



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-60/23  
**Roll #:** 2-1-035-04  
**Civic Address:** 1310 Camel Lake Road, Unit #9  
**Owner:** David and Barbara Snider, 163 Stirling Avenue North, Kitchener, ON, N2H 3G9  
**Legal Description:** Lot 4, Plan 35M-754, (Watt)  
**Lake/River:** Camel Lake (Category 2)  
**Zoning:** Waterfront Residential (WR1-7) and Environmental Protection (EP1) Zones  
**Zoning Schedule:** 24

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicants propose to construct a new dwelling and a private on-site sewage disposal system.

Variance	ZBL 2014-14, as Amended, Section(s)	Description	Permitted	Proposed	Variance
A	By-law 2020-87, Section 2. vi)	Permitted Development Envelopes for a Dwelling and Private On-Site Sewage Disposal System	As Shown on Schedule VI to By-law 2020-87 (Attached)	As Shown on Submitted Site Plan (Attached)	Permit a Dwelling and Private On-Site Sewage Disposal System in Different Development Envelopes Than Those Identified on Schedule VI to By-law 2020-87

**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](http://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](mailto: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](mailto: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](mailto: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.

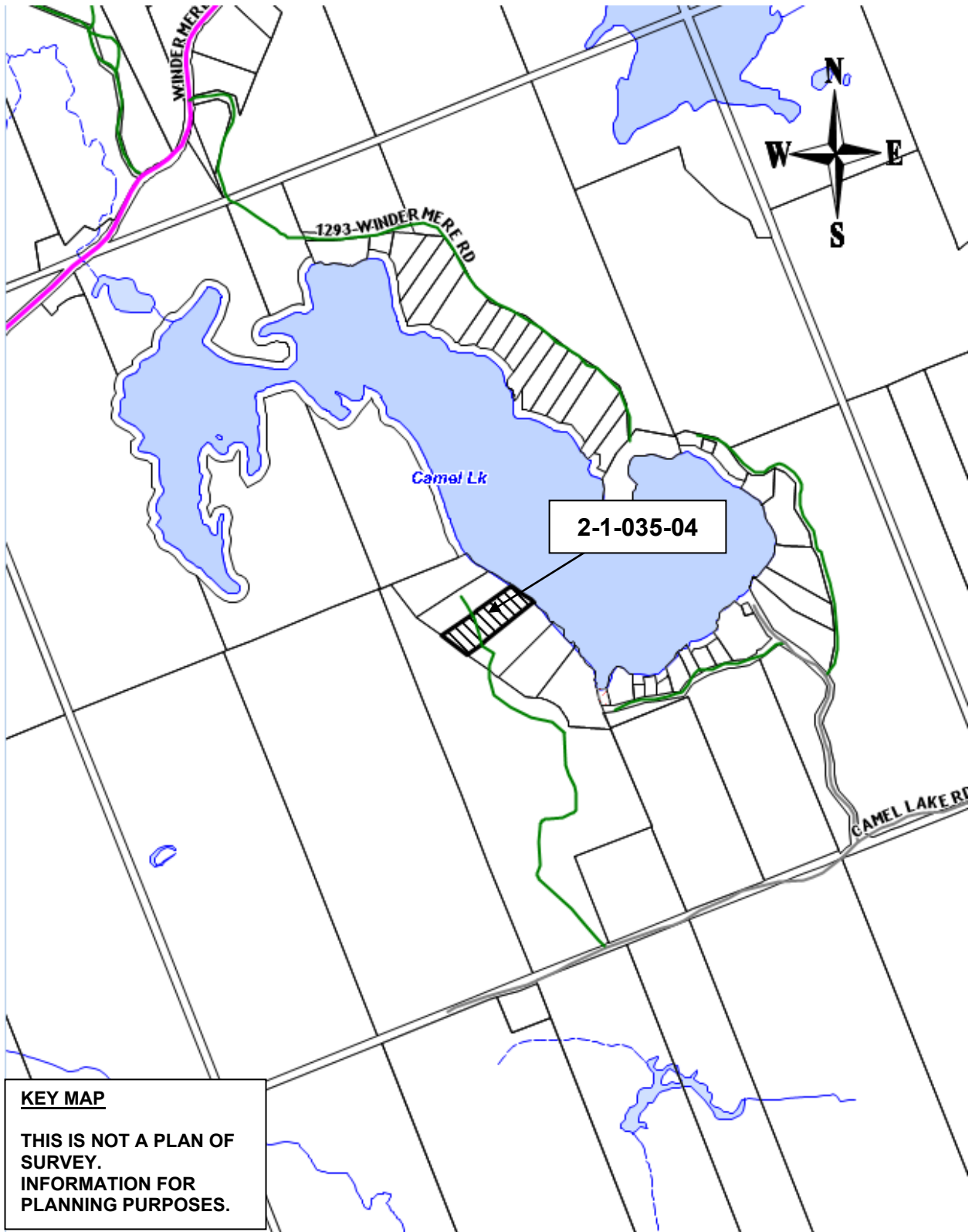
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 31<sup>st</sup> day of October, 2023.

