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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: Tuesday, October 10th, 2023 at 9:00 a.m.**

**File #.:** A-49/23

**Roll #:** 5-6-042

**Civic Address:** 1082 Island Park Road

**Owners:** Richard and Janet Hoyle, 1082 Island Park Rd., PO Box 252, Port Carling, ON P0B 1J0

**Legal Description:** Part of Lot 34, Concession 4, Lot 20, Plan 7, Parts 1 to 5, Plan 35R-16862, and Part 1, Plan 35R-23308, (Medora)

**Lake/River:** Lake Rosseau (Category 1)

**Zoning:** Waterfront Residential (WR1-7)

**Zoning Schedule:** 29

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicants propose to demolish an existing dwelling with an attached sundeck and construct a new dwelling with an attached sundeck.

| Variance | ZBL 2014-14 Section(s) | Description                             | Permitted           | Proposed               | Variance            |
|----------|------------------------|---|---------------------|------------------------|---------------------|
| A        | 4.1.3. and 4.1.3.6     | Maximum Total Lot Coverage (Entire Lot) | 10% (5,626 sq. ft.) | 10.4 % (5,851 sq. ft.) | 0.4 % (225 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](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.

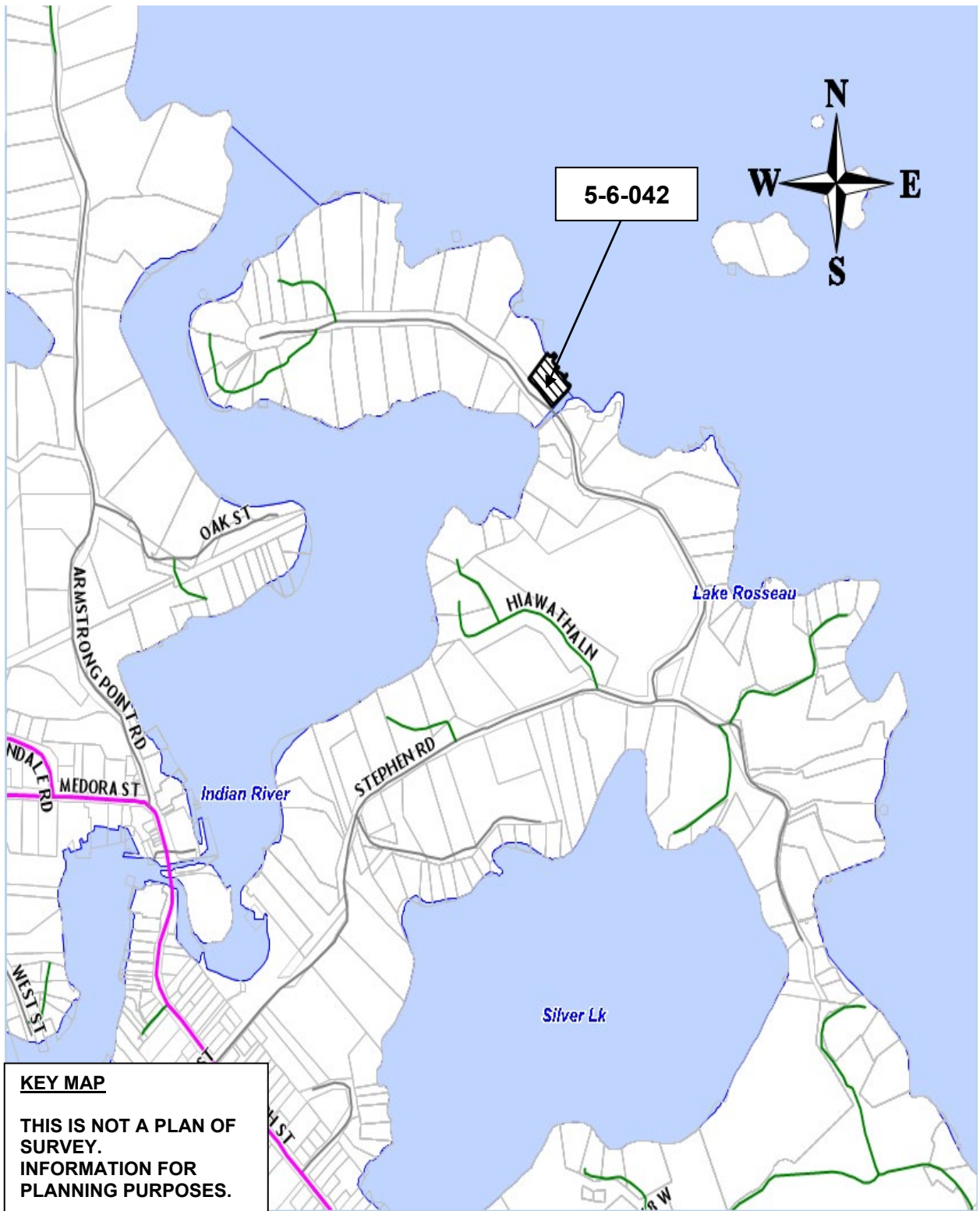
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

