



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-45/23

Roll #: 9-5-036

Civic Address: 1127 Leonard Lake Rd 1

Owners: Marlene McAlister, 201 Gloucester Avenue, Oakville, Ontario, L6J 3W3

Legal Description: Part of Lot 19, Concession 8, Lot 1, Plan M330 (Monck)

Lake/River: Leonard Lake (Category 4)

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 38

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to construct a dwelling addition to an existing dwelling and to relocate a shed, privy, and trailer to be beyond 200 feet from the high water mark.

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	1,376 sq. ft. (8%)	1,548 sq. ft. (9%)	172 sq. ft.
B	4.1.3	Side Yard Setback for a Dwelling Addition	15 ft.	11.5 ft.	3.5 ft.
C	3.4.1 e.	Construct a Dwelling Addition on an Undersized Lot	100 ft. (minimum lot frontage)	96 ft. (existing lot frontage)	Construct a Dwelling Addition on an Undersized Lot

Please note that Variance 'C', if granted, will not deem the subject property a 'building 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.

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.

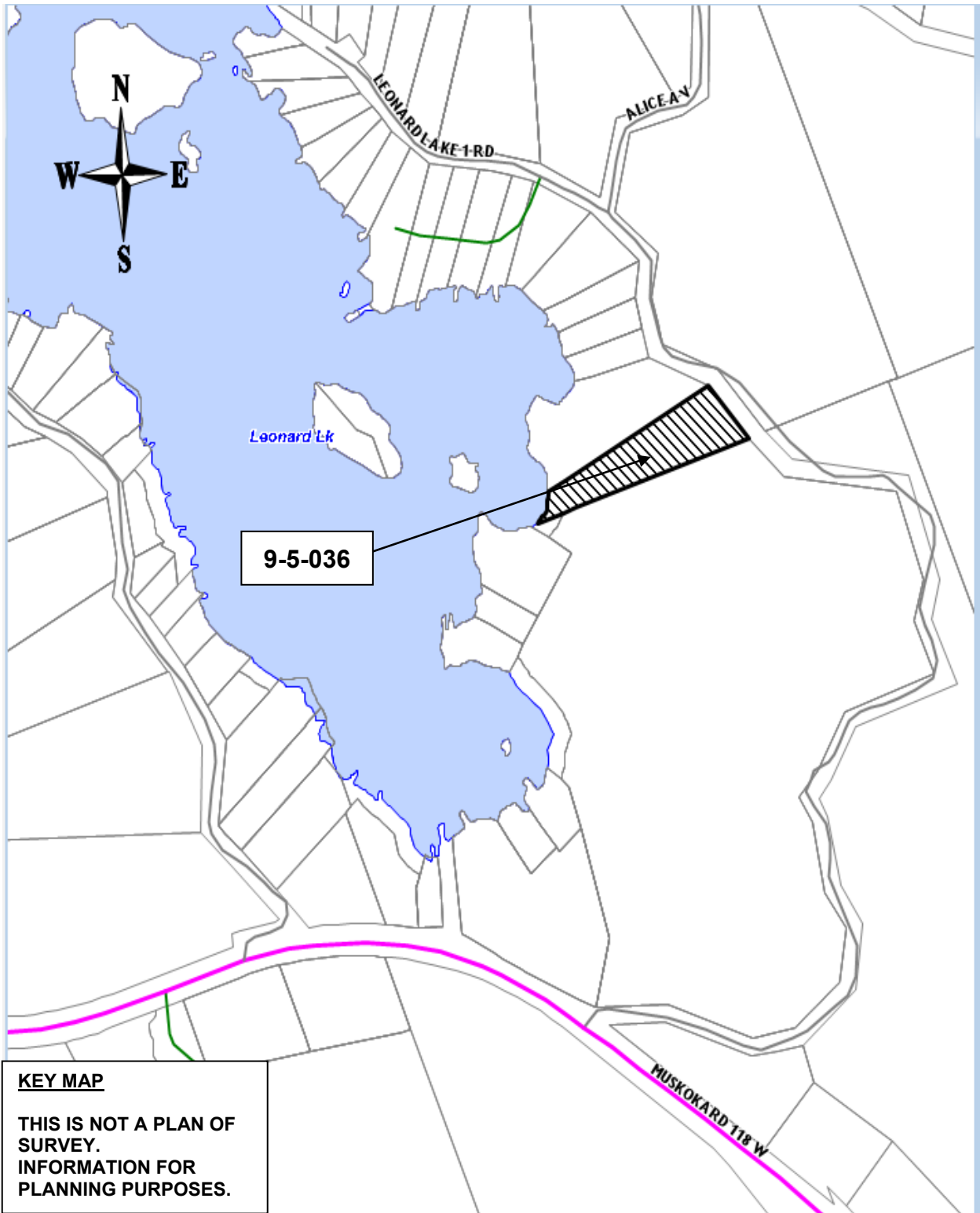
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 1st day of September, 2023.