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

**KEY MAP**



**KEY MAP**

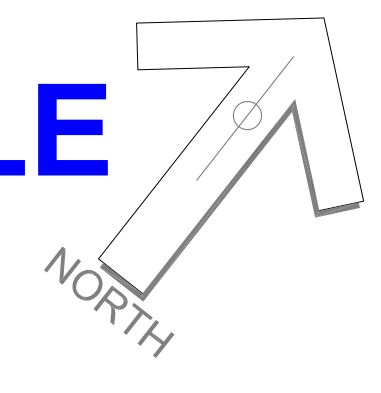
**THIS IS NOT A PLAN OF SURVEY.  
INFORMATION FOR PLANNING PURPOSES.**



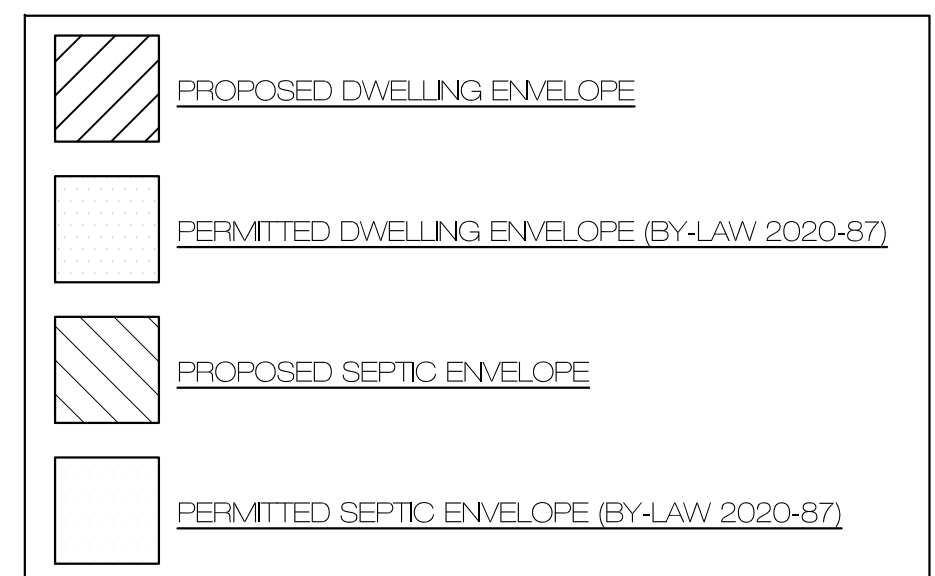
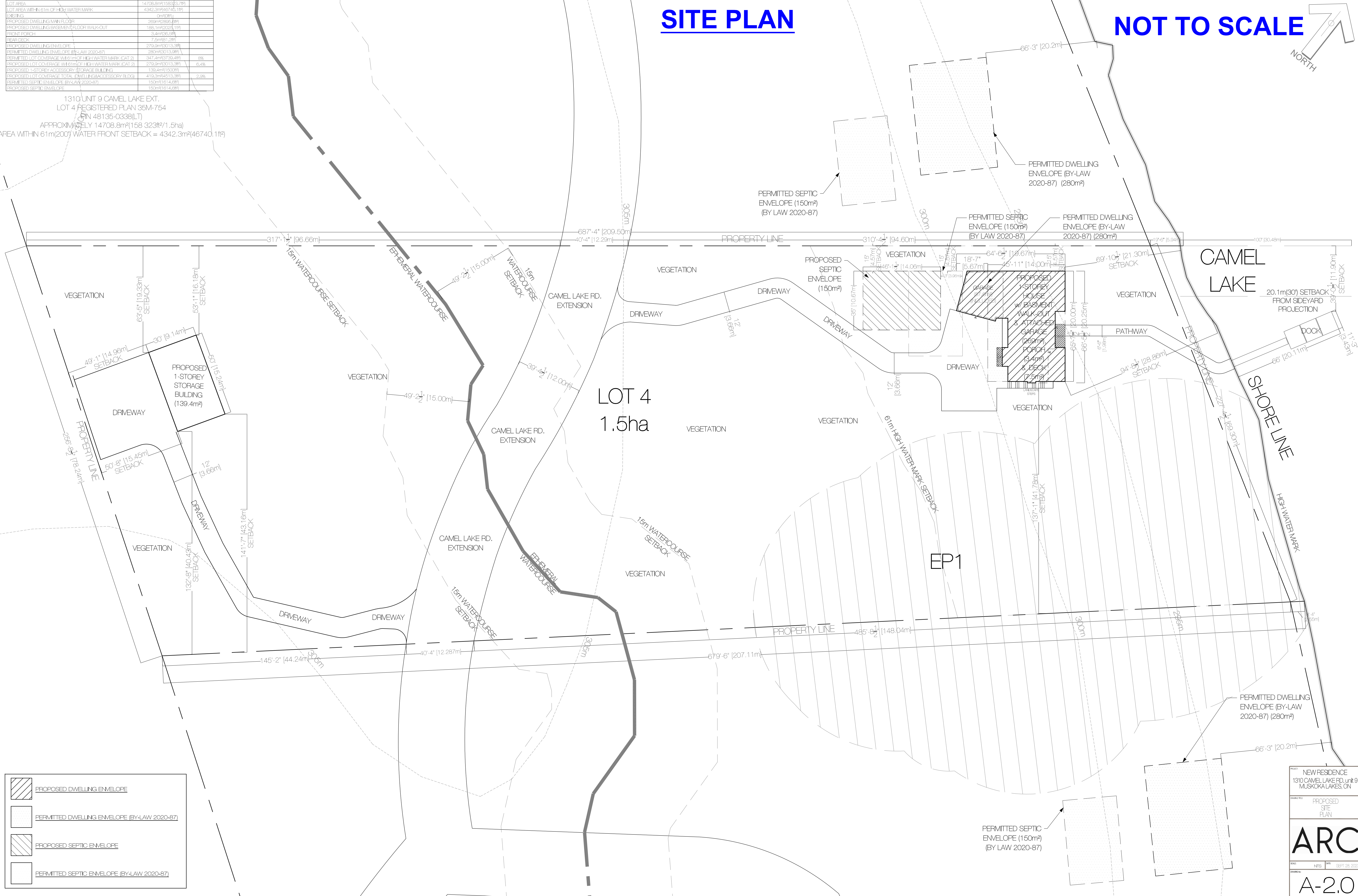
DESCRIPTION	AREA	PERCENT
LOT AREA	14708.8m <sup>2</sup> (3623.7ft <sup>2</sup> )	
LOT AREA WITHIN 61m OF H <sub>2</sub> O WATER MARK	4342.3m <sup>2</sup> (9474.21ft <sup>2</sup> )	
EXISTING	0m <sup>2</sup>	
PROPOSED DWELING MAIN FLOOR	269m <sup>2</sup> (2885.7ft <sup>2</sup> )	
PROPOSED DWELING BASEMENT FLOOR WALK-OUT	188.1m <sup>2</sup> (2023.1ft <sup>2</sup> )	
FRONT PORCH	3.4m <sup>2</sup> (36.9ft <sup>2</sup> )	
REAR DECK	7.5m <sup>2</sup> (81.2ft <sup>2</sup> )	
