

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-35/25

Roll No.: 4-23-094

Owners:	Robert & Leslie Chase, 130 Baby Point Road, York, ON, M6S 2G3		
Address & Description:	1532 Mortimers Point Road, Unit #16 Part of Lot 26, Concession E, Part 1, Plan RD891, (Medora)		
Zoning:	Waterfront Residential (WR1)	Lake Muskoka (Category 1)	Schedule: 36
Hearing Date: Monday, July 14th, 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 applicants propose to demolish an existing one storey dwelling and construct a new two storey dwelling. 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 Lot Coverage (Entire Lot)	10% (3,180 sq. ft.)	10.23% (3,252 sq. ft.)	0.23% (72 sq. ft.)	Construct a Two- Storey Dwelling
B	4.1.3	Maximum Permitted Height for a Dwelling	35 ft.	37.5 ft.	1.5 ft.	Construct an Over- height Two- Storey Dwelling

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 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: July 9th, 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.

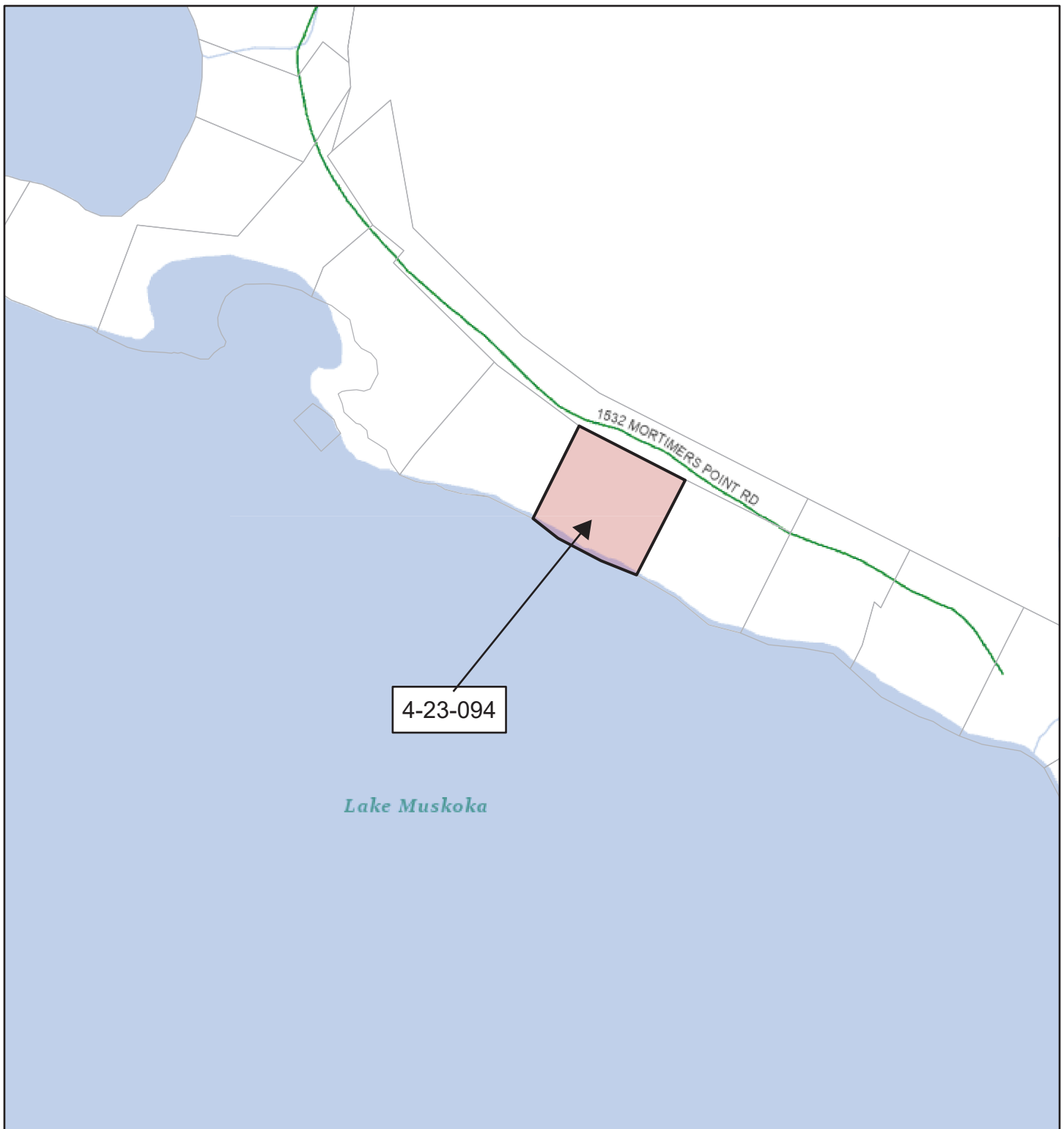
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 17th day of June, 2025.










