



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: Monday, September 11th, 2023 at 9:00 a.m.

File #.: A-44/23

Roll #: 7-1-052

Civic Address: 1031 Strachan Point Road

Owners: Bonnie Chandler and Oded Hubert, 121 Coldstream Ave Toronto, M5N 1X7

Legal Description: Lot 41, Concession 7, Part 1, Plan BR-430, (Wood)

Lake/River: Moon River (Category 2)

Zoning: Waterfront Residential (WR5)

Zoning Schedule: 41

EXPLANATION OF THE PURPOSE AND EFFECT: The applicants propose to demolish an existing dwelling, sleeping cabin, shed, and privy and propose to construct a new dwelling with an attached sundeck.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.6 and 4.1.3.7	Maximum Lot Coverage Within 200 Feet of the High Water Mark	931 sq. ft. (8%)	1,024 sq. ft. (8.8%)	93 sq. ft.
B	4.1.3 and 4.1.4 iv.	Construct a Sundeck within the Required Front Yard Setback	50 ft.	40.5 ft.	9.5 ft.
C	4.1.3	Construct a Sundeck Within the Required Side	15 ft. (northerly lot line)	6.5 ft.	8.5 ft.

		Yard Setbacks	15 ft. (southerly lot line)	8.5 ft.	6.5 ft.
D	4.1.3	Construct a Dwelling Within the Required Side Yard Setbacks	15 ft. (northerly lot line)	10 ft.	5 ft.
			15 ft. (southerly lot line)	10.5 ft.	4.5 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.

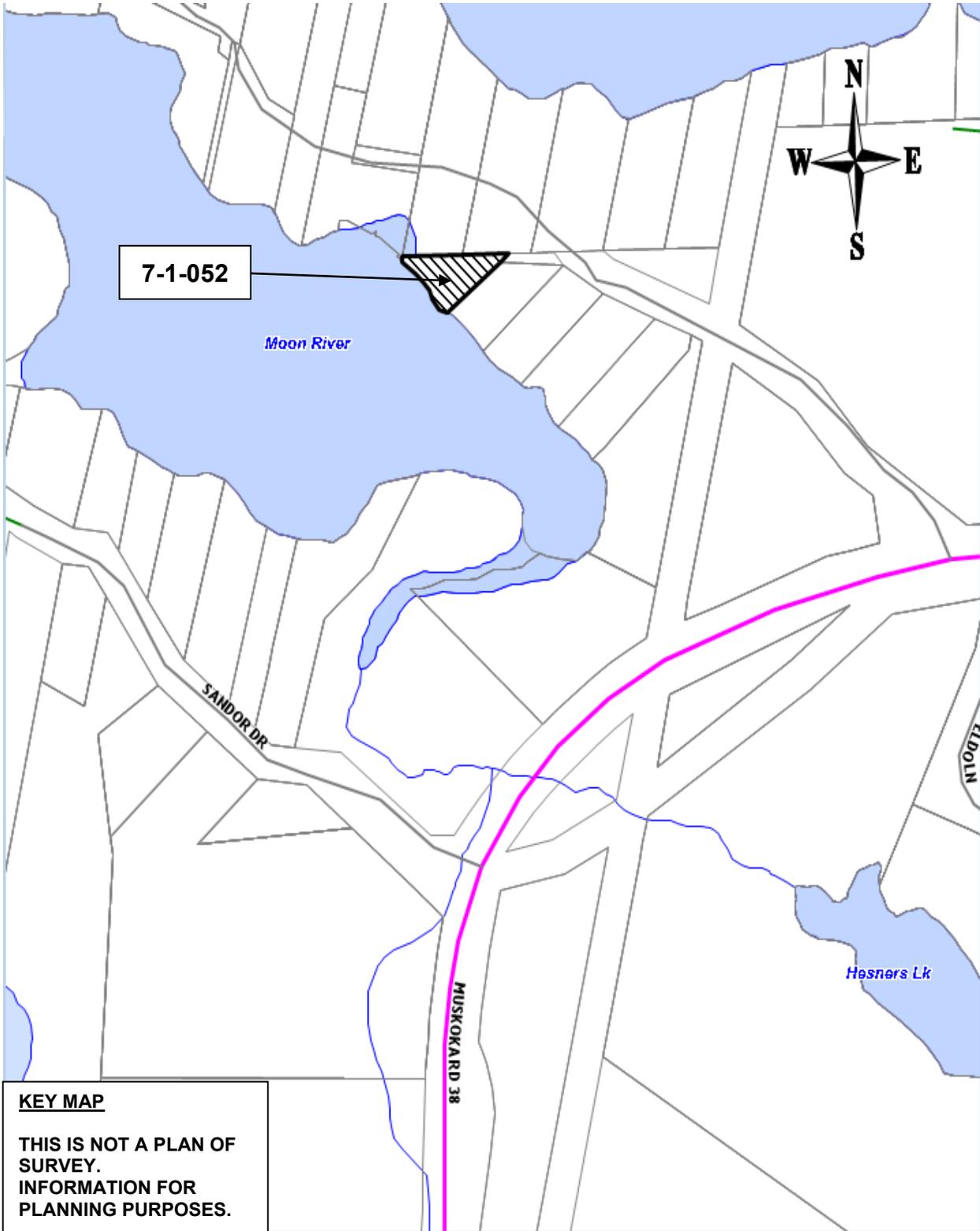
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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.

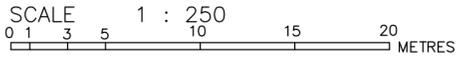
Dated this 31st day of August, 2023.