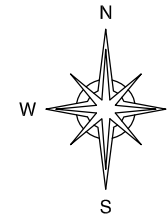
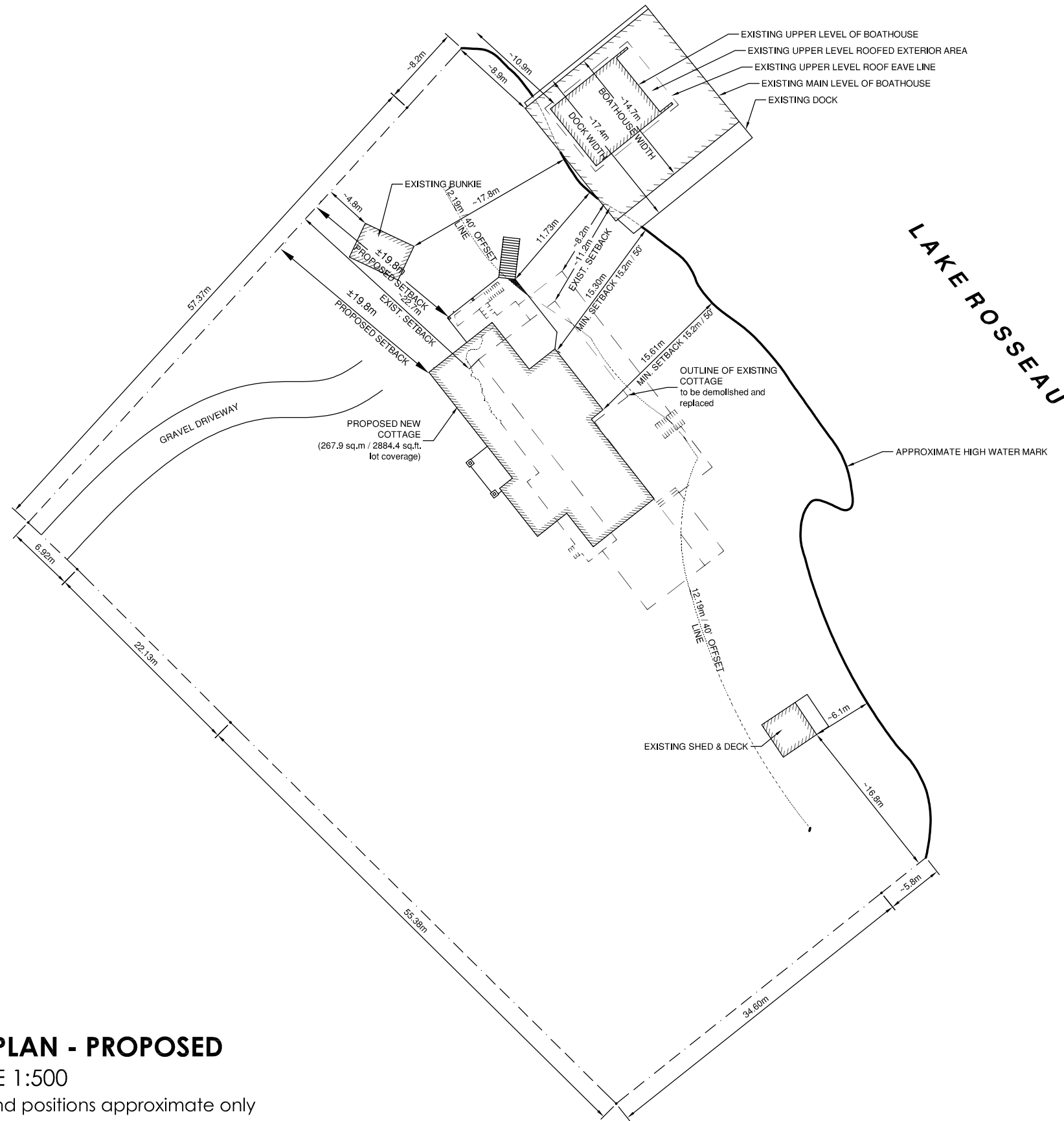
**PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.**

