

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

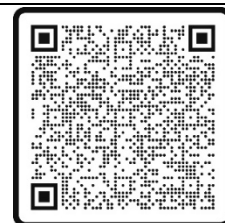
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-08/25

Roll No.: 4-6-039

Owner:	Toby Kruh, 558 St. Clements Avenue, Toronto, ON, M5N 1M6		
Address & Description:	1018 Woodroffe Road, Unit #7 Part of Lot 4, Concession 10, Lot D, (Medora)		
Zoning:	Community Residential – Private Services (R3)	Lake Joseph (Category 1 Lake)	Schedule: 59
Hearing Date: Monday, April 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 applicant proposes to construct a one-storey storage building with a reduced interior side yard setback. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	5.1.3	Minimum Interior Side Yard Setback	15 ft.	6 ft.	9 ft.	Construct a One- Storey Storage Building Within the Required Side Yard Setback

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: **April 9, 2025.**

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 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.

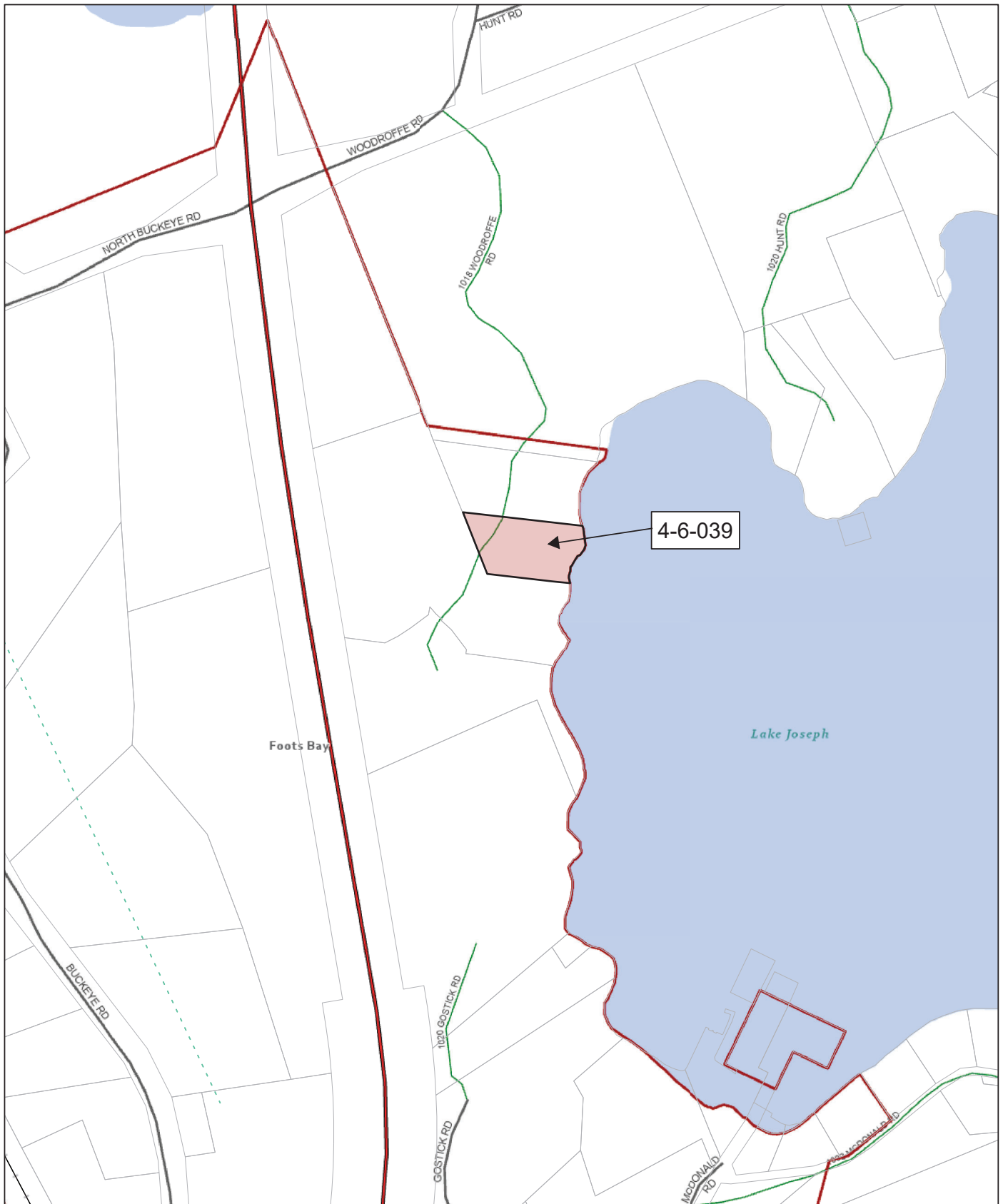
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

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

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



Key Map, A-08/25 (KRUH)

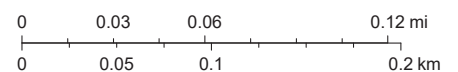


2/11/2025, 10:04:19 AM

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | | |
|-----------------------|------------------|------------|
| Parcel: Assessment | Settlement Areas | Township |
| District Municipality | Community | Private |
| Area Municipality | Road Network | Waterbody |
| Geographic Township | Provincial | Major Lake |

1:3,757



Esri Community Maps Contributors, Parry Sound Geography Net., Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Sources: Esri, Airbus DS, USGS,