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

KEY MAP



PART OF LOT 41, CONCESSION 7
 GEOGRAPHIC TOWNSHIP OF WOOD
 NOW IN THE
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA



BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE SOUTHERLY LIMIT OF LOTS 4 AND 5 PLAN M-21 HAVING A BEARING OF N86°48'E.

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

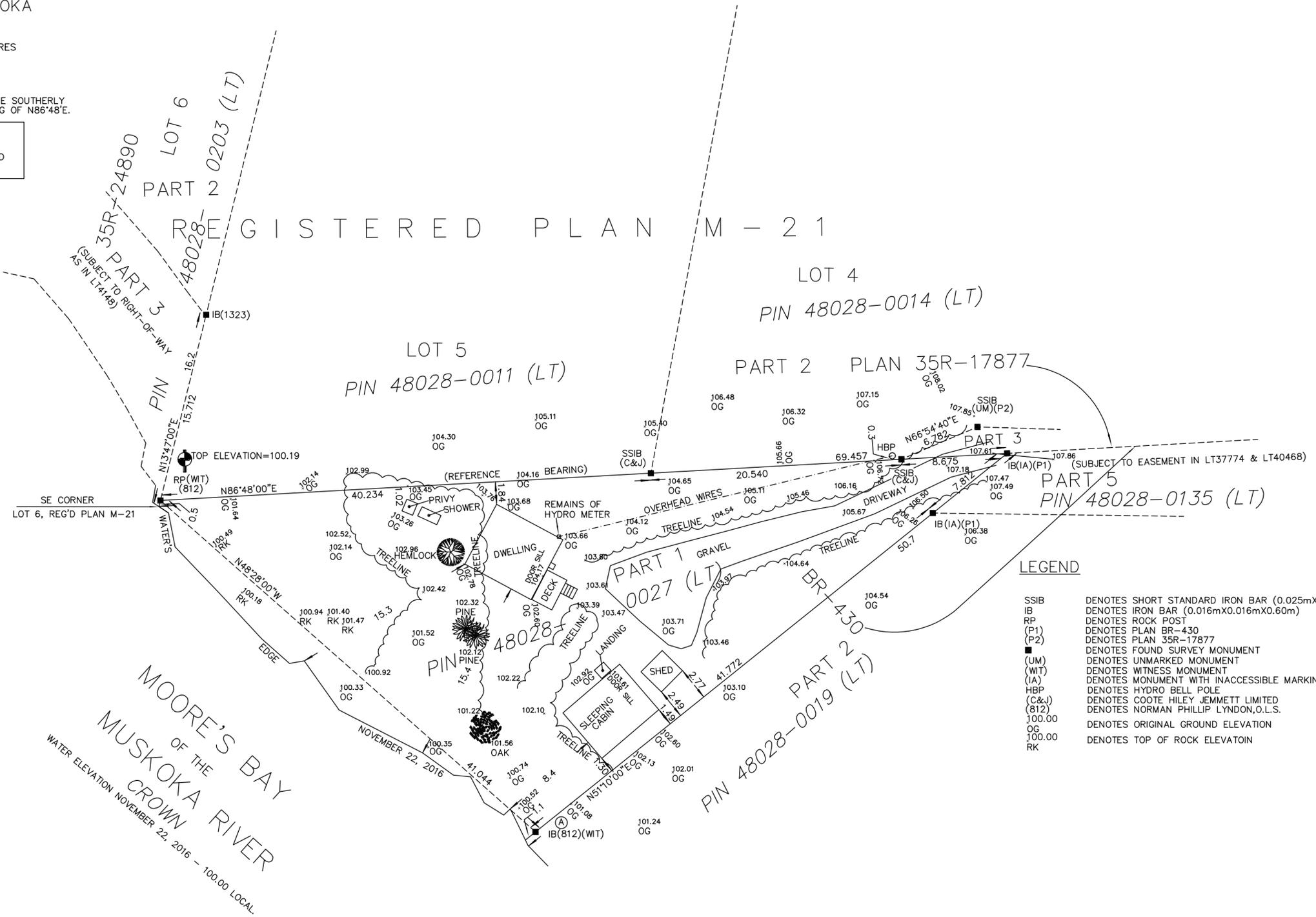
EXISTING SITE PLAN

NOT TO SCALE



RADIAL TIES TO WATER'S EDGE
 NOVEMBER 22, 2016 FROM STATION (A)

AZIMUTH	DISTANCE
160°03'	3.0
208°59'	1.3
298°03'	3.0
299°38'	4.8
301°54'	18.9
304°31'	24.4
304°47'	8.2
305°06'	11.3
305°17'	27.5
306°35'	23.6
307°11'	32.6
308°26'	37.7
310°28'	7.0
310°49'	41.4
311°05'	39.9
312°29'	42.2
312°36'	2.8



LEGEND

- SSIB DENOTES SHORT STANDARD IRON BAR (0.025mX0.025mX0.60m)
- IB DENOTES IRON BAR (0.016mX0.016mX0.60m)
- RP DENOTES ROCK POST
- (P1) DENOTES PLAN BR-430
- (P2) DENOTES PLAN 35R-17877
- DENOTES FOUND SURVEY MONUMENT
- (UM) DENOTES UNMARKED MONUMENT
- (WT) DENOTES WITNESS MONUMENT
- (IA) DENOTES MONUMENT WITH INACCESSIBLE MARKINGS
- HBP DENOTES HYDRO BELL POLE
- (C&J) DENOTES COOTE HILEY JEMMETT LIMITED
- (812) DENOTES NORMAN PHILLIP LYNDON, O.L.S.
- 100.00 OG DENOTES ORIGINAL GROUND ELEVATION
- 100.00 RK DENOTES TOP OF ROCK ELEVATION

IRREGULAR FRONTAGE=43.4
 CHORD FRONTAGE=40.6

AREA TABLE

DESCRIPTION	AREA
LOT	1081 Sq.m.
DWELLING	34.5 Sq.m.
DECKS	6.0 Sq.m.
SLEEPING CABIN	30.2 Sq.m.
LANDING	0.9 Sq.m.
PRIVY	1.0 Sq.m.
SHOWER	1.4 Sq.m.
SHED	5.8 Sq.m.

