



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

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

This notice has been sent to you for your information and does not require any response unless you wish to make one.

TAKE NOTICE THAT the Committee of Adjustment for The Corporation of the Township of Muskoka Lakes will be considering the following proposed minor variance to Zoning By-Law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13.

Hearing Date: Monday, November 13th, 2023 at 9:00 a.m.

File #.: A-57/23

Roll #: 4-19-002-03

Civic Address: 1321 Carlingford Road

Owner: Michael and Krista Shaw, 1321 Carlingford Road, Minett, ON, P0B 1G0

Legal Description: Part of Lot 16, Concession 12, Part 1, Plan 35R-10711, (Medora)

Lake/River: Joseph River (Category 1)

Zoning: Waterfront Residential (WR5-7)

Zoning Schedule: 20

EXPLANATION OF THE PURPOSE AND EFFECT: The applicants propose to recognize an as-built sundeck and unenclosed gazebo.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3 & 4.1.3.5	Minimum Front Yard Setback (Sundeck)	41 ft.	34 ft.	7 ft.
B	4.1.3	Minimum Front Yard Setback (Gazebo)	66 ft.	36 ft.	30 ft.
C	3.5.4	Maximum Floor Area (Gazebo)	250 sq. ft.	265 sq. ft.	15 sq. ft.

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.

TAKE FURTHER NOTICE that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wish to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at**

9:00 a.m. 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.

ADDITIONAL INFORMATION relating to the proposed variance application is available from the Planning Department week days 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, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

Please quote the file number noted above.

YOU OR YOUR REPRESENTATIVE are entitled to participate in this public hearing and make verbal representation and/or make written representation prior to the meeting. Comments can be submitted by emailing planning@muskokalakes.ca or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

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.

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.

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 written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

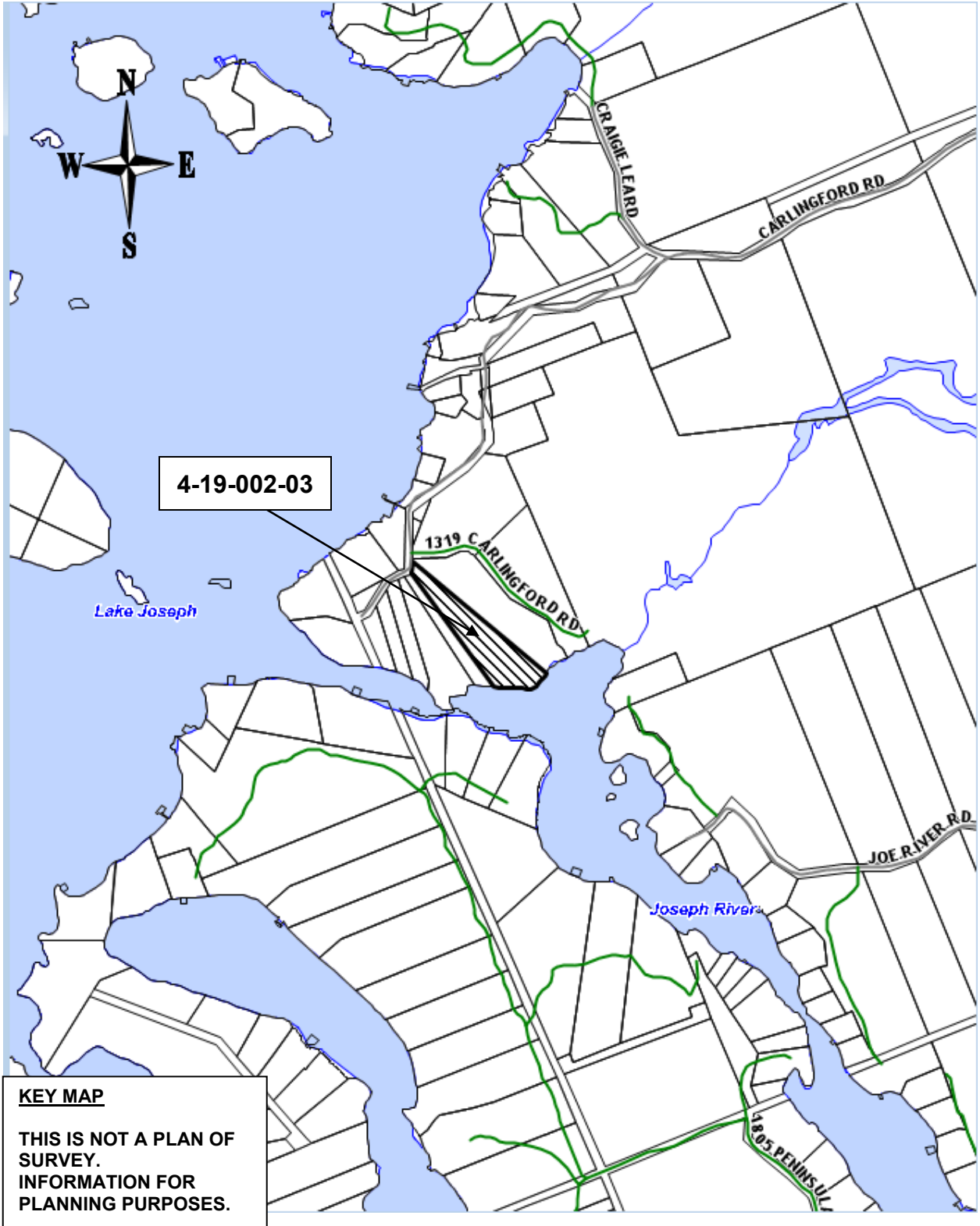
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 31st day of October, 2023.

