



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

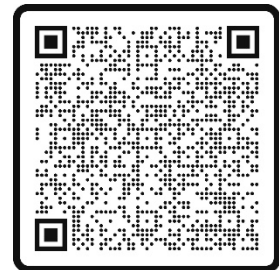
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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-39/24
Roll No.: 4-6-047

Owners:	Robert & Kelly Holloway, 112 Doughlas Drive, Toronto, ON, M4W 2B5		
Address & Description:	1020 Hunt Road, Unit #7 Part of Lot 5, Concession 10, Part 1, Plan 35R-10996, Parts 16 and 18, Plan 35R-17865, (Medora)		
Zoning:	Waterfront Residential (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 26
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:

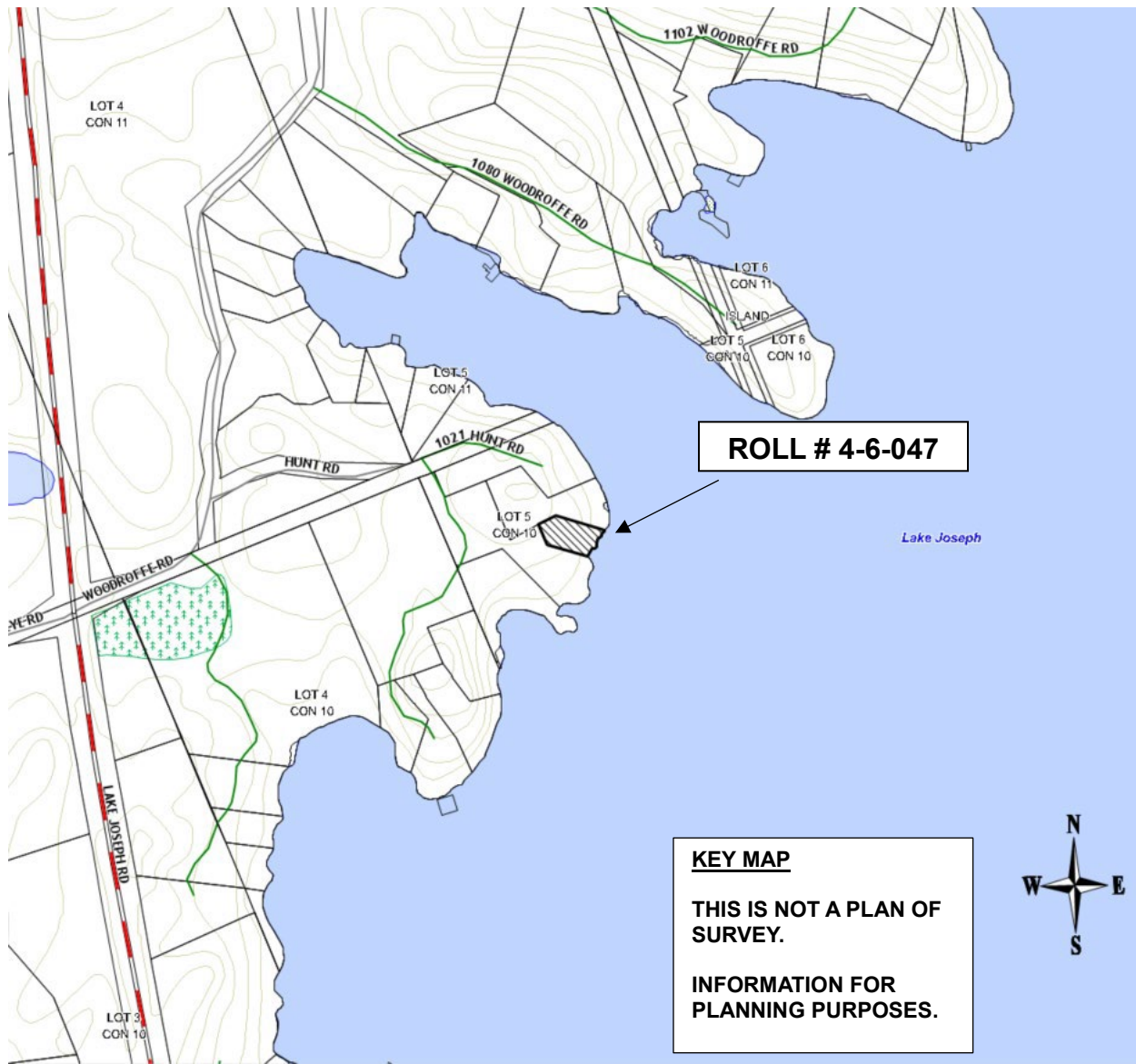
The applicants propose to demolish an existing dwelling and shed and propose to construct a new dwelling and single storey boathouse with associated docks. Please note that the Township's Committee of Adjustment approved a recent Minor Variance Application (A-12/24) in March 2024 approving the same variances as proposed in the current application, however, the applicants are now proposing a revised dwelling configuration. Hence, the applicants have submitted the current application.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3 & 4.1.3.6	Maximum Lot Coverage (Entire Lot)	10% (2,904.5 sq. ft.)	10.5% (3,061.5 sq. ft.)	157 sq. ft.
B	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 Feet of the High Water Mark)	10% (2,783.5 sq. ft.)	11% (3,061.5 sq. ft.)	278 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.

