



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-85/22

**Roll #:** 4-5-092

**Civic Address:** 4768 Muskoka Road 169, Unit #28

**Owner:** Charu Nayar and Manish Nayar, 2 Green Valley Road, Toronto, ON M2P 1A5

**Legal Description:** Lots 6 and 7, Concession 8, Parts 10 to 15, Plan BR-154, (Medora)

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

**Zoning:** Waterfront Residential (WR4) and Environmental Protection (OS2)

**Zoning Schedule:** 27

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicant proposes to demolish existing docks and a two storey boathouse. The applicant proposes to construct a new dock and two storey boathouse.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	
A	4.1.7 and 4.1.7.6	Minimum Lot Frontage for a Two Storey Boathouse	300 ft.	197 ft.	103 ft.	This Variance, if Granted, will Permit a 2 Storey Boathouse in Accordance with the Provisions of a 300 ft. Lot

A key map of the subject property and the applicant’s 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 29<sup>th</sup> day of September, 2023.

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

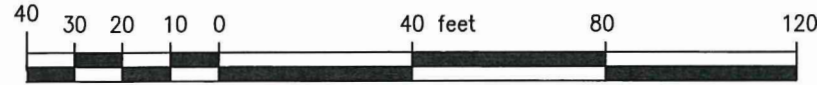
# KEY MAP



PART OF LOT 6, CONCESSION 8  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

NOT TO SCALE

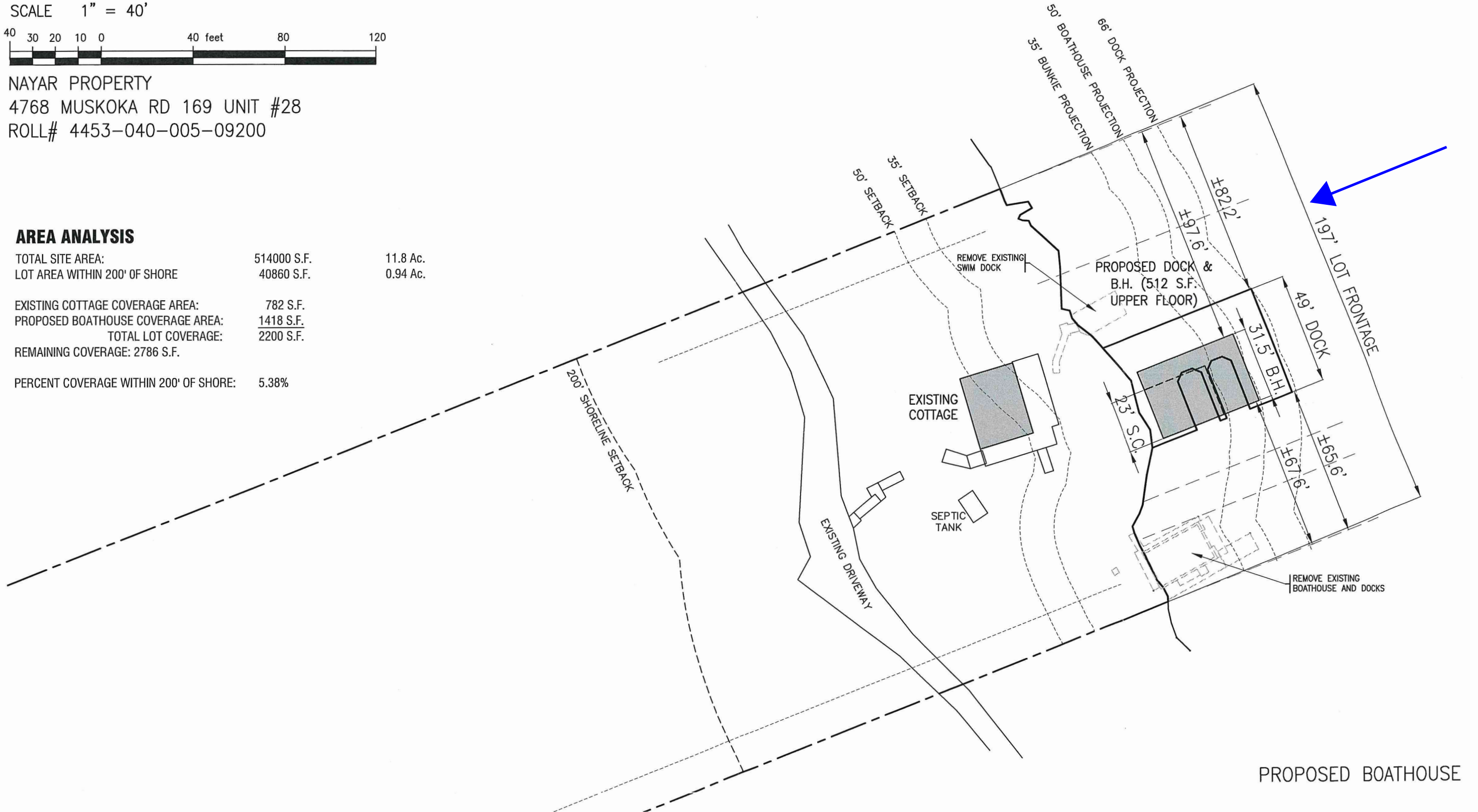
SCALE 1" = 40'