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

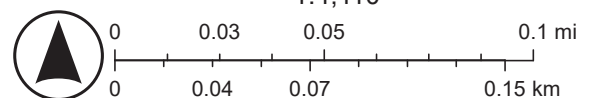


Key Map, A-35/25 (CHASE)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

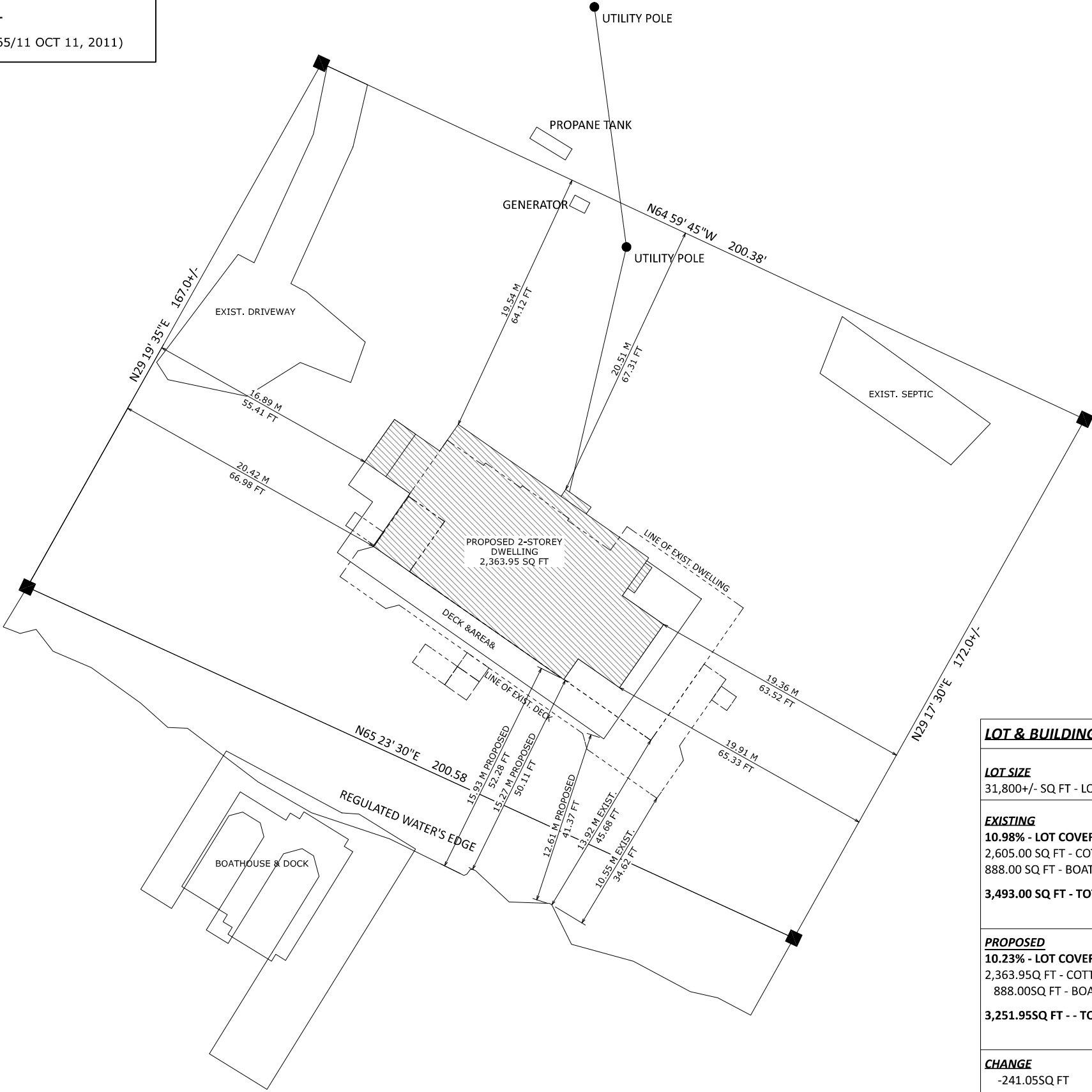
- | | |
|--|---|
|  Parcel: Assessment |  Stream |
|  District Municipality |  Waterbody |
|  Area Municipality |  Major Lake |
|  Geographic Township |  World_Hillshade |
| Road Network | |
|  Private | |



