



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-46/23  
**Roll #:** 4-13-040  
**Civic Address:** 1027 Old Bridge Road, Unit #6  
**Owners:** Andrew Ross, PO Box 973 Waterdown, Ontario, L0R 2H0  
**Legal Description:** Lot 19, Concession 9, Part 1, Plan BR-1989  
**Lake/River:** Joseph River (Category 1)  
**Zoning:** Waterfront Residential (WR5-7)  
**Zoning Schedule:** 21

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicant proposes to construct a second storey addition , a porch addition, and an entry addition to a one storey dwelling.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
B	4.1.3.6 and 4.1.3.7	Maximum Permitted Lot Coverage (Within 200 Feet From the High Water Mark)	2,613 sq. ft. (10%)	2,875 sq. ft. (11%)	262 sq. ft.
C	4.1.3 and 4.1.3.5	Construct a Dwelling Addition within the Required Front Yard Setback	50 ft.	37 ft.	13 ft.

**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.

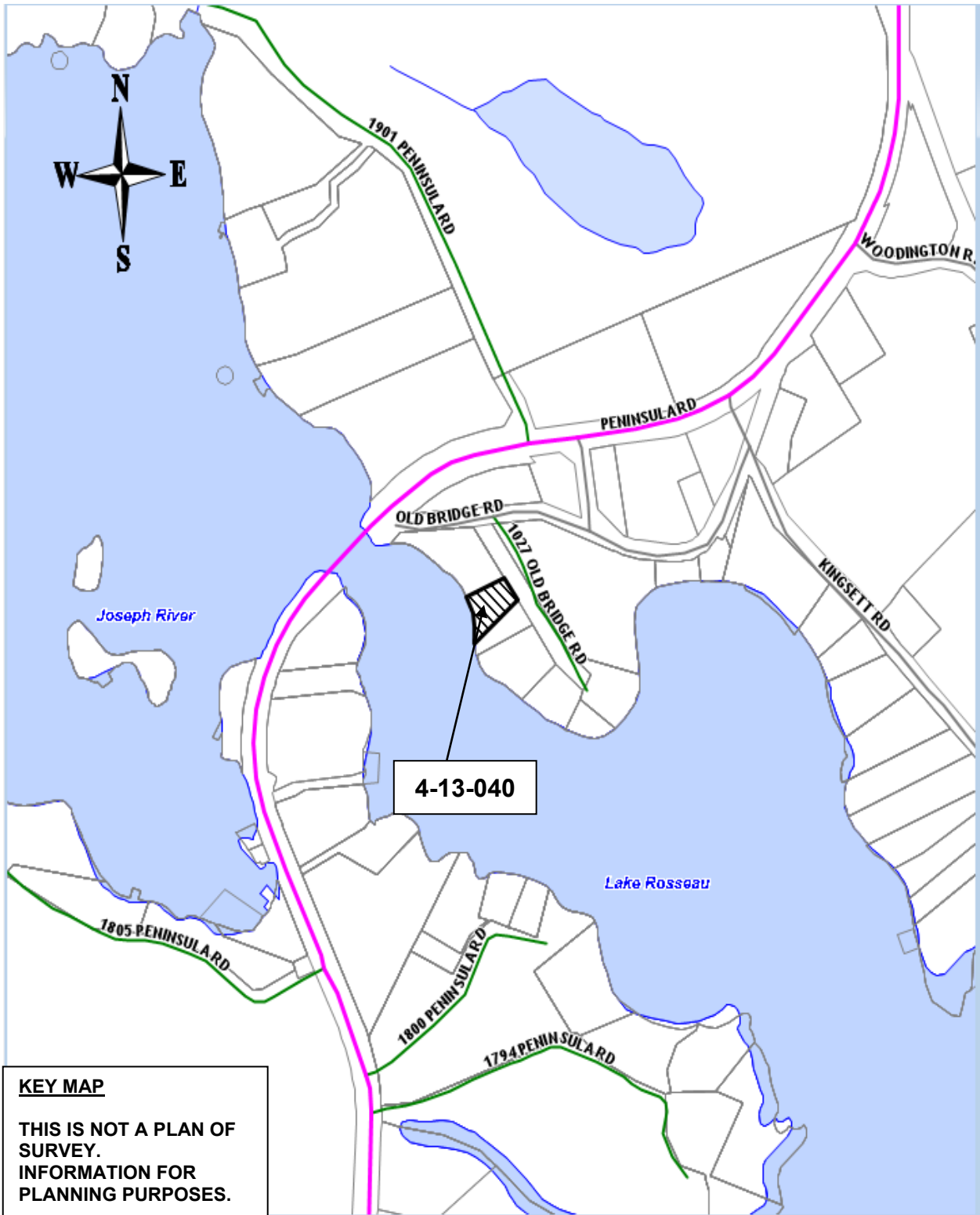
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 28<sup>th</sup> day of August, 2023.

