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 #'S: B/33/34/22/ML, A-73/22
ROLL #: 4-15-011-02
4-15-011-06

NOTICE OF HEARING OF APPLICATIONS FOR CONSENT AND MINOR VARIANCE

To consider applications for consent for proposed land severances pursuant to Section 53 of the Planning Act, R.S.O., 113130, Chapter P.13, as amended, and an application for Minor Variance pursuant to the Planning Act, R.S.O., 1990, c.P.13,45(5), R.R.O., 1980, Reg. 787-.

APPLICATION MADE BY: B/33/22/ML - Barbara Griffith, c/o FCT Insurance Co. Ltd., 2235 Sheridan Garden Drive, Oakville, ON L6J 7YS

B/34/22/ML, A-73/22 – Rousseau Leisure Inc., Richard Wachsberg, c/o FCT Insurance Co. Ltd., 2235 Sheridan Garden Drive, Oakville, ON L6J 7YS

LOCATION OF PROPERTIES: B/33/22/ML - Parts 7-16, Plan 35R-24652, Lot 27, Concession 10, (Medora), Civic Address: 1140 Morinus Road, Unit 5, Zoning Schedule: 21

B/34/22/ML, A/73/22 - Parts 17, 18, and 1, Plan 35R-24652, Lot 27, Concession 10, (Medora), Civic Address: 1140 Morinus Road, Unit 3, Zoning Schedule: 21

EXPLANATION OF THE PURPOSE AND EFFECT: The subject properties are zoned Waterfront Residential (WR5) and are located on a Category 1 Lake (Lake Rosseau).

Through Consent Application B/33/22/ML, the applicant proposes to sever a portion of their property and add it to an abutting lot (Benefitting Lot) in the ownership of Richard Wachsberg.

The Severed Lot contains an existing patio and hot tub. The Retained lot will continue to contain a dwelling and accessory buildings and structures. The lot addition will have the effect of correcting an encroachment. The severance is a change in common lot lines only. No new additional lots are being created.

Through Consent Application B/34/22/ML, the applicant proposes to sever a portion of their property and add it to an abutting lot (Benefitting Lot) in the ownership of Barbara Griffith.

The Severed Lot is vacant. The Retained lot will continue to contain a dwelling and accessory buildings and structures. The severance is a change in common lot lines only. No new additional lots are being created.

Through Minor Variance Application A-73/22, the applicant proposes to recognize the resultant interior side yard setback of the hot tub on the resultant lot at 1140 Morinus Road, Unit 3.

Relief is requested from Section 4.1.3 of By-law 2014-14, as amended, being the minimum permitted interior side yard setback requirement of 4.6m. The resultant interior side yard setback of the hot tub is to be 0.0 m. The requested variance is 4.6 m.

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.

