



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

File #.: A-52/23

Roll #: 2-21-077

Civic Address: 1134 Bert Sims Road

Owner: Ken and Lorelei McMorran, P.O Box 117, Port Carling, Ontario, P0B 1J0

Legal Description: Lot 40, Concession B, and Lot 15, Concession 12, Parts 4 and 7, Plan 35R-2685, and Parts 3 and 4, Plan 35R-11616, (Watt)

Lake/River: Skeleton Lake (Category 2)

Zoning: Waterfront Residential (WR2)

Zoning Schedule: 16

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to demolish an existing dwelling and garage and construct a new dwelling.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3	Maximum Permitted Lot Coverage (Entire Lot)	3,434 sq. ft. (5%)	3,797 sq. ft. (5.5%)	363 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.

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 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 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 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.

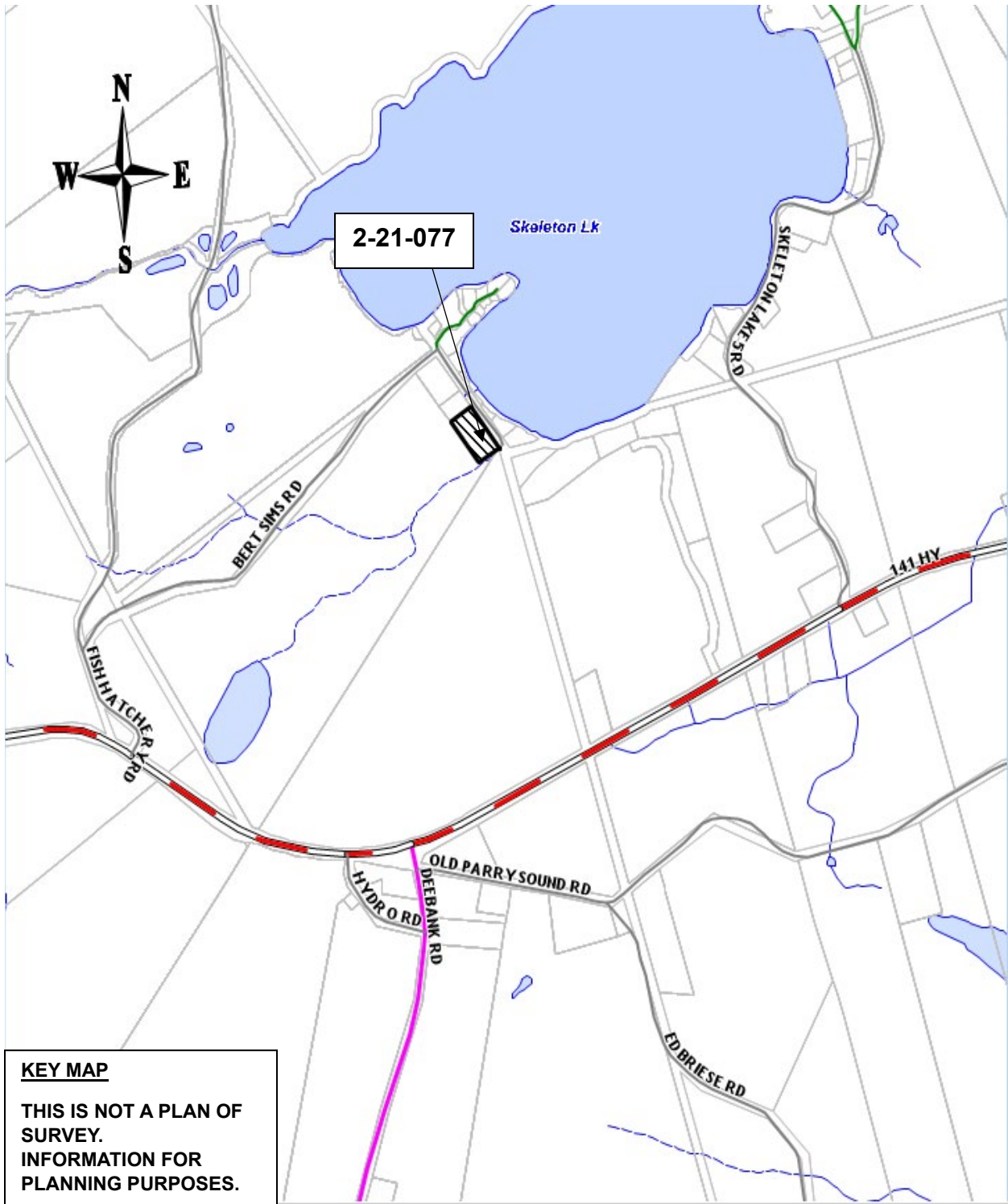
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 28th day of September, 2023.