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

**KEY MAP**



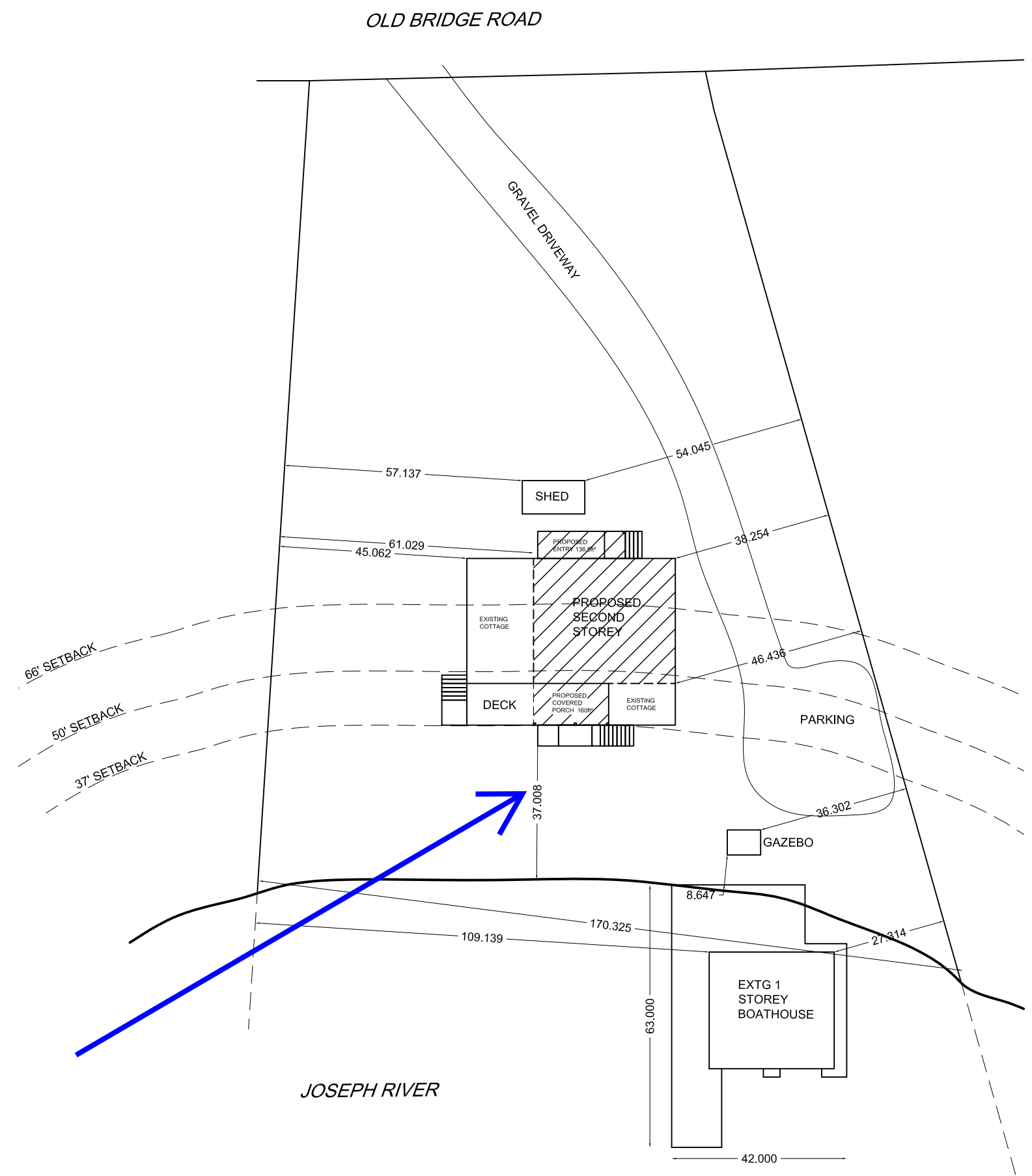
**NOT TO SCALE**



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

**LOT 19 CON 9 MEDORA  
WR5-7**

AREA CALCULATIONS	
EXISTING: (PRIOR TO CONSTRUCTION)	PROPOSED:
COTTAGE 1,581 ft <sup>2</sup>	COTTAGE 1,867 ft <sup>2</sup>
SHED 120 ft <sup>2</sup>	SHED 120 ft <sup>2</sup>
GAZEBO 48 ft <sup>2</sup>	GAZEBO 48 ft <sup>2</sup>
BOATHOUSE 840 ft <sup>2</sup>	BOATHOUSE 840 ft <sup>2</sup>
<b>TOTAL = 2,609 ft<sup>2</sup></b>	<b>TOTAL = 2,875 ft<sup>2</sup></b>
TOTAL LOT AREA : 26,136 ft <sup>2</sup>	
TOTAL LOT AREA W/IN 200': 26,136 ft <sup>2</sup>	
PERMITTED COVERAGE (10%): 2,614 ft <sup>2</sup>	
TOTAL PROPOSED COVERAGE: 2,875 ft <sup>2</sup> (11.0%)	
STRAIGHT LINE FRONTAGE: 170 ft	



