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 # A-47/22
ROLL # 7-6-064

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:	Geoffrey Joseph, 25 McNeil Place, Ancaster, ON, L9G 2N9
LOCATION OF PROPERTY:	Lot 14, Concession A, Lot 272, Plan 26, (Medora), Civic Address: 1012 Portage Street, Zoning Schedule: 56

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Community Residential – Waterfront (R4) and is located on a Category 1 Lake (Lake Muskoka).

The applicant proposes to recognize an as-built dwelling addition.

Relief is requested from Section 5.1.3 of By-law 2014-14, as amended, being the minimum side yard setback requirement of 15 feet. The as-built dwelling addition is 2 feet from the easterly side lot line (at the closest point). The requested variance is 13 feet.

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.

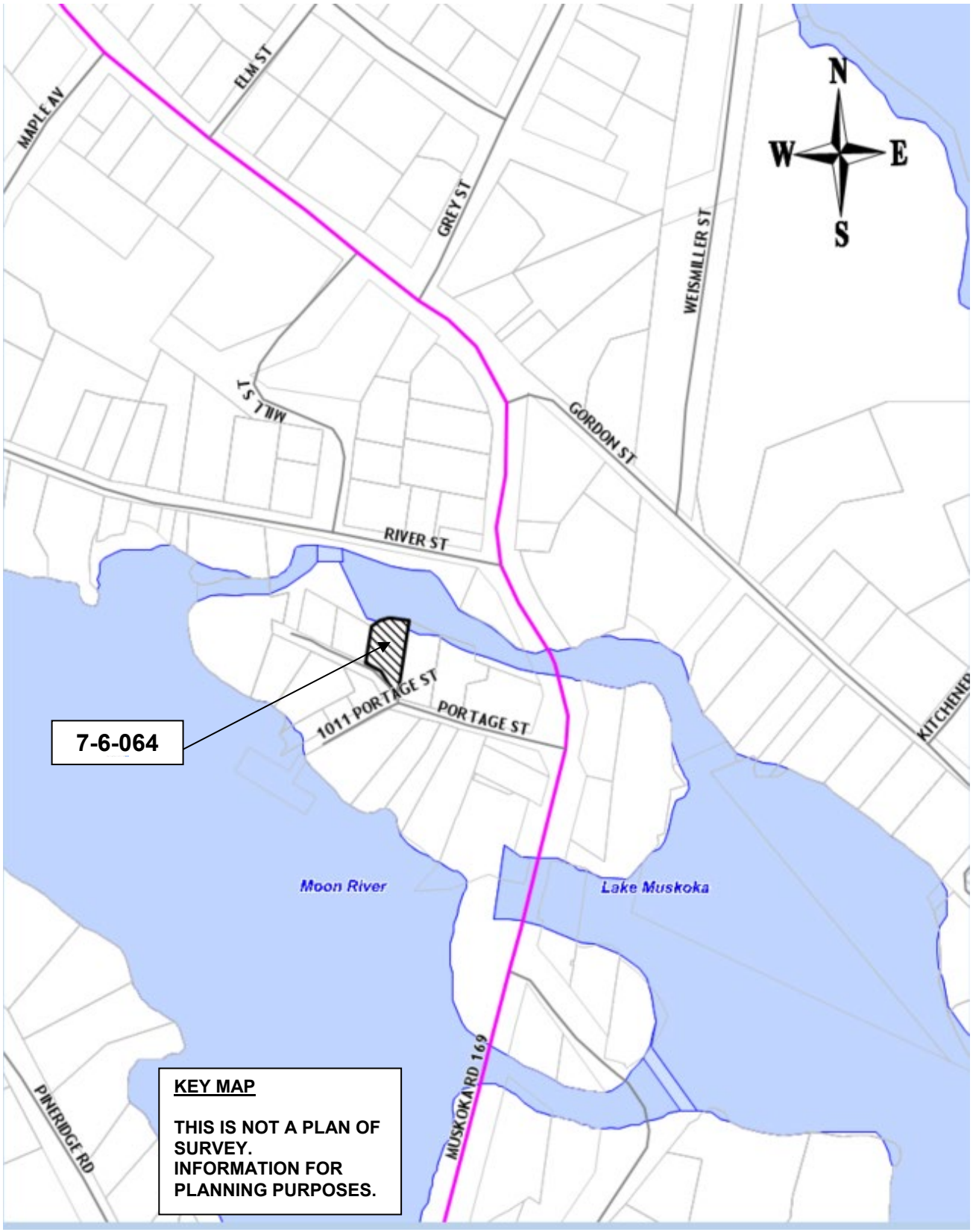
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

