

1 Bailey Street Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

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-48/25 Roll No.: 4-11-007

| Owner: | Aaron Goodman, 5 Berkindale Cresent, North York, ON, M2L 2A3 | | | | | | |
|--|--|--------------------------|--------------|--|--|--|--|
| Address & | 1059 Big Joe Road, Unit #12 | | | | | | |
| Description: | Lot 17, Plan 34, (Medora) | | | | | | |
| Zoning: | Waterfront Residential (WR4) | Lake Joseph (Category 1) | Schedule: 28 | | | | |
| Hearing Date: Monday, September 8th, 2025 at 9:00 a.m. | | | | | | | |



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 with a sleeping cabin in the upper level and an attached sundeck. The following is a summary of the requested variances:

| Variance | ZBL 2014-14 Section(s) | Description | Permitted | Proposed | Variance | Proposal |
|----------|------------------------------|---|-----------------------------|---------------------------|-----------------------|--|
| A | 4.1.3 & 4.1.3.6 | Maximum Permitted Lot Coverage (Entire Lot) | 10% (3,356.5 sq. ft.) | 11% (3,693 sq. ft.) | 1% (336.5 sq. ft.) | Construct a Two Storey Garage with a Sleeping Cabin in the Upper Level |
| В | 4.1.3 | Minimum Interior Side Yard Setback | 15 ft. | 10 ft. | 5 ft. | |

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 or by phone at (705) 765-3156. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing



Submit comments to <u>planning@muskokalakes.ca</u>, 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: **September 3, 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.

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

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.

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

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. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a "specified person" (as defined by the Planning Act 1(1)), 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.

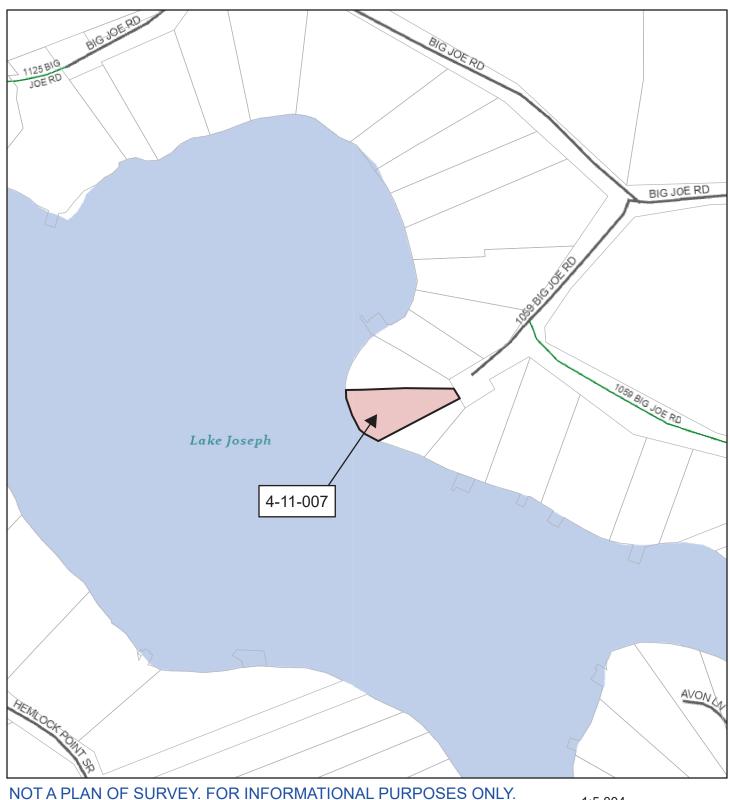
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes this 20th day of August, 2025.

Chelsea Ward, Secretary-Treasurer Committee of Adjustment planning@muskokalakes.ca



KEY MAP, A-48/25 (GOODMAN)





Road Network Canada_Hillshade

> Township World_Hillshade

Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SITE PLAN LEGEND

PROPERTY BOUNDARY PROPERTY BOUNDARY (SECONDARY) PROPERTY BOUNDARY (SETBACK) EASEMENT CONTOURS (MAJOR) CONTOURS (MINOR) _ _ _ _ _ _ CONTOURS (PROPOSED) EXISTING STRUCTURE _____ PROPOSED STRUCTURE WATER BODY r-----PROPOSED STRUCTURE ROOF OVERHANG PROPOSED ACCESSORY STRUCTURE GASLINE WATER/SANITARY PROPOSED DRIVEWAY ROAD TREELINE OBJECT REMOVAL TREE TRUNK PROTECTION PATIO COVERAGE LANDSCAPED AREA SILT FENCING **EROSION CONTROL**