**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  
187 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

**ROSS  
COTTAGE**  
6-1027 OLD BRIDGE ROAD  
TOWNSHIP OF  
MUSKOKA LAKES

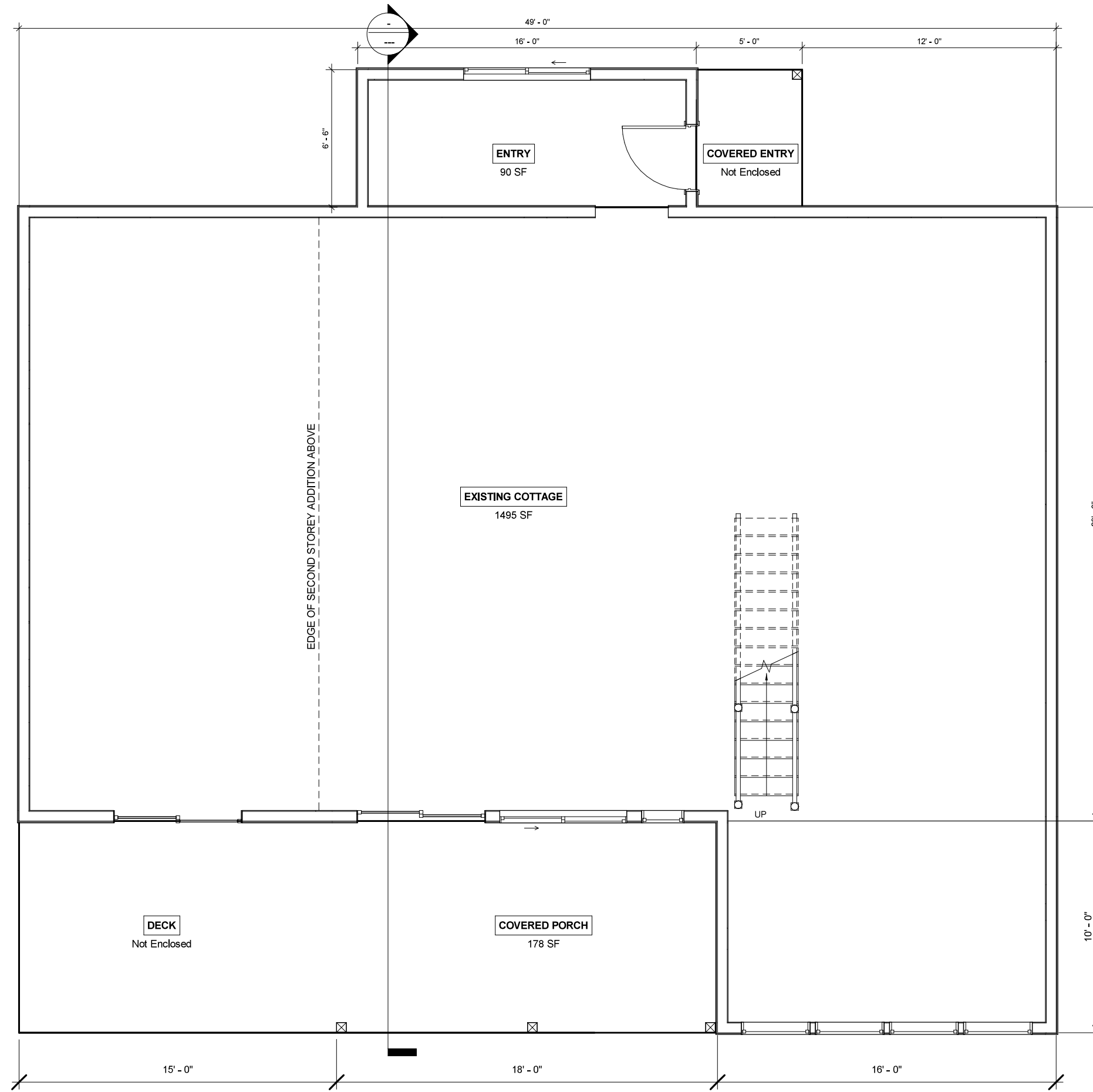
4		
3		
2		
1		
MARK	DATE	DESCRIPTION
SCALE: 1"= 30'		
PROJECT NO: TL-23-2709RO		
CAD DWG FILE: ROSS-SITE		
DRAWN BY:		
CHECKED BY: TERRY LEDGER		

SHEET TITLE

**SITE  
PLAN**


**A0**

**NOT TO SCALE  
FOR  
INFORMATIONAL  
PURPOSES ONLY**



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CONSTRUCTION NORTH




**t squared**  
design studio inc

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167 Medora Street  
Port Carling ON POB 110  
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TERRY LEDGER

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**ROSS  
COTTAGE**

6-1027 OLD BRIDGE ROAD  
TOWNSHIP OF  
MUSKOKA LAKES

REVISIONS / ISSUED

MARK	DATE	DESCRIPTION

SCALE: 3/16" = 1'-0"  
 PROJECT NO: TL-23-2709RO  
 DWG FILE: ROSS-BUILDING TYPE  
 DRAWN BY: Author  
 CHECKED BY: TERRY LEDGER

