Box 129, Port Carling, ON, POB 1JO
Telephone (705) 765-3156
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A-77/22
ROLL # 7-8-047-01

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:	Gord Forfar & Lori Forester, 3 Southdale Drive, # 206, Toronto, ON, M4G 1G1
LOCATION OF PROPERTY:	Parts 2 & 3, Plan 35R-13593, Lot 11, Concession C, (Bala), Civic Address: 1125 Trafalger Bay Road, Unit # 2, Zoning Schedule: 41

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

The applicants propose to construct a two storey garage with a sleeping cabin in the second storey.

Relief is requested from Section 4.1.3.6 of By-law 2014-14, as amended, being the maximum coverage of buildings (lot coverage) on a lot. The maximum permitted coverage of buildings over the entire lot is 8%. In this case, the lot area is 25,060 square feet and a maximum lot coverage of 2,004 square feet is permitted. The coverage of existing and proposed buildings on the entire lot is 2,156 square feet or 8.6%. The variance requested is 151.2 square feet, or 0.6%, over what is permitted.

Relief is also requested from Sections 4.1.3.6 and 4.1.3.7 of By-law 2014-14, as amended, being the maximum lot coverage of buildings within 200 feet of the high water mark. The maximum permitted coverage of buildings is 8% within 200 feet of the high water mark. In this case, the lot area within 200 feet of the high water mark is 24,500 square feet and a maximum lot coverage of 1,960 square feet is permitted. The coverage of existing and proposed buildings within 200 feet of the high water mark is 2,156 square feet or 8.8%. The requested variance is 196 square feet, or 0.8%, over what is permitted.

Relief is also requested from Section 4.1.3 of By-law 2014-14, as amended, being the minimum interior side yard setback requirement of 15 feet. The proposed garage is to be setback 10 feet from the interior side lot line. The requested variance is 5 feet.

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 7, 2022 **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 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.

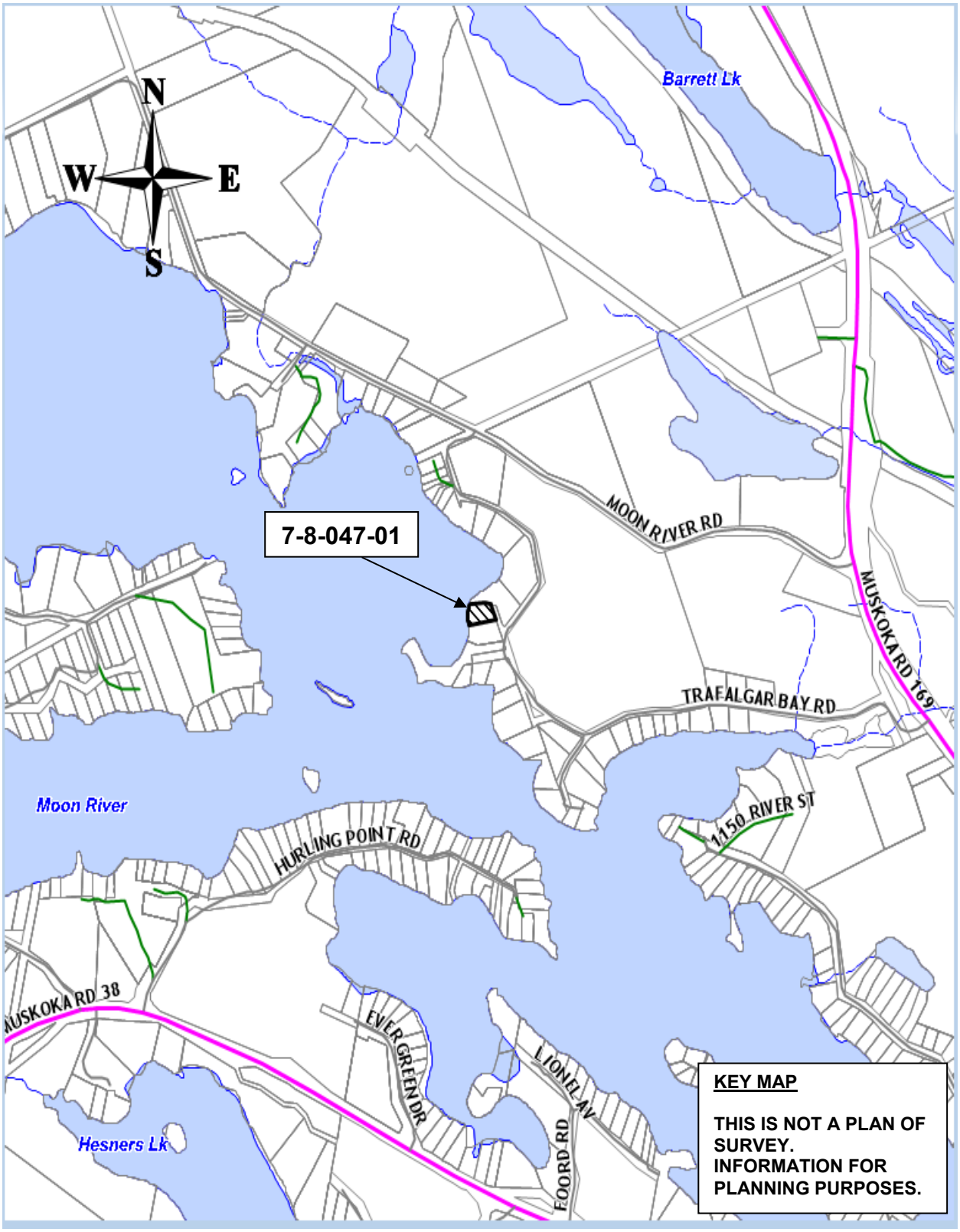
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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 26th day of October, 2022.