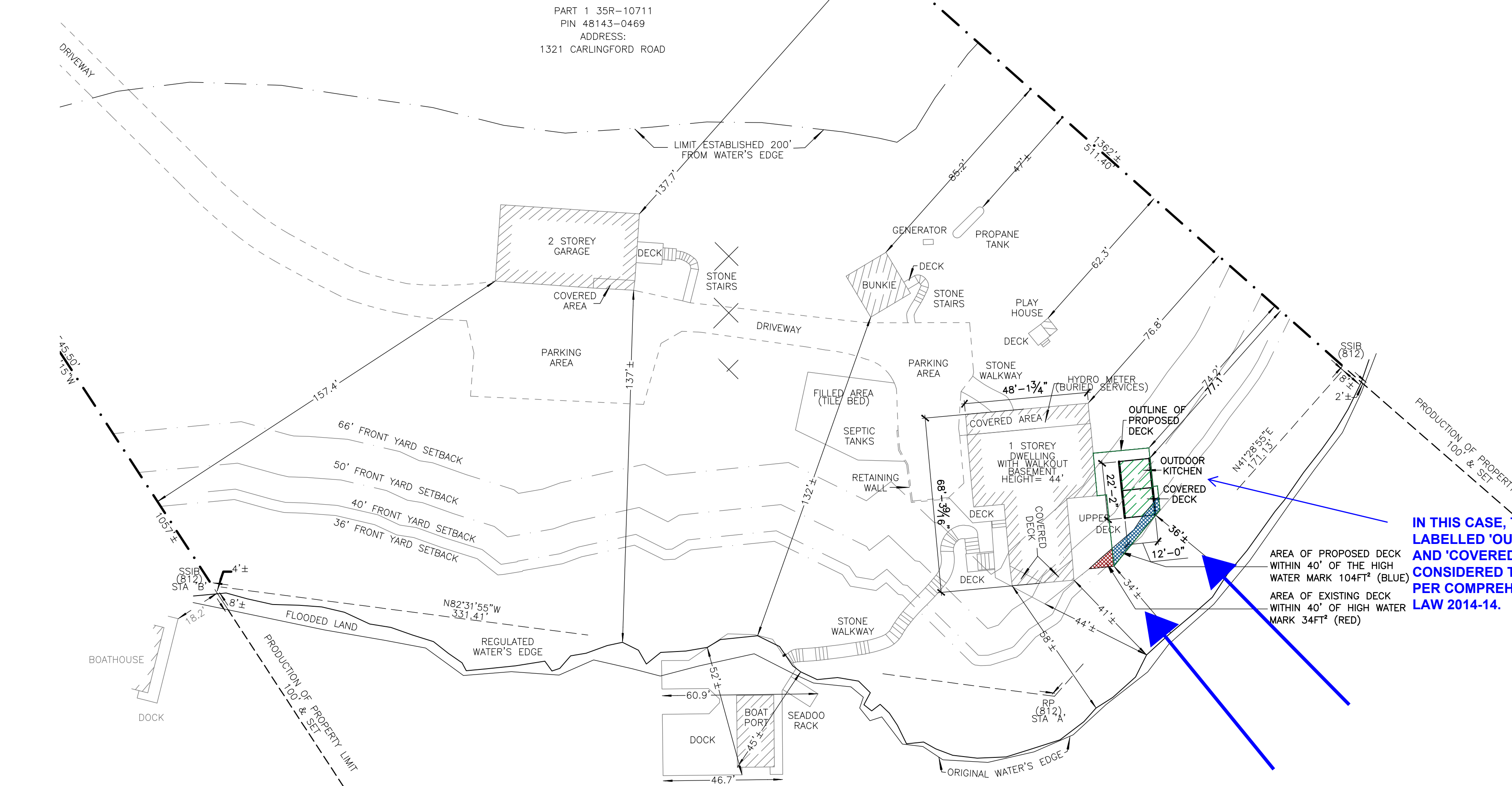
("Original Signed by C. Ward")
Chelsea Ward,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



