



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

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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

**COMMITTEE OF ADJUSTMENT**

FILE # A-53/22  
ROLL # 7-11-006

**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

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**APPLICATION MADE BY:** William & Annie Hillier, P.O. Box 479, Bala, ON, P0C 1A0  
**LOCATION OF PROPERTY:** Lot 14, Concession B, Lot 293, Plan 2, (Bala), Civic Address:  
3196 Highway 169, Zoning Schedule: 56

**EXPLANATION OF THE PURPOSE AND EFFECT:** The subject property is zoned Community Commercial - Highway (C4) and fronts onto Muskoka Road 169.

The applicants propose to construct a building for an office use.

Relief is requested from Section 5.2.3 of By-law 2014-14, as amended, being the minimum permitted interior side yard setback requirement of 20 feet. The proposed building is to be 13 feet from the southerly interior side lot line. The requested variance is 7 feet.

Relief is also requested from Section 5.2.3 of By-law 2014-14, as amended, being the minimum lot frontage and lot area requirements of 150 feet and 0.5 acres, respectively. The subject property has 90 feet of lot frontage and is 0.3 acres of lot area. This variance, if granted, will permit the construction of a new building on an undersized lot. The lot will not be deemed a building lot.

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

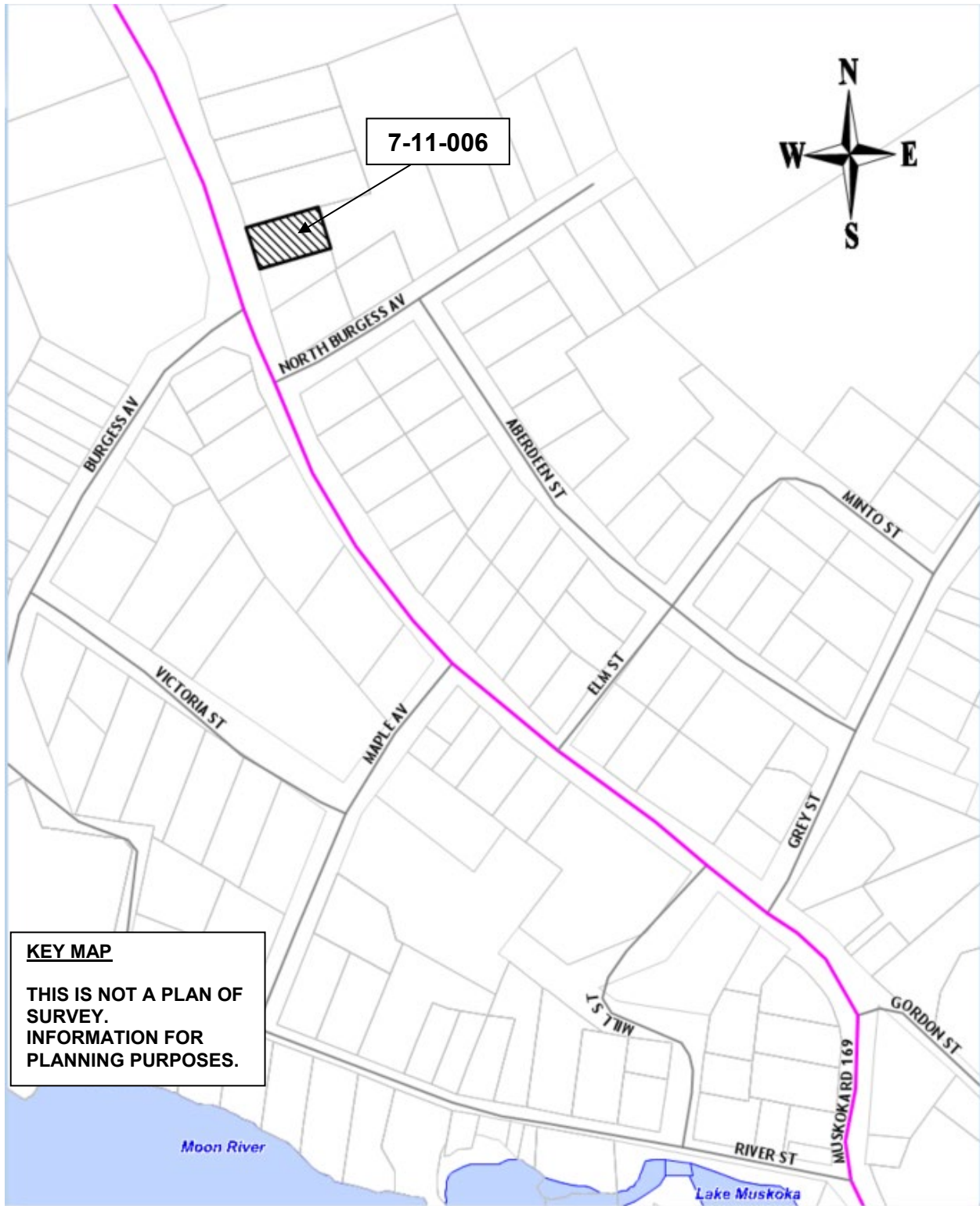
**NOTICE OF DECISION:** If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