"Original Signed by K. Bavington"
Kitty Bavington
Secretary-Treasurer
Committee of Adjustment

KEY MAP


N
W
E
S
Barrett Lk
7-8-047-01
MOON RIVER RD
MUSKOKA RD 169
TRAFALGAR BAY RD
Moon River
HURLING POINT RD
1150 RIVER ST
MUSKOKA RD 38
EVERGREEN DR
LIONEL AV
FOORD RD
Hesners Lk
KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

NOT TO SCALE

PART OF LOT 11, CONCESSION C
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 20'

20 15 10 5 0 20 feet 40 60

GORD FORFAR AND LORI FORESTER PROPERTY
2-1125 TRAFALGAR BAY ROAD
PART 1 OF PLAN 35R-14336
ROLL # 4453-070-008-04701
Zoning: WR1

AREA ANALYSIS

TOTAL SITE AREA:	25060 S.F.	0.575 Ac.
LOT AREA WITHIN 200' OF SHORE	24500 S.F.	0.562 Ac.
EXISTING COTTAGE COVERAGE AREA:	1678 S.F.	
NEW GARAGE - BUNKIE AREA:	378 S.F.	
EXISTING SHED:	100 S.F.	
TOTAL LOT COVERAGE	2156 S.F.	

PERCENT COVERAGE WITHIN 200' OF SHORE: 8.8%
(Maximum coverage: 8.8% with minor variance)

MOON RIVER

131' STRAIGHT LINE FRONTAGE

PRESENT WATER'S EDGE

MARINE RAMP 6.7'

STAIRS

DECK

SHED

18'±

FLOATING DOCK 14.2'

PRODUCTION OF PROPERTY LIMIT

RP

11'±

N84°20'20"E 112'±

SSIB

N82°43'30"W 101.15'

14.2'

58.56'

IB

15' SIDEYARD SETBACK

±28.7'

±30.9'

EXISTING COTTAGE

±86.7'

±81.8'

N20°44'40"W

SEPTIC TANK

SEPTIC BED??

