

## COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

### THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

**File No.: A-15/25**

**Roll No.: 6-14-038**

<b>Owner:</b>	Robert Deluce, 10 Stratheden Road, North York, ON, M4N 1E3		
<b>Address &amp; Description:</b>	3980 Muskoka Road 118 West Part of Lot 22, Concession 4, Part 1, Parcel 10840, Plan 35R-24225 (Medora)		
<b>Zoning:</b>	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4)	Lake Joseph (Category 1)	Schedule: 28
<b>Hearing Date: Monday, Friday, May 16<sup>th</sup>, 2025 at 9:00 a.m.</b>			

Take further notice that this public hearing will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The hearing will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.



#### Explanation of the Purpose and Effect:

The applicant proposes to construct a two-storey garage. The applicant has recently demolished a dwelling and a carport and has initiated the construction of a new two-storey dwelling. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 ft. of the High Water Mark)	10% (6,000.8 sq. ft)	11% (6,625 sq. ft)	1% (625 sq. ft)	Construct a Two-Storey Garage

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.



For more information, please contact the Planning Division weekdays 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. **Please quote the file number noted above.**

## **How to Participate:**

### **Submit Comments in Writing**



Submit comments to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca), deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by: May 7<sup>th</sup>, 2025. **Please note that comments can still be submitted after the agenda has been published**

Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.

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### **Active Participation In-Person or on Zoom**



Hybrid hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit [www.muskokalakes.ca/zoom](http://www.muskokalakes.ca/zoom)

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.

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### **Watch the Hearing Online**



You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on [www.muskokalakes.ca](http://www.muskokalakes.ca)

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**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.

**DECISION & APPEALS:** If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca). Furthermore, **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 a written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

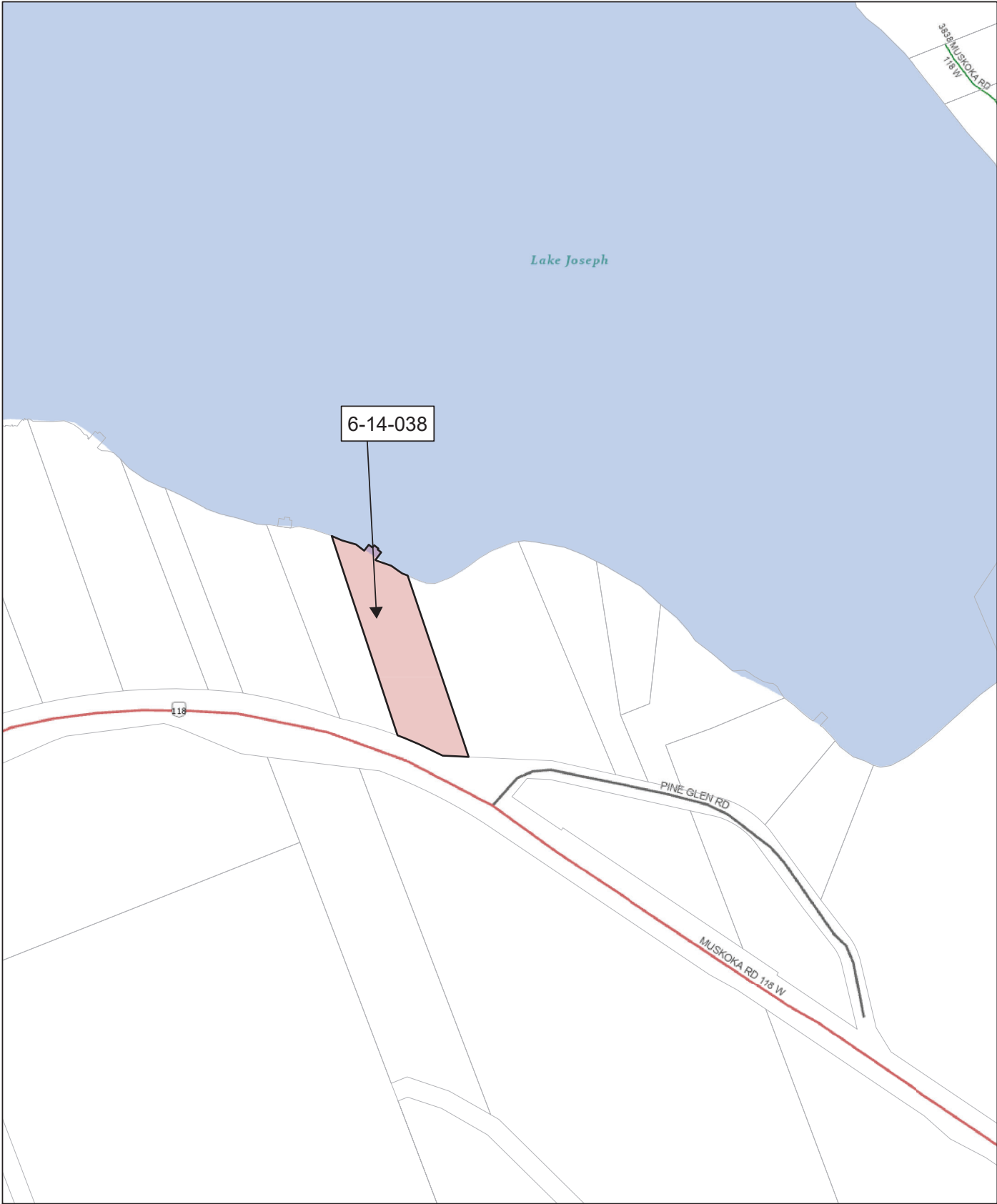
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 28<sup>th</sup> day of April, 2025.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