PRINCIPAL ENTRANCE

STRAIGHT LINE FRONTAGE (S.L.F.) = 178'-3" (54.33 m)

BOATHOUSE SIDE YARD SETBACK = 9.1 m. (30'-0")

MAX. HABITABLE FLOOR AREA = 7,500 SQFT

= MUSKOKA LAKES

= CATEGORY 1

= 20.1 m. (66'-0")

= 44'-6" (13.56m)

= 15.2 m. (50'-0") = 16% OF S.L.F.

= 4.9 m. (16'-0'')

= 20.1 m. (66'-0'')

= 4.6 m. (15'-0")

= 4.6 m. (15'-0")

= 750 SQFT

= 10.7 m. (35'-0")

 $= 10.7 \, \text{m.} \, (35 \, \text{ft})$

= 7.7 m. (25'-0'')

= 28'-6''

= 10%

= 9.1 m. (30'-0'')

= 25% OF S.L.F. (MAX. 75'-0")

= WR4

CURRENT BY-LAW

TOWNSHIP

"-7" SUFFIX

LAKE CLASS

<u>BOATHOUSE</u>

HEIGHT LIMIT

HEIGHT LIMIT

HEIGHT LIMIT

HEIGHT LIMIT

<u>COTTAGE</u>

DOCK MAX. LENGTH

DOCK MAX. WIDTH

DOCK SIDE YARD SETBACK

BOATHOUSE MAX. LENGTH

MAX. WIDTH (FIRST FLOOR)

MAX. LOT COVERAGE

FRONT YARD SETBACK

REAR YARD SETBACK

INTERIOR YARD SETBACK

MIN. GROSS FLOOR AREA

ACCESSORY BUILDING

ZONING

SITE INFORMATION (EXISTING)

 $= 33,568.70 \text{ SQ. FT. } (3,118.63 \text{ m}^2)$ LOT AREA (TOTAL) (0.77 AC.) MAX. LOT COVERAGE $= 3,356.87 \, \text{SQ. FT.} \, (311.86 \, \text{m}^2)$

= 29,296.93 SQ. FT. (2,721.77 m²) LOT AREA (WITHIN 200 ft OF SHORELINE)

= 2,929.69 SQ. FT. (272.18 m²) (WITHIN 200 ft OF SHORELINE)

PROPOSED 1% MINOR VARIANCE

MAX. LOT COVERAGE

TOTAL LOT COVERAGE TO 11% = 3,692.56 SQ. FT.

SITE PLAN

(WITHIN 200 FT. OF SHORELINE) EXISTING COTTAGE = 2,062 SQ. FT. **EXISTING SINGLE STOREY BOATHOUSE** <u>= 1,122 SQ.FT.</u>

TOTAL COVERAGE (WITHIN 200 FT. OF SHORELINE) $= 3,184 \, \text{SQ.FT.}$

REMAINING COVERAGE (WITHIN 200 FT. OF SHORELINE) = 0 SQ.FT.

STRUCTURE COVERAGE

(OVER 200 FT. OF SHORELINE)

2 STOREY GARAGE <u>= 507 SQ.FT.</u>

TOTAL COVERAGE

(OVER 200 FT. OF SHORELINE) = 507 SQ.FT.REMAINING COVERAGE = 0 SQ.FT.

TOTAL COVERAGE (OVERALL) = 3,691 SQ.FT.REMAINING COVERAGE = 1.56 SQ.FT.