NAYAR PROPERTY  
 4768 MUSKOKA RD 169 UNIT #28  
 ROLL# 4453-040-005-09200

**AREA ANALYSIS**

TOTAL SITE AREA:	514000 S.F.	11.8 Ac.
LOT AREA WITHIN 200' OF SHORE	40860 S.F.	0.94 Ac.
EXISTING COTTAGE COVERAGE AREA:	782 S.F.	
PROPOSED BOATHOUSE COVERAGE AREA:	1418 S.F.	
TOTAL LOT COVERAGE:	2200 S.F.	
REMAINING COVERAGE:	2786 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:	5.38%	

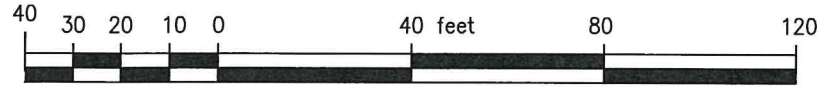


PROPOSED BOATHOUSE

PART OF LOT 6, CONCESSION 8  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

NOT TO SCALE

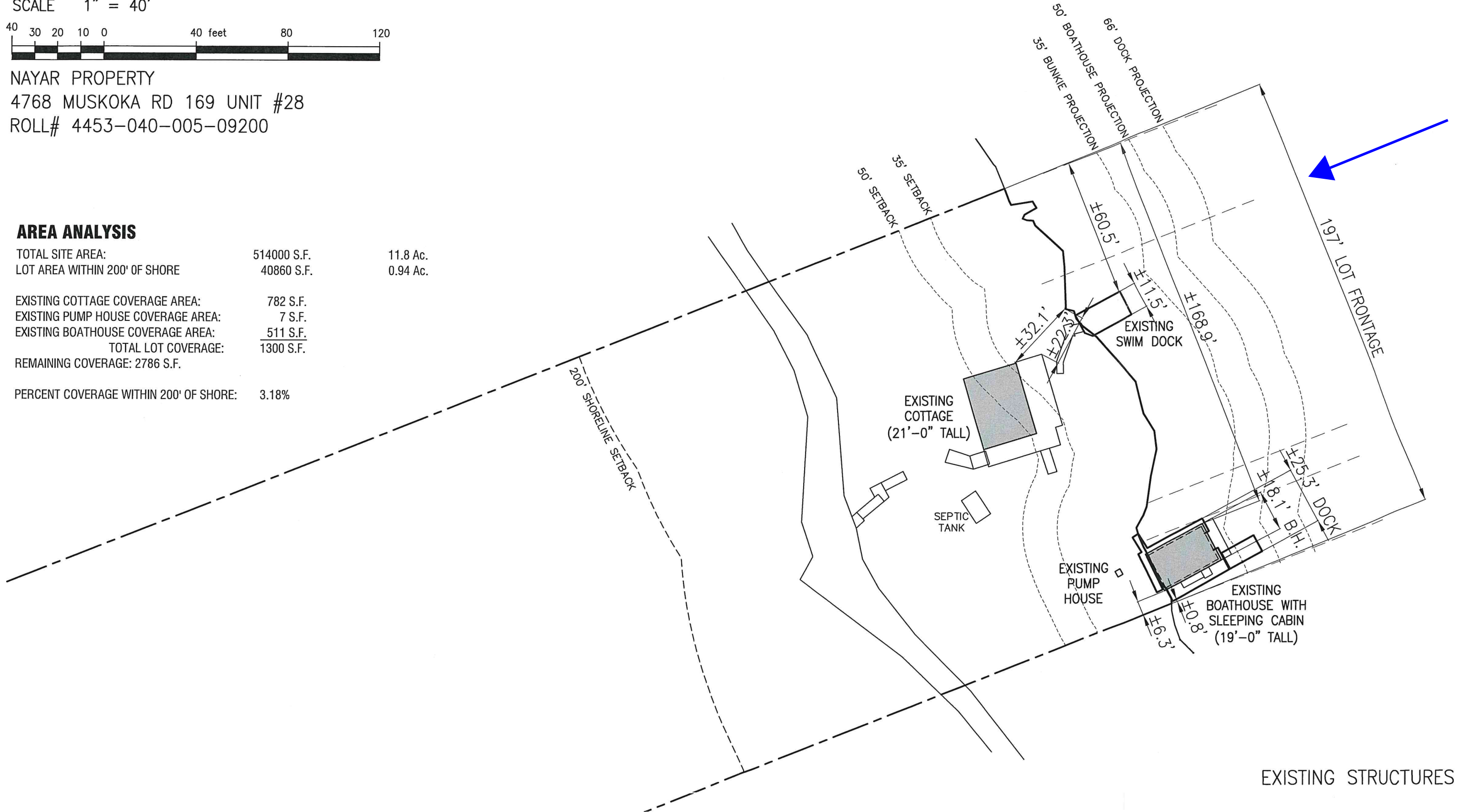
SCALE 1" = 40'