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

KEY MAP



KEY MAP

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



KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

LOT 40 CON B WATT
WR1 & WR2

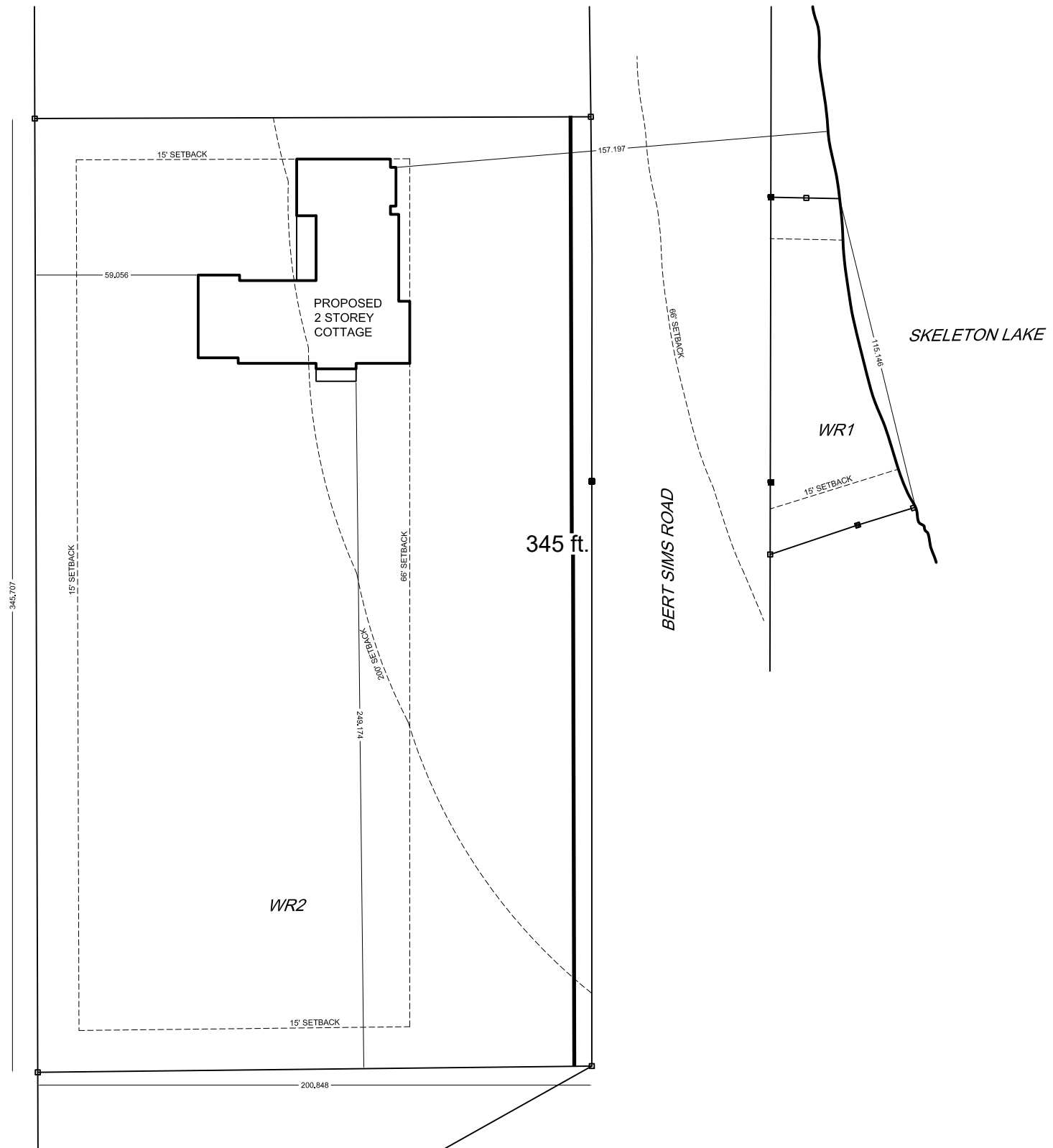
EXISTING: (PRIOR TO CONSTRUCTION)		PROPOSED:	
COTTAGE	1344.0 SQ.FT.	COTTAGE	3,797.0 SQ.FT.
GARAGE	904.0 SQ.FT.		
TOTAL =	2,248.0 SQ.FT.	TOTAL =	3,797.0 SQ.FT.

