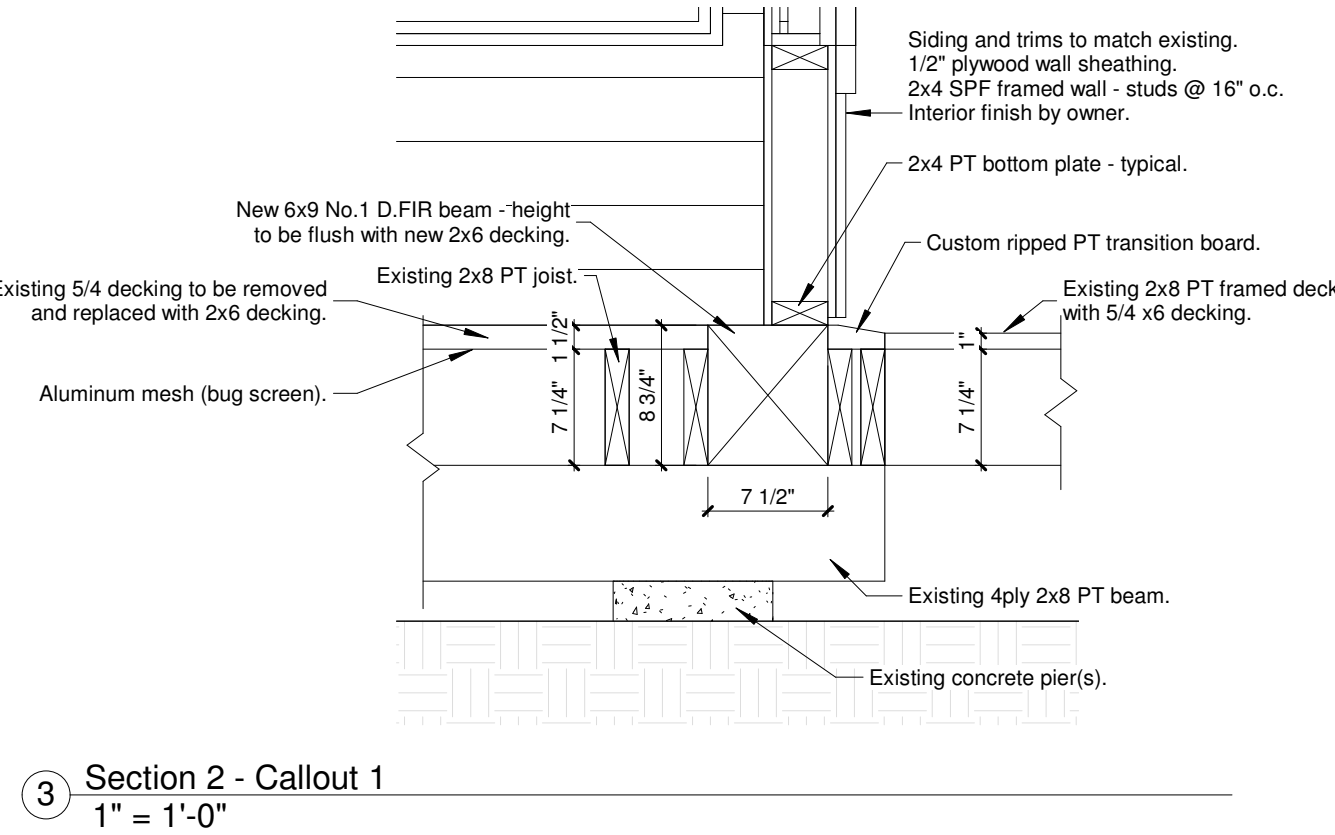


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Project Proposed 3 Season addition	A3
Date March 24 2024	Sheet
Scale As indicated	Sections/Plan Views

FOR INFORMATIONAL PURPOSES ONLY