NOT TO SCALE

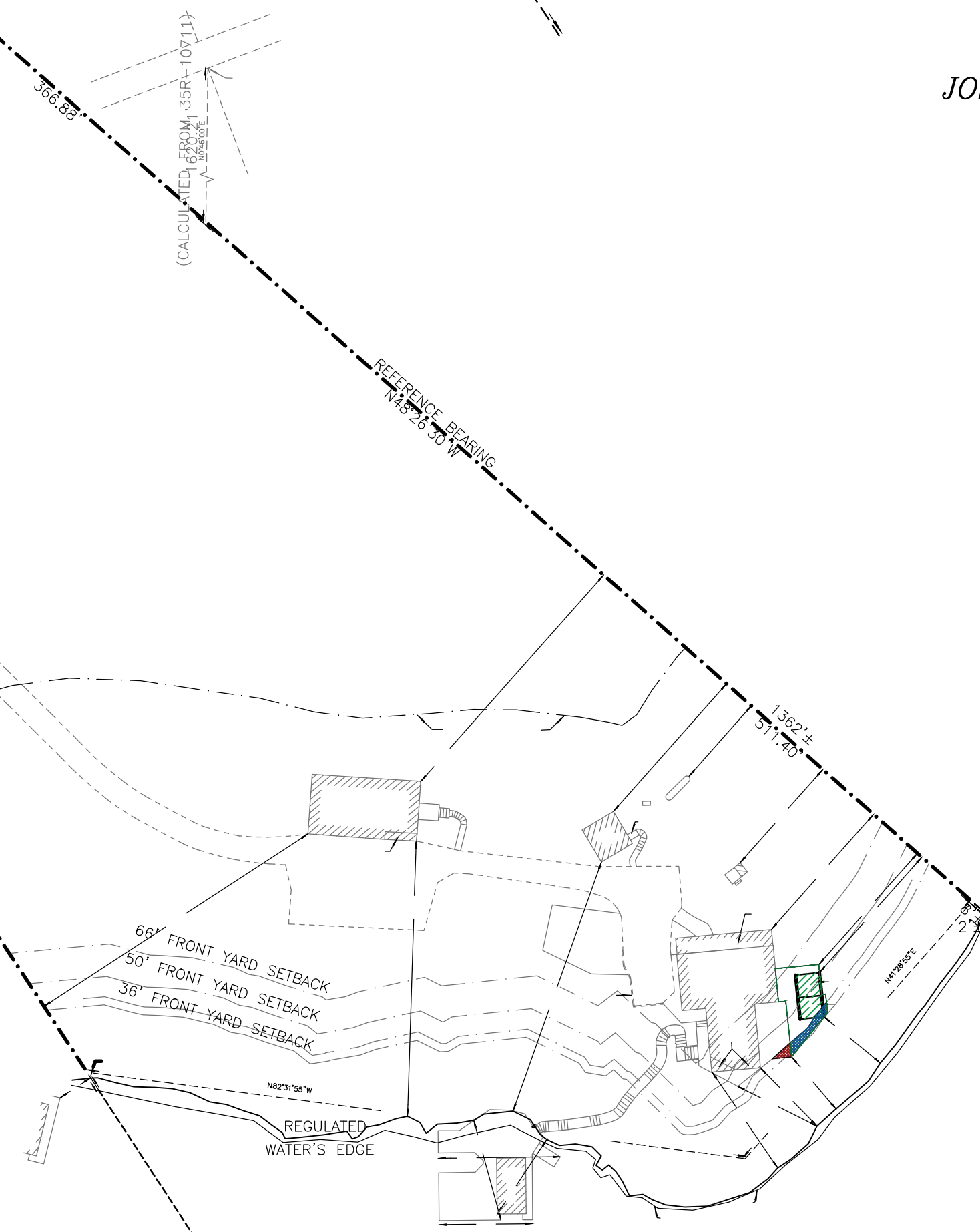
PART 1 35R-10711
PIN 48143-0469
ADDRESS:
1321 CARLINGFORD ROAD