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

BASED OFF
CHAPPLE, GALBRAITH, SURVEYORS LTD.
AUGUST 4, 2011
(IN CONJUNCTION WITH MINOR VARIANCE A-65/11 OCT 11, 2011)

SITE PLAN



LOT & BUILDING STATS
LOT SIZE 31,800+/- SQ. FT - LOT SIZE
EXISTING 10.98% - LOT COVERAGE 2,605.00 SQ FT - COTTAGE 888.00 SQ FT - BOATHOUSE (NOT TO BE CHANGED) 3,493.00 SQ FT - TOTAL
PROPOSED 10.23% - LOT COVERAGE 2,363.95SQ FT - COTTAGE 888.00SQ FT - BOATHOUSE (NOT TO BE CHANGED) 3,251.95SQ FT - - TOTAL
CHANGE -241.05SQ FT

PROJECT
D-24-139 -
CHASE-CHASE -
NOV 2024

TOWN of the
MUSKOKA LAKES

CLIENT
CHASE FAMILY

DRAWING TITLE
SITE PLAN



**4-115 FIRST STREET,
SUITE 405
COLLINGWOOD, ON.
L9Y 4W3
(705) 994-3075**

DATE
Friday, June 06, 2025

SCALE
1:350

SHEET
NO.
A - 2

DRAWN
BY
A.V.

Not To Scale



WATERSIDE ELEVATION



REAR(ROADSIDE) ELEATION

Not To Scale

PROJECT
D-24-139 -
CHASE-CHASE -
NOV 2024

TOWN of the
MUSKOKA LAKES

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CHASE FAMILY

DRAWING TITLE
ELEVATIONS


**MOUNTAINSIDE
DESIGN**
4-115 FIRST STREET,
SUITE 405
COLLINGWOOD, ON.
L9Y 4W3
(705) 994-3075

DATE
Friday, June 06, 2025

SCALE
1/8" = 1'-0"

SHEET
NO.
A - 6

DRAWN
BY
A.V.



LEFT ELEVATION



RIGHT ELEVATION

Not To Scale

PROJECT
D-24-139 -
CHASE-CHASE -
NOV 2024

TOWN of the
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DRAWING TITLE
ELEVATIONS



4-115 FIRST STREET,
SUITE 405
COLLINGWOOD, ON.
L9Y 4W3
(705) 994-3075

DATE
Friday, June 06, 2025

SCALE
1/8" = 1'-0"

SHEET
NO.
A - 7

DRAWN
BY
A.V.