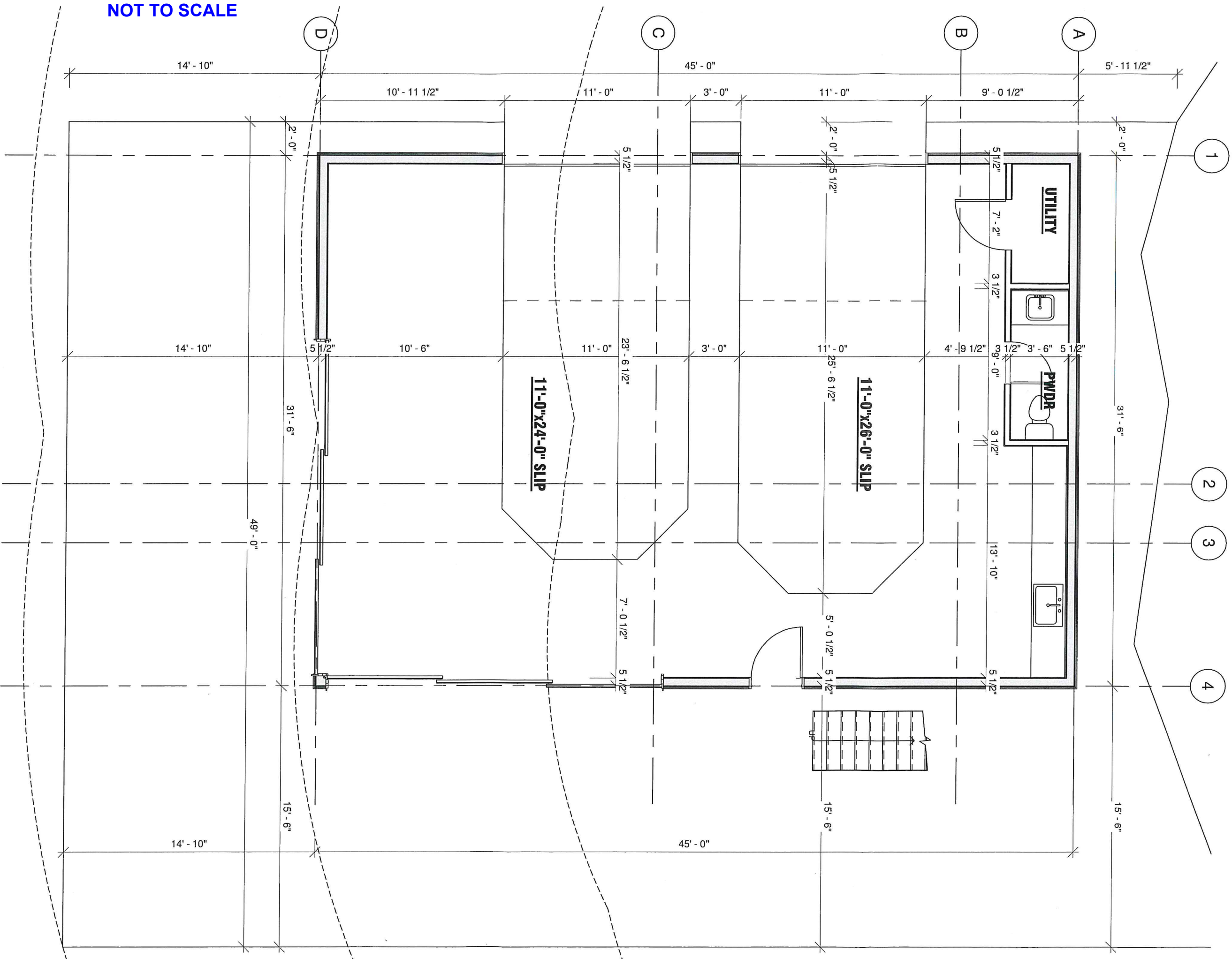
NAYAR PROPERTY  
 4768 MUSKOKA RD 169 UNIT #28  
 ROLL# 4453-040-005-09200