IN THIS CASE, THE STRUCTURES LABELLED 'OUTDOOR KITCHEN' AND 'COVERED DECK' ARE CONSIDERED TO BE A 'GAZEBO' PER COMPREHENSIVE ZONING BY-LAW 2014-14.

SITE PLAN (DETAILED)
SCALE: 1/8" = 1'-0"

JOSEPH RIVER



SITE PLAN (KEY PLAN)
SCALE: 1/4" = 1'-0"

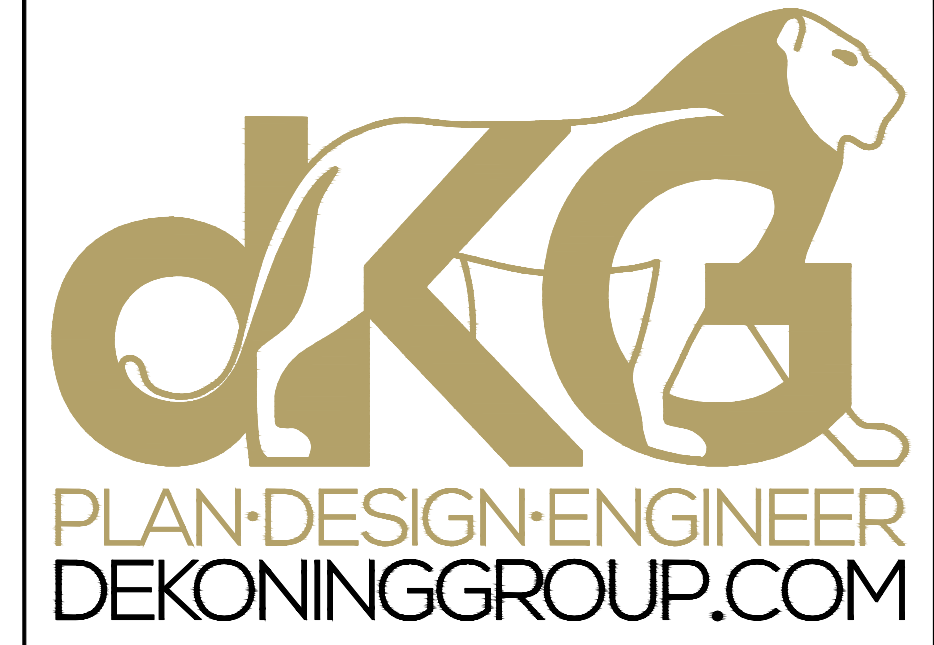
JOSEPH RIVER

ZONING DETAILS	
ZONING	WR5-7
LOT AREA	302,000 ft ²
AREA WITHIN 200' OF HW MARK	98,200 ft ²
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	25'

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	454'-0"
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	75'
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16% (75')
HABITABLE FLOOR AREA	YES
MAX. SIZE 2ND STOREY	650 FT ² /250 FT ²
LOCATION OF 2ND STOREY	-
MAX. HEIGHT	25'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (2 STOREY OR SUNDECK)	45'

EXISTING LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	454'-0"	-
EXISTING DOCK	46.7'	10.3%
EXISTING DOCK TOTAL	46.7'	10.3%
EXISTING BOATHOUSE	14.5'	3.2%

EXISTING LOT AREA STATS		
DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	302,000	-
AREA WITHIN 200' OF HW MARK	98,200	-
EXISTING STRUCTURES		
DWELLING	2,540	
GARAGE	1,630	
BOATPORT	405	
BUNKIE	340	
PLAYHOUSE	20	
EXISTING TOTAL	4,935	5.03%
PROPOSED STRUCTURES		
OUTDOOR KITCHEN/ COVERED DECK	265	
PROPOSED TOTAL	5,200	5.30%



705.640.3800
INFO@DEKONINGGROUP.COM
3 ARMSTRONG POINT ROAD
PORT CARLING, ONTARIO
POB 1J0

PROFESSIONAL ENGINEER
BCIN REGISTRATION INFORMATION
DE KONING GROUP INC. 124300
FIRM NAME FIRM BCIN
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE.