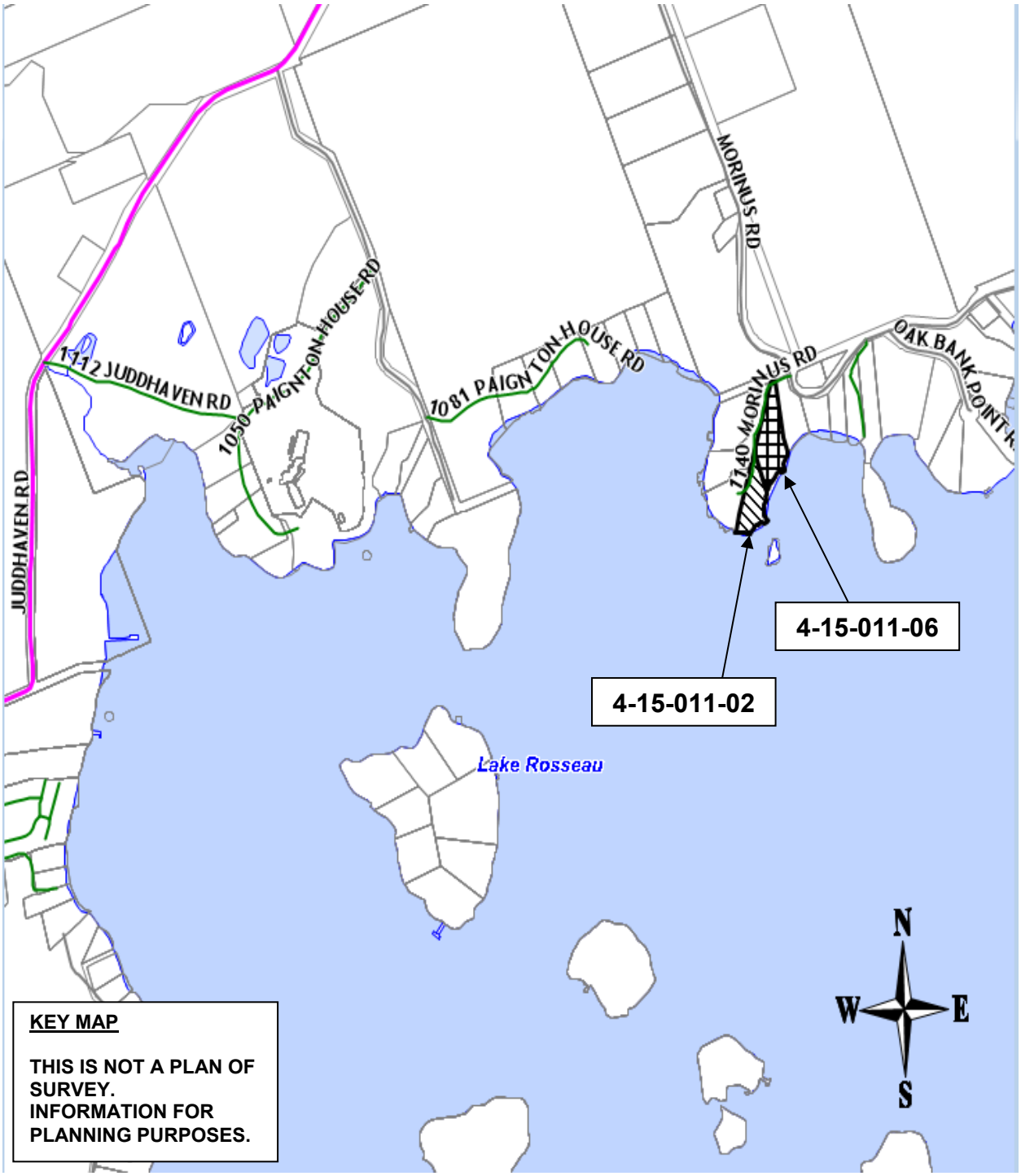
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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 24th day of October, 2022.

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

KEY MAP


MORINUS RD
1112 JUDDHAVEN RD
1050 PAIGNTON HOUSE RD
1081 PAIGNTON HOUSE RD
1140 MORINUS RD
OAK BANK POINT R
JUDDHAVEN RD
4-15-011-06
4-15-011-02
Lake Rosseau
N
W
E
S
KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

NOT TO SCALE

B-34/22/ML, A-73/22

B-33/22/ML

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 & 11

MORINUS ROAD

14.8m [48.5' ±]

145.2m [476.4' ±]

116.5m [382.4' ±]

B/34A/14/ML EXISTING RIGHT OF WAY

16.6m [54.6' ±]

15.0m [49.1' ±]

2 STOREY GARAGE

PART 1 RD-440

PART 1 35R-6587

60.96m [200'] SETBACK

LOT #2
AREA = 9,722.0m² [104,650.0 ft²]
[0.97 Ha] [2.4 Ac] ±

FLOODED LAND
AREA = 125.2m² [1,347.6 ft²]
[0.01 Ha] [0.03 Ac] ±

AREA WITHIN 60.96m [200']
= 5,597.4m² [60,250.0 ft²]
[0.55 Ha] [1.38 Ac] ±

PART 3

PART 4

FILLED AREA

8.1m [26.5' ±]

PROPANE TANK

EXISTING GARAGE

4.6m [15.0' ±]