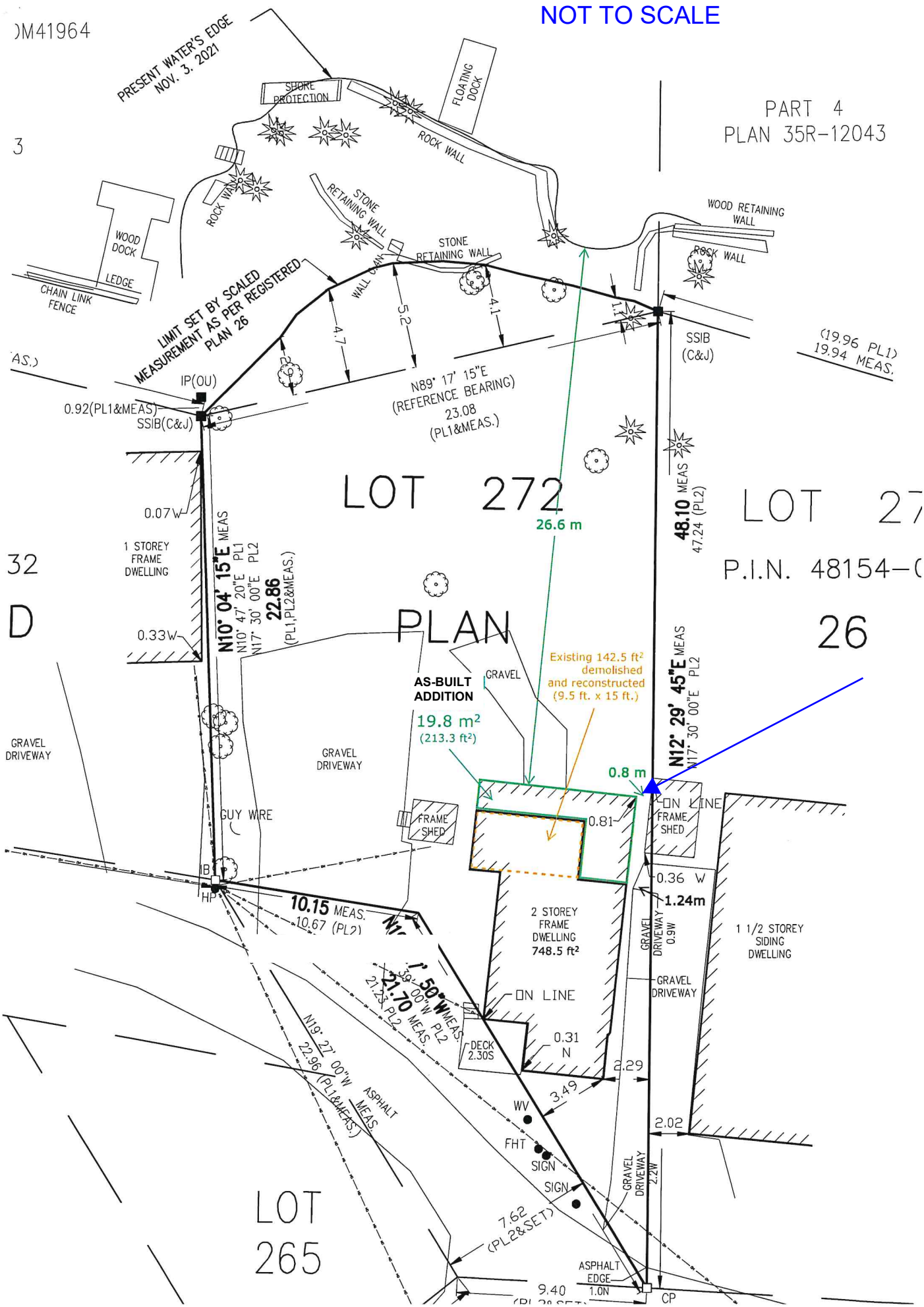
PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 29th day of September, 2022.

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

KEY MAP


N
W
E
S
MAPLE AV
ELM ST
GREY ST
WEISMILLER ST
MILL ST
GORDON ST
RIVER ST
1011 PORTAGE ST
PORTAGE ST
7-6-064
Moon River
Lake Muskoka
MUSKOKA RD 169
PINERIDGE RD
KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.