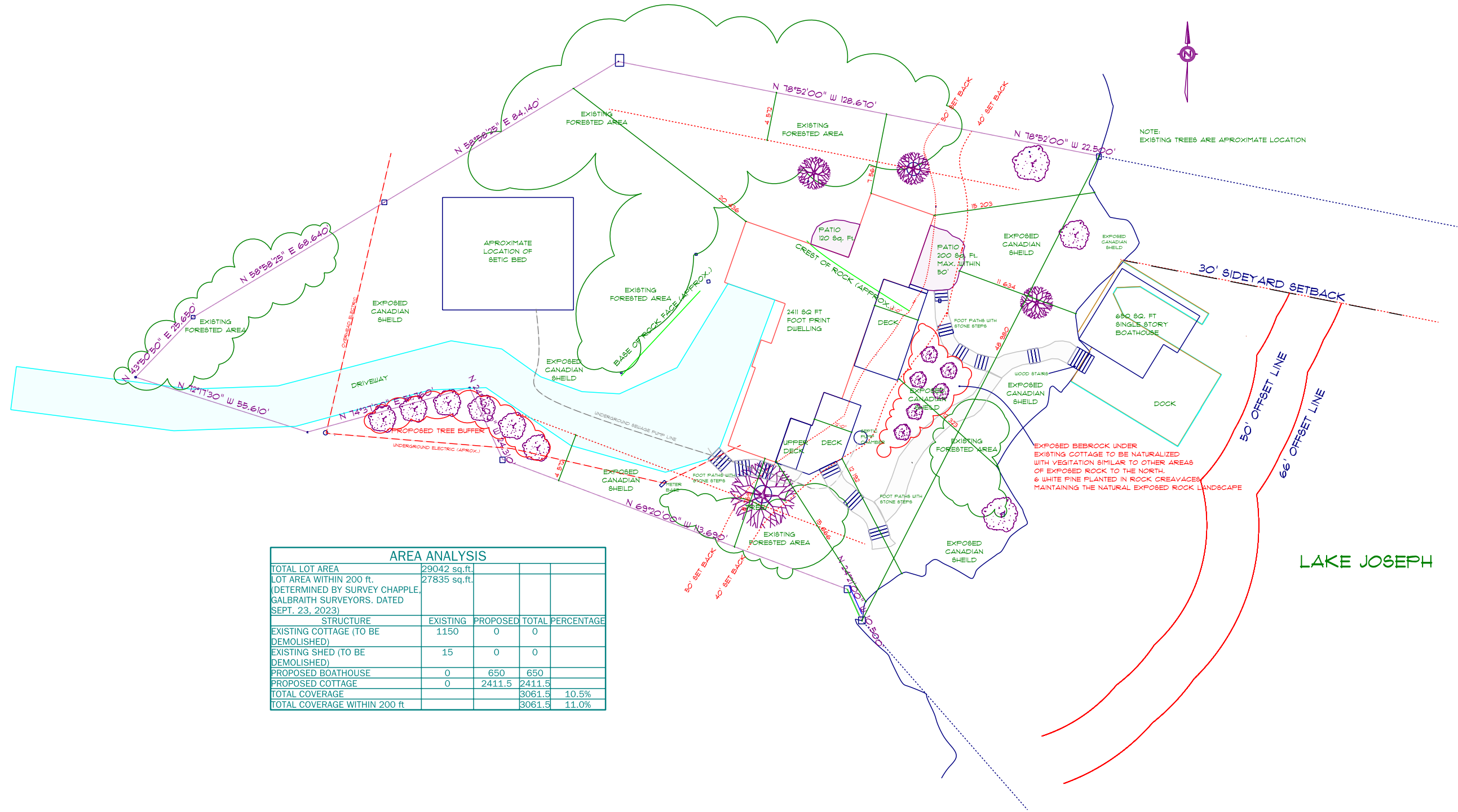
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
This 1st day of May, 2024.