PROPOSED DWELING ENVELOPE	279.9m <sup>2</sup> (3013.3ft <sup>2</sup> )	
PERMITTED DWELING ENVELOPE (BY-LAW 2020-87)	280m <sup>2</sup> (3013.3ft <sup>2</sup> )	
PERMITTED LOT COVERAGE (W/ 61m OF HIGH WATER MARK, CAT. 2)	347.4m <sup>2</sup> (3734.9ft <sup>2</sup> )	8%
PROPOSED LOT COVERAGE (W/ 61m OF HIGH WATER MARK, CAT. 2)	279.9m <sup>2</sup> (3013.3ft <sup>2</sup> )	6.4%
PROPOSED 1-STORY ACCESSORY STORAGE BUILDING	139.4m <sup>2</sup> (1500.9ft <sup>2</sup> )	
PROPOSED LOT COVERAGE TOTAL (DWELING & ACCESSORY BLDGS)	419.3m <sup>2</sup> (4513.3ft <sup>2</sup> )	3.0%
PERMITTED SEPTIC ENVELOPE (BY-LAW 2020-87)	150m <sup>2</sup> (1614.6ft <sup>2</sup> )	
PROPOSED SEPTIC ENVELOPE	150m <sup>2</sup> (1614.6ft <sup>2</sup> )	