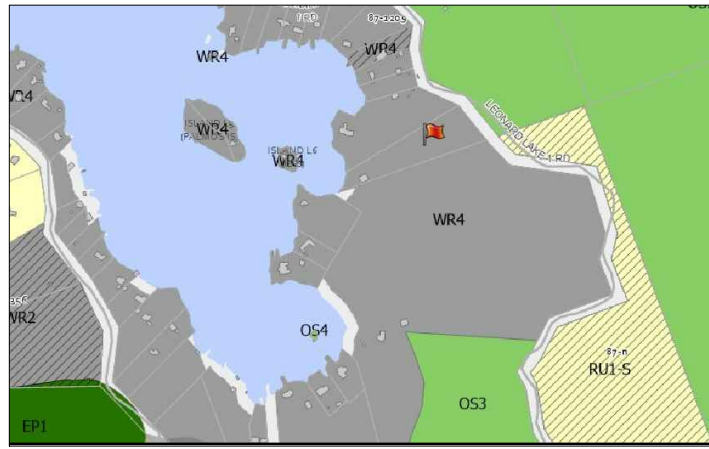
"Original Signed by K. Bavington"
Kitty Bavington,
Secretary-Treasurer
Committee of Adjustment

KEY MAP

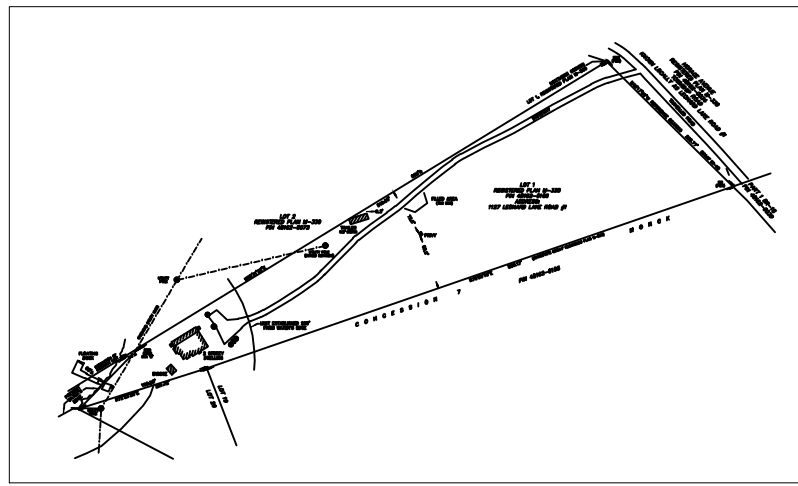


KEY MAP

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



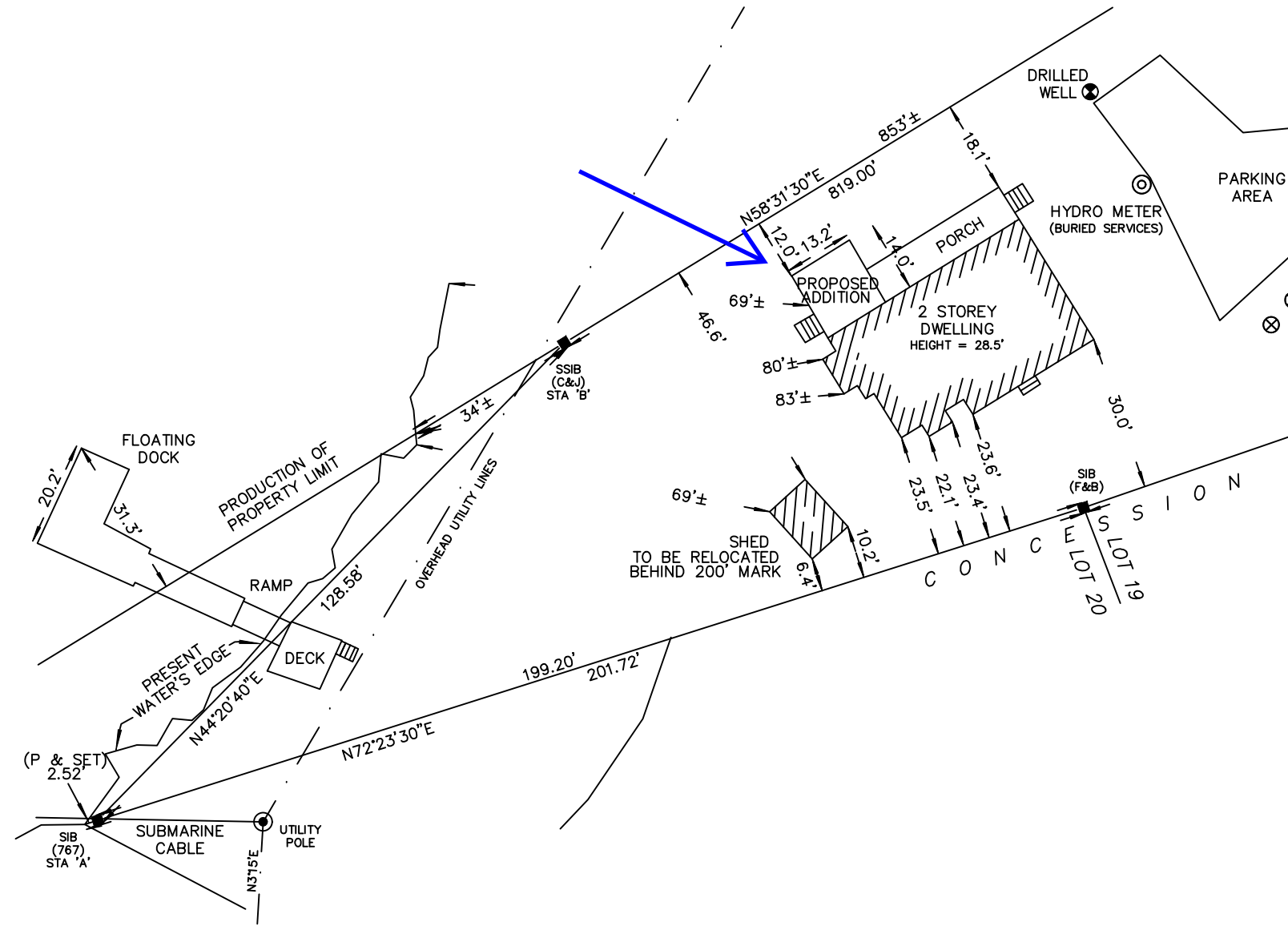
ZONING KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB



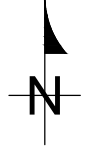
KEY PLAN (N.T.S)

**LOT 19 CON 8 MONCK
WR4**

AREA CALCULATIONS			
EXISTING: (PRIOR TO CONSTRUCTION)		PROPOSED:	
COTTAGE	1,460 ft ²	COTTAGE	1,548 ft ²
PRIVY	20 ft ²	PRIVY	20 ft ²
TRAILER	240 ft ²	TRAILER	240 ft ²
SHED	115 ft ²	SHED	115 ft ²
TOTAL =	1,835 ft ²	TOTAL =	1,923 ft ²
TOTAL LOT AREA:		138,300 ft ²	
LOT AREA W/IN 200' HIGH WATER:		17,200 ft ²	
ALLOWABLE COVERAGE (8%):		11,064 ft ²	
ALLOWABLE COVERAGE W/IN 200' HIGH WATER MARK (8%):		1,376 ft ²	
TOTAL PROPOSED COVERAGE:		1,923 ft ² (1.4%)	
TOTAL PROPOSED COVERAGE W/IN 200' HIGH WATER MARK:		1,548 ft ² (9.0%)	
STRAIGHT LINE FRONTAGE:		96'	



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 POB 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