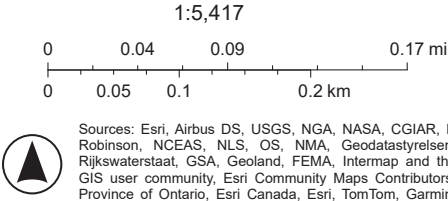
Key Map, A-15/25 (DELUCE)



2/25/2025, 11:21:07 AM

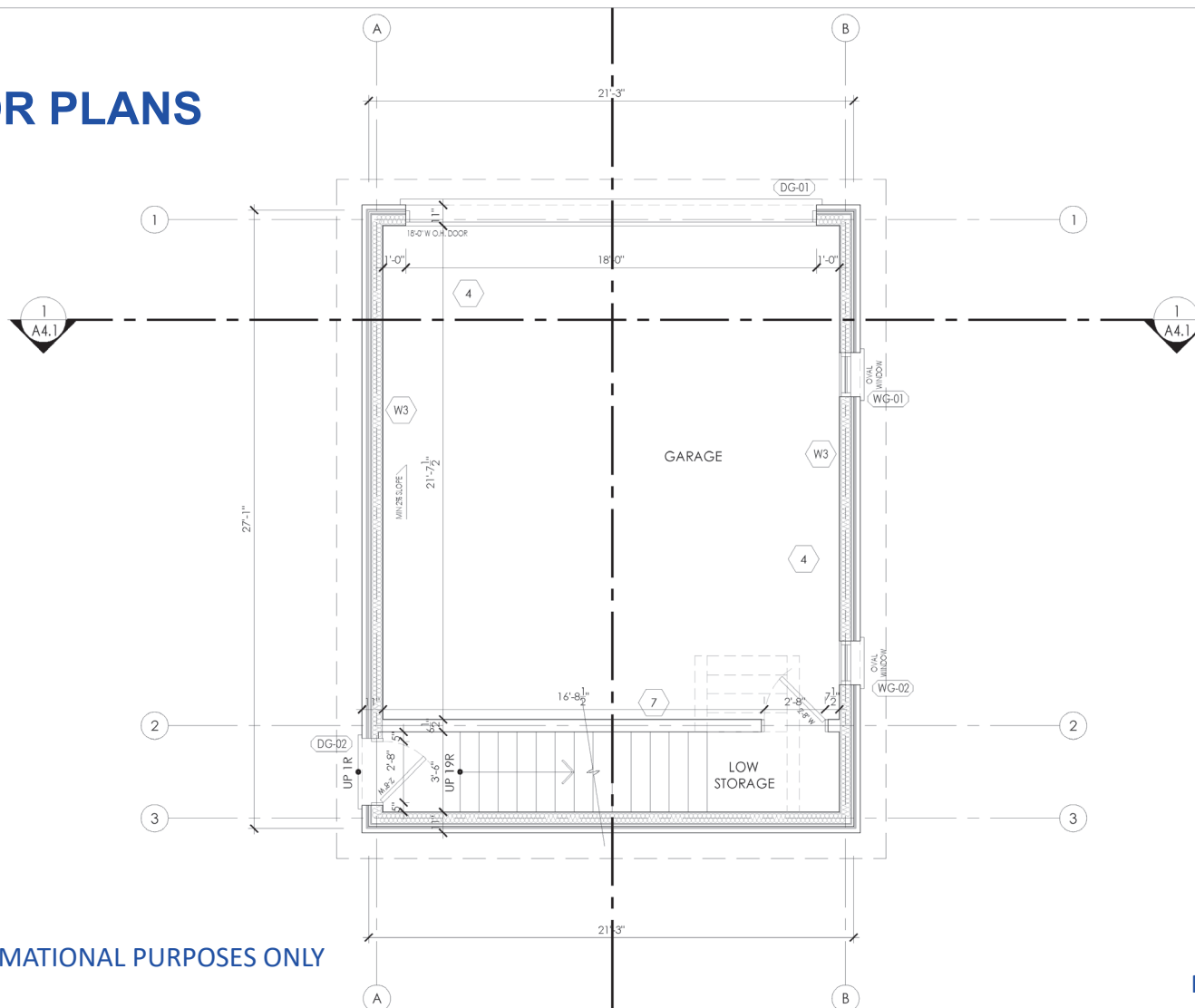
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- |                       |              |            |
|-----------------------|--------------|------------|
| Parcel: Assessment    | Road Network | Stream     |
| District Municipality | District     | Waterbody  |
| Area Municipality     | Township     | Major Lake |
| Geographic Township   | Private      |            |





FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE

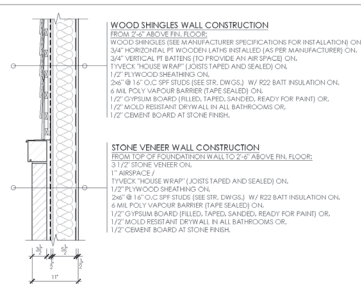
1 FIRST FLOOR PLAN  
A2.2 SCALE: 1/2" = 1'-0"

FIRST FLOOR AREA = 538.34 S.F. (50.01 S.M.)



2 FIRST FLOOR AREA  
A2.2 SCALE: 1/16" = 1'-0"

3 TYPICAL FIRST FLOOR WALL DETAIL  
A2.2 SCALE: 1" = 1'-0"



**NOTE:**  
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH  
STRUCTURAL DRAWINGS, MECHANICAL DRAWINGS, LOT GRADING PLAN  
DRAWINGS, LANDSCAPE DRAWINGS, SPECIFICATIONS AND OTHER  
CONTRACT DOCUMENTS.  
REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.

**NOTE:**  
ANY WORK THAT IS OUTSIDE OF THE SCOPE OF WORK AS SHOWN  
ON DRAWINGS SHALL BE CONFIRMED BY A SUBMISSION OF  
CONTEMPLATED CHANGE ORDER TO THE OWNER AND THE  
ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING INTO WORK.

NOTE:  
CONTRACTOR TO PROVIDE SHOP DRAWINGS & ALLOW 10 DAYS  
FOR REVIEW FOR:  
1 - WINDOWS  
2 - SIONE DETAILS  
3 - STAIRS  
4 - ROOF TRUSSES  
5 - STRUCTURAL STEEL

NOTE:  
REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION

**NOTE:**  
GENERAL CONTRACTOR TO COORDINATE FLOOR LAYOUTS WITH  
PLUMBING, MECHANICAL AND INTERIOR DESIGN LIGHTING DRAWINGS.  
PRIOR TO FLOOR INSTALLATION AND OFFSET JOISTS WHERE REQUIRED AS  
PERMITTED PER MANUFACTURER'S SPECIFICATIONS.

NOTE:  
GENERAL CONTRACTOR TO COMMUNICATE WITH ARCHITECT TO REVIEW  
THROUGH WALL FLASHING PRIOR TO INSTALLING MASONRY.

**NOTE:**  
CONTRACTOR TO REFER TO SITE GRADING PLAN FOR FINAL GRADES

NOTE:  
JOISTS UNDER ALL THE TILED AREAS MUST BE @ 12" O.C. (TYP)

**NOTE:**  
SMOKE DETECTORS TO BE INSTALLED IN EVERY BEDROOM

**NOTE:**  
MASON TO VERIFY FLUE SIZE

NOTE:  
PLAN DIMENSIONS ARE TO ROUGH FRAMING.

The Architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction.