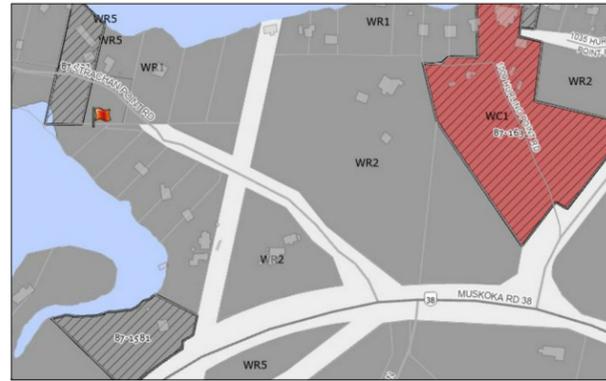
THE LIMIT DENOTED HEREON AS 'WATER'S EDGE NOVEMBER 22, 2016' OF THE MUSKOKA RIVER IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WOOD.

● SITE BENCHMARK IS THE RP AT THE NORTHWEST CORNER OF PART 1 PLAN BR-430, HAVING AN ELEVATION OF 100.19.

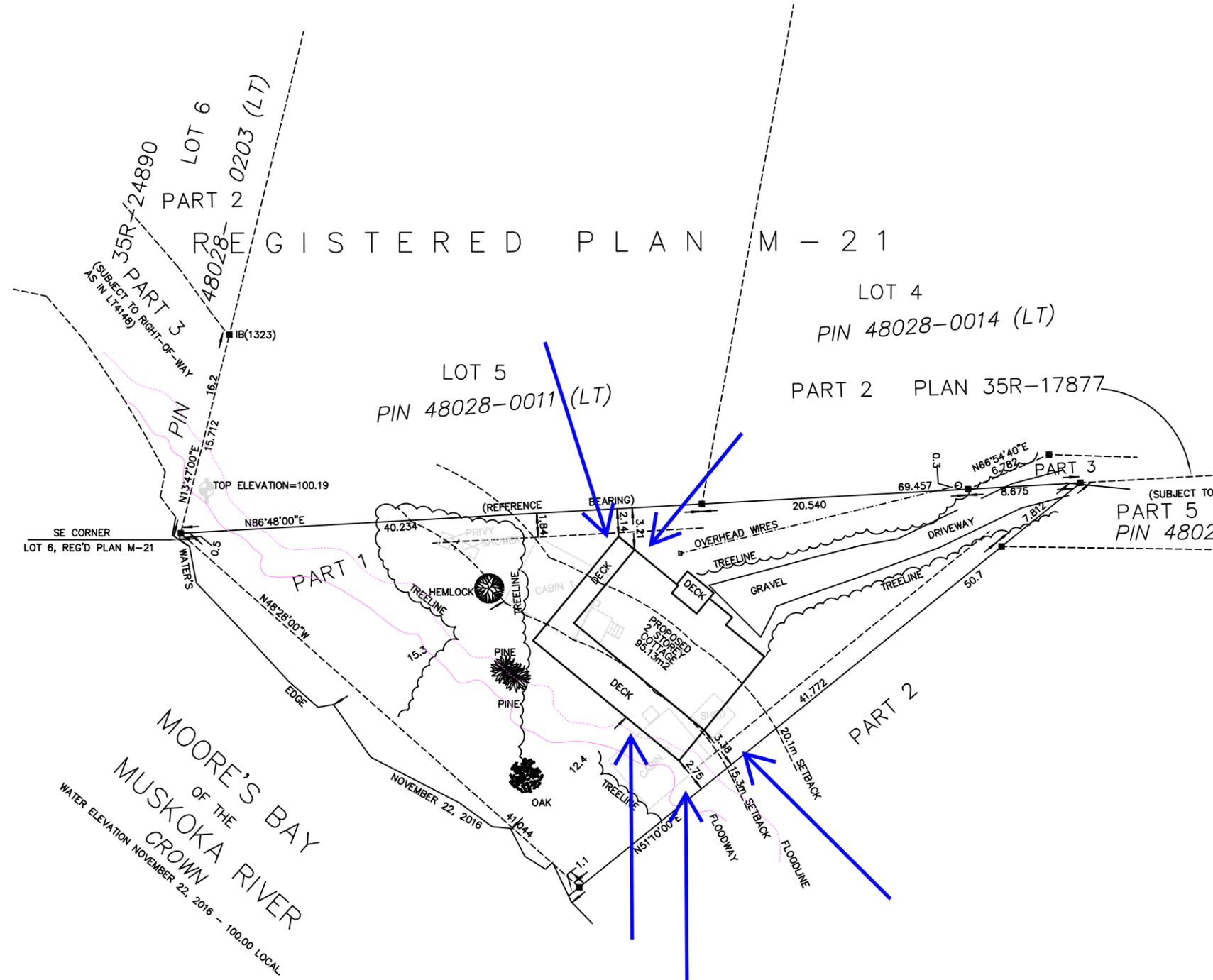
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 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF T. A. BUNKER SURVEYING LTD.