# SITE PLAN

**NOT TO SCALE**



1310 UNIT 9 CAMEL LAKE EXT.  
LOT 4 REGISTERED PLAN 35M-754  
FIN 48135-0338(LT)  
APPROXIMATELY 14708.8m<sup>2</sup>(158 323ft<sup>2</sup>/1.5ha)  
AREA WITHIN 61m(200') WATER FRONT SETBACK = 4342.3m<sup>2</sup>(46740.1ft<sup>2</sup>)



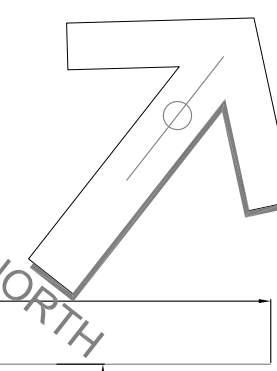
PROJECT	NEW RESIDENCE 1310 CAMEL LAKE RD. UNIT 9 MUSKOKA LAKES, ON
DATE	PROPOSED SITE PLAN
<b>ARC</b>	
SCALE	N.T.S.
DATE	SEP 28, 2023
REVISION	A-2.0



(BY LAW 2020-87)

**SITE PLAN - ENLARGED**

NOT TO SCALE



PROPERTY LINE

310'-4 1/2" [94.60m]

PERMITTED SEPTIC ENVELOPE (150m<sup>2</sup>) (BY LAW 2020-87)

PERMITTED DWELLING ENVELOPE (BY-LAW 2020-87) (280m<sup>2</sup>)

CAMEL LAKE

20.1m(30') SETBACK FROM SIDEYARD PROJECTION

PROPOSED SEPTIC ENVELOPE (150m<sup>2</sup>)

DRIVEWAY

DRIVEWAY

GARAGE (57.0m<sup>2</sup>) (INCLUDED)

PROPOSED 1-STORY HOUSE w/ BASMENT WALK-OUT & ATTACHED GARAGE (269m<sup>2</sup>), PORCH (3.4m<sup>2</sup>) & DECK (7.5m<sup>2</sup>)

VEGETATION

PATHWAY

DOCK

DRIVEWAY

VEGETATION

VEGETATION

61m HIGH WATER MARK SETBACK

VEGETATION

137'-1" [41.78m] SETBACK

94'-8 1/2" [28.86m] SETBACK

SHORELINE

HIGH WATER MARK

EP1

	PROPOSED DWELLING ENVELOPE
	PERMITTED DWELLING ENVELOPE (BY-LAW 2020-87)
	PROPOSED SEPTIC ENVELOPE
	PERMITTED SEPTIC ENVELOPE (BY-LAW 2020-87)

PROJECT: NEW RESIDENCE 1310 CAMEL LAKE RD, Unit 9 MUSKOKA LAKES, ON	
DRAWING: PROPOSED PART SITE PLAN	
<b>ARC</b>	
DRAWN: S. G. + T. C.	DATE: SEPT 28, 2023
DRAWING: A-2.1	

PROPERTY LINE

195'-0 1/2" [59.44m]

300

295m

8'-4" [2.55m]

171'-3" [52.19m]

39'-0 1/2" [11.90m] SETBACK

171'-3" [52.19m]

12' [3.66m]

N

15' [4.57m] SETBACK

15' [4.57m] SETBACK

15' [4.57m] SETBACK

35' [10.67m]

12' [3.66m]

65'-7 1/2" [20.00m]

66'-5 1/2" [20.25m]

6'-6" [1.98m]

227'-4 1/2" [69.30m]

66' [20.11m]

19'-6" [5.94m]

100' [30.48m]