ZONING: R-3

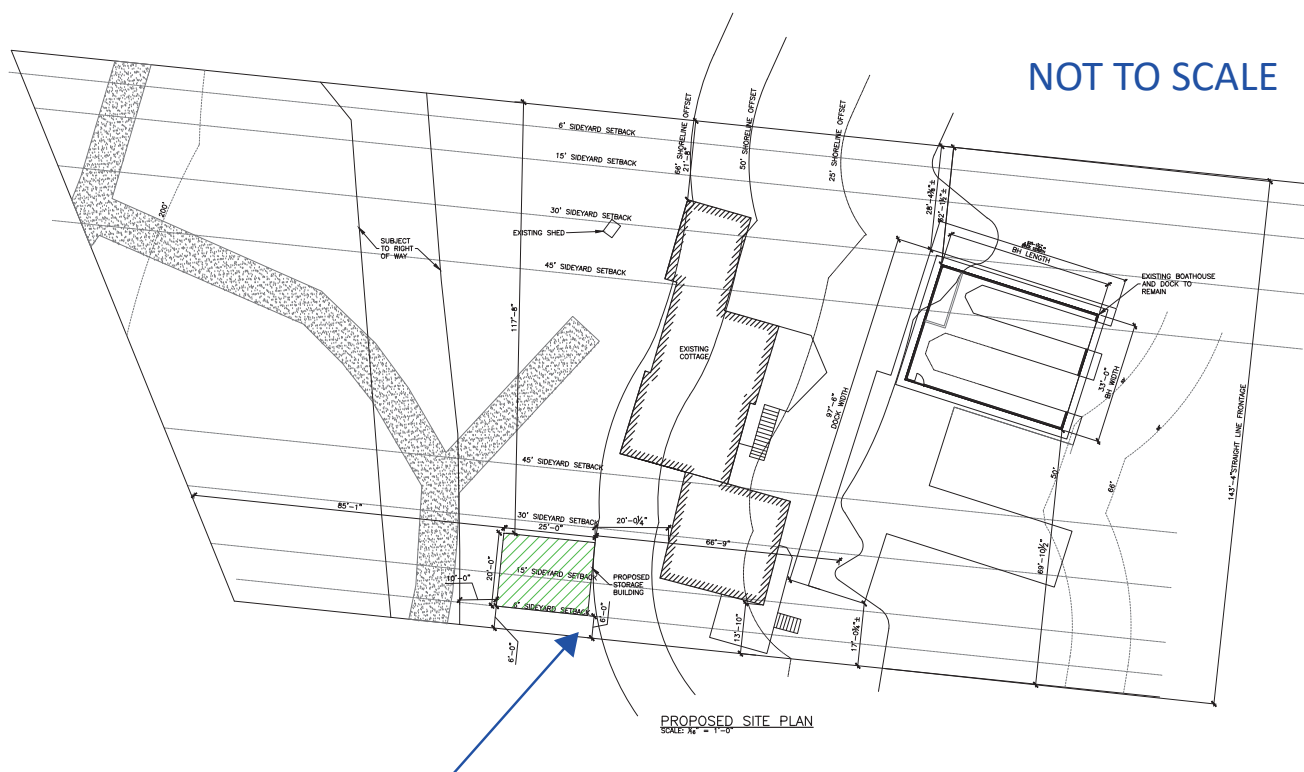
ROLL NUMBER: 445304000603900

STRAIGHT LINE FRONTAGE: 143'-4"

PROPERTY AREA:	30627	SQ. FT.
AREA WITHIN HW MARK:	28753	SQ. FT.
ALLOWABLE COVERAGE WITHIN 200FT OF HIGH WATER MARK:	4312	SQ. FT. (15.0%)
AREA OF EXISTING COTTAGE:	2308	SQ. FT. (7.53%)
AREA OF EXISTING BATHHOUSE:	1485	SQ. FT. (4.83%)
AREA OF EXISTING SHED:	12	SQ. FT. (0.04%)
AREA OF PROPOSED STORAGE BUILDING:	500	SQ. FT. (1.63%)

TOTAL LOT COVERAGE WITHIN 200FT OF HIGH WATER MARK: 4303 SQ. FT. (14.96%)

NOT TO SCALE



DE KONING GROUP

Mail:	Office:
36 Beach Road	3 Armstrong Point Road
Utterson, Ontario	Port Carling, Ontario
P0B 1M0	P0B 1J0

705.640.3800
info@dekoninggroup.com

[illegible]

4	REISSUED FOR MINOR VARIANCE	MAR.19.2025
3	REISSUED FOR MINOR VARIANCE	FEB.25.2025
2	ISSUED FOR REVIEW	FEB.25.2025
1	ISSUED FOR REVIEW	JAN.23.2025
No.	Revision/Issue Column	Date

NO.	Revision/Issue Column	Date
CLIENT		

WILLY KRUH

PROJECT	
---------	--

KRUH STORAGE BUILDING
7-1018 WOODROFFE ROAD
TOWNSHIP OF MUSKOKA LAKES
LAKE JOSEPH

DRAWING	
---------	--

SITE PLAN

APPROVED _____

ISSUED FOR REVIEW

DATE	DEC 2022
PROJECT	24-278-01
DESIGNED	JTL
REVIEWED	N&K
SCALE	AS SHOWN
SHEET	

SP3