SITE PLAN

NOT TO SCALE



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



LOT 41 CON 7
WR5

AREA CALCULATIONS	
EXISTING: (PRIOR TO CONSTRUCTION)	PROPOSED:
CABIN 1	34.5 m ²
CABIN 2	30.2 m ²
SHED	5.8 m ²
PRIVY/SHOWER	2.4 m ²
TOTAL +	72.9 m ²
TOTAL LOT AREA:	1081 m ²
LOT AREA W/IN 200' HIGH WATER:	1081 m ²
ALLOWABLE COVERAGE (8%):	86.48 m ²
ALLOWABLE COVERAGE W/IN 200' HIGH WATER MARK (8%):	86.48 m ²
TOTAL PROPOSED COVERAGE:	95.13 m ² (8.8%)
TOTAL PROPOSED COVERAGE W/IN 200' HIGH WATER MARK:	95.13 m ² (8.8%)
STRAIGHT LINE FRONTAGE:	41.044m

MOORE'S BAY
OF THE
MUSKOKA RIVER
CROWN
WATER ELEVATION NOVEMBER 22, 2016 - 100.00 LOCAL.

REGISTERED PLAN M-21

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.



P 705.765.5428 F 705.765.1334
167 Medora Street
Port Carling ON P0B 1J0
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

CHANDLER COTTAGE
1031 STRACHAN PT RD
TOWNSHIP OF MUSKOKA LAKES

MARK	DATE	DESCRIPTION
4		
3		
2		
1		

SCALE: 1:100
PROJECT NO: TL-21-2445CH
CAD DWG FILE: CHANDLER-SITE
DRAWN BY:
CHECKED BY: TERRY LEDGER

SHEET TITLE

SITE PLAN

A0

NOT TO SCALE - FOR INFORMATIONAL PURPOSES ONLY

PRELIMINARY DRAWINGS

ISSUED FOR REVIEW
29JUN23

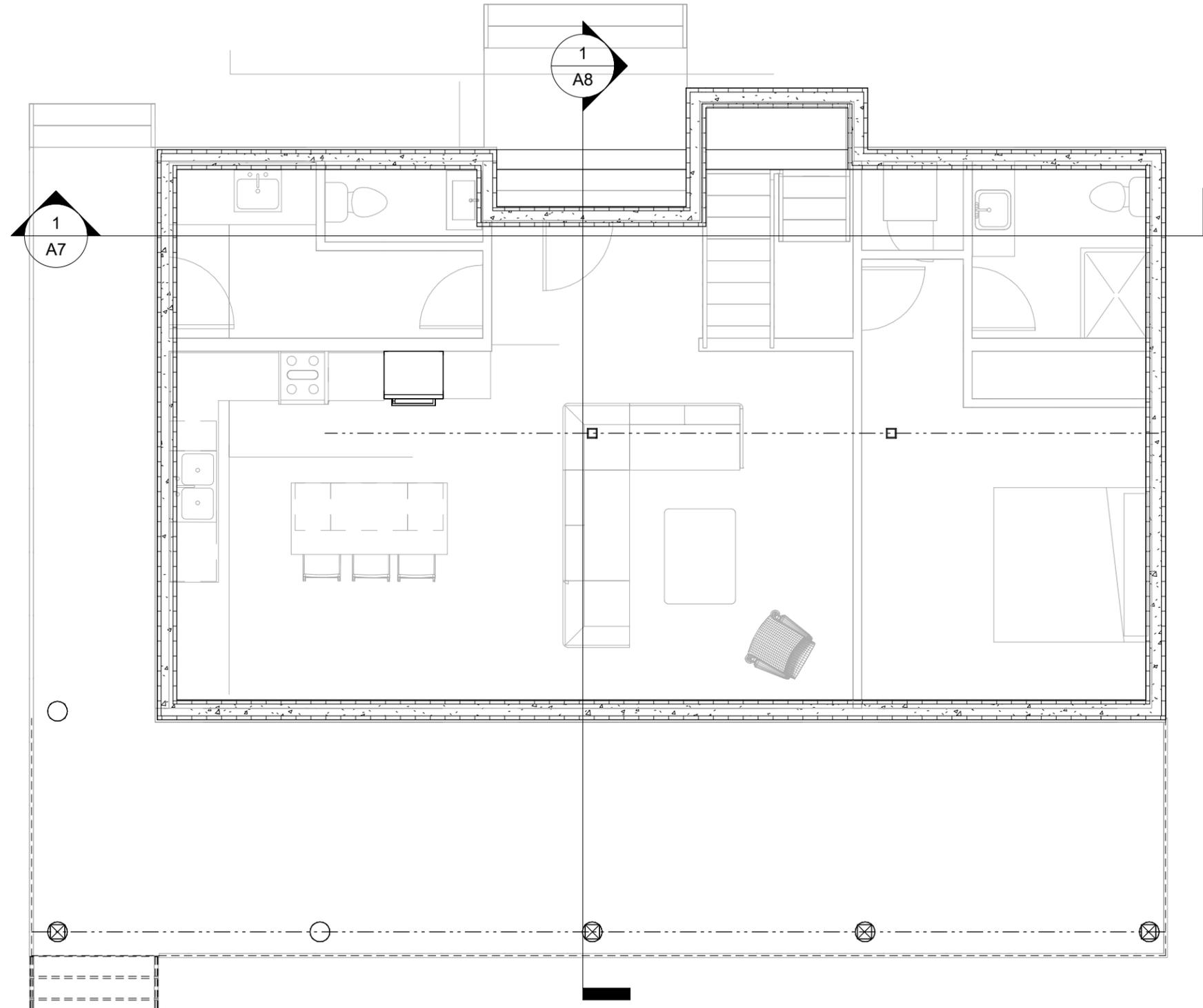
CHANDLER-COTTAGE

1031 STRACHAN POINT ROAD, TOWNSHIP OF MUSKOKA LAKES

SHEET LIST

A1	FOUNDATION PLAN
A3	UPPER LEVEL FLOORPLAN
A2	MAIN LEVEL FLOORPLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	BUILDING SECTION
A8	BUILDING SECTION
A9	3D VIEWS