Dated this 25<sup>th</sup> day of September, 2023.

"Original Signed by K. Bavington"  
Kitty Bavington,  
Secretary-Treasurer  
Committee of Adjustment

**KEY MAP**





**SITE PLAN INFORMATION**

**DESCRIPTION**  
 1082 ISLAND PARK ROAD  
 TOWNSHIP OF MUSKOKA LAKES

**DIMENSION NOTE**

(1) NOTATION INDICATES DIMENSION DERIVED FROM SITE PLAN DRAWING PREPARED BY T-SQUARED DESIGN STUDIO INC., DATED MAY 20, 2023.

**GENERAL NOTES**

- THIS IS NOT A PLAN OF SURVEY. PROPERTY LINES, LOT AREAS, DIMENSIONS, BUILDING POSITIONS & RELATED SITE INFORMATION NOTED IS APPROXIMATE, FOR GENERAL REFERENCE ONLY, DERIVED FROM SITE PLAN DRAWING BY T-SQUARED DESIGN STUDIO INC.
- OWNER/ CONTRACTOR IS RESPONSIBLE TO ENSURE NEW CONSTRUCTION IS CORRECTLY LOCATED IN RELATION TO ALL BOUNDARIES & SETBACK REQUIREMENTS.

**ON-SHORE STRUCTURES SETBACK BYLAW (MINIMUM)**

|                     |       |
|---------------------|-------|
| FRONT YARD:         | 20.1m |
| EXTERIOR SIDE YARD: | 9.1m  |
| INTERIOR SIDE YARD: | 4.6m  |
| REAR YARD:          | 4.6m  |

**ZONING**

WR1-7

**STRAIGHT-LINE FRONTAGE:** 93.57 m / 307'

**LOT AREA TOTAL:** = 5226.8 sq.m / 56,263 sq.ft.  
**LOT AREA WITHIN 61m / 200' of WATERS EDGE:** = 5226.8 sq.m / 56,263 sq.ft.

**PROPOSED LOT COVERAGE:**

|                  |                            |
|------------------|----------------------------|
| NEW COTTAGE      | 267.9 sq.m / 2884.4 sq.ft. |
| Exist .BUNKIE    | 20.9 sq.m / 225 sq.ft.     |
| Exist. SHED      | 16.3 sq.m / 175.5 sq.ft.   |
| Exist. BOATHOUSE | 238.3 sq.m / 2566 sq.ft.   |

Total 543.4 sq.m. / 5850.9 sq.ft.

**PROPOSED LOT COVERAGE % WITHIN 61m / 200' of Water's Edge = 10.39 %**

**PROPOSED MAIN COTTAGE G.F.A.:** 486.3 sq.m / 5235 sq.ft.

**SITE PLAN - PROPOSED**

SCALE 1:500

Sizes and positions approximate only