



Box 129, Port Carling, ON, POB 1JO
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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A-46/22
ROLL # 4-18-028

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: James Bornhold, 71 Greenvalley Circle, Stouffville, ON, L4A 2L4

LOCATION OF PROPERTY: Lot 25, Concession 12, Lot 18, Plan 41 (Medora), Civic Address: 1107 Bruce Lake Drive, Unit #5, Zoning Schedule: 21

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

The applicant proposes to construct a new swim dock

Relief is requested from Section 3.4.1 of By-law 2014-14, as amended, being the existing lot of record requirements. In a WR1 zone, the minimum lot frontage requirement is 100 feet. The subject property has 95 feet of lot frontage. This variance will permit a new dock on an undersized lot. The lot will not be deemed a building lot.

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: October 11, 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.

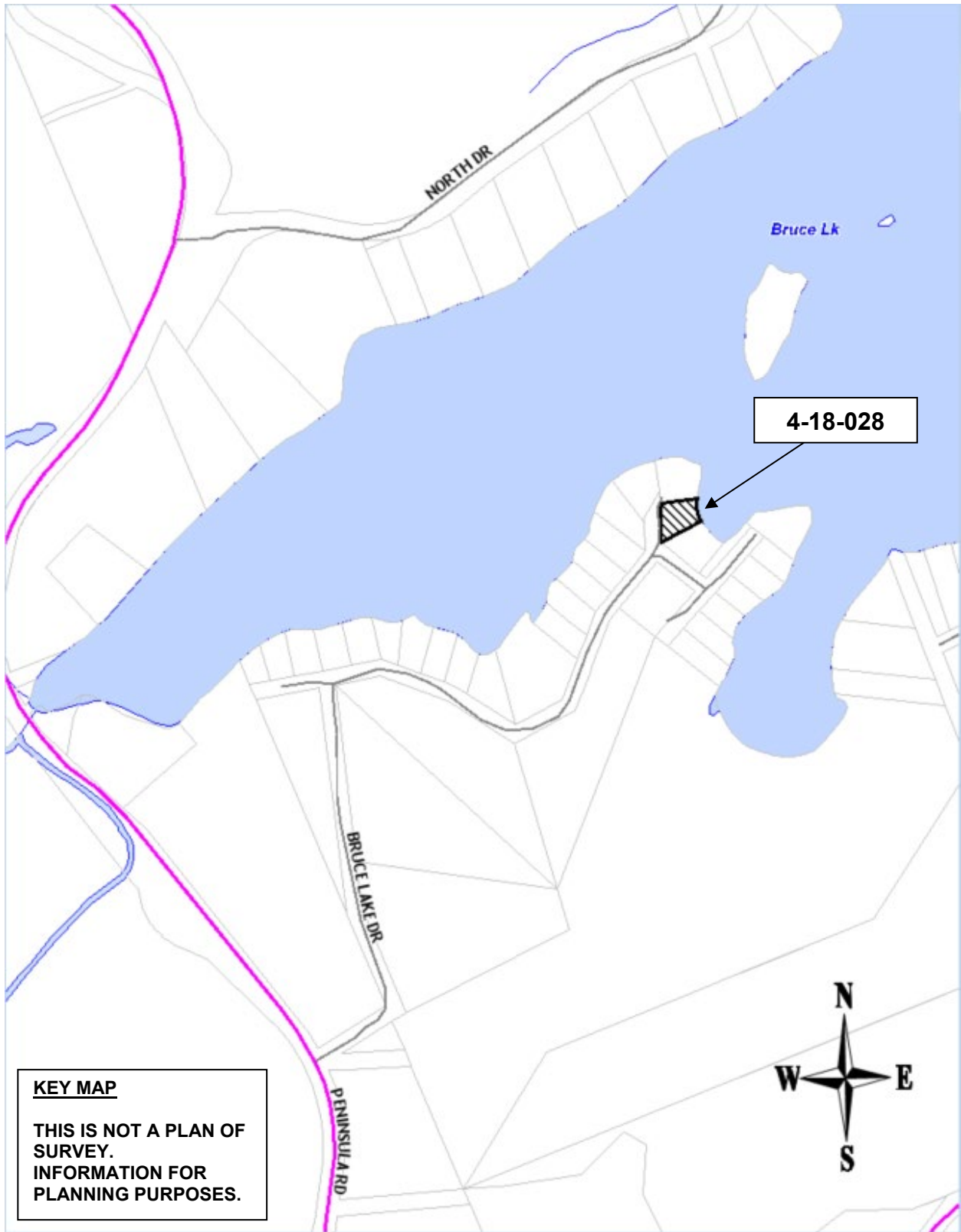
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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 30th day of September, 2022.