TOTAL LOT AREA WR2:	68,681 SQ. FT.
TOTAL LOT AREA WR1:	4,030 SQ. FT.
PERMITTED COVERAGE WR2 (5%):	3,434.1 SQ.FT.
PERMITTED COVERAGE WR1 (10%):	403.0 SQ.FT.
TOTAL PERMITTED COVERAGE:	3,434 SQ.FT. (5%)
TOTAL PROPOSED COVERAGE:	3,797 SQ.FT. (5.5%)
STRAIGHT LINE FRONTAGE:	115 FT.

NOTES:

- EXISTING VEGETATION WITHIN 50 FEET OF THE HIGH WATER MARK SHALL REMAIN IN A NATURAL STATE.
- TREE REMOVAL AND SITE ALTERATION SHALL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY-LAWS OF THE TOWNSHIP OF MUSKOKA LAKES.
- ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.
- PATHWAYS SHALL BE A MAX. OF 6 FT. IN WIDTH AND WILL MEANDER THROUGH EXISTING TREES

NOT TO SCALE



GENERAL NOTES
 1. Do not scale drawings.
 2. Should there appear to be any discrepancies, please contact designers prior to proceeding.
 3. All materials and installation methods shall adhere to the Ontario Building Code.
 4. Any substitutions shall be approved by the designers prior to proceeding with any work.



tsquared
design studio inc

P 705.765.5428 F 705.765.1334
167 Medora Street
Port Carling ON POB 110
BCIN # 27436

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436

Terry Ledger

TERRY LEDGER

CONSULTANTS

MCMORRAN COTTAGE
1134 BERT SIMS ROAD
TOWNSHIP OF MUSKOKA LAKES

MARK	DATE	DESCRIPTION
4		
3		
2		
1		

SCALE: 1"= 40'
 PROJECT NO: TL-22-
 CAD DWG FILE: MCMORRAN-SITE
 DRAWN BY:
 CHECKED BY: TERRY LEDGER

SHEET TITLE

SITE PLAN

A0

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FOR INFORMATIONAL PURPOSES ONLY

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INDIVIDUAL BCIN: 22334
 FIRM BCIN: 27488

TERRY LEDGER



GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- SHOULD THERE APPEAR TO BE ANY DISCREPANCIES, PLEASE CONTACT DESIGNERS PRIOR TO PROCEEDING.
- ALL MATERIALS AND INSTALLATION METHODS SHALL ADHERE TO THE ONTARIO BUILDING CODE.
- ANY SUBSTITUTIONS SHALL BE APPROVED BY THE DESIGNERS PRIOR TO PROCEEDING WITH ANY WORK.

SHEET NOTES

CONSULTANTS

MARK	DATE	DESCRIPTION
1	22JAN22	ISSUED TO CLIENT
2	07JULY22	ISSUED FOR PERMITS
3	15AUG23	CONSTRUCTION DRAWINGS



① SOUTH
 1/4" = 1'-0"



④ WEST
 1/4" = 1'-0"