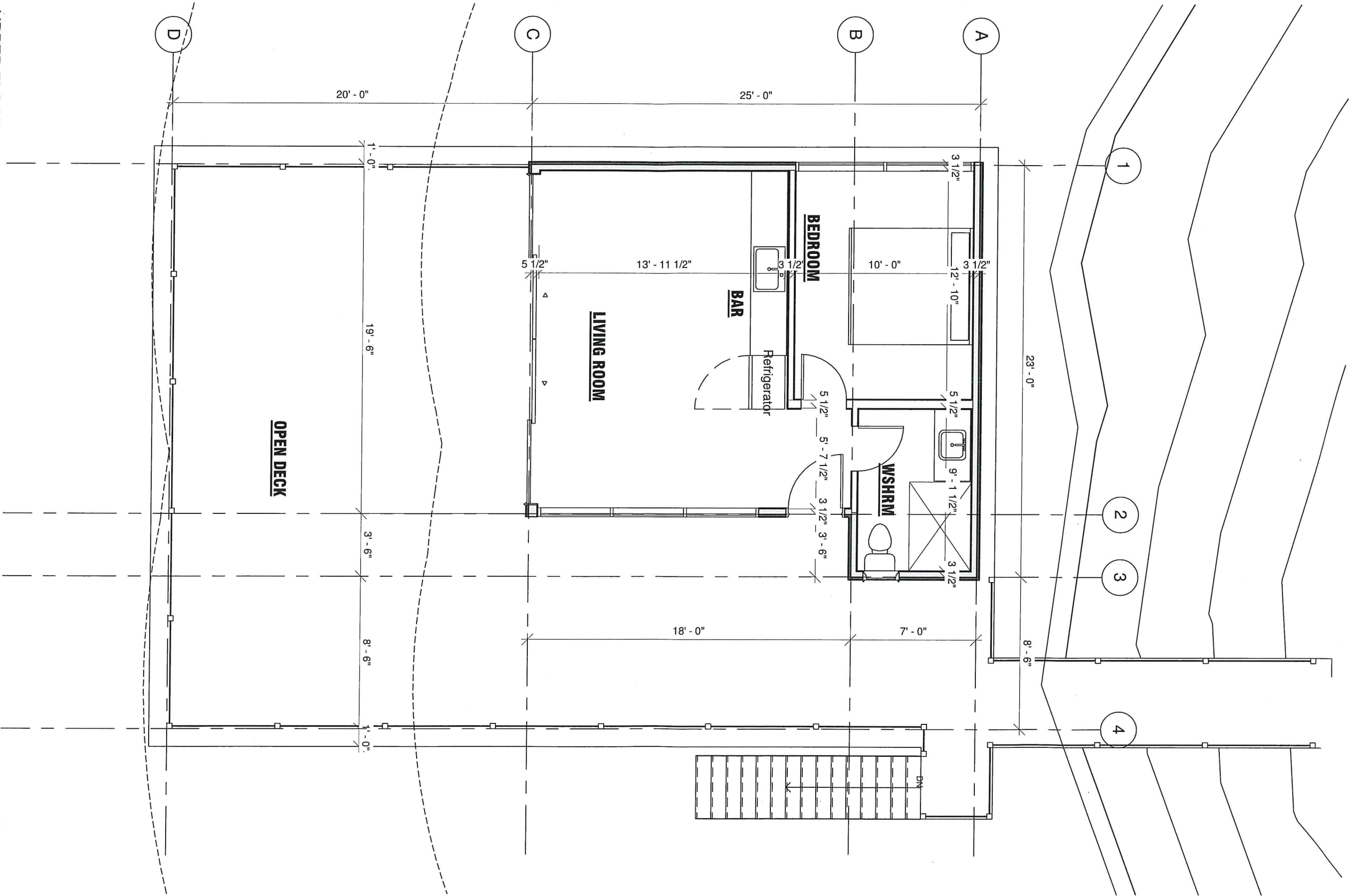
**AREA ANALYSIS**

TOTAL SITE AREA:	514000 S.F.	11.8 Ac.
LOT AREA WITHIN 200' OF SHORE	40860 S.F.	0.94 Ac.
EXISTING COTTAGE COVERAGE AREA:	782 S.F.	
EXISTING PUMP HOUSE COVERAGE AREA:	7 S.F.	
EXISTING BOATHOUSE COVERAGE AREA:	511 S.F.	
TOTAL LOT COVERAGE:	1300 S.F.	
REMAINING COVERAGE:	2786 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:	3.18%	