- EXISTING 3 STOREY DWELLING PROPOSED UNCOVERED DECK PROPOSED 2 STOREY GARAGE W/ BUNKIE 21' - 6 1/4" 6.56 m = SUBJECT TO SITE PLAN CONTROL INCREASE VEGETATIVE BUFFER EXISTING SEPTIC EXISTING UNCOVERED DECK NOT TO SCALE

- EXISTING SINGLE STOREY BOATHOUSE

- EXISTING DOCK



FORESHEW DESIGN ASSOCIATES 2

3 Lee Valley Drive, Unit 2 Port Carling, Ontario, Canada POB 1JO

705-641-1762 design@foreshewda.com

www.foreshewda.com

PROFESSIONAL ENGINEER

REV. DESCRIPTION

DATE

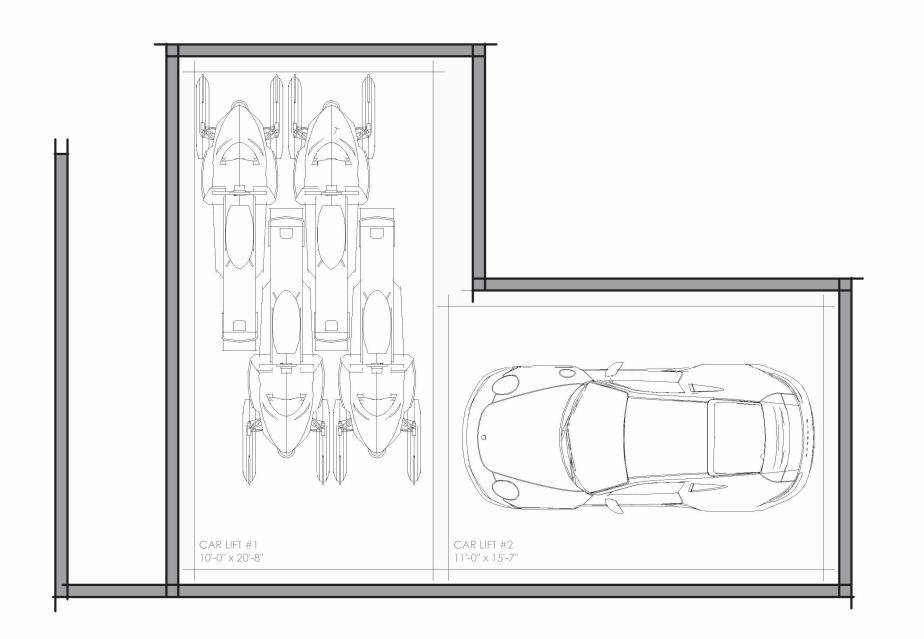
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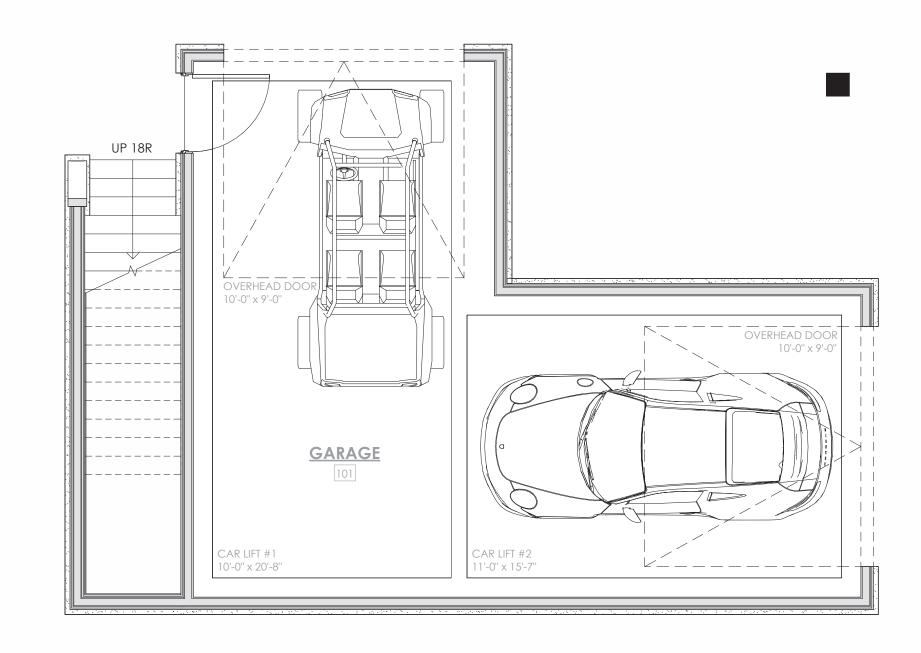
PROJECT NUMBER FDA25016 SHEET NAME