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Terry Ledger
 TERRY LEDGER

CHANDLER COTTAGE

1031 STRACHAN POINT ROAD
 TOWNSHIP OF MUSKOKA LAKES

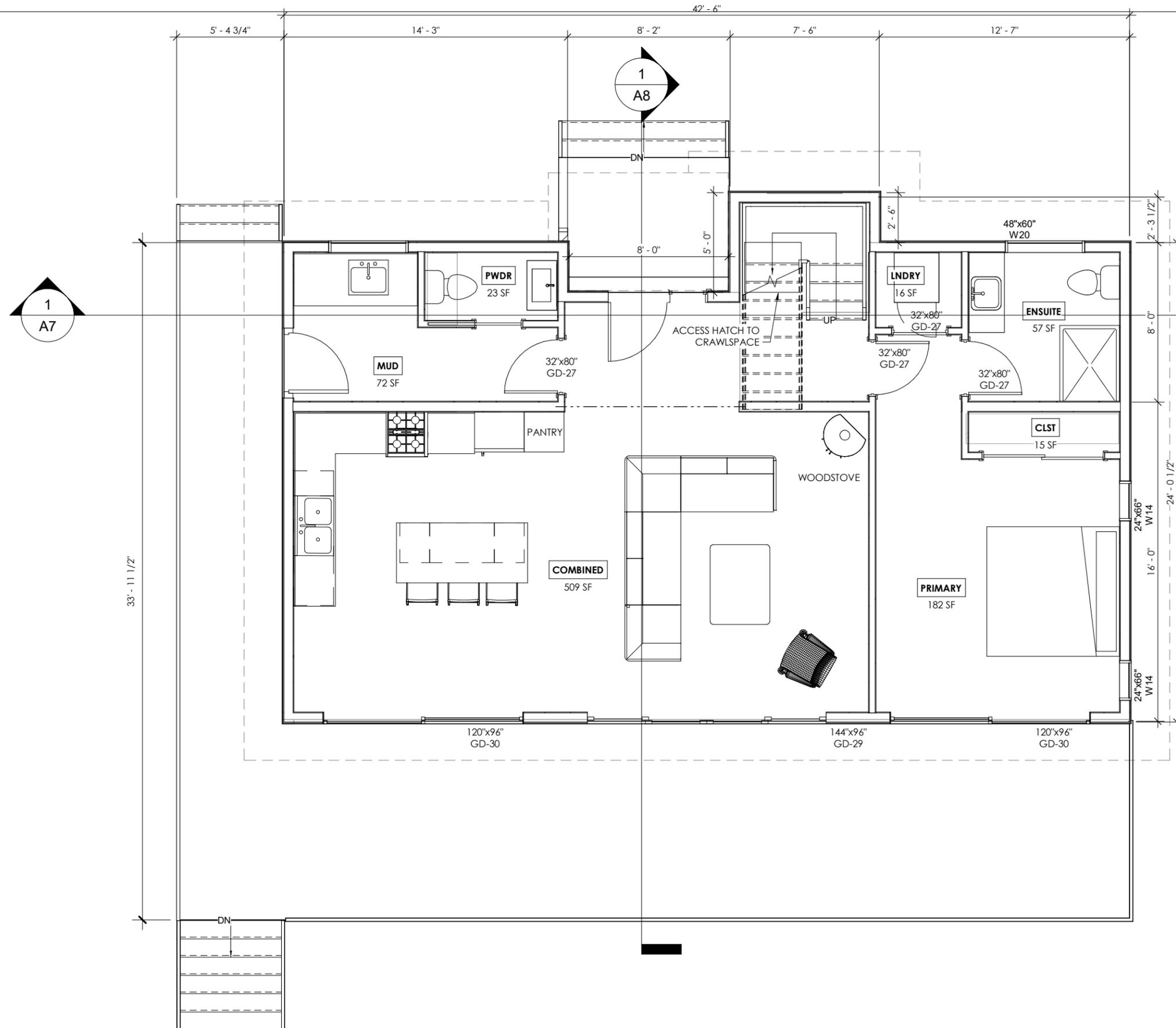
REVISIONS / ISSUED		
MARK	DATE	DESCRIPTION

SCALE: 3/16" = 1'-0"
 PROJECT NO: TL-21-
 DWG FILE: CHANDLER-GARAGE
 DRAWN BY: Author
 CHECKED BY: Checker

SHEET TITLE

FOUNDATION PLAN

A1



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P 705.765.5428 F 705.765.1334
 167 Medora Street
 Port Carling ON POB 110
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CHANDLER COTTAGE

1031 STRACHAN POINT ROAD
 TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED		
MARK	DATE	DESCRIPTION
1	02JUN20	PRELIMINARY
2	03JUN20	REVISED
3	27JUN22	REVISED