300m

18'-7" [5.67m]

64'-6 1/2" [19.67m]

45'-11" [14.00m]

69'-10 1/2" [21.30m] SETBACK

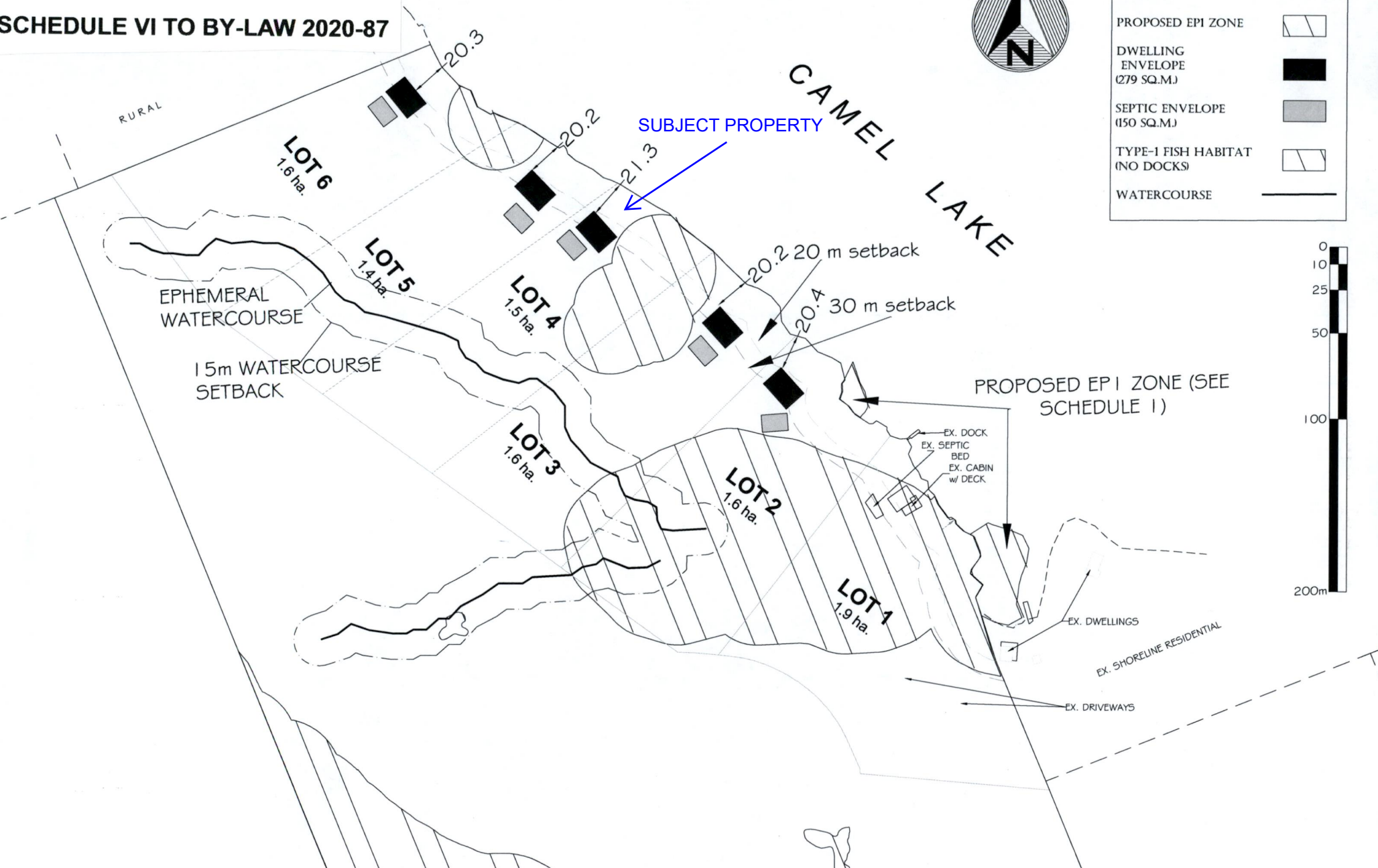
NORTH

NOT TO SCALE

SCHEDULE VI TO BY-LAW 2020-87



LEGEND	
PROPOSED EPI ZONE	
DWELLING ENVELOPE (279 SQ.M.)	
SEPTIC ENVELOPE (150 SQ.M.)	
TYPE-1 FISH HABITAT (NO DOCKS)	
WATERCOURSE	