GRAVEL DRIVEWAY

1125 TRAFALGAR BAY ROAD

118.44'

NEW GARAGE

±32'

±21'

±18'

UTILTY POLE

OVER HEAD UTILITY WIRES

15' SIDEYARD SETBACK

IB

195.87'

±10'

223'±

NEW 2 STOREY GARAGE WITH UPPER LEVEL SLEEPING CABIN

200' SHORELINE SETBACK

66'

50' DECK SETBACK

66' BUILDING SETBACK

±22.4'

±21'

N83°52'20"E

27'±

IB

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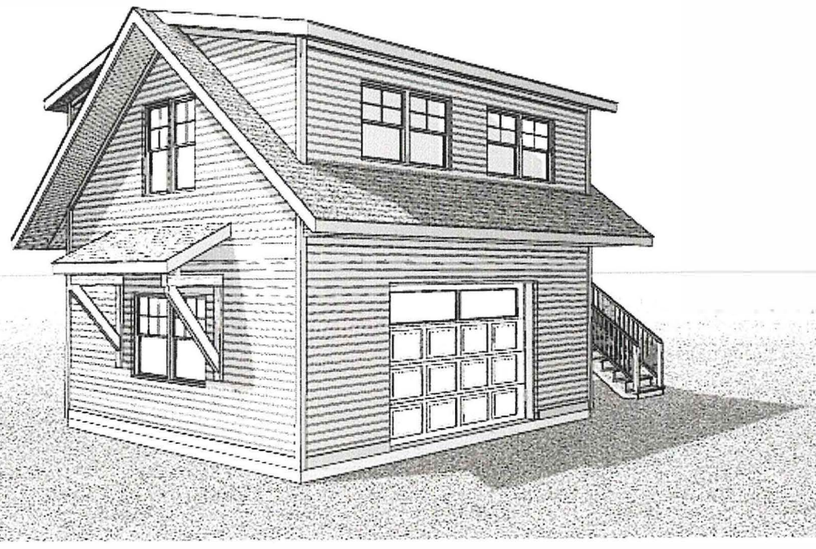
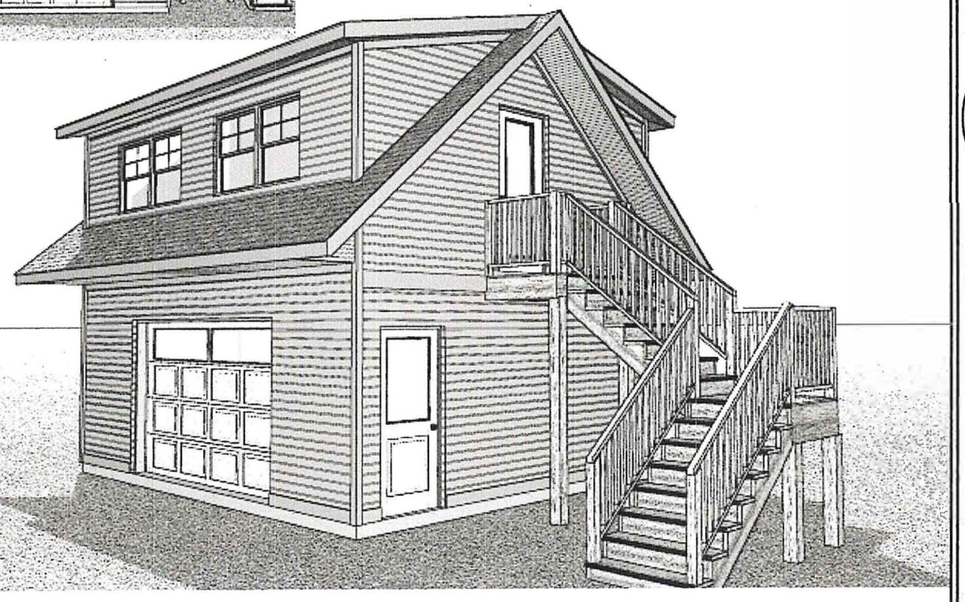
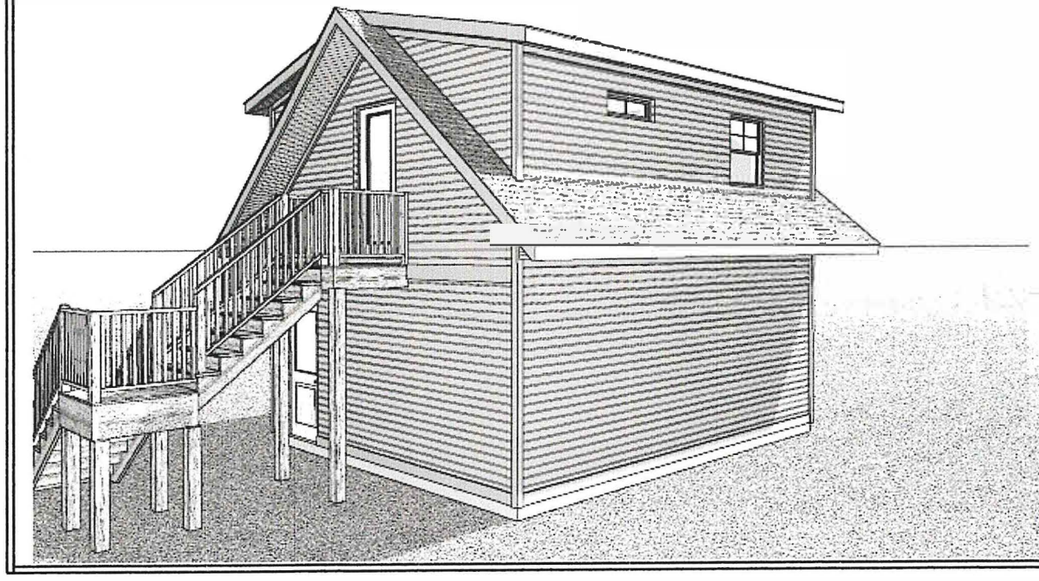
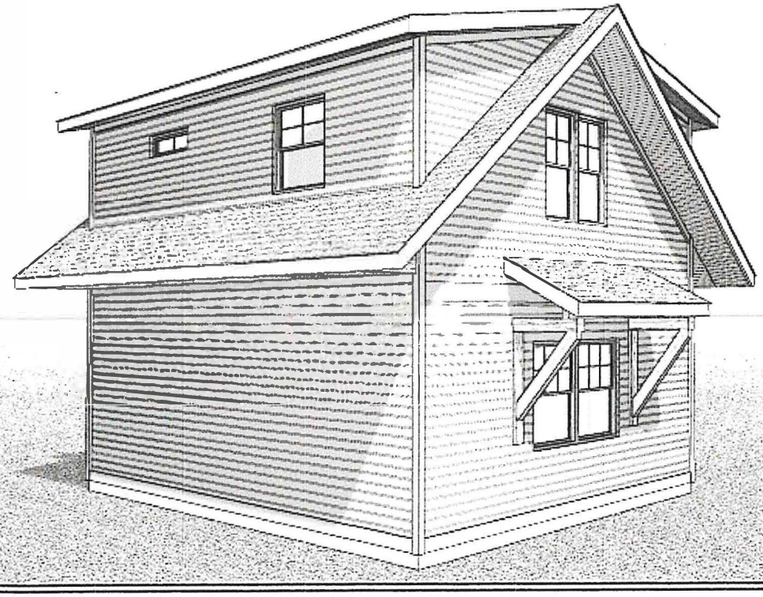
FOR INFORMATIONAL PURPOSES ONLY









