



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A- 59/21
ROLL # 4-4-082

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O., 1990, c.P.13,45(5), R.R.O., 1980, Reg. 787

APPLICATION MADE BY: David Rushby and Enid Wray, 1157 Kendon Road, RR 1, Mactier, ON P0C 1H0

LOCATION OF PROPERTY: Lot 7, Concession 6, Lot 1, Plan M-262, (Medora), Civic Address: 1157 Kendon Road, Zoning Schedule: 27

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR1) and is located on a Category 2 Lake (Bass Lake).

The applicants propose to construct a sleeping cabin with an attached mudroom and an associated sundeck.

Relief is requested from Sections 4.1.3.6 and 4.1.3.7 of By-law 2014-14, as amended, being the maximum permitted lot coverage. The maximum permitted lot coverage over the area of an entire lot fronting onto a Category 2 Lake is 8%. In this case, the entire lot area is 24,000 square feet. The maximum permitted lot coverage is therefore 1,920 square feet. The proposed lot coverage within 200 feet of the high water mark is 2,112 square feet or 8.8%. The variance requested is 192 square feet over what is permitted.

NOTICE: This notice has been sent to you for your information and does not require any response unless you wish to make one. The above noted application will be heard by the Committee of Adjustment on the date and at the time shown below.

DATE: NOVEMBER 08, 2021

TIME: 9:00 A.M.

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19 and as part of the Township's response to stop the spread of COVID-19, this public hearing will be held in a virtual forum with electronic participation.

The hearing will be held electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via ZOOM and will commence at 9:00am. More information about viewing and/or participating in the ZOOM hearing is included in this Notice and can be found on our website at www.muskokalakes.ca.

PUBLIC HEARING: You or your representative are entitled to participate in this public hearing and make verbal representation by participating in the ZOOM hearing or make written representation prior to the meeting. This representation

Notice of Hearing
A- 59/21, Rushby and Wray

Notice of Hearing can be in support of or in opposition to the proposed Minor Variance. If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer at the email address shown below. Members of the public may also observe the proceedings by accessing the live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

ADDITIONAL INFORMATION: There may be additional information relating to the proposed variance application available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4 p.m. or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone: (705)765-3156 or FAX (705)765-6755. Please email any submissions or requests to: planning@muskokalakes.ca Please quote the Committee's file number noted above.

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.

NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

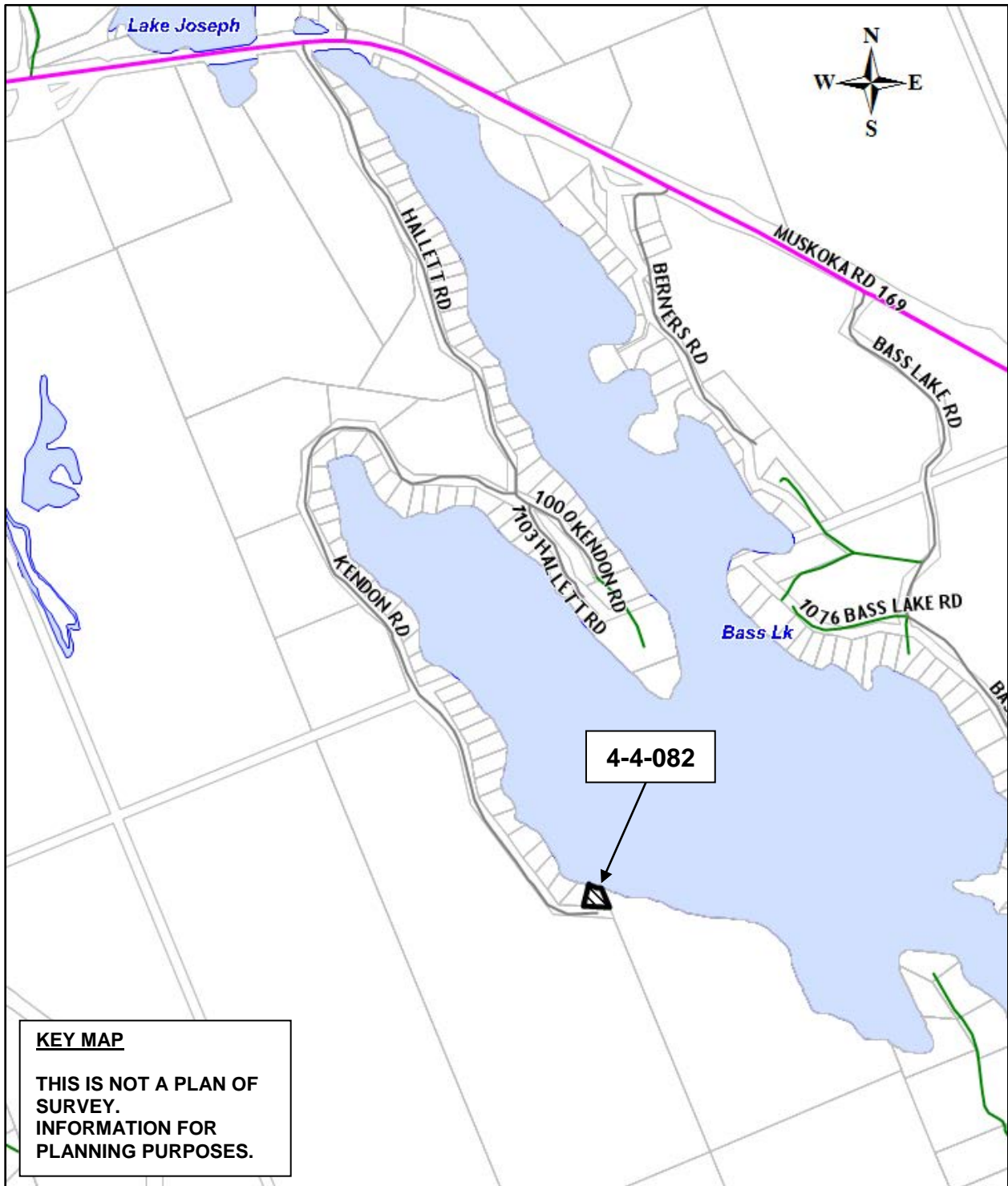
PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 28th day
of September, 2021.