CONSULTANTS

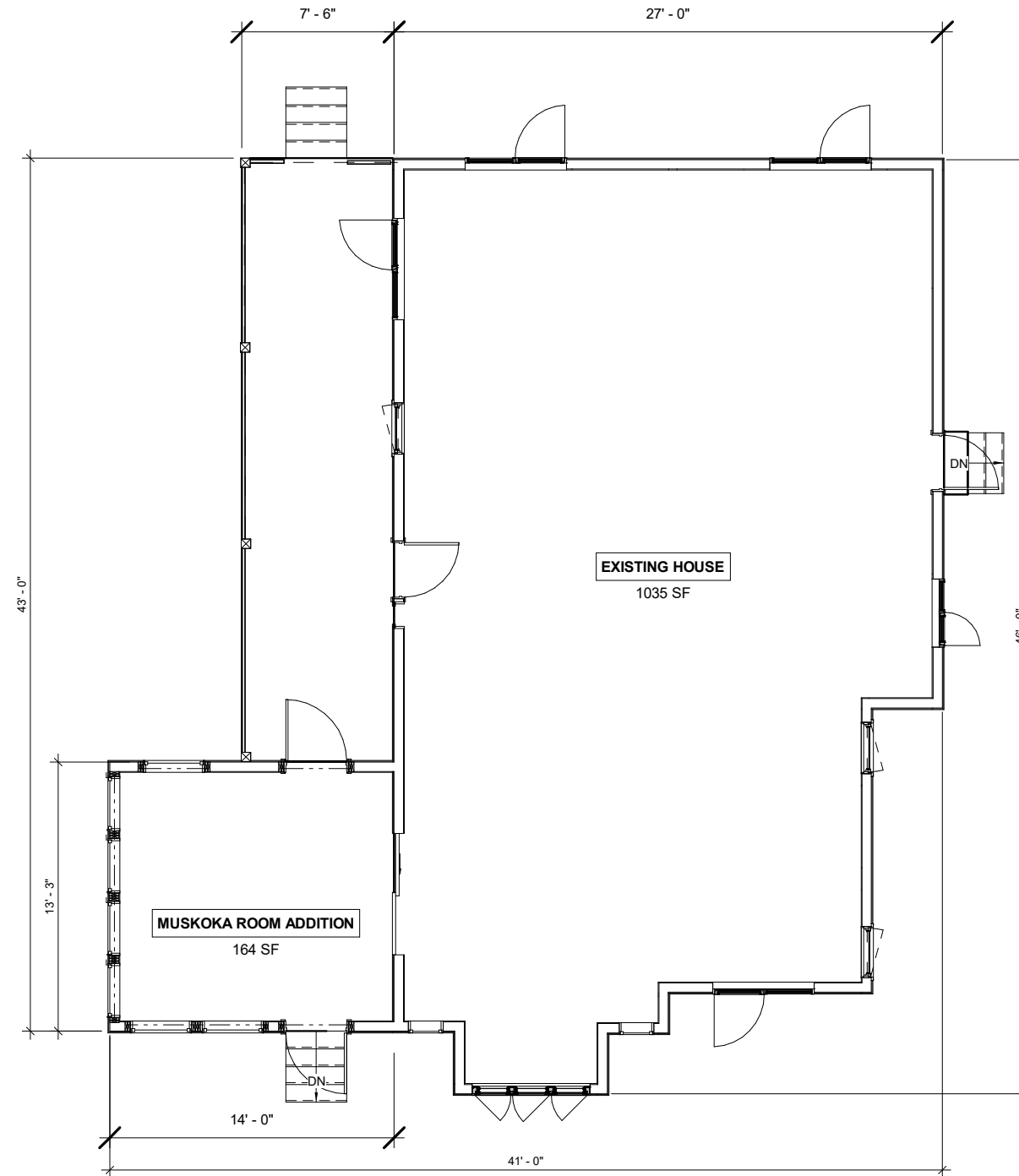
MCALISTER COTTAGE
 1127 LEONARD LAKE RD 1
 TOWNSHIP OF MUSKOKA LAKES

4		
3		
2		
1	-	-
MARK	DATE	DESCRIPTION
SCALE: 1"= 30'		
PROJECT NO: TL-23-		
CAD DWG FILE: MCALISTER-SITE		
DRAWN BY:		
CHECKED BY: TERRY LEDGER		

SHEET TITLE

SITE PLAN

A0



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Terry Ledger
 TERRY LEDGER

CONSULTANTS

MCALISTER COTTAGE

1127 LEONARD LAKE ROAD 1
 TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED

MARK	DATE	DESCRIPTION
1	25JUL23	ISSUED FOR REVIEW

SCALE: 1/8" = 1'-0"

PROJECT NO: TL-23-

DWG FILE: MCALISTER-BUILDING TYPE

DRAWN BY: Author

CHECKED BY: TERRY LEDGER

SHEET TITLE

MAIN LEVEL FLOORPLAN

A102



1 SOUTH
1/8" = 1'-0"



2 WEST
1/8" = 1'-0"

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 PROJECT NO: TL-23-
 DWG FILE: MCALISTER-BUILDING TYPE
 DRAWN BY: Author
 CHECKED BY: TERRY LEDGER

SHEET TITLE

EXTERIOR ELEVATIONS

A201