EXISTING DRIVEWAY

GENERATOR

35.1m [115.1' ±]

PART 17 B/33/14/ML

TANK LIDS

SAUNA

BOAT SHELTER

1 STOREY

2 STOREY COTTAGE

20.2m [66.4' ±]

20.8m [68.2' ±]

BOAT LIFTS

8.9m [29.3' ±]

8.8m [28.9' ±]

36.6m [120.0' ±]

56.4m [184.9' ±]

4.5m [14.8' ±]

PART 2 B/34/14/ML

PART 10

EDGE OF MAINTAINED AREA

STONE PATIO & HOT TUB

0.3m [1.0' ±]

0.7m [2.3' ±]

WALKWAY

0.6m [2.0' ±]

1.8m [5.9' ±]

2 STOREY BOATHOUSE

14.4m [48.0' ±]

DOCK

17.1m [56.2' ±]

35R-25634

PART 18

EXISTING RIGHT OF WAY B/33A/14/ML

PROPANE TANK

GENERATOR

PART 9

LOT #1
AREA = 6,646.0m² [71,539.3 ft²]
[0.66 Ha] [1.64 Ac] ±

FLOODED LAND
AREA = 254.4m² [2,738.3 ft²]
[0.02 Ha] [0.06 Ac] ±

AREA WITHIN 60.96m [200']
= 6,574.9m² [70,772.0 ft²]
[0.65 Ha] [1.62 Ac] ±

PART 11

FILLED AREA

LAKE ROSSEAU

91.6m [300.4' ±]

PART 16

PART 6

141.4m [463.7' ±]

4.7m [15.3' ±]

EXISTING PAVED DRIVEWAY

PORCH

1½ STOREY COTTAGE

12.2m [40.1' ±]

PART 15

PART 14

PART 13

SEPTIC LIDS

11.2m [36.8' ±]

PART 12

117.2m [384.5' ±]

PART 8 B/35/14/ML

PART 7

12.7m [41.7' ±]

WALKWAY

2 STOREY BOATHOUSE

COVERED AREA

DECK ABOVE

DOCK

13.8m [45.4' ±]

PROJECTION LINE

16.7m [54.7' ±]

21.6m [70.9' ±]

STONE PATIO & HOT TUB

0.3m [1.0' ±]

0.7m [2.3' ±]

WALKWAY

0.6m [2.0' ±]

1.8m [5.9' ±]

15.3m [50.0' ±]

5.3m [17.4' ±]

RESULTANT LOT SKETCH

1140 MORINUS ROAD, UNIT 5
PLAN NUMBER 35R-24652
PART OF LOT 27 , CONCESSION 10
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

GRIFFITH

LOT #1 - EXISTING DEVELOPMENT
DWELLING = 463.2m² [4,985.8 ft²]
PORCH = 23.9m² [257.2 ft²]
DECKS = 6.6m² [71.0 ft²]

BOATHOUSE = 164.4m² [1,769.6 ft²]
2ND STOREY = 62.4m² [671.7 ft²]
COVERED AREA = 22.7m² [244.3 ft²]
DOCK = 159.6m² [1,717.9 ft²]

LOT #2 - EXISTING DEVELOPMENT
DWELLING = 314.8m² [3,388.5 ft²]
VERANDA'S = 70.1m² [754.6 ft²]
SAUNA = 7.9m² [85.0 ft²]
GARAGE 1 = 91.6m² [986.0 ft²]
GARAGE 2 = 85.5m² [920.3 ft²]

BOATHOUSE = 167.8m² [1,806.2 ft²]
2ND STOREY = 61.0m² [656.6 ft²]
DOCK = 130.3m² [1,399.3 ft²]

DOCK = 10.4m² [111.9 ft²]
BOAT SHELTER = 21.4m² [230.3 ft²]

NO.	DATE	REVISIONS	BY
1.	08-JUN-2022	FINALIZE FOR SUBMISSION	JT
2.	18-OCT-2022	REVISE AS PER TOWNSHIP	JT
3.	24-OCT-2022	AREA WITHIN 60.96m [200']	JT
4.			

PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 1 000	143400	APRIL 4, 2022	JT

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BASE MAP SOURCE:
COOTE, HILEY, JEMMETT LIMITED

NOT TO SCALE

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 & 11

MORINUS ROAD

14.8m [48.5' ±]

145.2m [476.4' ±]

116.5m [382.4' ±]

B/34A/14/ML
EXISTING RIGHT OF WAY

PART 1
RD-440

16.6m [54.6' ±]
15.0m [49.1' ±]
2 STOREY GARAGE

B-34/22/ML, A-73/22

60.96m [200']
SETBACK

PART 1
35R-6587

PART 3
PART 4

FILLED AREA

8.1m [26.5' ±]

PROPANE TANK

GENERATOR

35.1m [115.1' ±]

EXISTING GARAGE
4.6m [15.0' ±]

EXISTING DRIVEWAY

PART 17
B/33/14/ML

TANK LIDS

SAUNA

BOAT SHELTER

1 STOREY

20.2m [66.4' ±]

BOAT LIFTS

3.3m [10.8' ±]

6.0m [20.3' ±]

PART 2
B/34/14/ML

36.6m [120.6' ±]

56.4m [184.9' ±]

2 STOREY COTTAGE

4.5m [14.9' ±]

20.8m [68.2' ±]

LOT #2 -
TO BE ADDED TO
AREA = 9,722.0m² [104,650.0 ft²]
[0.97 Ha] [2.4 Ac] ±

2 STOREY BOATHOUSE

FLOODED LAND
AREA = 125.2m² [1,347.6 ft²]
[0.01 Ha] [0.03 Ac] ±

EDGE OF MAINTAINED AREA

STONE PATIO & HOT TUB

2.8m [9.3' ±]

14.8m [48.0' ±]

DOCK

17.1m [56.2' ±]

WALKWAY

7.4m [24.4' ±]

1.3m [4.3' ±]

PART 18

35R-25634

LOT TO BE SEVERED
AREA = 18.2m²
[195.9 ft²]

20.8m [68.1' ±]

91.6m [300.4' ±]

EXISTING RIGHT OF WAY
B/33A/14/ML

PROPANE TANK

GENERATOR

LAKE ROSSEAU

LOT #1 - RETAINED
AREA = 6,627.8m² [71,343.4 ft²]
[0.66 Ha] [1.63 Ac] ±

PART 11

FLOODED LAND
AREA = 254.4m² [2,738.3 ft²]
[0.02 Ha] [0.06 Ac] ±

PART 16

B-33/22/ML

141.4m [463.7' ±]

FILLED AREA

PART 6

PART 15

PART 14

PART 13

4.7m [15.3' ±]

EXISTING PAVED DRIVEWAY

12.2m [40.1' ±]

PORCH

1 ½ STOREY COTTAGE

SEPTIC LIDS

11.2m [36.6' ±]

PART 12

PART 8
B/35/14/ML

117.2m [384.5' ±]

PART 7

12.7m [41.5' ±]

WALKWAY

2 STOREY BOATHOUSE

COVERED AREA

DECK ABOVE

DOCK

13.8m [45.4' ±]

PROJECTION LINE

16.7m [54.7' ±]
21.6m [70.9' ±]

SEVERANCE SKETCH #1

1140 MORINUS ROAD, UNIT 5
PLAN NUMBER 35R-24652
PART OF LOT 27 , CONCESSION 10
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

GRIFFITH

LOT #1 - EXISTING DEVELOPMENT
DWELLING = 463.2m² [4,985.8 ft²]
PORCH = 23.9m² [257.2 ft²]
DECKS = 6.6m² [71.0 ft²]

BOATHOUSE = 164.4m² [1,769.6 ft²]
2ND STOREY = 62.4m² [671.7 ft²]
COVERED AREA = 22.7m² [244.3 ft²]
DOCK = 159.6m² [1,717.9 ft²]