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



SITE PLAN



AREA ANALYSIS				
TOTAL LOT AREA	29042 sq.ft.			
LOT AREA WITHIN 200 ft. (DETERMINED BY SURVEY CHAPPLER, GALBRAITH SURVEYORS, DATED SEPT. 23, 2023)	27835 sq.ft.			
STRUCTURE	EXISTING	PROPOSED	TOTAL	PERCENTAGE
EXISTING COTTAGE (TO BE DEMOLISHED)	1150	0	0	
EXISTING SHED (TO BE DEMOLISHED)	15	0	0	
PROPOSED BOATHOUSE	0	650	650	
PROPOSED COTTAGE	0	2411.5	2411.5	
TOTAL COVERAGE			3061.5	10.5%
TOTAL COVERAGE WITHIN 200 ft.			3061.5	11.0%

SITE PLAN 9.2B METRIC

SCALE: 1:400

Not To Scale

Holloway - 1020 Hunt Rd. #7

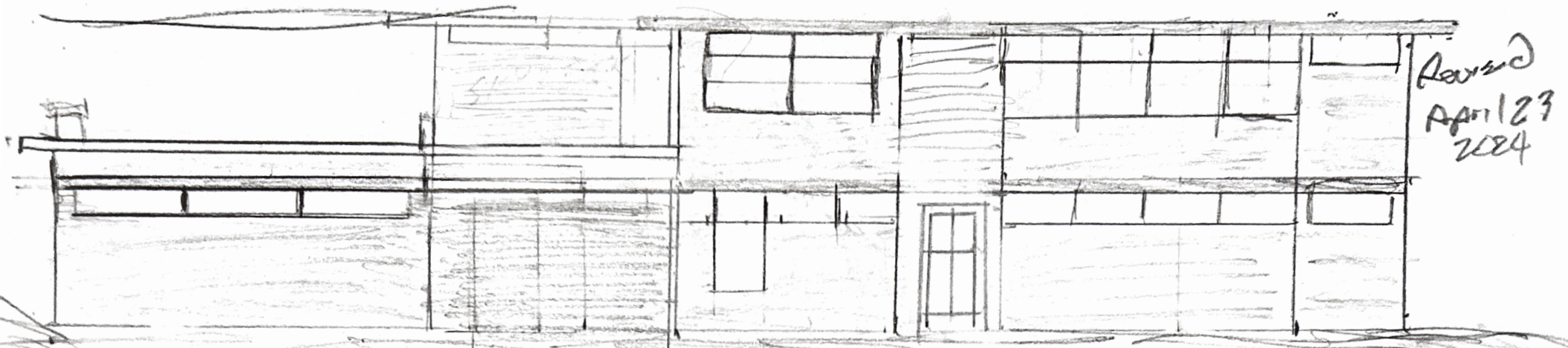
DRAWN BY: Stephen Johnston
BCIN#: 108746
SCALE: 1:400
DATE:

JOHNSTON BUILDING + DESIGN
P.O. Box 514, Bala Ontario P0C 1A0
steve.johnstonbuilding@gmail.com
705.646.4068