NOT TO SCALE
)M41964
PRESENT WATER'S EDGE NOV. 3, 2021
SHORE PROTECTION
FLOATING DOCK
ROCK WALL
PART 4
PLAN 35R-12043
3
WOOD DOCK
LEDGE
CHAIN LINK FENCE
STONE RETAINING WALL
WOOD RETAINING WALL
LIMIT SET BY SCALED MEASUREMENT AS PER REGISTERED PLAN 26
IP(OU)
0.92(PL1&MEAS)
SSIB(C&J)
N89° 17' 15"E
(REFERENCE BEARING)
23.08
(PL1&MEAS.)
SSIB
(C&J)
(19.96 PL1)
19.94 MEAS.
LOT 272
LOT 27
P.I.N. 48154-(
PLAN
26
32
D
1 STOREY FRAME DWELLING
0.07W
0.33W
N10° 04' 15"E MEAS
N10° 47' 20"E PL1
N17° 30' 00"E PL2
22.86
(PL1,PL2&MEAS.)
26.6 m
48.10 MEAS
47.24 (PL2)
N12° 29' 45"E MEAS
N17° 30' 00"E PL2
AS-BUILT ADDITION
19.8 m²
(213.3 ft²)
Existing 142.5 ft² demolished and reconstructed (9.5 ft. x 15 ft.)
GRAVEL
0.8 m
ON LINE
FRAME SHED
0.81
GRAVEL DRIVEWAY
GUY WIRE
IB
HP
10.15 MEAS.
10.67 (PL2)
N1°
2 STOREY FRAME DWELLING
748.5 ft²
0.36 W
1.24m
GRAVEL DRIVEWAY 0.9W
1 1/2 STOREY SIDING DWELLING
ON LINE
0.31 N
DECK 2.30S
2.29
3.49
2.02
WV
FHT
SIGN
SIGN
GRAVEL DRIVEWAY 2.2W
21.70 MEAS.
21.23 PL2
N19° 27' 00"W
22.96 (PL1&MEAS.)
ASPHALT MEAS.
LOT 265
7.62
(PL2&SET)
ASPHALT EDGE 1.0N
9.40
CP

NOT TO SCALE

SURVEYOR'S REAL PROPERTY REPORT AND TOPOGRAPHY OF

PART 1, PLAN OF SURVEY OF LOT 272 REGISTERED PLAN 26 TOWNSHIP OF MEDORA NOW IN THE TOWNSHIP OF MUSKOKA LAKES

DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1:300

10m 5m 0 5 10 15 20 25 30 m

C. WAHBA SURVEYING LTD.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THIS PLAN WAS PREPARED FOR MR. GEOFFREY JOSEPH AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
© 2021 THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF C. WAHBA SURVEYING LTD. IS STRICTLY PROHIBITED.

ELEVATION NOTE

ELEVATIONS AS SHOWN HEREIN ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4TH DAY OF NOVEMBER, 2021.

NOVEMBER 9, 2021
DATE

C. WAHBA
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2146888

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

In accordance with Regulation 1026, Section 29(3)

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
PL1	DENOTES REGISTERED PLAN 26
PL2	DENOTES PLAN PLAN 35R-12043
(C&J)	DENOTES COOTE & JACKSON, O.L.S.
(1232)	DENOTES STEPHEN BAILEY NICHOLSON, O.L.S.
(1323)	DENOTES BARRY T.A. BUNKER, O.L.S.
(OU)	DENOTES ORIGIN UNKNOWN
CALC	DENOTES CALCULATED
MEAS	DENOTES MEASURED
PROP'N	DENOTES PROPORTION
N,E,S,W	DENOTES NORTH, EAST, SOUTH, WEST
-X-	DENOTES FENCE LINE
-OH-	DENOTES OVERHEAD WIRE
HP	DENOTES HYDRO POLE
DS	DENOTES DOOR SILL ELEVATION
MH_STM	DENOTES STORM MANHOLE
CB	DENOTES CATCHBASIN
FHT	DENOTES FIRE HYDRANT TOP
WV	DENOTES WATER VALVE
ø	DENOTES DIAMETER
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE TRAVERSE LINE ALONG THE NORTHERN PORTION OF LOT 272 AS SHOWN ON PLAN 35R-12043 HAVING A BEARING OF N89° 17' 15"E