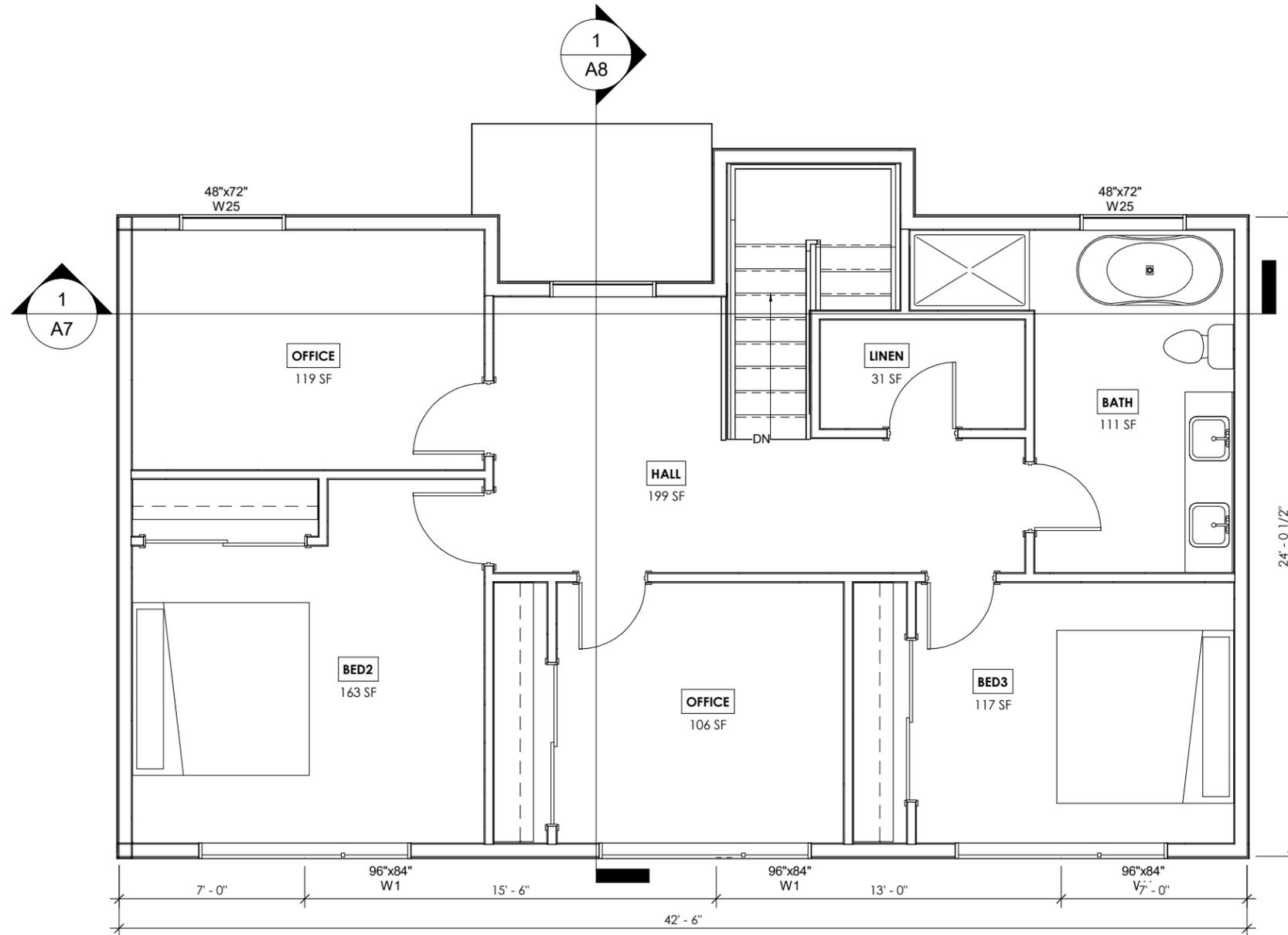
SCALE: 3/16" = 1'-0"
 PROJECT NO: TL-21-
 DWG FILE: CHANDLER-GARAGE
 DRAWN BY: TL
 CHECKED BY: TERRY LEDGER

SHEET TITLE

MAIN LEVEL FLOORPLAN

A2

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CHANDLER COTTAGE

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 TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED		
MARK	DATE	DESCRIPTION