**DWELLING ELEVATIONS**

NOT TO SCALE



PROJECT: NEW RESIDENCE  
1310 CAMEL LAKE RD. Unit 9  
MUSKOKA LAKES, ON

DATE: PROPOSED  
WEST & SOUTH  
ELEVATIONS

**ARC**

DATE: 1/4" = 1'-0" DATE: SEPT 28, 2023

PROJECT: A-3.1

DWELLING ELEVATIONS

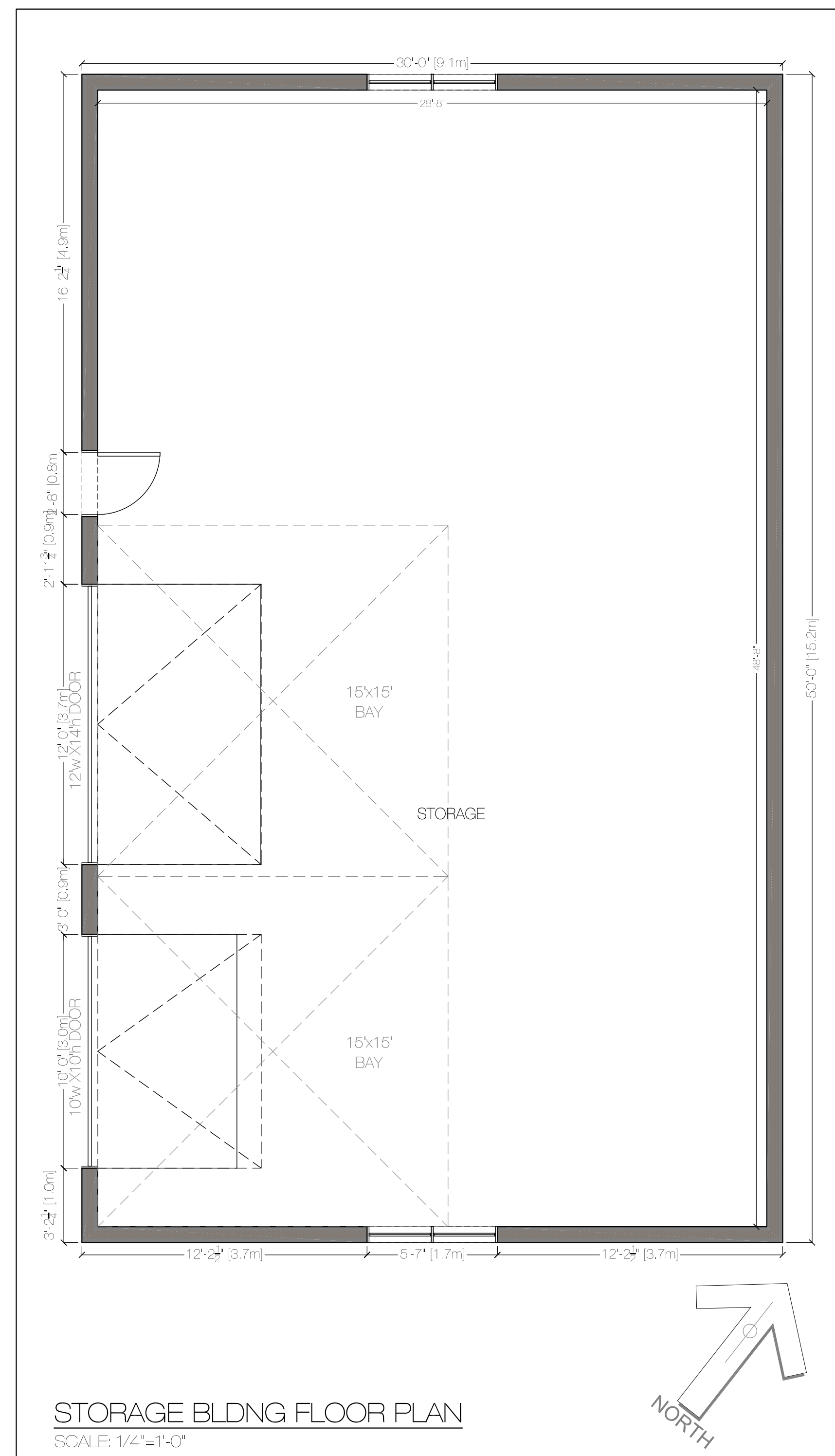