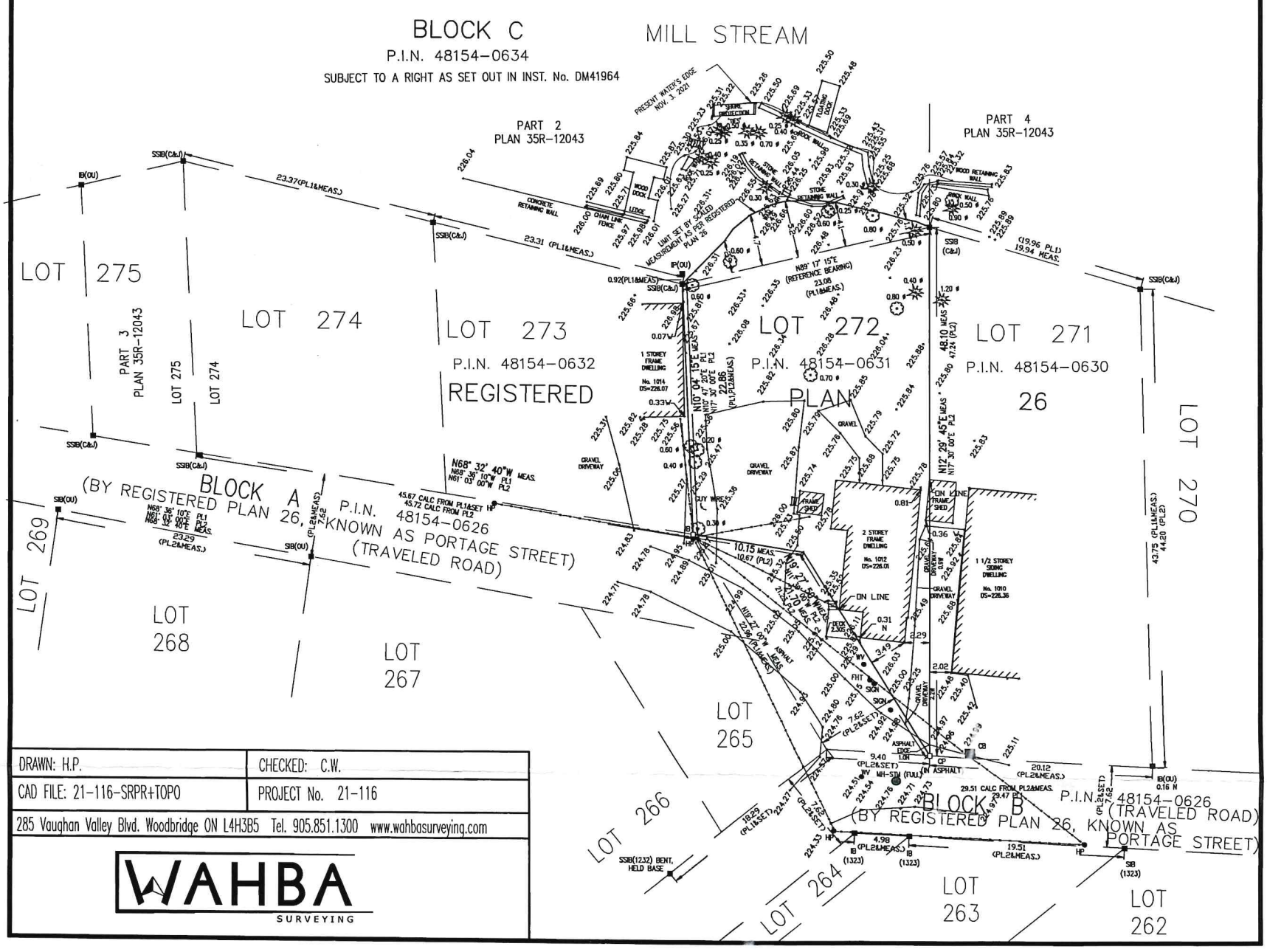
PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE

PORTAGE STREET HAS BEEN USED AS A TRAVELED ROAD.
HOWEVER IT HAS NOT BEEN DEDICATED AS A PUBLIC ROAD ALLOWANCE AND STILL UNDER PRIVATE OWNERSHIP FURTHERMORE, THERE IS NO EVIDENCE FOR A RIGHT-OF-WAY GRANTED FOR USE OVER THE AFORESAID ROAD.

ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE GRAVEL DRIVEWAY AND FRAME SHED ALONG THE EAST LIMIT OF THE SUBJECT PROPERTY. NOTE THE LOCATIONS OF THE EDGE OF ASPHALT ALONG PORTAGE STREET IN VICINITY OF SOUTHEAST CORNER AND THE DECK ENCROACHING OVER STREET LINE. ALSO NOTE THE LOCATIONS OF THE ROCK, STONE/WOOD WALLS AND FLOATING DOCK NORTH OF THE SUBJECT PROPERTY.

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.



DRAWN: H.P.	CHECKED: C.W.
CAD FILE: 21-116-SRPR+TOPO	PROJECT No. 21-116

285 Vaughan Valley Blvd. Woodbridge ON L4H3B5 Tel. 905.851.1300 www.wahbasurveying.com

WAHBA SURVEYING

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

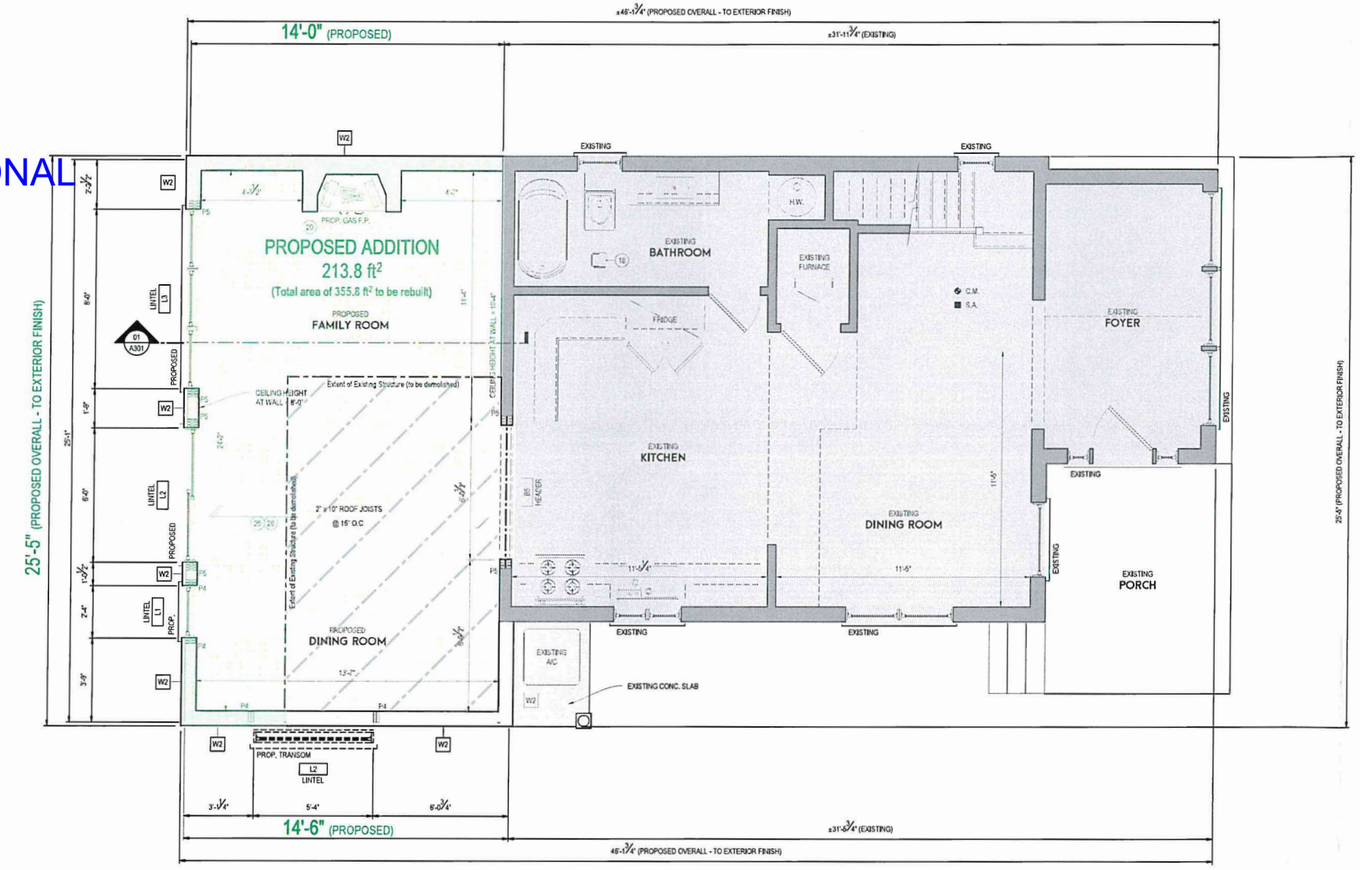
WALL LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- WALLS TO BE DEMOLISHED