SCALE: 3/16" = 1'-0"
 PROJECT NO: TL-21-
 DWG FILE: CHANDLER-GARAGE
 DRAWN BY: Author
 CHECKED BY: Checker

SHEET TITLE

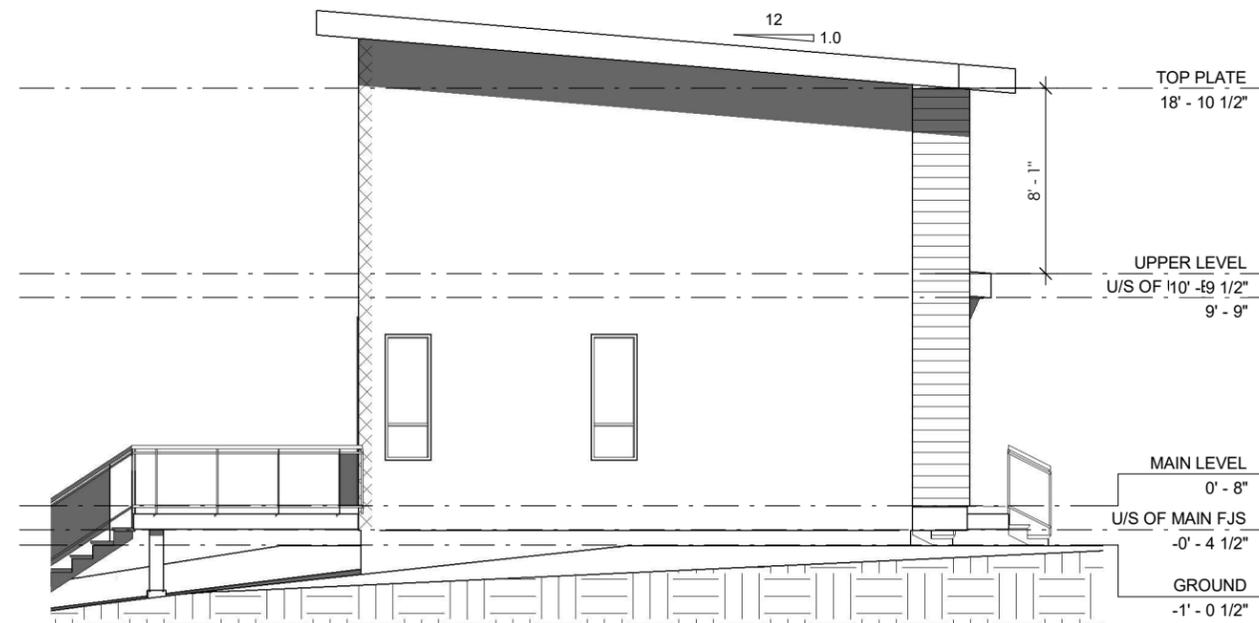
UPPER LEVEL FLOORPLAN

A3

NOT TO SCALE - FOR INFORMATIONAL PURPOSES ONLY



① SOUTH
1/8" = 1'-0"



② EAST
1/8" = 1'-0"

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1031 STRACHAN POINT ROAD
 TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED

MARK	DATE	DESCRIPTION
1	02JUN20	PRELIMINARY
2	03JUN20	REVISED
3	27JUN22	REVISED

SCALE: 1/8" = 1'-0"
 PROJECT NO: TL-21-
 DWG FILE: CHANDLER-GARAGE
 DRAWN BY: ANNE DAVIDSON
 CHECKED BY: TERRY LEDGER

SHEET TITLE

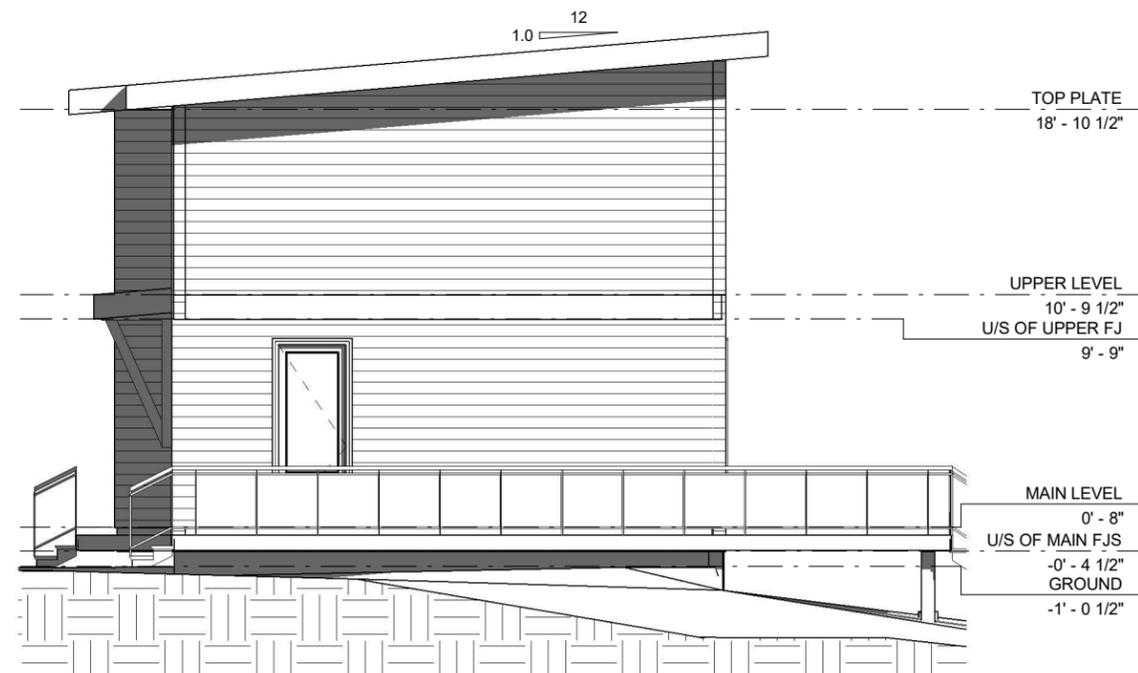
EXTERIOR ELEVATIONS

A5

NOT TO SCALE - FOR INFORMATIONAL PURPOSES ONLY



① NORTH
1/8" = 1'-0"



② WEST
1/8" = 1'-0"

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 167 Medora Street
 Port Carling ON POB 110
 BCIN # 27436



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 FIRM BCIN: 27436

Terry Ledger
 TERRY LEDGER

CHANDLER COTTAGE

1031 STRACHAN POINT ROAD
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REVISIONS / ISSUED

MARK	DATE	DESCRIPTION
1	02JUN20	PRELIMINARY
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3	27JUN22	REVISED

SCALE: 1/8" = 1'-0"
 PROJECT NO: TL-21-
 DWG FILE: CHANDLER-GARAGE
 DRAWN BY: ANNE DAVIDSON
 CHECKED BY: TERRY LEDGER

SHEET TITLE

EXTERIOR ELEVATIONS

A6

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P 705.765.8428 F 705.765.1334
167 Medora Street
Port Carling ON POB 1J0
BCIN # 27436



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Terry Ledger
TERRY LEDGER

CHANDLER COTTAGE

1031 STRACHAN POINT ROAD
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MARK	DATE	DESCRIPTION
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SCALE: 3/16" = 1'-0"
PROJECT NO: TL-21-
DWG FILE: CHANDLER-GARAGE
DRAWN BY: ANNE DAVIDSON
CHECKED BY: TERRY LEDGER