No.	Revision/Issue Column	Date
4	RE-ISSUED FOR PLANNING APPROVAL	OCT.25.2023
3	ISSUED FOR REVIEW	OCT.24.2023
2	ISSUED FOR PLANNING APPROVAL	SEP.27.2023
1	ISSUED FOR REVIEW	SEP.12.2023

CLIENT
MICHAEL SHAW

PROJECT
**SHAW PROPERTY
1321 CARLINGFORD ROAD
TOWNSHIP OF MUSKOKA LAKES**

DRAWING
SITE PLAN

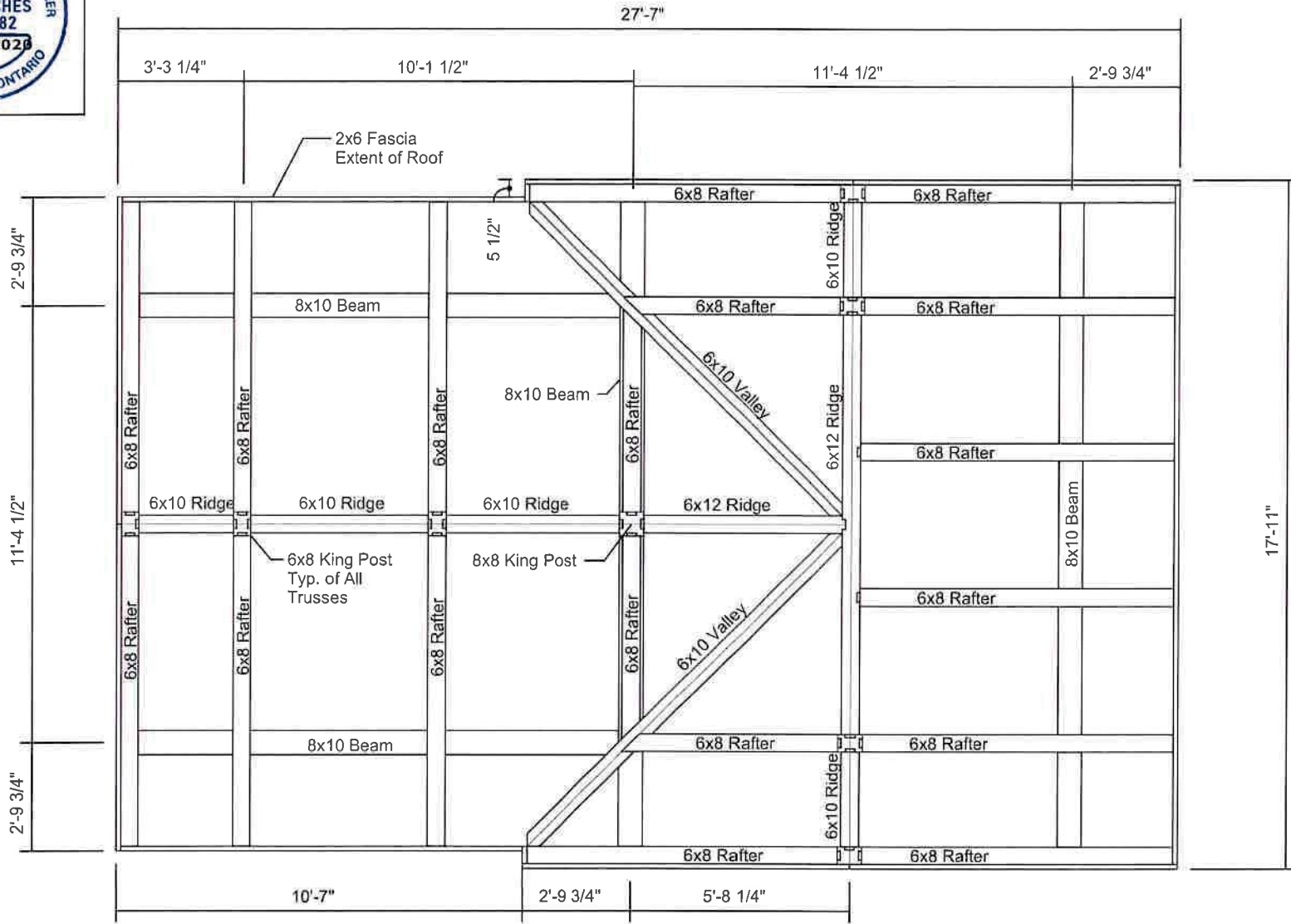
**ISSUED FOR REVIEW
NOT FOR CONSTRUCTION**