SITE PLAN

SHEET NUMBER

FLOOR PLANS







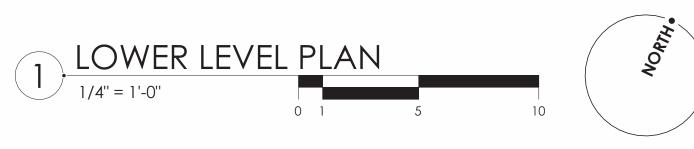
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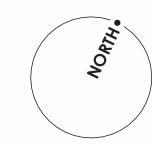
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PROFESSIONAL ENGINEER



NOT TO SCALE







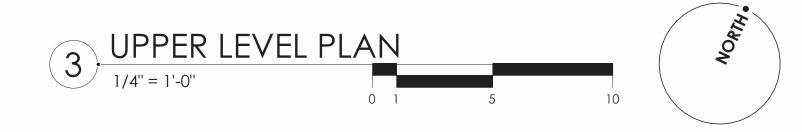
4" / 12"

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PROJECT NUMBER FDA25016 SHEET NAME FLOOR PLANS

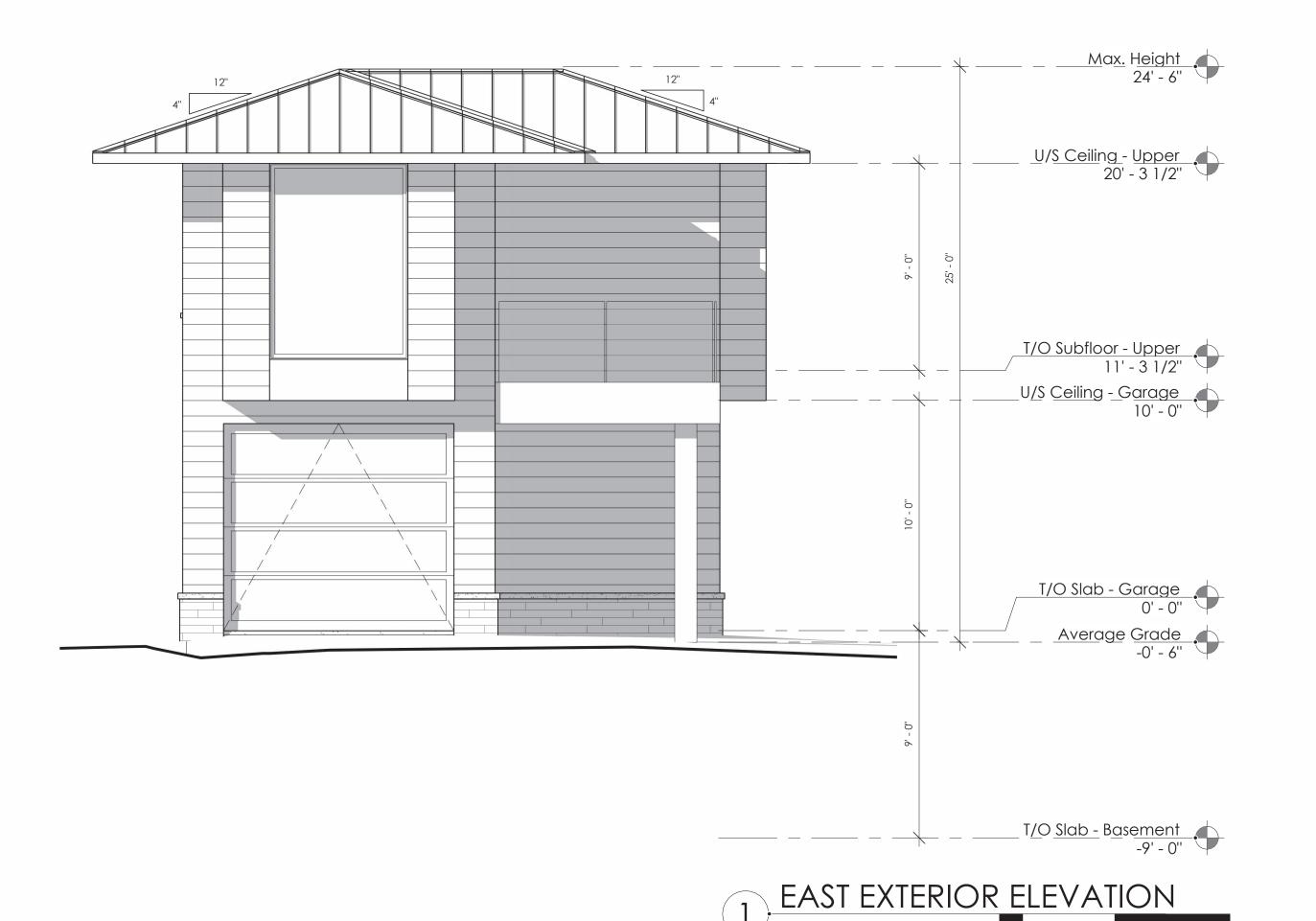