NOT TO SCALE





**STORAGE BUILDING FLOOR PLAN AND ELEVATION DRAWINGS**

NOT TO SCALE



PROJECT: NEW RESIDENCE  
1310 CAMEL LAKE RD, Unit 9  
MUSKOKA LAKES, ON

DRAWING: PROPOSED  
STORAGE BUILDING  
PLAN & ELEVATIONS

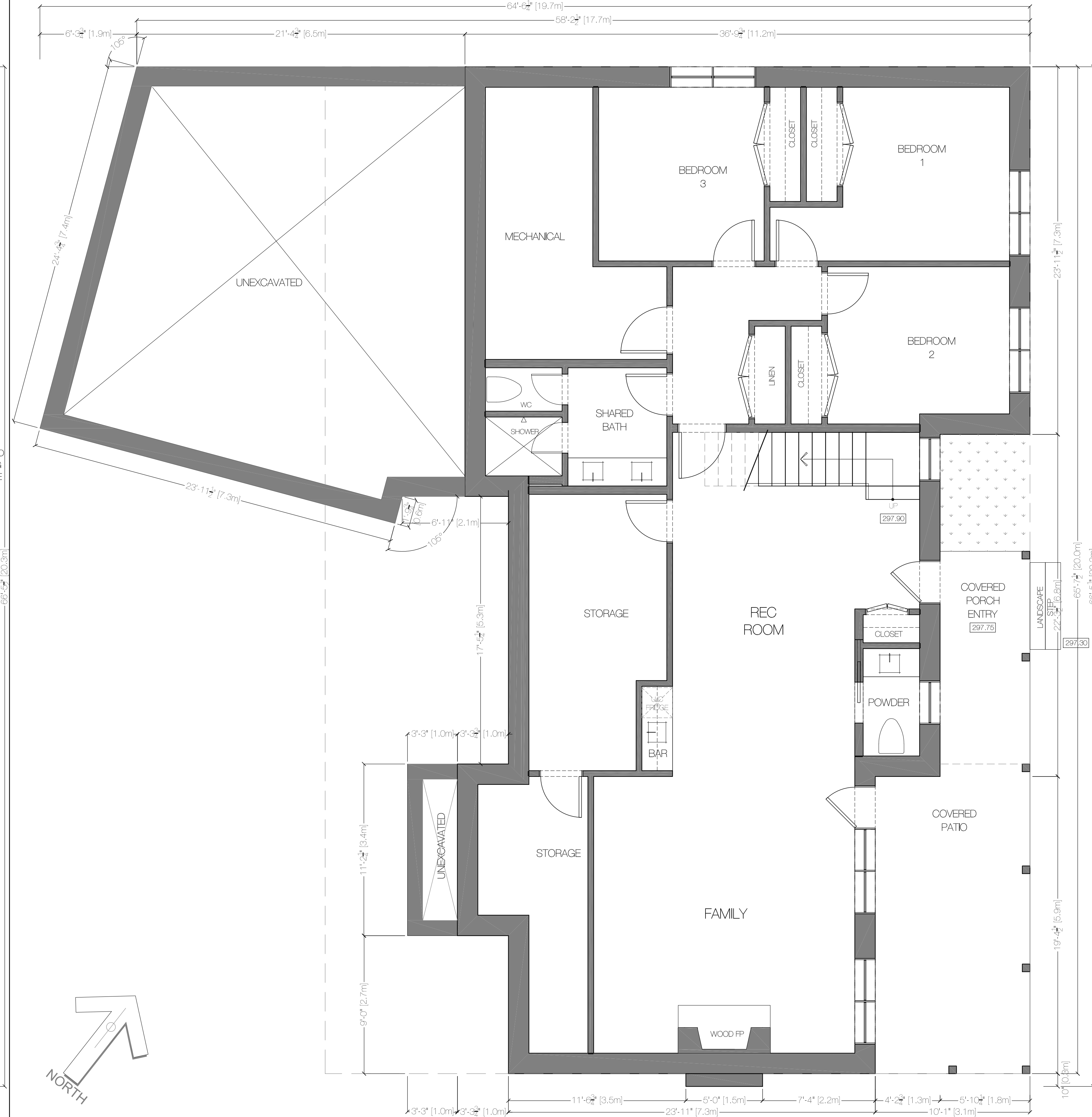