EXISTING STRUCTURES

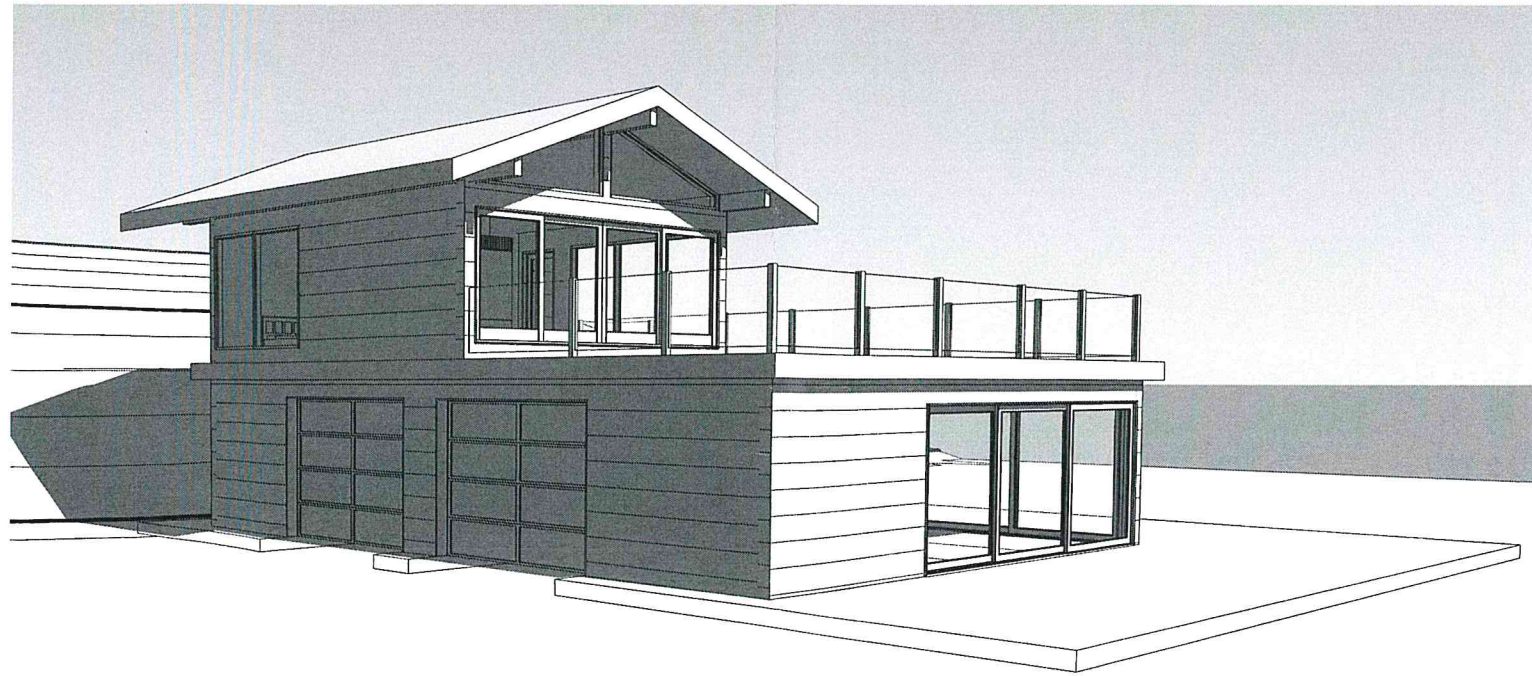




NOT TO SCALE