PROPOSED BASEMENT FLOOR PLAN

PROJECT
D-24-139 -
CHASE-CHASE -
NOV 2024

TOWN of the
MUSKOKA LAKES

CLIENT
CHASE FAMILY

DRAWING TITLE
PROPOSED BASEMENT
FLOOR



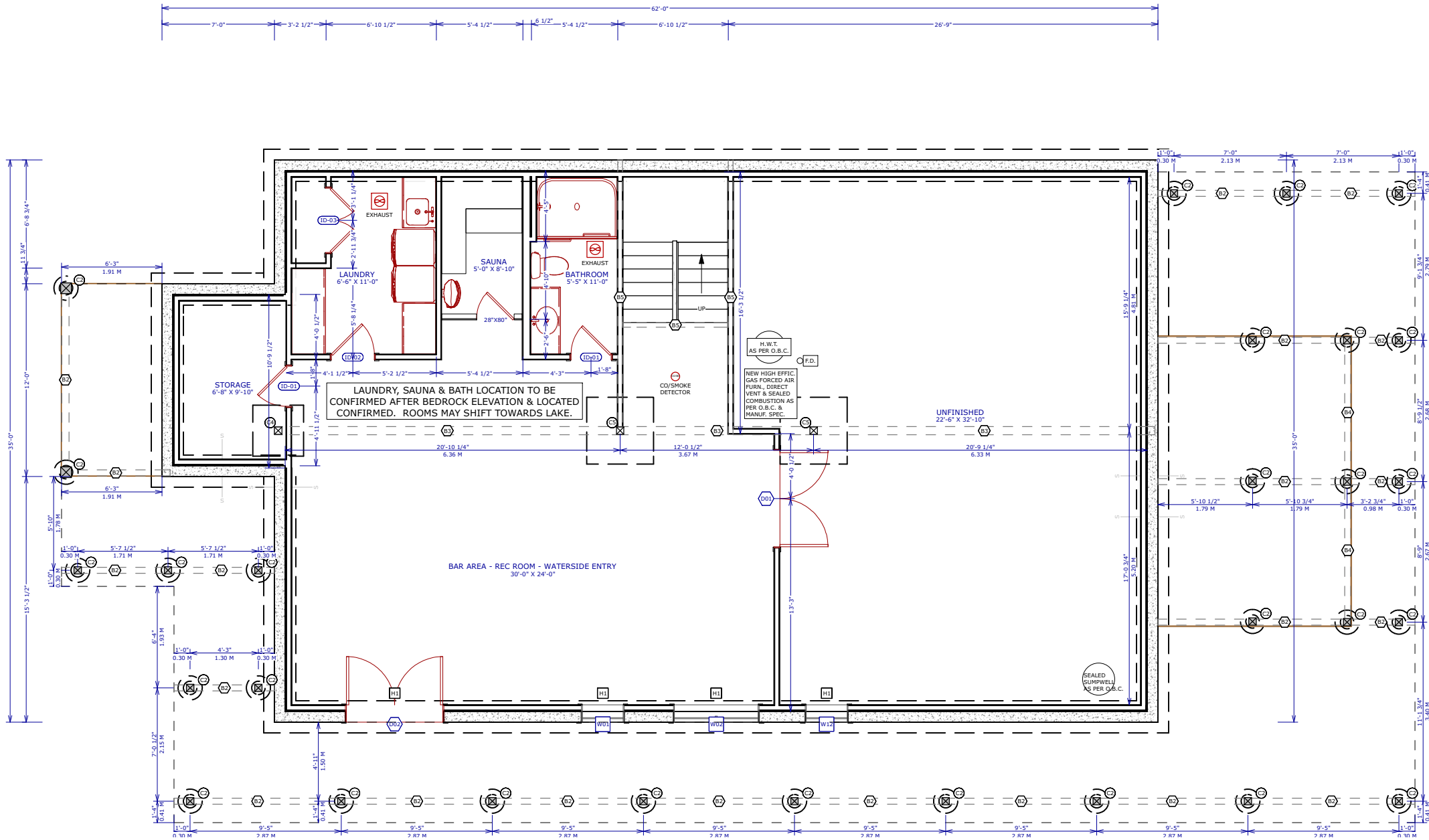
4-115 FIRST STREET,
SUITE 405
COLLINGWOOD, ON.
L9Y 4W3
(705) 994-3075

DATE
Friday, June 06, 2025

SCALE
1/8" = 1'-0"