DRIVEWAY ELEVATION

ELEVATION DRAWINGS

January 12-14 2024



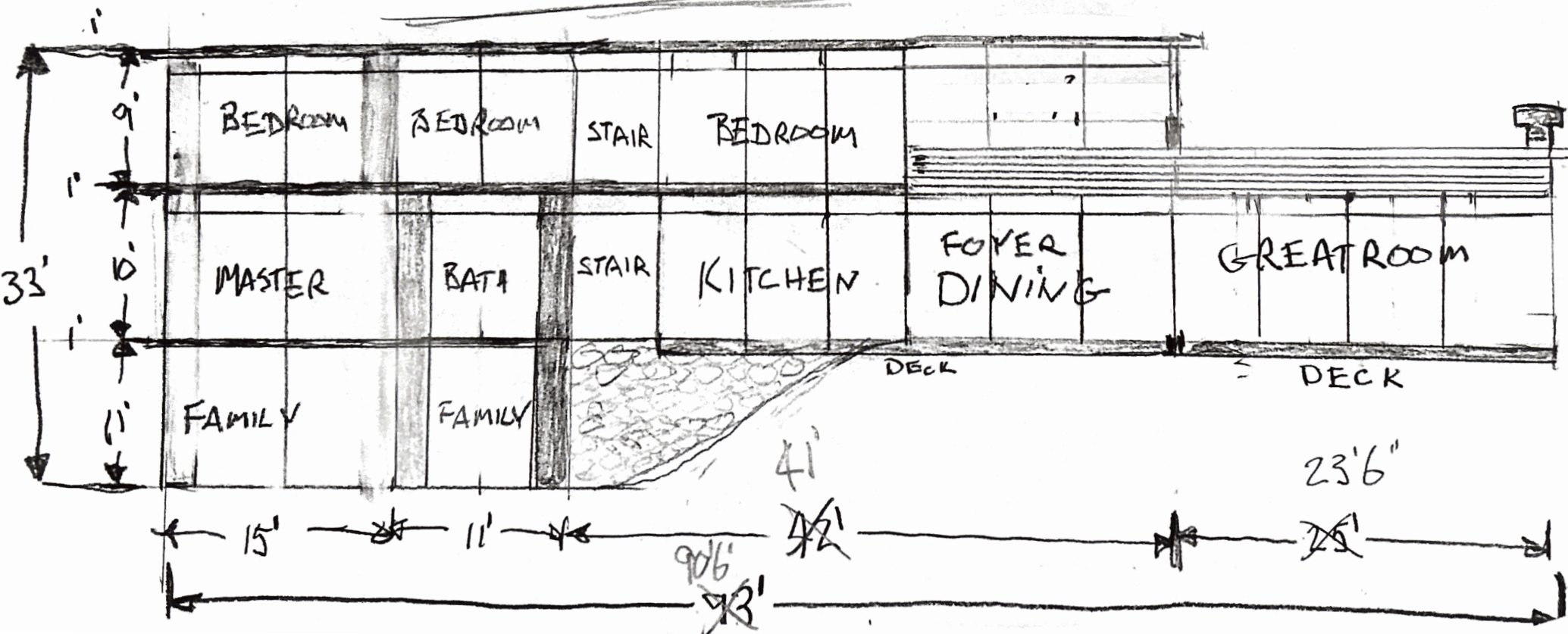
Revised
April 23
2024

23'6" 10' 23'6" 7' 20' 7'