DATE	SEPTEMBER 2023
PROJECT	23-263-01
DESIGNED	BK
REVIEWED	NkK
SCALE	AS SHOWN
SHEET	SP1

NOT TO SCALE



ALL MATERIAL TO BE #1 GRADE DOUGLAS FIR DRESSED FOUR SIDES



1 PLAN VIEW
A2 SCALE: 3/8" : 1'

FOR INFORMATION PURPOSES ONLY



Wolf Lake
Timber Works Inc.
337 Ballyduff Road
Pontypool, ON
L0A 1K0

Client: Michael Shaw
Client Address: Lake Joe, Muskoka

Date: 06/28/2020
Drawn By: MS

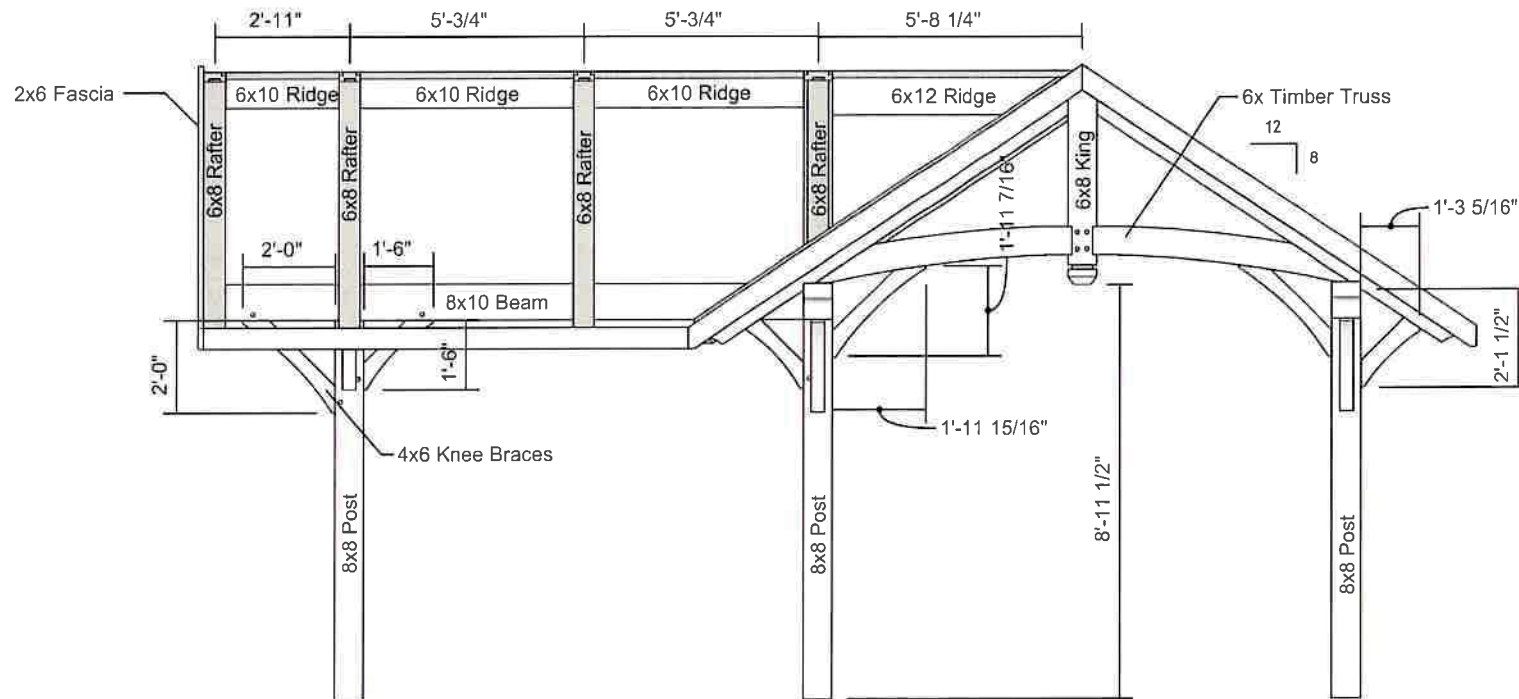
PLAN VIEW

A2

NOT TO SCALE



ALL MATERIAL TO BE #1 GRADE DOUGLAS FIR DRESSED FOUR SIDES



1 FRONT ELEVATION
A3 SCALE: 3/8" : 1'