THESE DRAWINGS SHALL REMAN FROPERTY OF MUSKOKA LUMBER BUILDING SUPPLIES CENTRE LIMITED. LICENSE IS GRANTED FOR THE CONSTRUCTION OF ONLY ONE OF THE PROJECTS REPRESENTED HEREIN. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND REPORT ANY ERROS AND OMMISSIONS TO THE DESIGNER IN WRITING PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS

Orientation

New BUNKIE and GARAGE Building for GORD FORFAR AND LORI FORESTER
1125 Trafalgar Bay Road Unit #2

No.	Issued For	Date
1	CLIENT REVIEW	JUN. 01/22

Folder	\WASSANAAR\Forfar
File	Forfar-ForesterGarage-Bunkie.spd
Job No.	221134
Drawn	Timothy van Kruistum
Date	June 2022
Scale	1/4"=1'-0" U.N.
Sheet No.	

A0

FOR INFORMATIONAL PURPOSES ONLY

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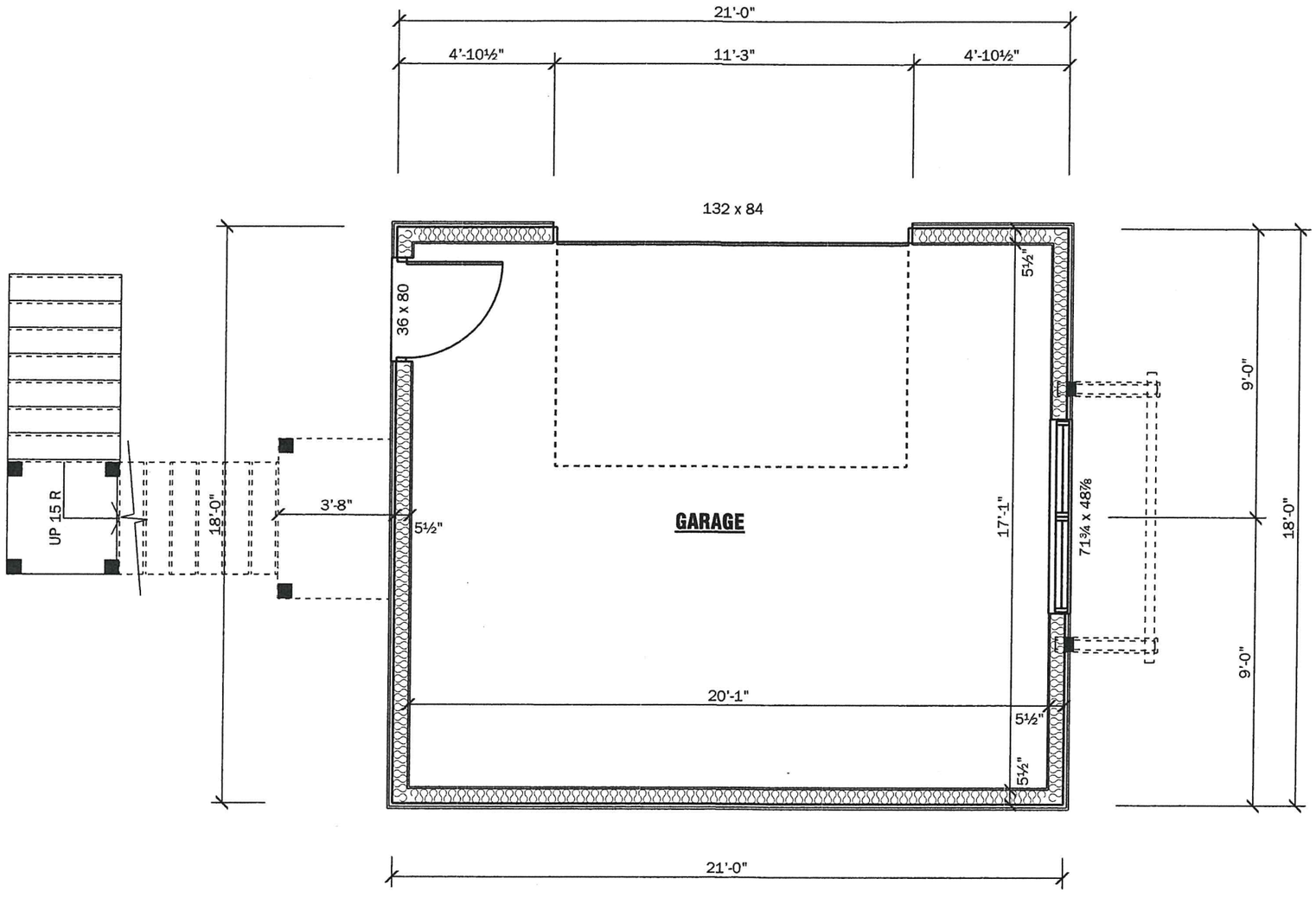

MAIN FLOOR

SCALE: 1/4" = 1'-0"

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Job No.	221134
Drawn	Timothy van Kruistum
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Scale	1/4"=1'-0" U.N.
Sheet No.	A1