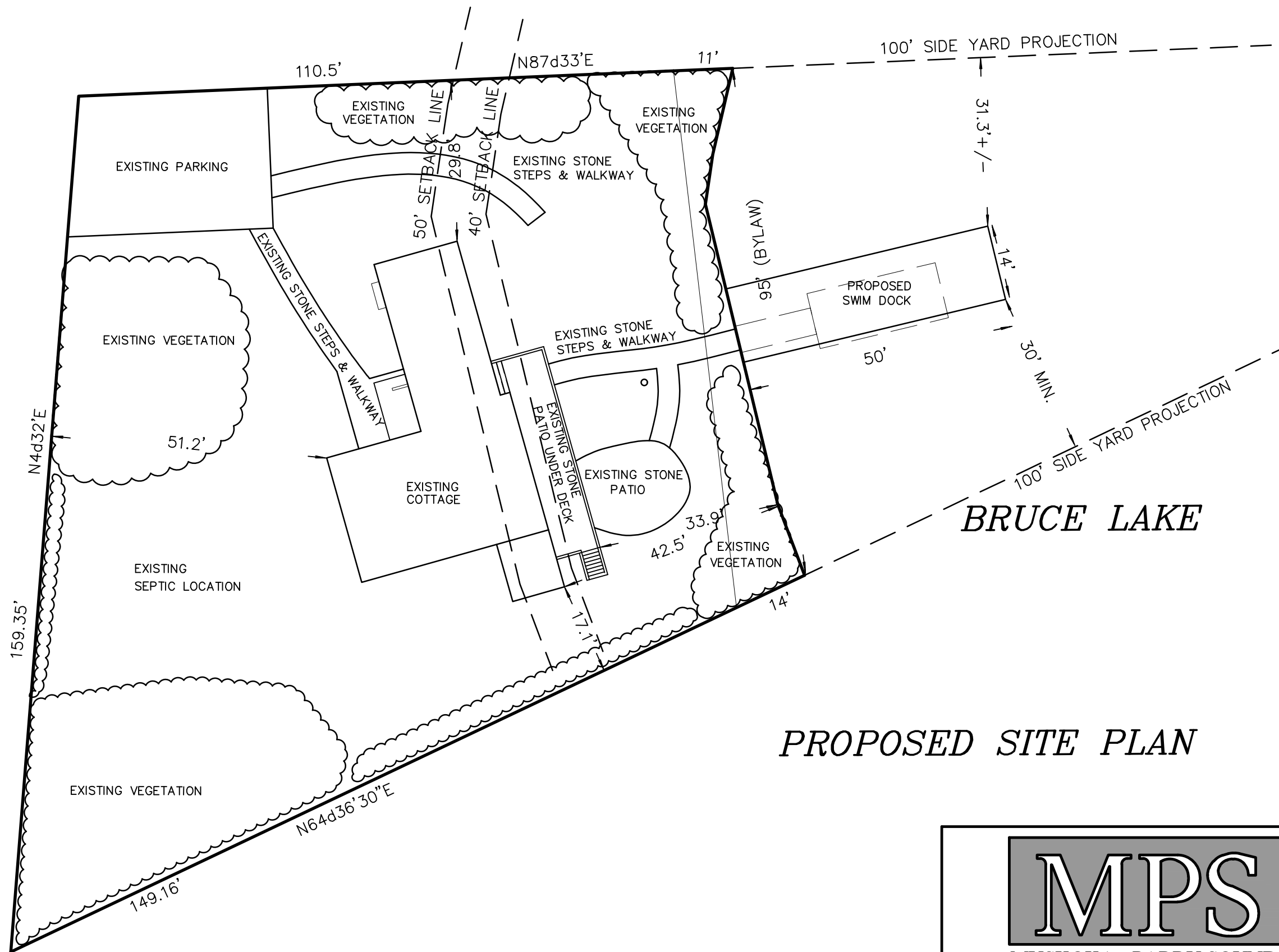
"Original Signed by R. Mulholland"
Rachel Mulholland
Acting Secretary-Treasurer
Committee of Adjustment

KEY MAP

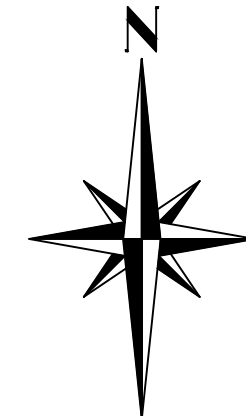


PROPOSED SITE PLAN

NOT TO SCALE



SITE STATISTICS	
LOT AREA:	
(TOTAL LOT AREA)	16988.4 F ² ±
(WITHIN 200')	16988.4 F ² ±
LOT COVERAGE: (@8.8%)	
(ENTIRE LOT)	1494.98 F ² ±
(WITHIN 200' OF SHORELINE)	1494.98 F ² ±
LOT COVERAGE (STRUCTURES):	
COTTAGE	1493.1 F ² ±
BY-LAW FRONTAGE	95' ±



PROPOSED SITE PLAN


MUSKOKA - PARRY SOUND
ENGINEERING & DESIGN SERVICES INC
 Phone 705.765.0520 • Fax 705.765.0518

NO.	ISSUE-REVISIONS	DATE
2	WORDING	SEPT. 27, 2022
1	MINOR VARIANCE	APRIL 22, 2022

PROJECT:		"BORNHOLD" SWIM DOCK
LOCATION:		1107, UNIT 5 BRUCE LAKE ROAD TOWNSHIP OF MUSKOKA LAKES
DRAWN BY:	CH	SCALE: 1" = 20'-0"
CHECKED BY:	JB	DATE: APRIL 22, 2022
DRAWING NUMBER	SP 1.1	