SHEET
NO.
A - 3

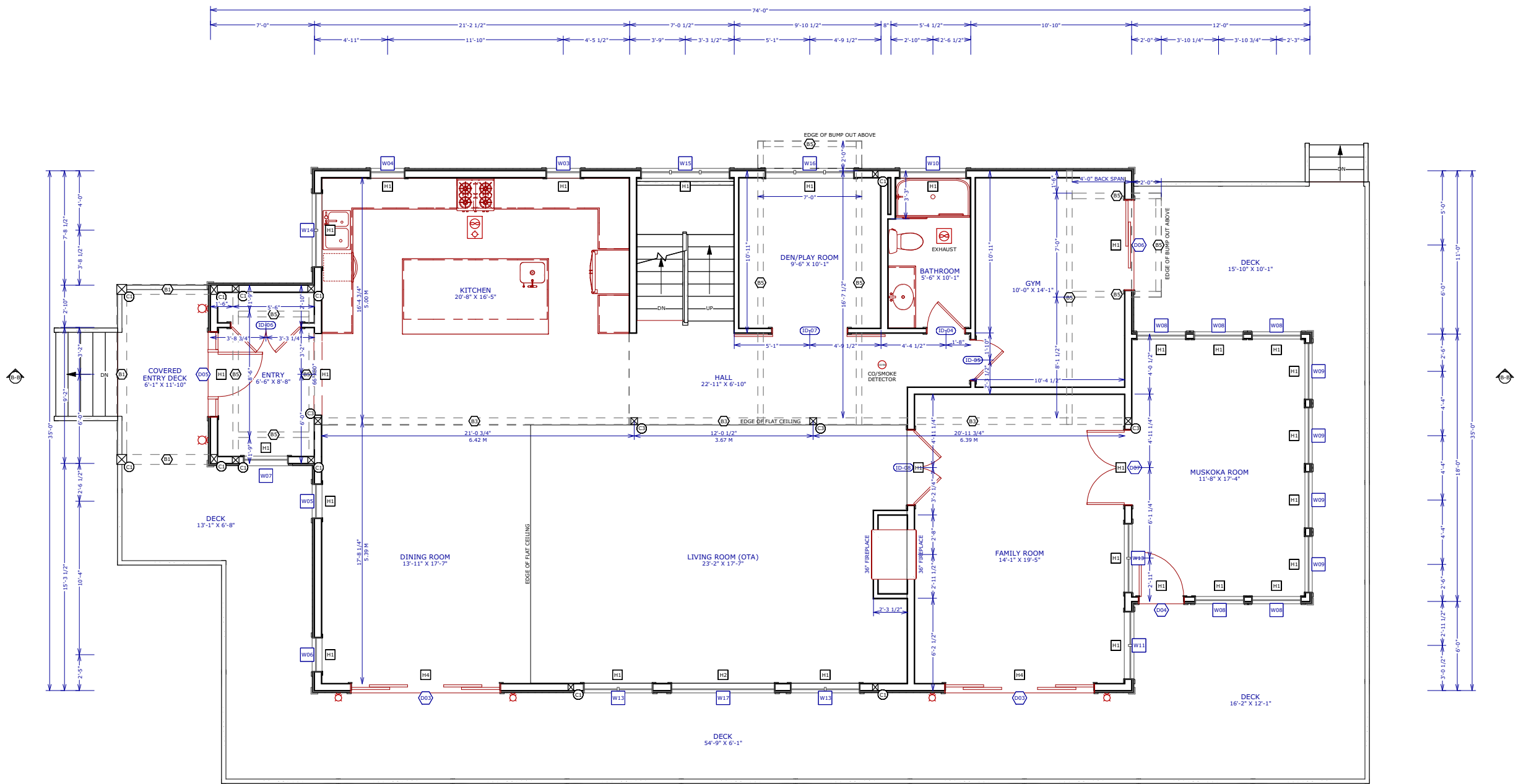
DRAWN
BY
A.V.