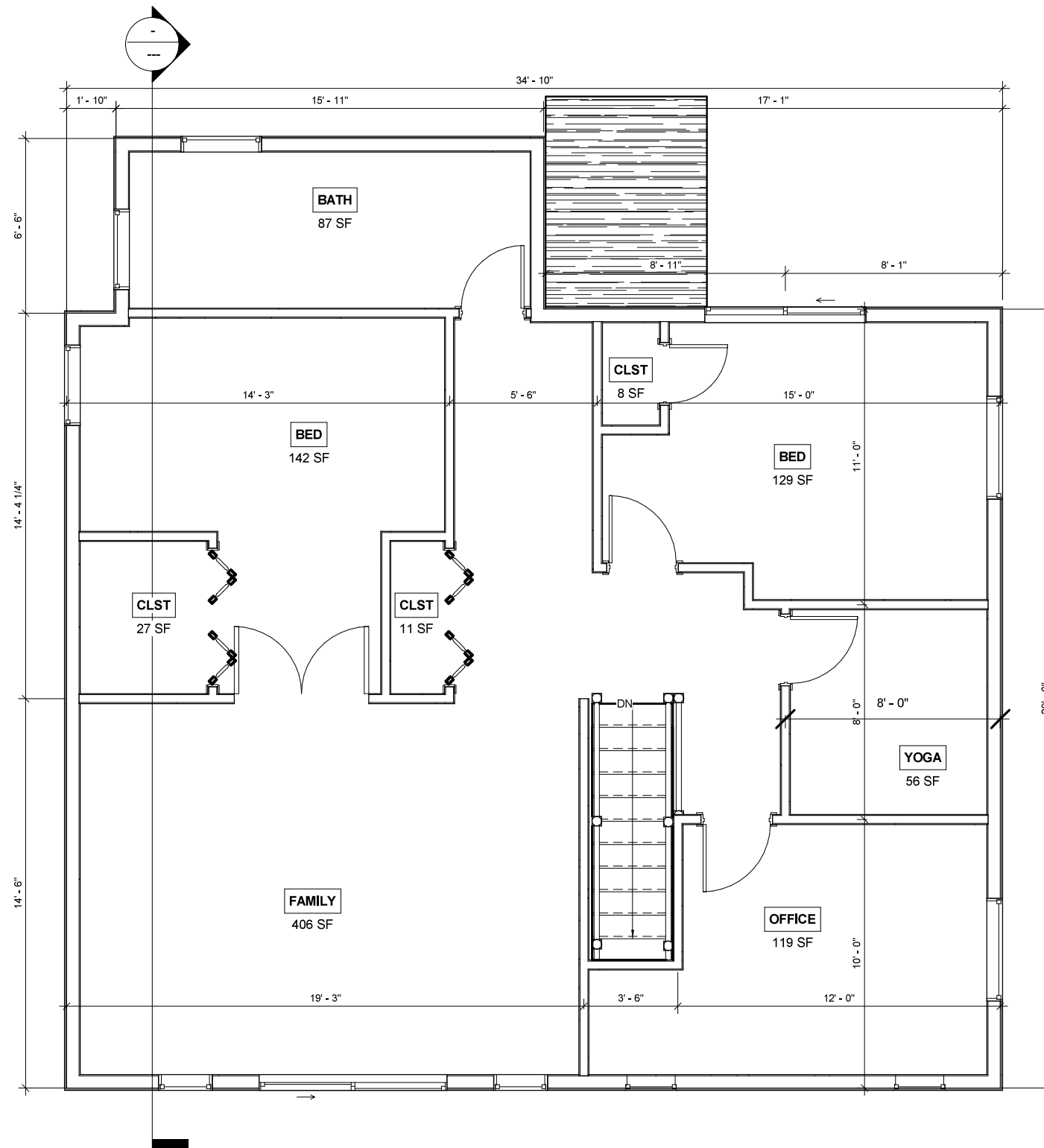
SHEET TITLE

**MAIN LEVEL  
FLOORPLAN**

**A102**

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P 705.765.5428 F 705.765.1334  
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 BCIN # 27436



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 FIRM BCIN: 27436

*Terry Ledger*  
 TERRY LEDGER

CONSULTANTS

# ROSS COTTAGE

6-1027 OLD BRIDGE ROAD  
 TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED

MARK	DATE	DESCRIPTION

SCALE: 3/16" = 1'-0"  
 PROJECT NO: TL-23-2709RO  
 DWG FILE: ROSS- COTTAGE  
 DRAWN BY: TERRY LEDGER  
 CHECKED BY: TL

SHEET TITLE

## UPPER LEVEL FLOORPLAN

A103

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FOR INFORMATIONAL PURPOSES ONLY



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



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

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 TERRY LEDGER

CONSULTANTS

**ROSS COTTAGE**

6-1027 OLD BRIDGE ROAD  
 TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED

MARK	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"  
 PROJECT NO: TL-23-2709RO  
 DWG FILE: ROSS-BUILDING TYPE  
 DRAWN BY: Author  
 CHECKED BY: TERRY LEDGER