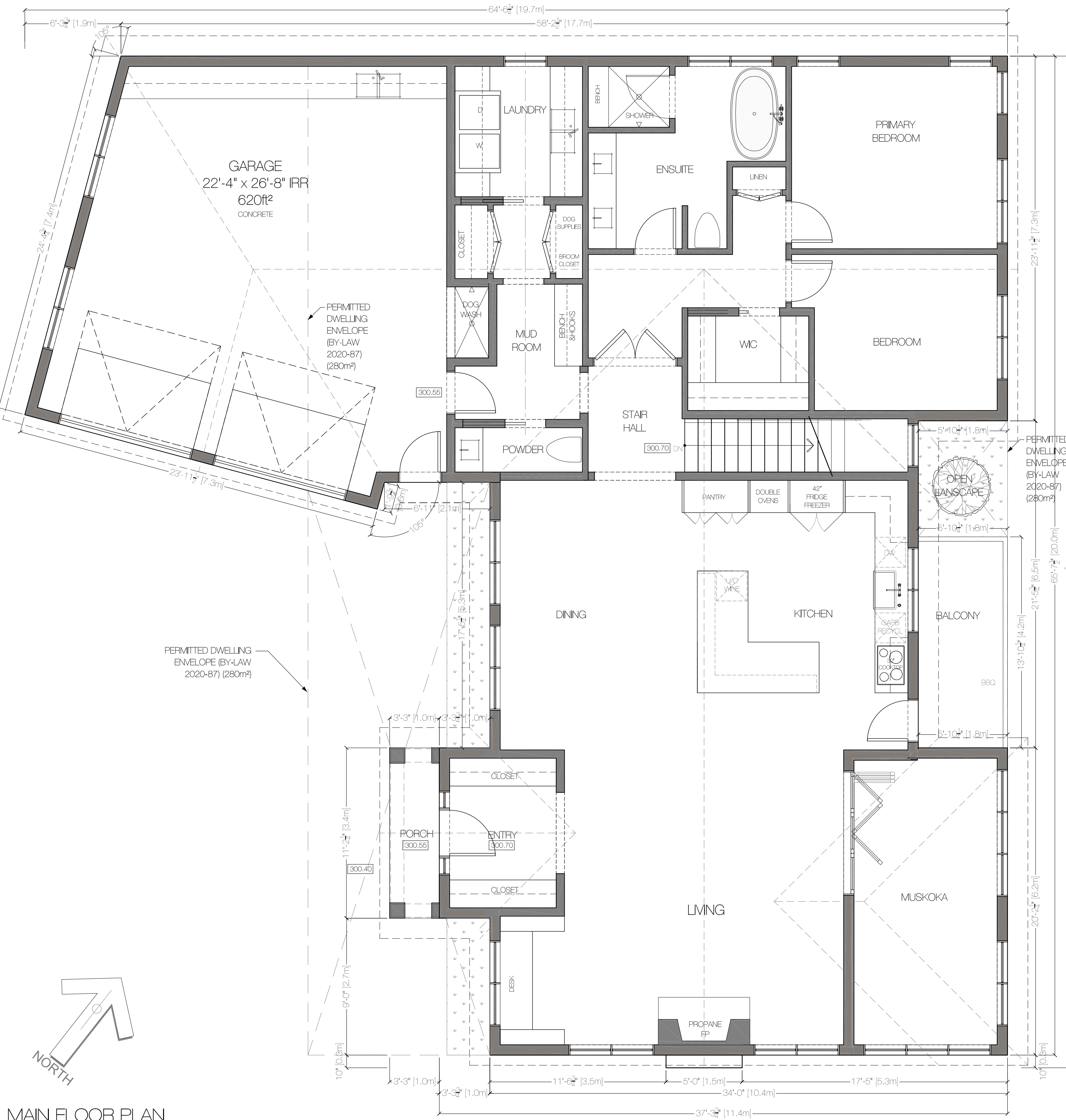
**ARC**

DATE: 1/4" = 1'-0" DATE: SEPT 28, 2023

PROJECT: A-4.1

**DWELLING FLOOR PLANS**

**NOT TO SCALE**



**MAIN FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**LOWER FLOOR PLAN**  
SCALE: 1/4"=1'-0"