Not To Scale

For Informational Purposes Only

PROPOSED MAIN FLOOR PLAN



Not To Scale
For Informational Purposes Only

PROJECT
D-24-139 -
CHASE-CHASE -
NOV 2024

TOWN of the
MUSKOKA LAKES

CLIENT
CHASE FAMILY

DRAWING TITLE
PROPOSED MAIN
FLOOR



4-115 FIRST STREET,
SUITE 405
COLLINGWOOD, ON.
L9Y 4W3
(705) 994-3075

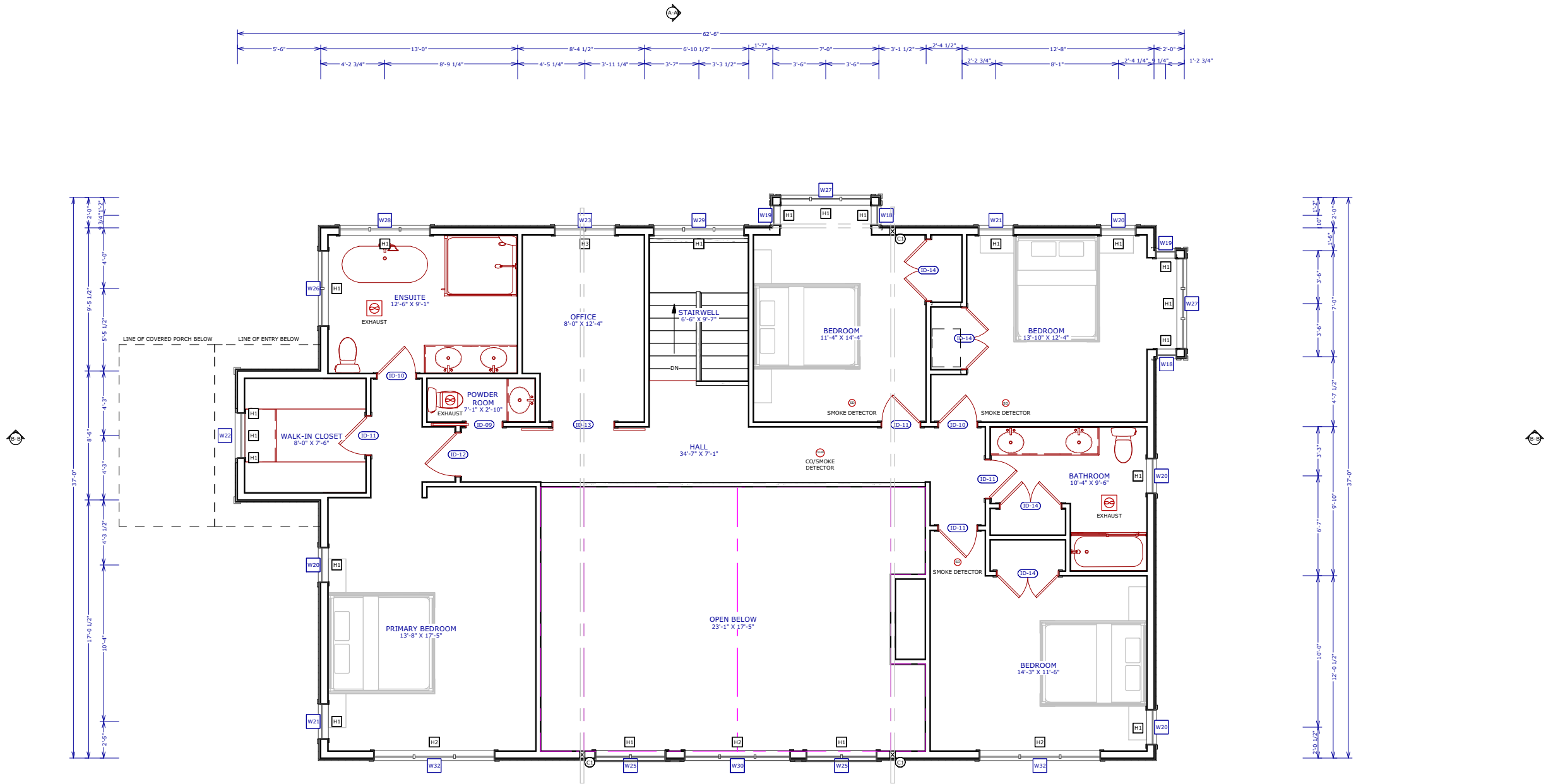
DATE
Friday, June 06, 2025

SCALE
1/8" = 1'-0"

SHEET
NO.
A - 4

DRAWN
BY
A.V.

PROPOSED SECOND FLOOR PLAN



Not To Scale

For Informational Purposes Only

PROJECT

D-24-139 -
CHASE-CHASE -
NOV 2024

TOWN of the
MUSKOKA LAKES

CLIENT

CHASE FAMILY

DRAWING TITLE

PROPOSED SECOND
FLOOR



4-115 FIRST STREET,
SUITE 405
COLLINGWOOD, ON.
L9Y 4W3
(705) 994-3075

DATE

Friday, June 06, 2025

SCALE

1/8" = 1'-0"

SHEET
NO.

A - 5

DRAWN
BY

A.V.