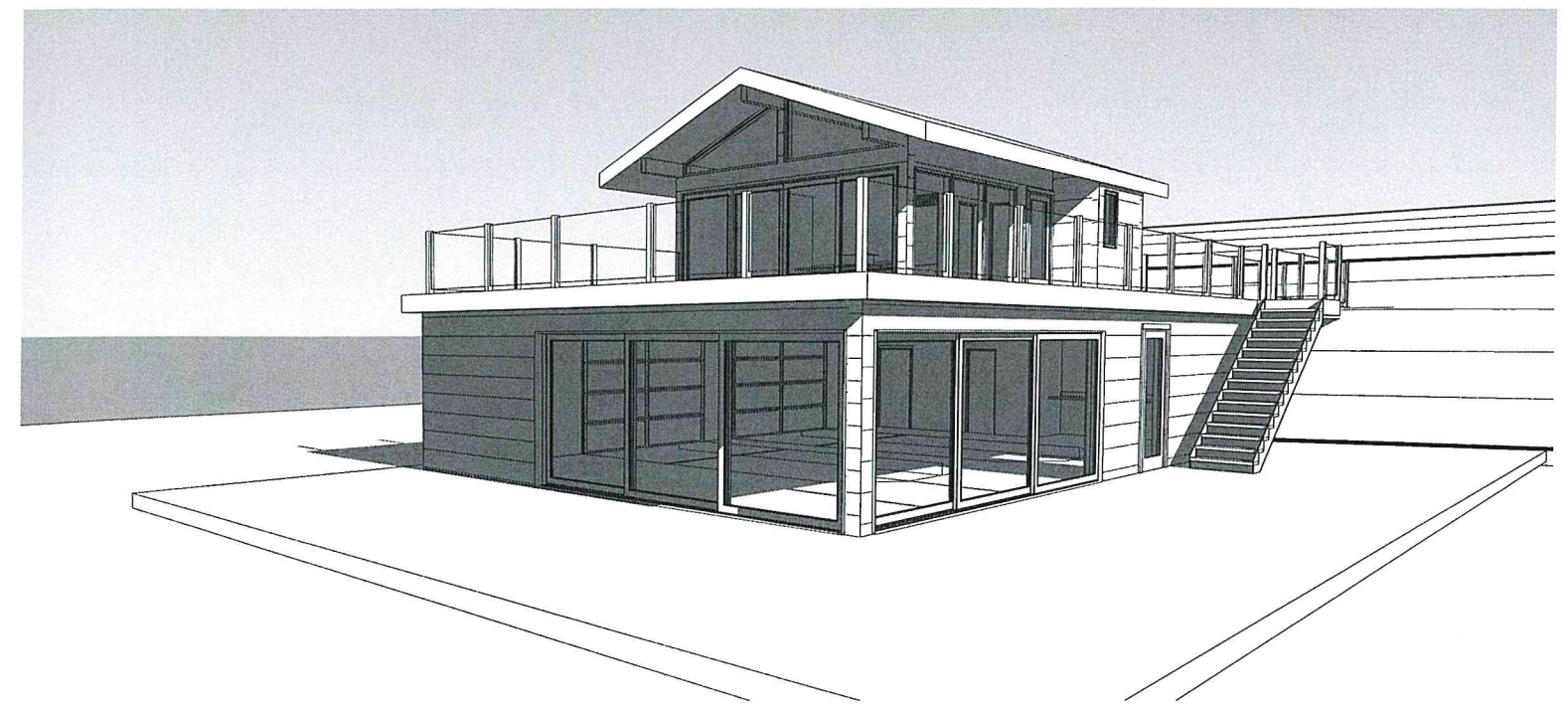
1 UPPER FLOOR  
 SPA2 3/16" = 1'-0"