LOT #2 - EXISTING DEVELOPMENT
DWELLING = 314.8m² [3,388.5 ft²]
VERANDA'S = 70.1m² [754.6 ft²]
SAUNA = 7.9m² [85.0 ft²]
GARAGE 1 = 91.6m² [986.0 ft²]
GARAGE 2 = 85.5m² [920.3 ft²]

BOATHOUSE = 167.8m² [1,806.2 ft²]
2ND STOREY = 61.0m² [656.6 ft²]
DOCK = 130.3m² [1,399.3 ft²]

DOCK = 10.4m² [111.9 ft²]
BOAT SHELTER = 21.4m² [230.3 ft²]

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1.	08-JUN-2022	FINALIZE FOR SUBMISSION	JT
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PLANSCAPE
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ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 & 11

MORINUS ROAD

14.8m [48.5' ±]

145.2m [476.4' ±]

116.5m [382.4' ±]

B/34A/14/ML
EXISTING RIGHT OF WAY

PART 1
RD-440

16.6m [54.6' ±]
15.0m [49.1' ±]
2 STOREY GARAGE

B-34/22/ML, A-73/22

60.96m [200']
SETBACK

PART 1
35R-6587

PART 3
PART 4

FILLED AREA
8.1m [26.5' ±]

PROPANE TANK

EXISTING GARAGE
4.6m [15.0' ±]

EXISTING DRIVEWAY

GENERATOR

35.1m [115.1' ±]

PART 17
B/33/14/ML

TANK LIDS

SAUNA

1 STOREY

BOAT SHELTER
3.3m [10.9' ±]
5.4m [28.9' ±]

BOAT LIFTS

36.6m [120.0' ±]

64.8m [212.7' ±]

PART 2
B/34/14/ML

2 STOREY COTTAGE
4.5m [14.9' ±]

20.2m [66.4' ±]

20.8m [68.2' ±]

LOT #2 - RETAINED
AREA = 9,703.8m² [104,454.0 ft²]
[0.97 Ha] [2.39 Ac] ±

2 STOREY BOATHOUSE

EDGE OF MAINTAINED AREA

FLOODED LAND
AREA = 125.2m² [1,347.6 ft²]
[0.01 Ha] [0.03 Ac] ±

STONE PATIO & HOT TUB

14.4m [48.0' ±]
DOCK

17.1m [56.2' ±]

PART 10

WALKWAY

35R-25634

PART 18

91.6m [300.4' ±]

EXISTING RIGHT OF WAY
B/33A/14/ML

PROPANE TANK

GENERATOR

PART 9

LAKE ROSSEAU

LOT TO BE SEVERED
AREA = 18.2m²
[195.9 ft²]

LOT #1 -
TO BE ADDED TO
AREA = 6,646.0m² [71,539.3 ft²]
[0.66 Ha] [1.64 Ac] ±

PART 11

FLOODED LAND
AREA = 254.4m² [2,738.3 ft²]
[0.02 Ha] [0.06 Ac] ±

FILLED AREA

PART 16

PART 6

141.4m [463.7' ±]

B-33/22/ML

4.7m [15.3' ±]

EXISTING PAVED DRIVEWAY

PART 15

PART 14

PART 13

12.2m [40.1' ±]

PORCH

1½ STOREY COTTAGE

SEPTIC LIDS

11.2m [36.8' ±]

PART 12

117.2m [384.5' ±]

PART 8
B/35/14/ML

PART 7

12.7m [41.5' ±]

WALKWAY

2 STOREY BOATHOUSE
DECK ABOVE
COVERED AREA
DOCK

13.8m [45.4' ±]

16.7m [54.7' ±]
21.6m [70.9' ±]

PROJECTION LINE

SEVERANCE SKETCH #2

1140 MORINUS ROAD, UNIT 5
PLAN NUMBER 35R-24652
PART OF LOT 27 , CONCESSION 10
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

GRIFFITH

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BOATHOUSE = 164.4m² [1,769.6 ft²]
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COVERED AREA = 22.7m² [244.3 ft²]
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DWELLING = 314.8m² [3,388.5 ft²]
VERANDA'S = 70.1m² [754.6 ft²]
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GARAGE 2 = 85.5m² [920.3 ft²]

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