**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 28<sup>th</sup> day of September, 2022.

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

# KEY MAP





<b>SITE DATA</b>		3169 HWY-169		4453 070 011 00600	
LOT .No		LOT 14 CON B MEDORA			
ZONING		C4			
LOT FRONTAGE	STRAIGHT LINE	27.43 m	90.00 ft		
	ALONG PRESENT WATERS EDGE	N/A	N/A		
FRONT YARD SETBACK	7.6m (24.9ft)				
INTERIOR YARD SETBACK	6.1m (20ft)				
EXTERIOR YARD SETBACK	7.6m (24.1ft)				
REAR YARD SETBACK	7.6m (24.1t)				
MAX. BUILD HEIGHT	10.7m (35.1ft)				
LOT AREA		TOTAL LOT AREA		1 173.59 m <sup>2</sup>	12 632.40 ft <sup>2</sup>
		WITHIN 200' OF HIGH WATER MARK		N/A	N/A
EXISTING					
DWELLING		117.75 m <sup>2</sup>	1 267.50 ft <sup>2</sup>		
COVERED PORCH		3.34 m <sup>2</sup>	36.00 ft <sup>2</sup>		
DECK		21.9 m <sup>2</sup>	236.00 ft <sup>2</sup>		
PROPOSED					
OFFICE		53.50 m <sup>2</sup>	576.00 ft <sup>2</sup>		
TOTAL PROPOSED ROOF COVERAGE		174.61 m <sup>2</sup>	1 879.5 ft <sup>2</sup>		
LOT COVERAGE	EXISTING	10.3 %			
	PROPOSED	14.9 %			

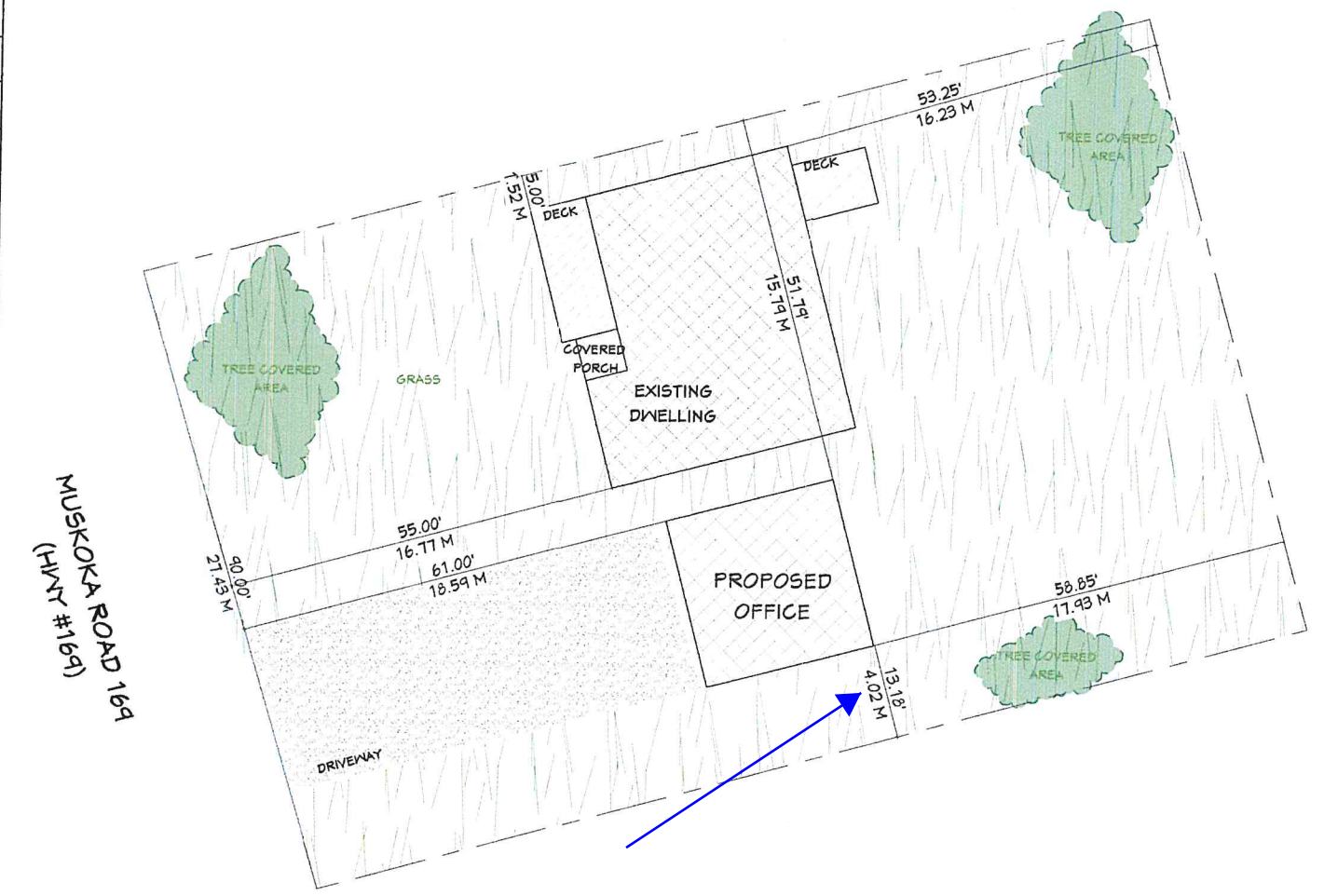
3169 HWY 169  
TOWNSHIP OF MUSKOKA LAKES

NOT TO SCALE

SITE PLAN



SCALE 1 : 300'



**THE PERMIT GUY**

35 COVERED BRIDGE TRAIL  
BRACEBRIDGE, ON  
P1L 1Y1

705-644-1167  
Permits@ThePermitGuy.ca