SHEET TITLE

**EXTERIOR ELEVATIONS**

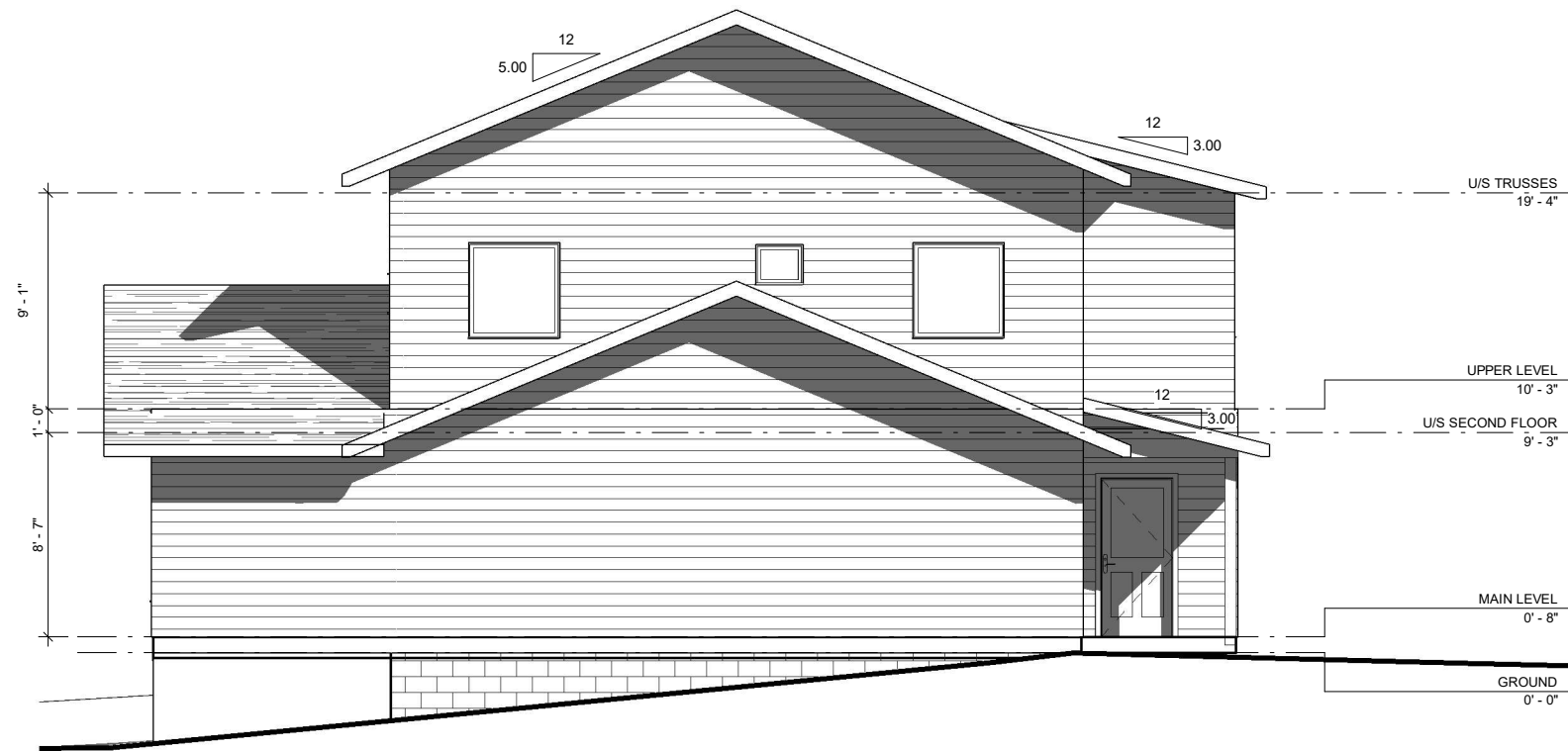
**A201**

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



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



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

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MARK	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"  
 PROJECT NO: TL-23-2709RO  
 DWG FILE: ROSS-BUILDING TYPE  
 DRAWN BY: Author  
 CHECKED BY: TERRY LEDGER

SHEET TITLE

**EXTERIOR ELEVATIONS**

**A202**