Wolf Lake Timber Works Inc.
337 Ballyduff Road
Pontypool, ON
LOA 1K0

Client: Michael Shaw
Client Address: Lake Joe, Muskoka

Date: 06/28/2020
Drawn By: MS

FRONT ELEVATION

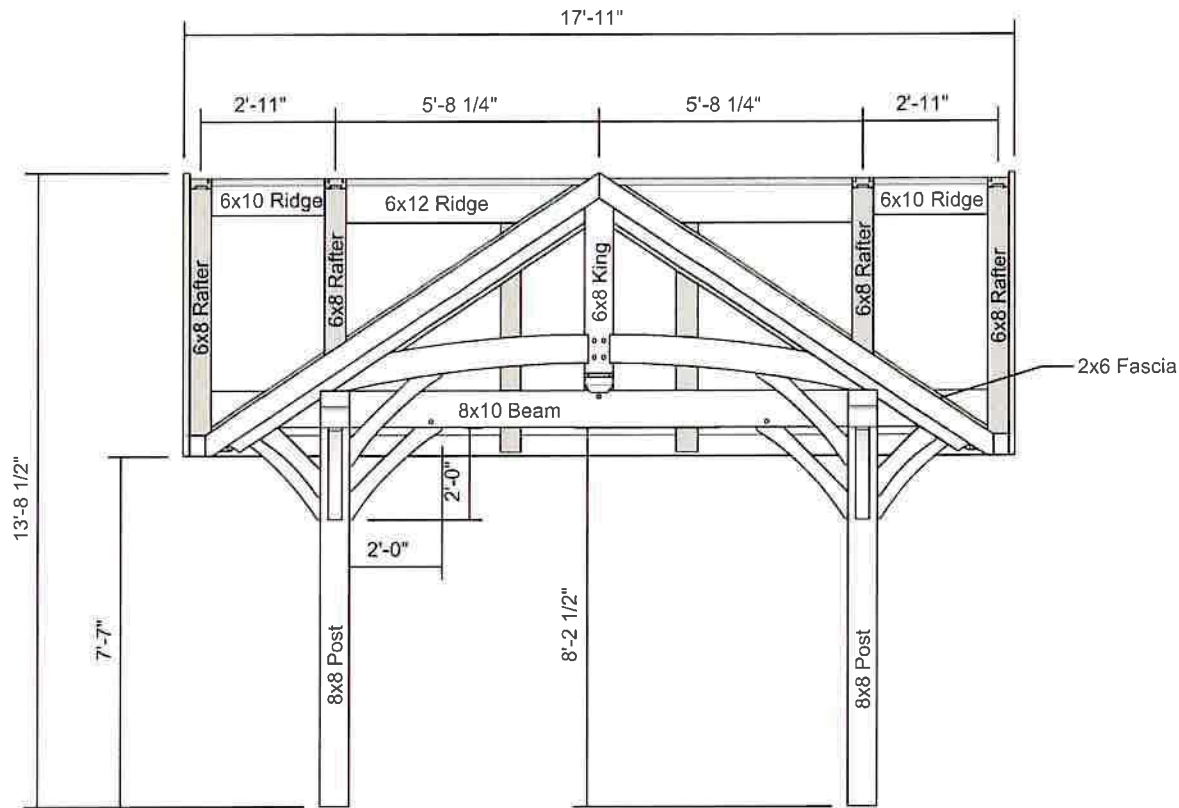
A3

FOR INFORMATION PURPOSES ONLY

NOT TO SCALE



ALL MATERIAL TO BE #1 GRADE DOUGLAS FIR DRESSED FOUR SIDES



1 LEFT ELEVATION
A4 SCALE: 3/8" : 1'



Wolf Lake Timber Works Inc.
337 Ballyduff Road
Pontypool, ON
L0A 1K0

Client: Michael Shaw
Client Address: Lake Joe, Muskoka

Date: 06/28/2020
Drawn By: MS

LEFT ELEVATION

A4

FOR INFORMATION PURPOSES ONLY