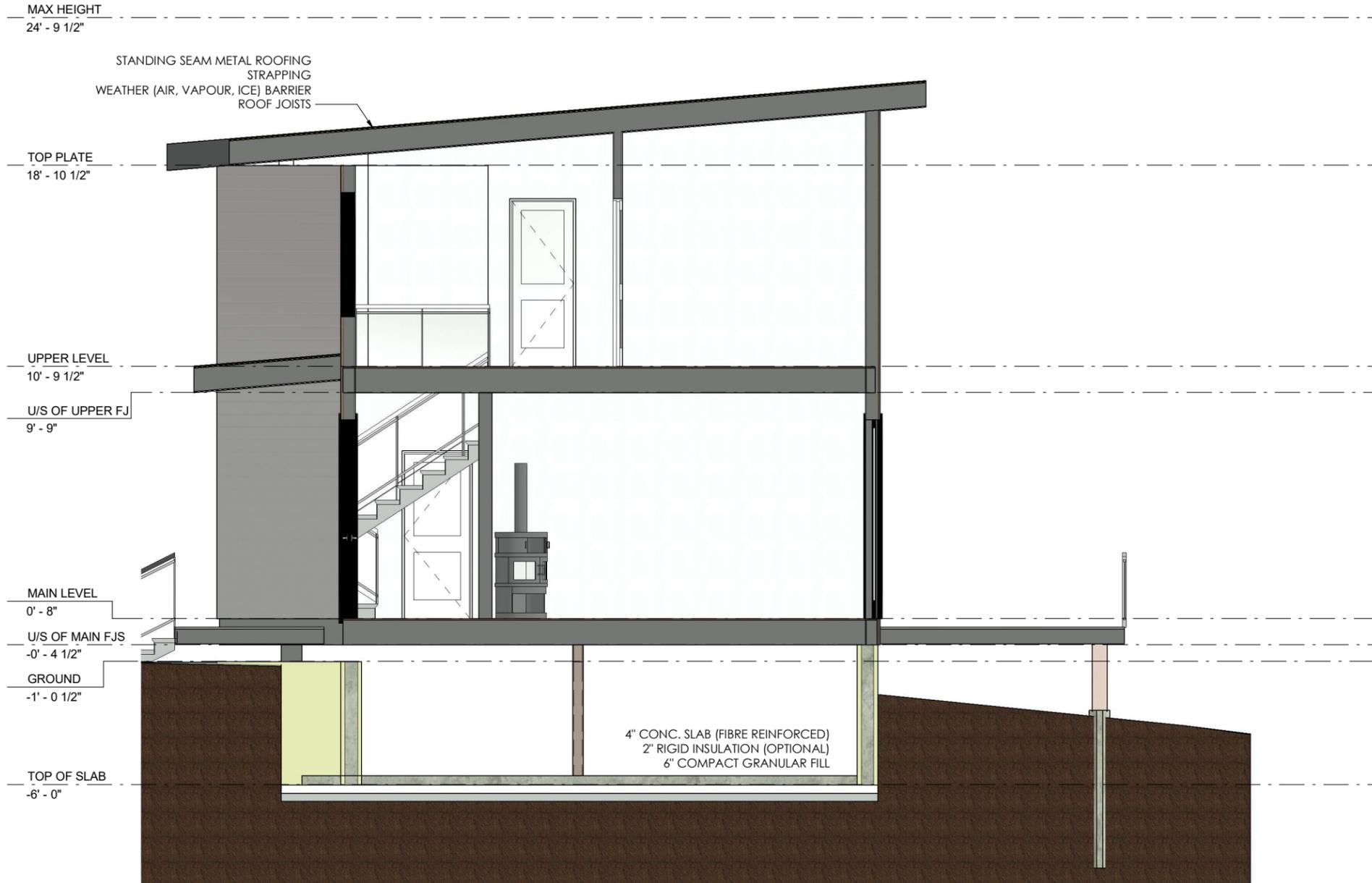
SHEET TITLE

BUILDING SECTION

A7

- ENGINEERED DRAWINGS TO BE ON SITE AT ALL TIMES.
- ALL INTERIOR AND EXTERIOR GUARDS AND RAILS TO CONFORM TO SB-7 OF THE OBCC OR ENGINEERED DRAWINGS TO BE PROVIDED TO BUILDING OFFICIALS.
- ALL ELECTRICAL FACILITIES SHALL CONFORM TO DIVISION B PART 9.34 OF THE OBCC.
- ALL OPENING AND TRANSITIONAL FLASHING SHALL CONFORM TO DIVISION B PART 9.27.3.7. & 8. OF THE OBCC.
- SST INDICATES SIMPSON STRONG TIE HANGER. REFER TO HANDOUTS FOR DETAILS.
- CONTINUOUS STUDS FROM FLOOR STRUCTURE TO U/S OF ROOF STRUCTURE ON GABLE WALLS AND TALL WALLS.

NOT TO SCALE - FOR INFORMATIONAL PURPOSES ONLY



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SCALE: 3/16" = 1'-0"
 PROJECT NO: TL-21-
 DWG FILE: CHANDLER-GARAGE
 DRAWN BY: ANNE DAVIDSON
 CHECKED BY: TERRY LEDGER

SHEET TITLE

BUILDING SECTION

A8



② 3D - SOUTH EAST



① 3D - NORTH EAST

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2	03JUN20	REVISED

SCALE:

PROJECT NO: TL-21-
 DWG FILE: CHANDLER-GARAGE
 DRAWN BY: ANNE DAVIDSON
 CHECKED BY: TERRY LEDGER

SHEET TITLE

3D VIEWS

A9