NOT TO SCALE

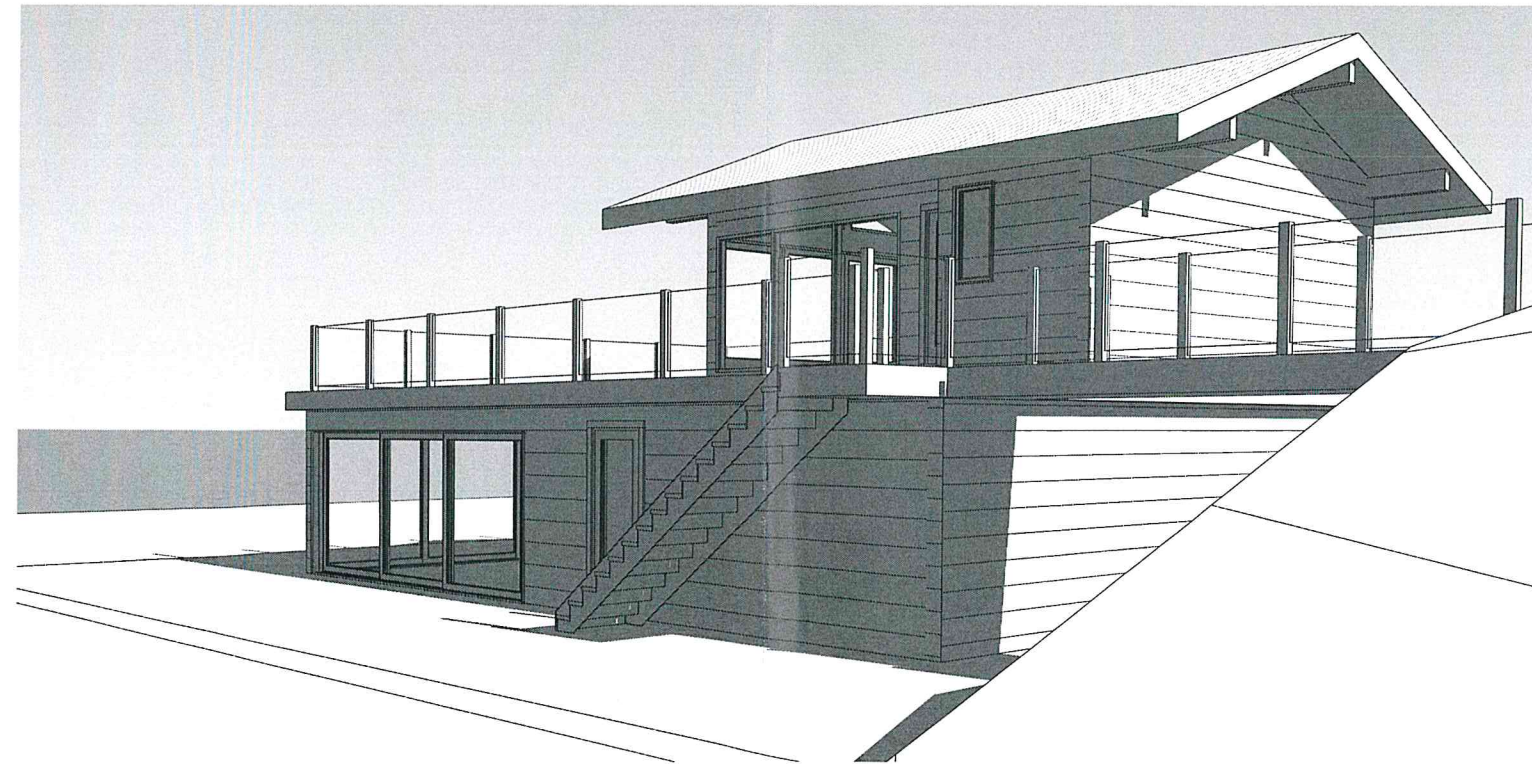


1 FRONT LEFT  
SPA3

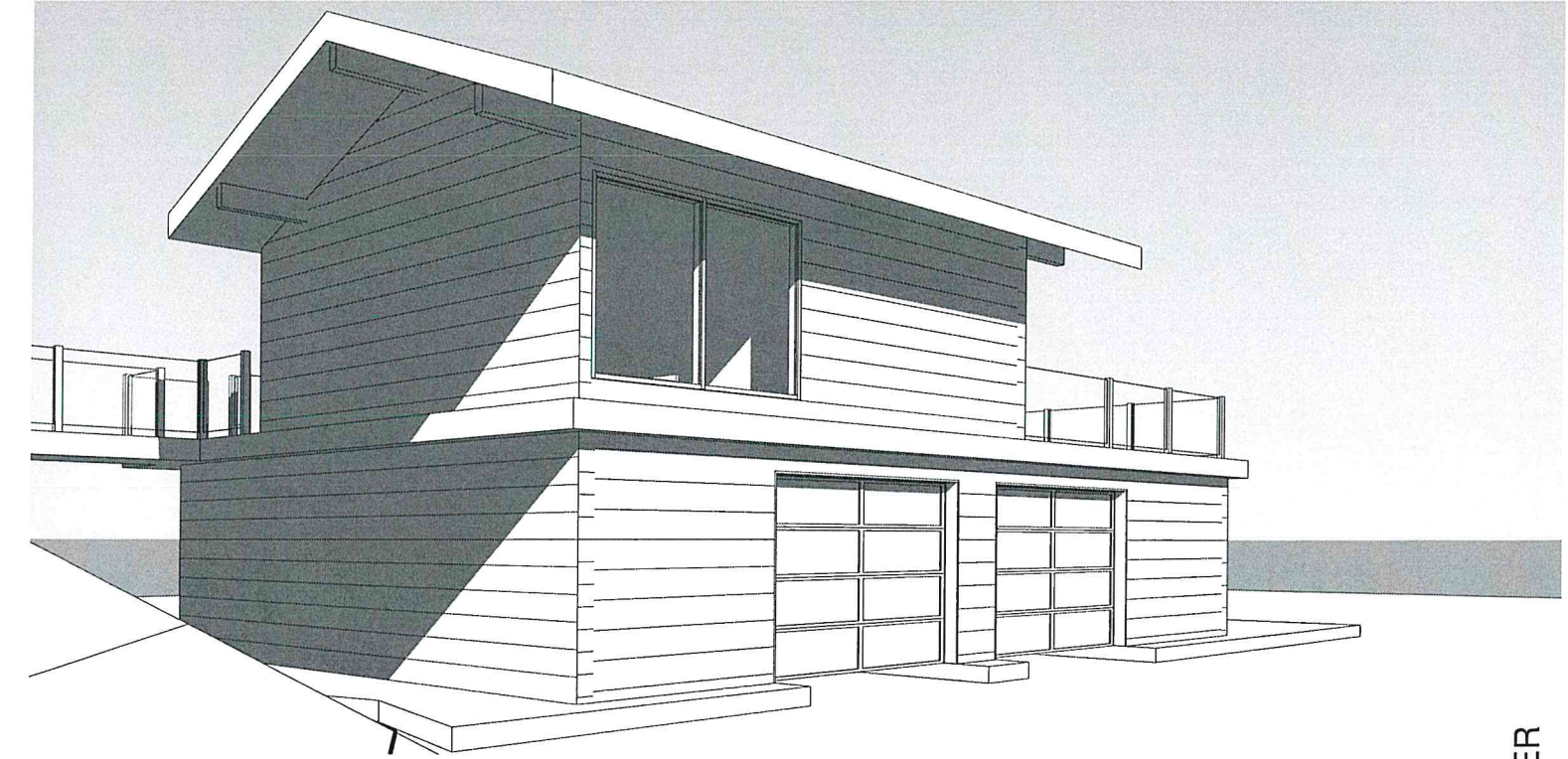
FOR INFORMATIONAL PURPOSES ONLY



2 FRONT RIGHT  
SPA3