EAST LAKE SIDE ELEVATION

Not To Scale

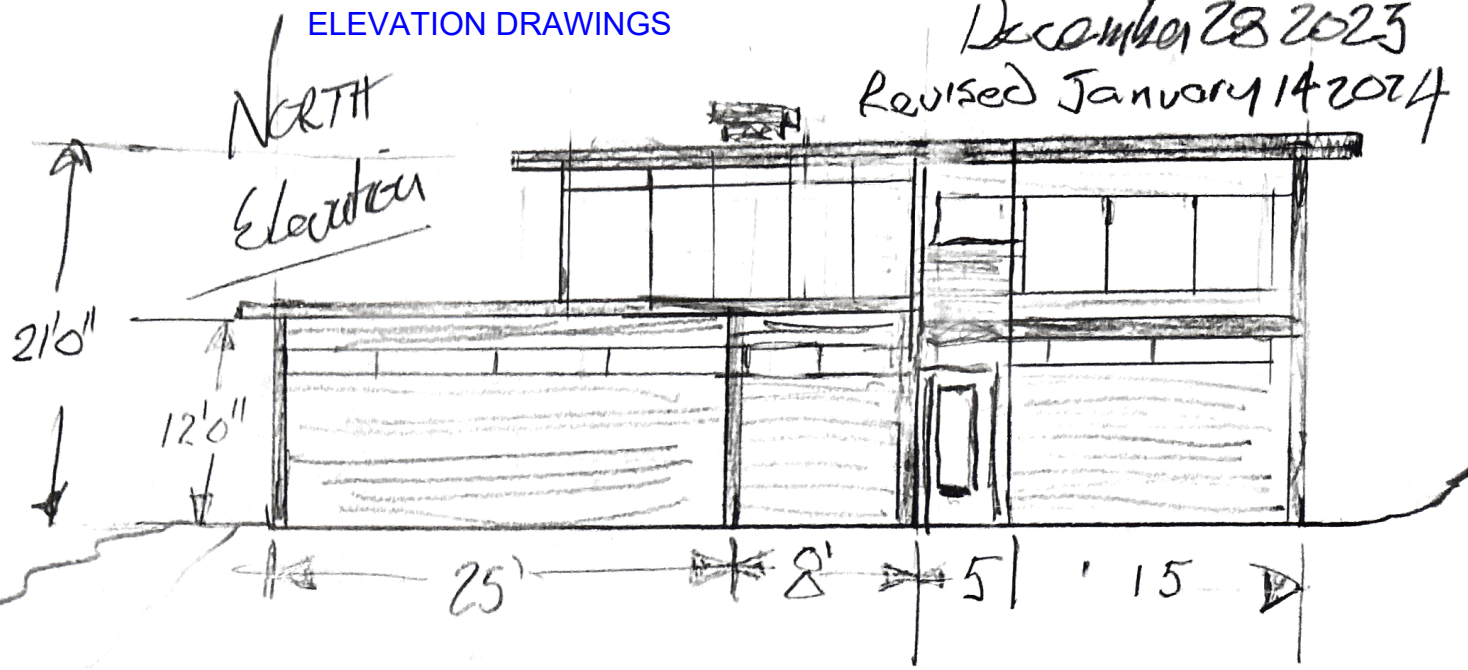
For Informational Purposes Only



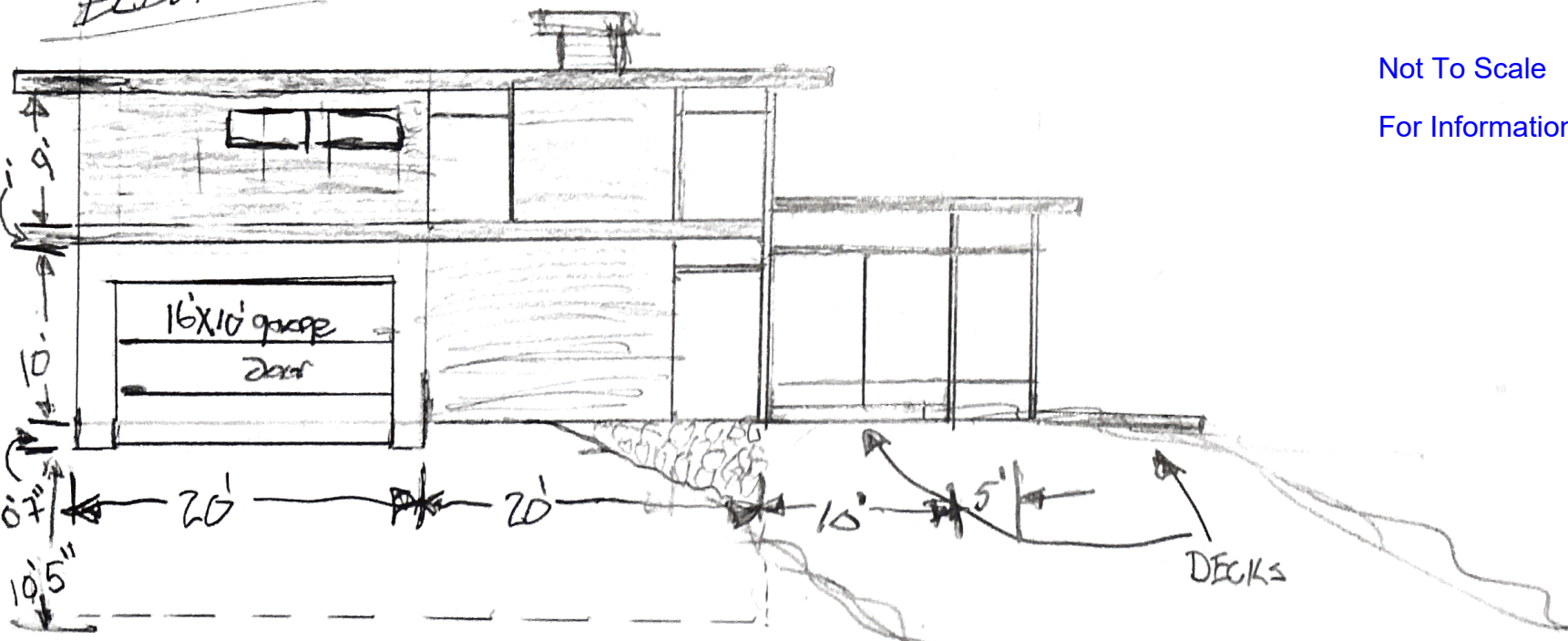
Hunt Road Holloway

ELEVATION DRAWINGS

December 28 2023
Revised January 14 2024



SOUTH ELEVATION



Not To Scale

For Informational Purposes Only