"Original Signed by R. Mulholland"

Rachel Mulholland, Secretary-Treasurer

KEY MAP



NOT TO SCALE

CROWN LAND

ROAD ALLOWANCE
Undeveloped

ROAD END
Turnaround

209.18'

15' Line

17.3'

8.4'

Existing
Driveway

Existing Garage
Legal Non Complying

330 square feet

25' Line

Mud

Proposed
Cabin
Septic

Proposed
Sleeping Cabin

Deck

612 square feet

Compost
Bin

Existing Path

Laundry
Line

Existing
Septic Field

Existing Cottage

1170 square feet

Deck

142 +/-

66' Line

19.7'

151 +/-

CROWN
LAND



Existing Path

53'

Wray-Rushby
1157 Kendon Road

134'

BASS LAKE

Dock



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

THIS REPORT WAS PREPARED FOR DAVID WILLIAM RUSHBY & ENID ELIZABETH WRAY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED DECEMBER 1, 2020.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2130433

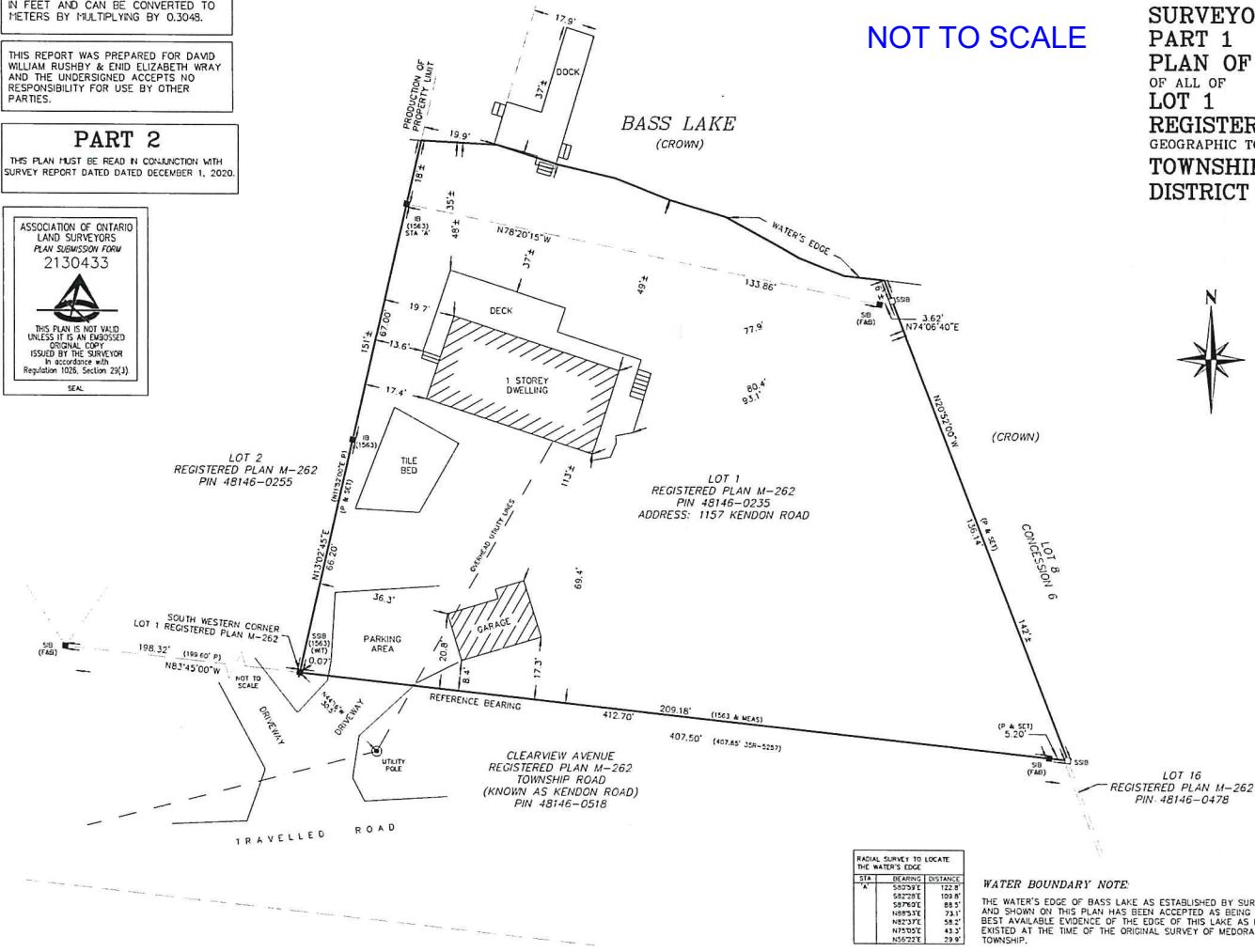


THIS PLAN IS NOT VALID UNLESS IT IS AN ENDORSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1025, SECTION 29(3)

SEAL

NOT TO SCALE

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY
OF ALL OF
LOT 1
REGISTERED PLAN M-262
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA**




CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
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SURVEYOR'S CERTIFICATE

I CERTIFY THAT
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 23RD OF NOVEMBER, 2020.

DECEMBER 1, 2020
DATE
D.B. CHAPPLE
ONTARIO LAND SURVEYOR

SCALE: 1 INCH = 20 FEET



LEGEND
DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
MONUMENTS FOUND ARE AS NOTED:
■ DENOTES SURVEY MONUMENT FOUND.
□ DENOTES SURVEY MONUMENT PLANTED.
SB DENOTES STANDARD IRON BAR.
SBS DENOTES SHORT STANDARD IRON BAR.
IB DENOTES IRON BAR.
P REGISTERED PLAN M-262.
1(563) DENOTES R. C. THALER, O.L.S.
1(748) DENOTES FITZTHUMBE AND BOYER, O.L.S.

NOTE:
BEARINGS SHOWN ON THIS PLAN ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LOTS 1 & 2 REGISTERED PLAN M-262 HAVING A BEARING OF N83°45'00"W AS SHOWN HEREON.
ALL BUILDING TIES SHOWN HEREON ARE MEASURED TO THE OUTSIDE BUILDING CORNERS AND ARE PERPENDICULAR TO PROPERTY LINES.