GFA CALCULATIONS

EXIST. GROUND FLOOR:	605.99 SQ.FT (56.30 SQ.M)
PROP. GROUND FLOOR:	363.28 SQ.FT (33.75 SQ.M)
AREA OF WORK:	**363.28 SQ.FT (33.75 SQ.M)**
EXIST. SECOND FLOOR:	510.54 SQ.FT (47.43 SQ.M)
AREA OF WORK:	000.00 SQ.FT (000.00 SQ.M)
TOTAL GROSS FLOOR AREA:	**1479.81 SQ.FT (137.48 SQ.M)**
TOTAL AREA OF WORK:	**363.28 SQ.FT (33.75 SQ.M)**

INTERIOR DIMENSIONS ARE TO EXISTING WALL FACES AND TO FRAMING OF PROPOSED WALLS UNLESS NOTED OTHERWISE.



1/4" 1'-0"

GROUND FLOOR PLAN

huis | design studio
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 | BRAMPTON, ON | L6Z 4N5
T. 1.833.456.4847 (HUIS) | E. INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED, DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED, UPON COMPLETION OF ANY STAGE OF CONSTRUCTION. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER, IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME — B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME — B.C.I.N.

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

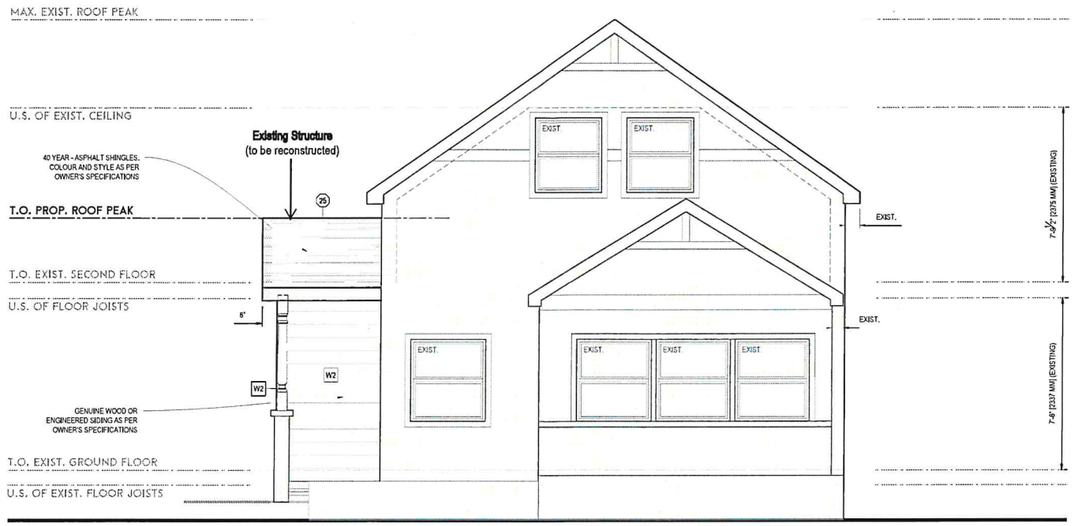
1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	GROUND FLOOR PLAN		
DRAWN BY:	S.E.	CHECKED BY:	K.V.K.
ADDRESS:	1012 PORTAGE STREET		
PROJECT NO.	2021-102	SCALE:	1/4" : 1'-0"
SHEET NO.	A102		