MCMORRAN COTTAGE

1134 BERT SIMS ROAD
 TOWNSHIP OF MUSKOKA LAKES

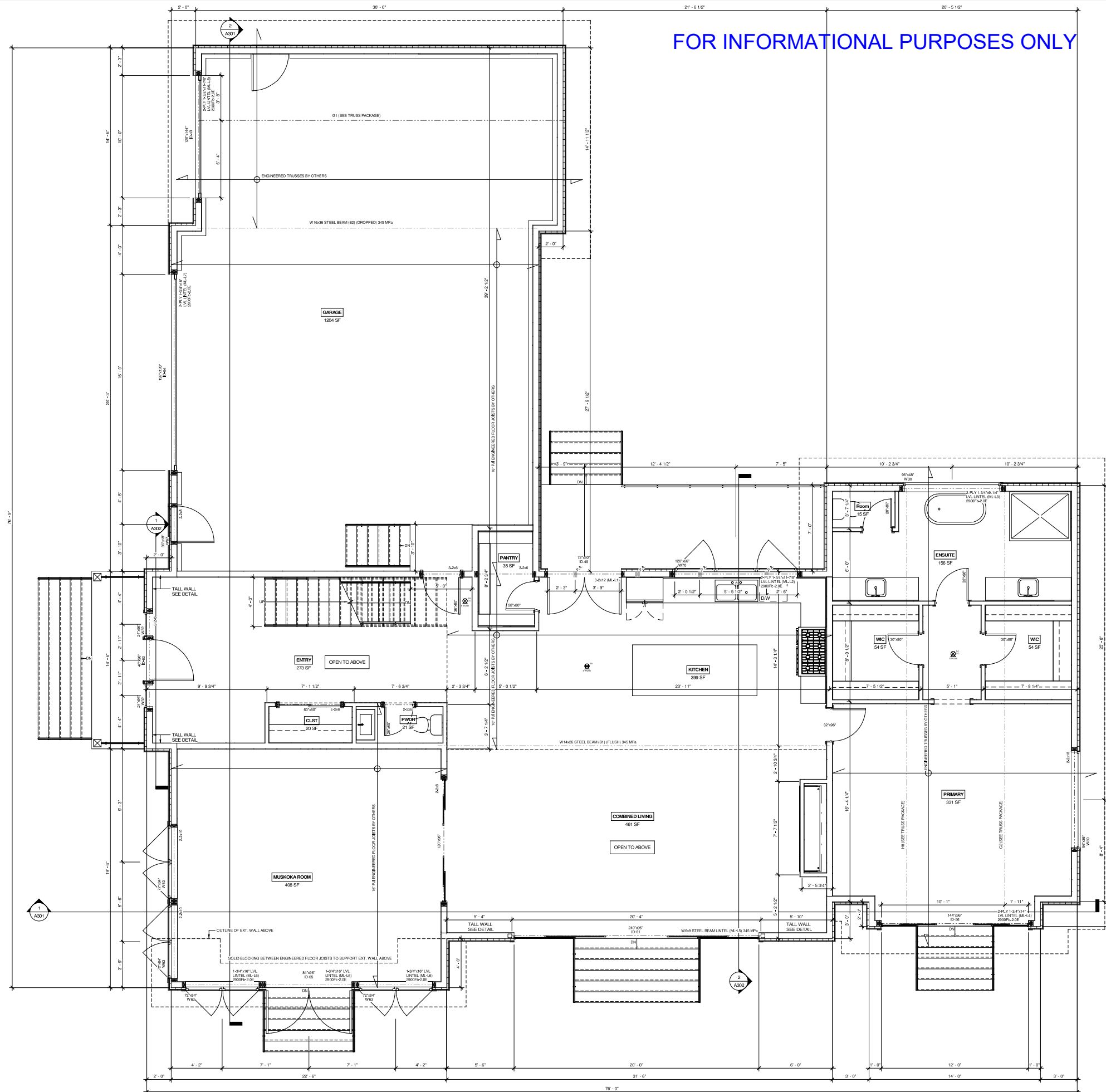
SCALE:	1/4" = 1'-0"
PROJECT NO:	TL-25-2878BU
DWG FILE:	MCMORRAN - COTTAGE
DRAWN BY:	ANNE LAWSON
CHECKED BY:	TERRY LEDGER

EXTERIOR ELEVATIONS

A201

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



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MCMORRAN COTTAGE

1134 BERT SIMS ROAD
TOWNSHIP OF MUSKOKA LAKES

SCALE:	1/4" = 1'-0"
PROJECT NO:	TL-25-2873BU
DWG FILE:	MCMORRAN - COTTAGE
DRAWN BY:	ANNE LAWSON
CHECKED BY:	TERRY LEDGER

MAIN LEVEL FLOORPLAN

A102