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
2 BAILEY STREET, P.O. BOX 496
PORT CARLING, ONTARIO, POB 1J0

TEL. (705) 765-3579
DRAWN BY: SAJ
CHECKED BY: DKC, OLS
SCALE: 1" = 20' FEET
FILE: 20-54

RADIAL SURVEY TO LOCATE THE WATER'S EDGE

STATION	BEARING	DISTANCE
1	S85°59'E	122.8'
2	S82°28'E	109.8'
3	S87°00'E	88.5'
4	N88°31'E	73.1'
5	N82°07'E	58.5'
6	N75°52'E	43.5'
7	N56°22'E	29.8'

WATER BOUNDARY NOTE
THE WATER'S EDGE OF BASS LAKE AS ESTABLISHED BY SURVEY AND SHOWN ON THIS PLAN HAS BEEN ACCEPTED AS BEING THE BEST AVAILABLE EVIDENCE OF THE EDGE OF THIS LAKE AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF MEDORA TOWNSHIP.

PART 2

DESCRIPTION OF LAND
A Surveyor's Real Property Report has been completed of all of Lot 1 Registered Plan M-262 in the Geographic Township of Medora, now in the Township of Muskoka Lakes. The subject lands are described in PIN 48146-0235.

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS
Our Land Registry Office search revealed there are no right of ways affecting title to the subject property.

BOUNDARY FEATURES
The easterly boundary of the subject property have been re-established and monumented.
The straight line frontage and the relevant area determining the coverage on the parcel of land have been calculated and are provided on this plan.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
The plan depicts the location of the dwelling, the garage, the deck and the dock. The locations of the aforementioned improvements are shown by right angle ties to the property limits. This report does not confirm compliance with local zoning by-laws, but does contain sufficient information for comment by the appropriate authorities.

AREA SCHEDULE
Area of Parcel = 24,000 Sq.ft. (0.6 Acres)
Area of Parcel 200 feet from the water's edge = 24,000 Sq.ft.
Area of Dwelling = 1,170 Sq.ft.
Area of Garage = 330 Sq.ft.
Total Area of Buildings = 1,500 Sq.ft.
Straight Line Frontage = 134 ft.

Date: December 1, 2020
D. Brooke Chapple O.L.S., O.L.I.P., B.Sc.
Chapple, Galbraith Surveyors Ltd.