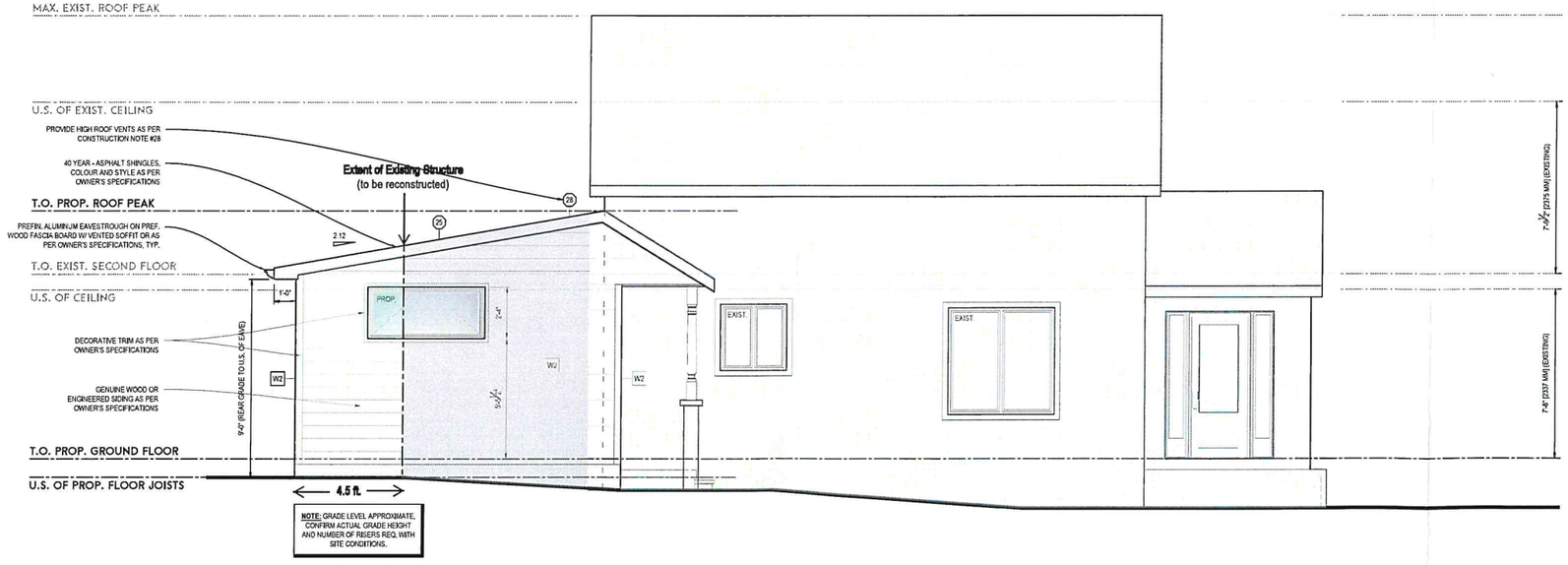
NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



1/4"-1'-0"
FRONT ELEVATION

NOTE: SHADED AREA DENOTES EXISTING PORTIONS OF THE DWELLING.



1/4"-1'-0"
LEFT ELEVATION

NOTE: SHADED AREA DENOTES EXISTING PORTIONS OF THE DWELLING.

huis design studio
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 | BRAMPTON, ON | L6Z 4N5
T. 1.833.456.4847 (HUIS) | E. INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED, DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	B.C.I.N.
-	-

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME	B.C.I.N.
-	-

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

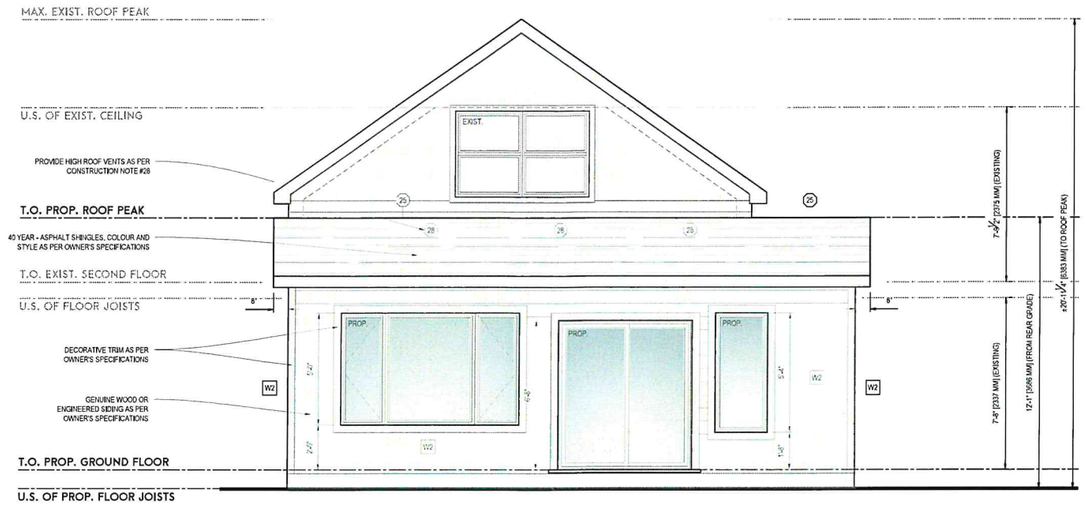
ISSUE LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS		
DRAWN BY:	S.E.	**CHECKED BY:**	K.V.K.
ADDRESS:	1012 PORTAGE STREET		
PROJECT NO.	2021-102	**SCALE:**	1/4" - 1'-0"
SHEET NO.	-		**A201**