FOR INFORMATIONAL PURPOSES ONLY

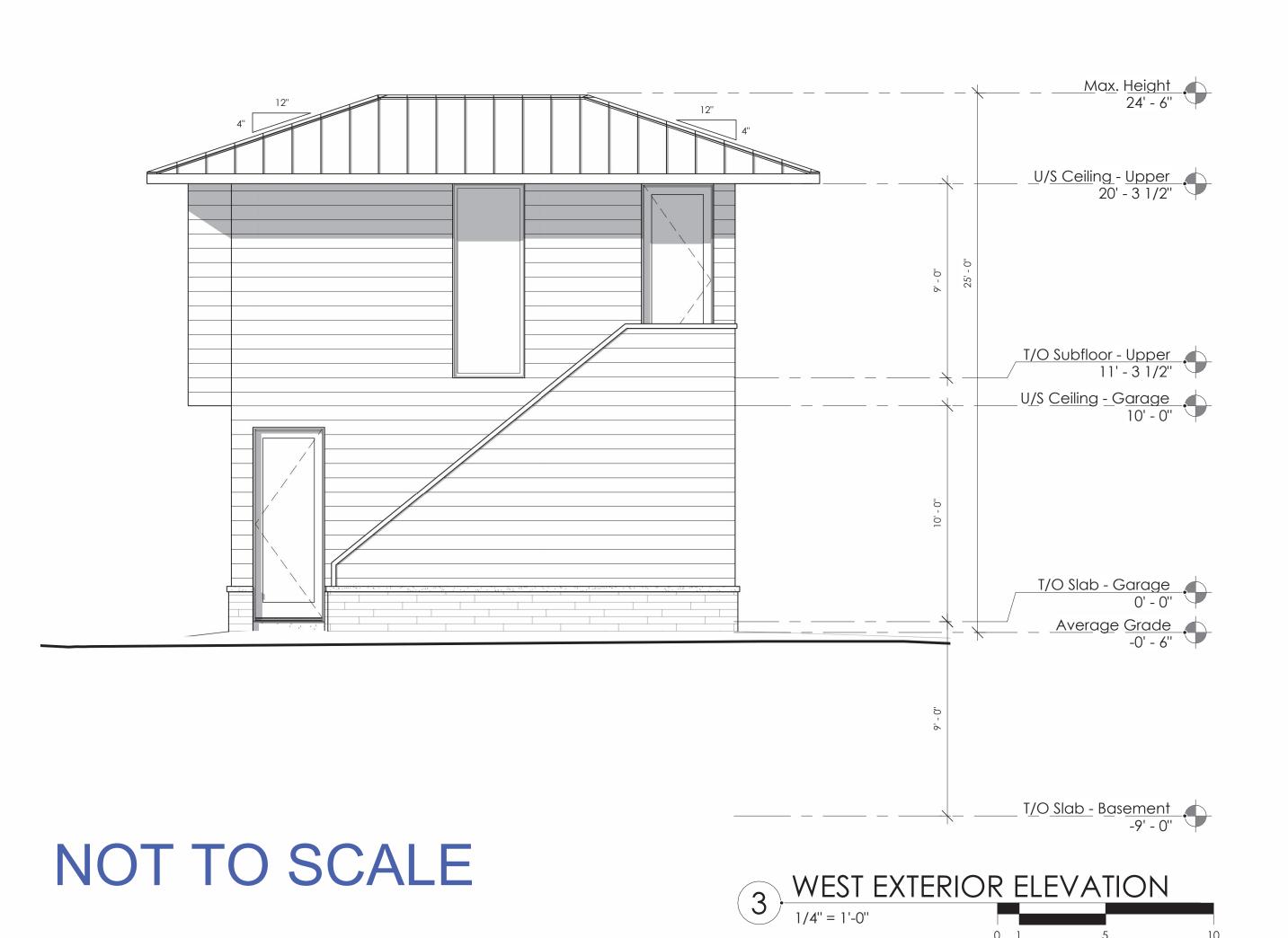


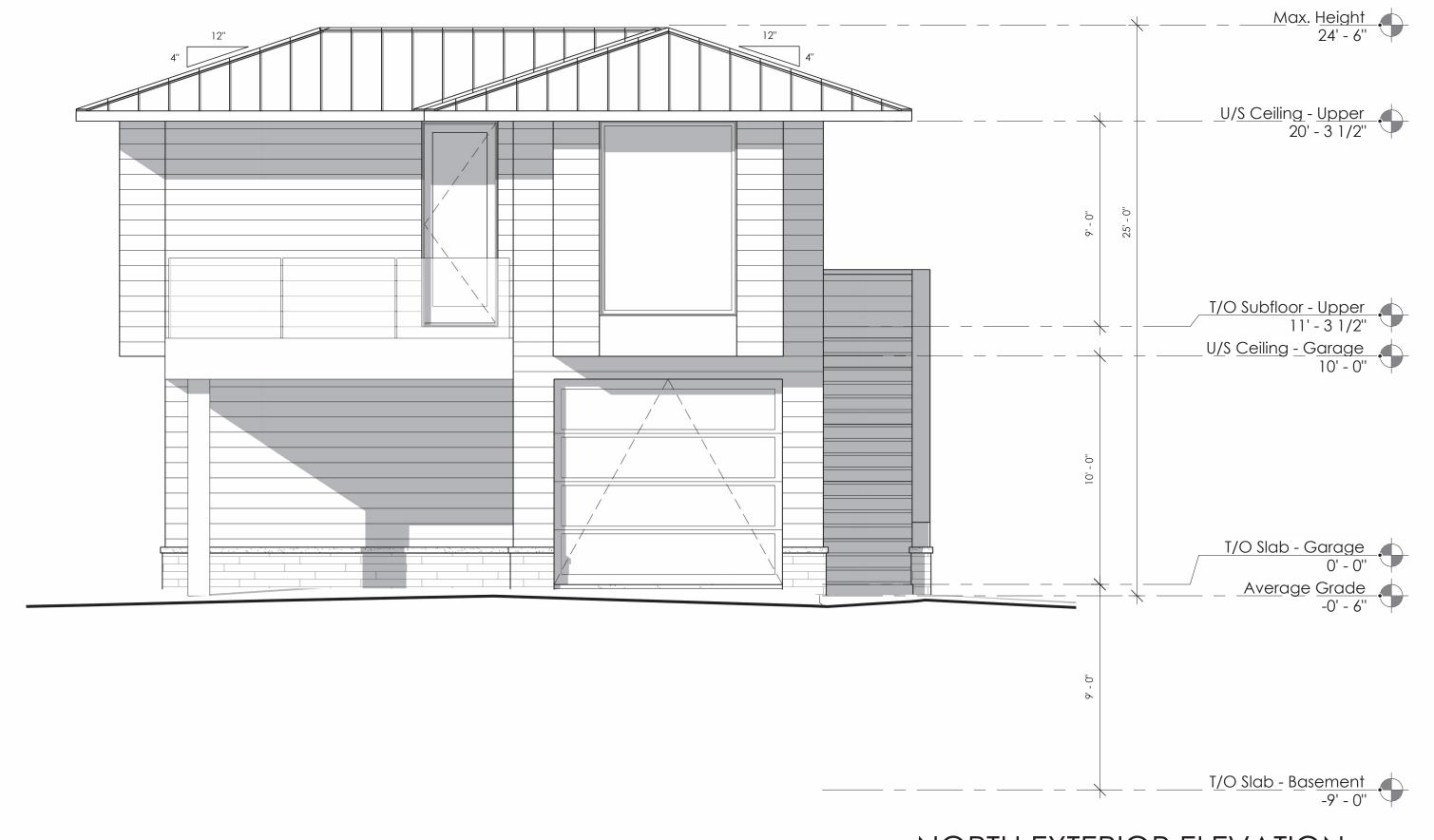


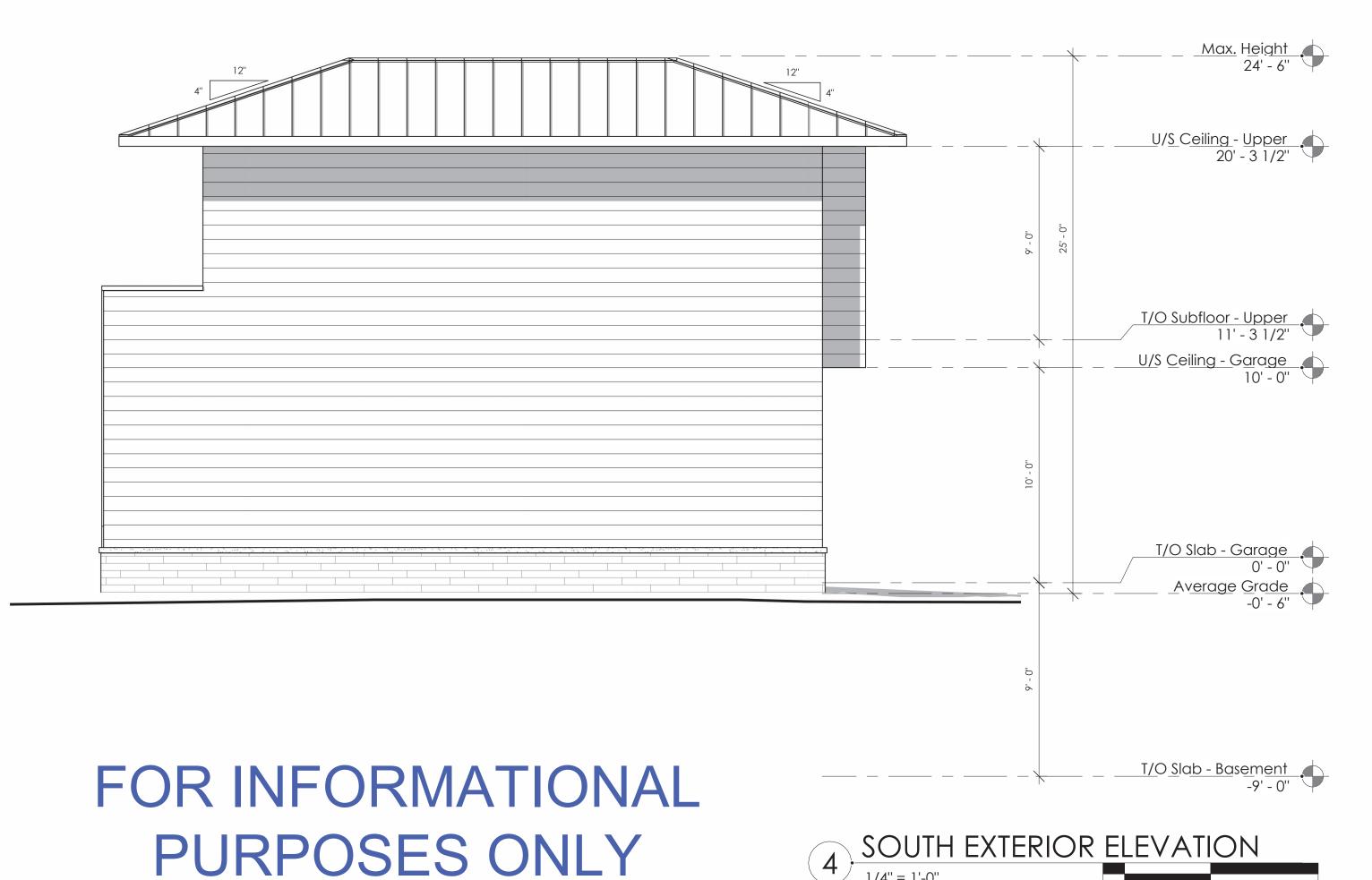


ELEVATIONS











FORESHEW
DESIGN
ASSOCIATES &

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www.foreshewda.com

PROFESSIONAL ENGINEER

1059 BIG JOE ROAD, UNIT 12 PORT CARLING, ONTARIO

REV. DESCRIPTION D

DRAWN BY

PROJECT NUMBER FDA25016
SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

A3-1