All drawings, specifications and related documents are the copyright property of the Architect and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the Architect's permission.

This drawing is not to be scaled.  
This drawing is not to be used for construction  
unless signed by the Architect.

Issued for Construction

Signature: \_\_\_\_\_

[illegible]

10		
09		
08		
07		
06		
05		
04		
03		
02		
01	GARAGE BUILDING	05/02/2025
No.	Issued For	Date d/m

Drawing Title

### FIRST FLOOR PLAN

Project

PRIVATE RESIDENCE  
3980 MUSKOKA DISTRICT ROAD  
MUSKOKA, ONTARIO



RICHARD WENGLE  
ARCHITECT INC.

102 Avenue Road  
Toronto, Ontario M5R 2H3  
T: (416) 787-7575 / F: (416) 787-0635  
e-mail: mail@rwainc.ca



Scale: AS NOTED

Drawn by:	JS
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Checked by:	RW
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A2.2

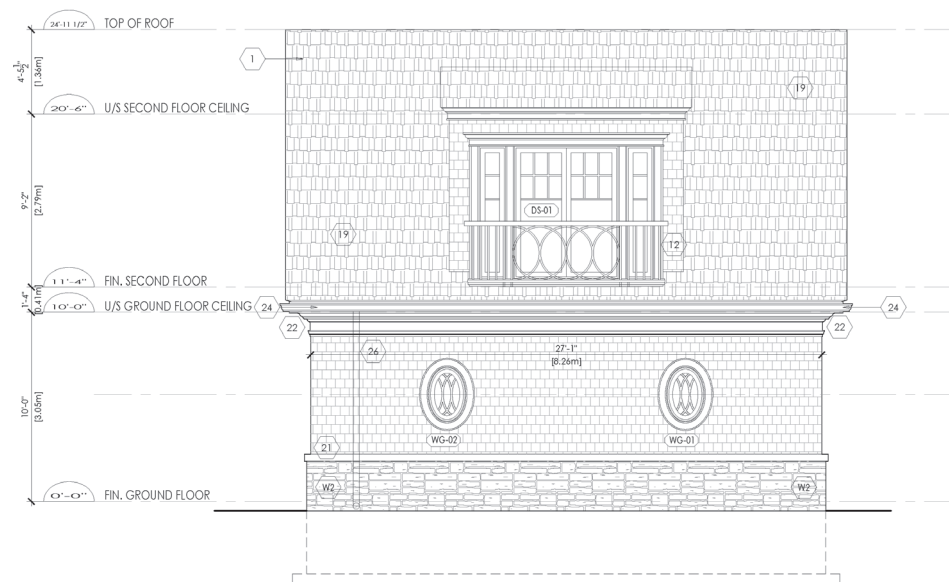
Plotting Date: FEBRUARY 05 2025

FOR INFORMATIONAL PURPOSES ONLY

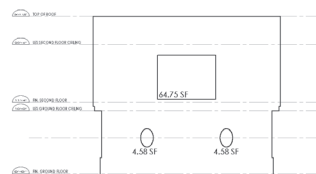


Cod File Name: 2024-2411

## ELEVATIONS



1 NORTH (LAKE) ELEVATION  
A32 SCALE: 3/8" = 1'-0"



EXPOSED WINDOW CALCULATION (NORTH ELEVATION)	
GROSS AREA OF PERIPHERAL WALLS:	730.92 SF
GROSS AREA OF WINDOWS & GLASS DOORS:	73.91 SF
RATIO OF GLAZING TO PERIPHERAL WALLS:	10.11%

2 ENERGY EFFICIENCY COMPLIANCE (EAST ELEVATION)  
A3.2 SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

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This drawing is not to be used for construction unless signed by the Architect.

Issued for Construction

Signature: \_\_\_\_\_

[illegible]Drawing Title  
EXTERIOR ELEVATION

Project  
PRIVATE RESIDENCE  
3980 MUSKOKA DISTRICT ROAD  
MUSKOKA, ONTARIO



**RICHARD WENGLE**  
ARCHITECT INC.  
102 Avenue Road  
Toronto, Ontario M5R 2H3  
T: (416) 787-7575 / F: (416) 787-0635  
e-mail: mail@rwinc.ca



Scale:	AS NOTED
Drawn by:	JS
Checked by:	RW
Project No.:	2411

### A3.2

Plotting Date: FEBRUARY 05, 2025

Cod File Name: 2024-2411