NOT TO SCALE

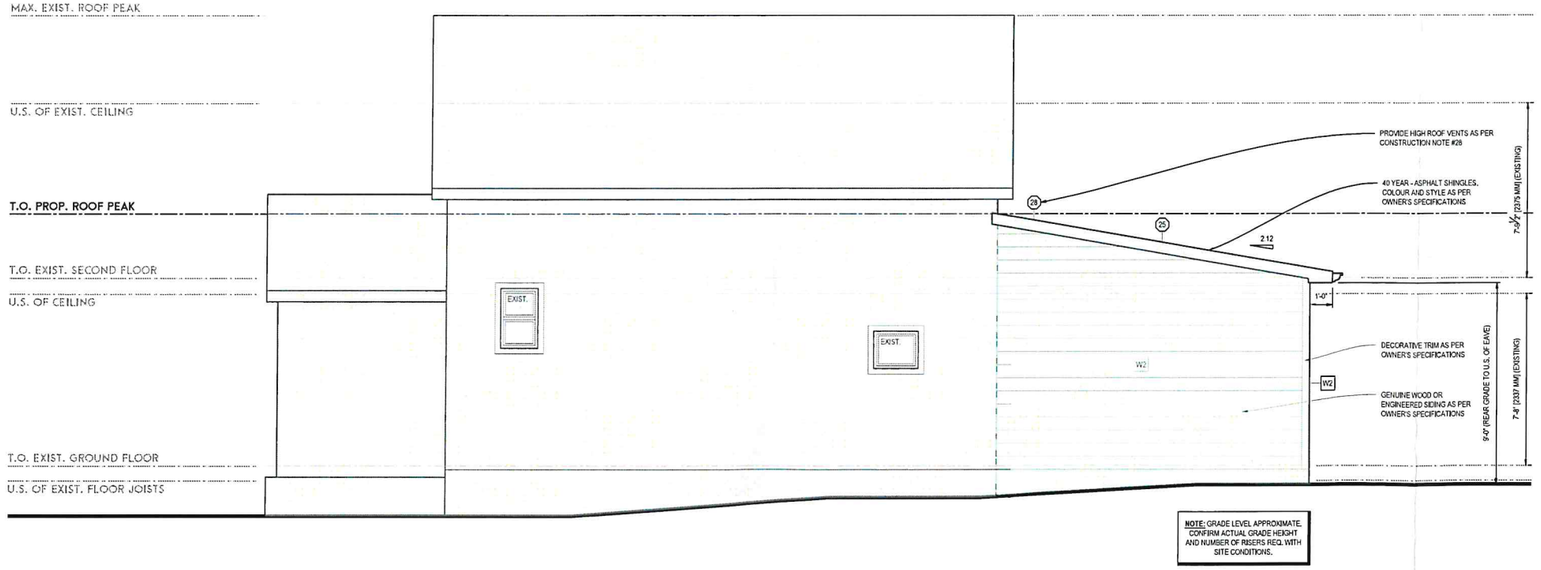
FOR INFORMATIONAL PURPOSES ONLY



NOTE: GRADE LEVEL APPROXIMATE. CONFIRM ACTUAL GRADE HEIGHT AND NUMBER OF RISERS REQ. WITH SITE CONDITIONS.

1/4" 1'-0"
REAR ELEVATION

NOTE: SHADED AREA DENOTES EXISTING PORTIONS OF THE DWELLING.



NOTE: GRADE LEVEL APPROXIMATE. CONFIRM ACTUAL GRADE HEIGHT AND NUMBER OF RISERS REQ. WITH SITE CONDITIONS.

1/4" 1'-0"
RIGHT ELEVATION

NOTE: SHADED AREA DENOTES EXISTING PORTIONS OF THE DWELLING.

huis | design studio
CUSTOM HOME DESIGN
HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 | BRAMPTON, ON | L6Z 4N5
T: 1.833.456.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	B.C.I.N.
-	-

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME	B.C.I.N.
-	-

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS		
DRAWN BY:	S.E.	CHECKED BY:	K.V.K.
ADDRESS:	1012 PORTAGE STREET		
PROJECT NO.	2021-102	SCALE:	1/4" 1'-0"
SHEET NO.	-		A202