3 REAR RIGHT  
SPA3

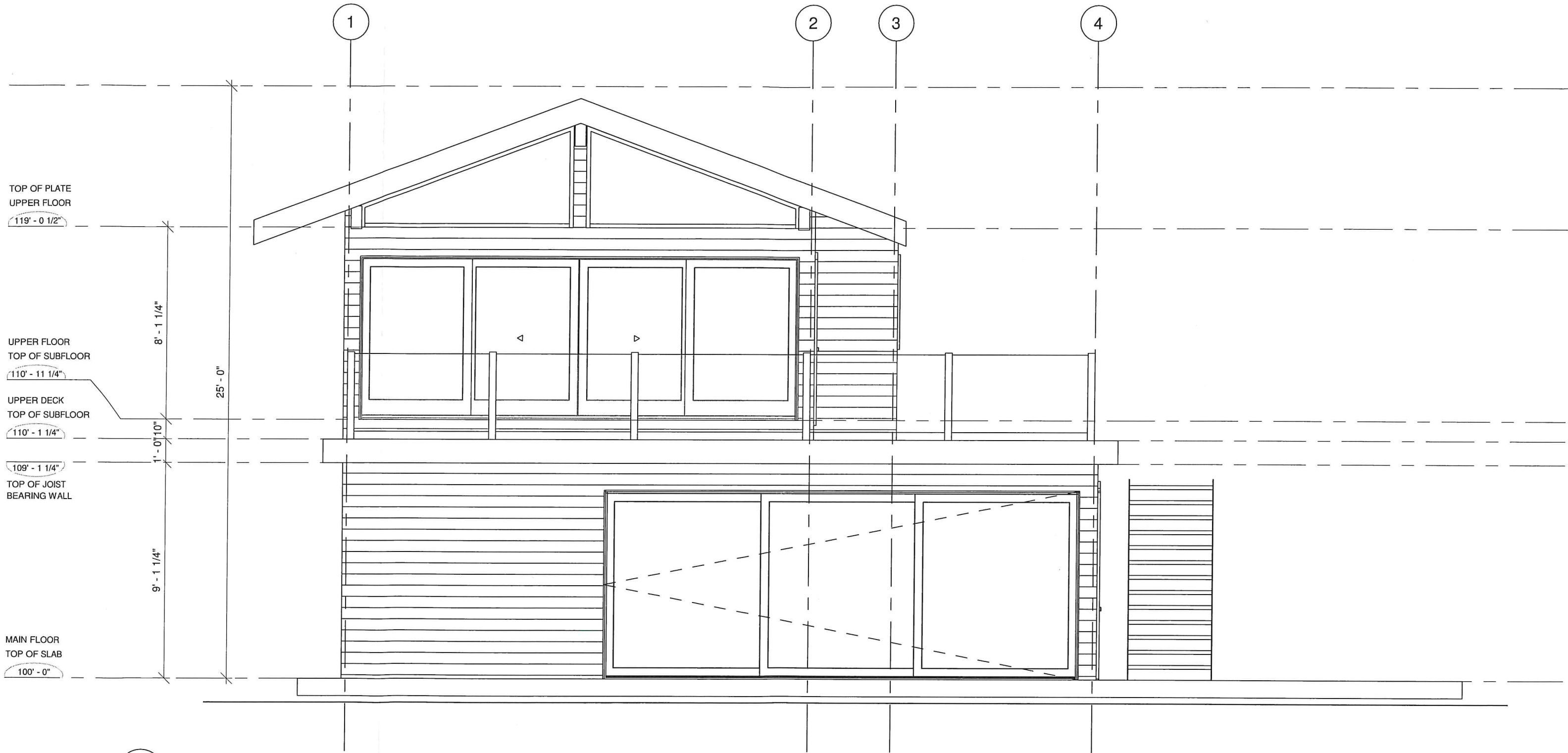


4 REAR LEFT  
SPA3



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



1 FRONT ELEVATION  
SPA4 1/4" = 1'-0"