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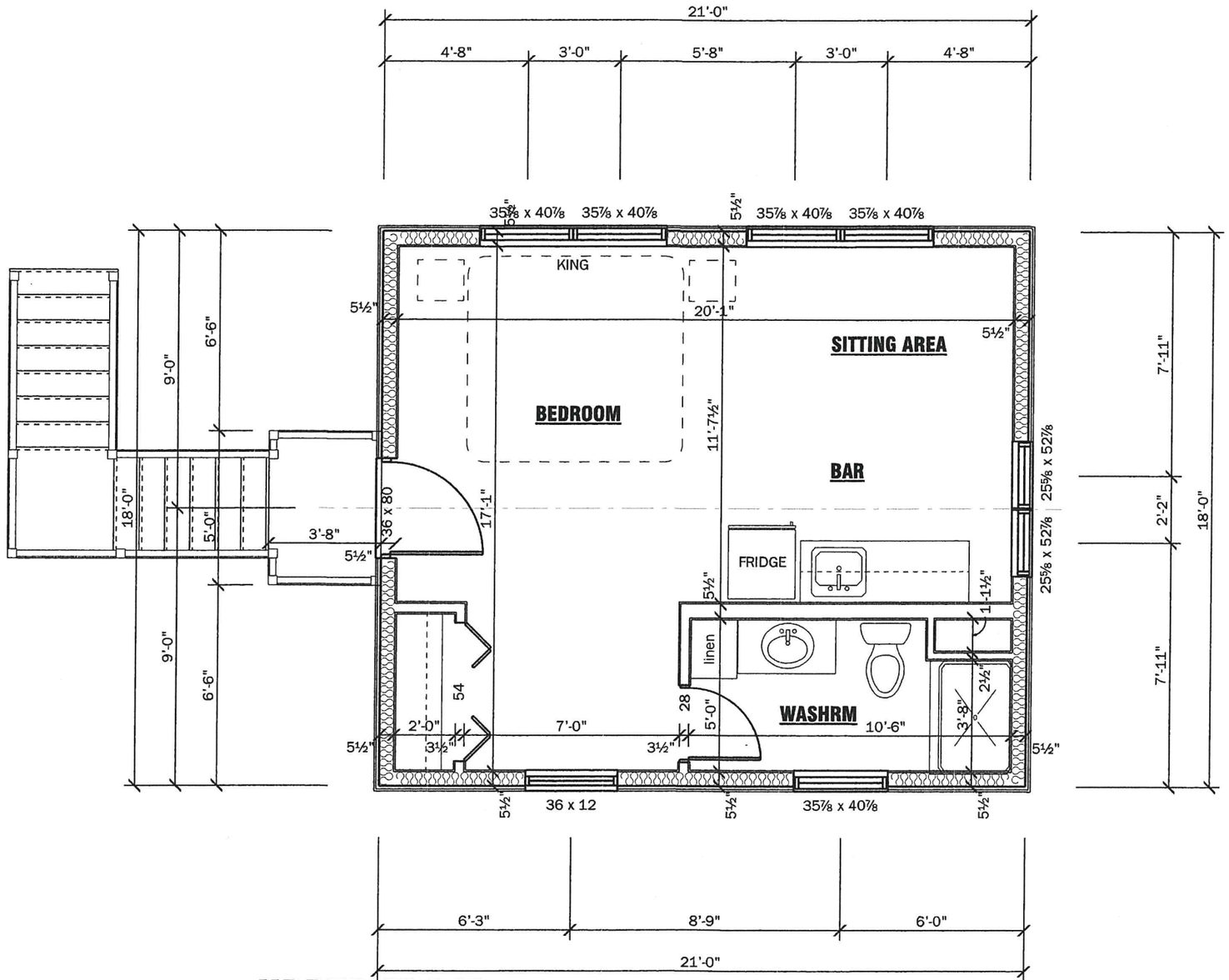
NOT TO SCALE



UPPER FLOOR

SCALE: 1/4" = 1'-0"

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GORD FORFAR AND LORI FORESTER
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Sheet No.	A2