



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) P: 705-765-3156 F: 705-765-6755

## COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

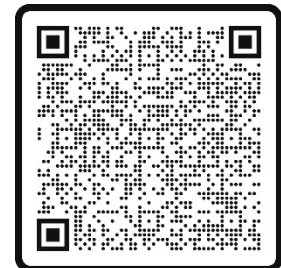
### THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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-26/24**  
**Roll No.: 4-23-089-01**

|  |  |                                |              |
|--|--|--------------------------------|--------------|
| <b>Owner:</b>  | Susan Argiros, 9 Cluny Drive, Toronto, ON, M4W 2P8   |                                |              |
| <b>Address &amp; Description:</b>                      | 1848 Mortimers Point Road, Unit #9<br>Part of Lots 26 and 27, Concession E, Parts 7 to 9, 15, and 16, Plan 35R-16234, Part 1, Plan 35R-23403, (Medora) |                                |              |
| <b>Zoning:</b>   | Waterfront Residential (WR5-7)   | Lake Muskoka (Category 1 Lake) | Schedule: 36 |
| <b>Hearing Date: Monday, July 8, 2024 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:

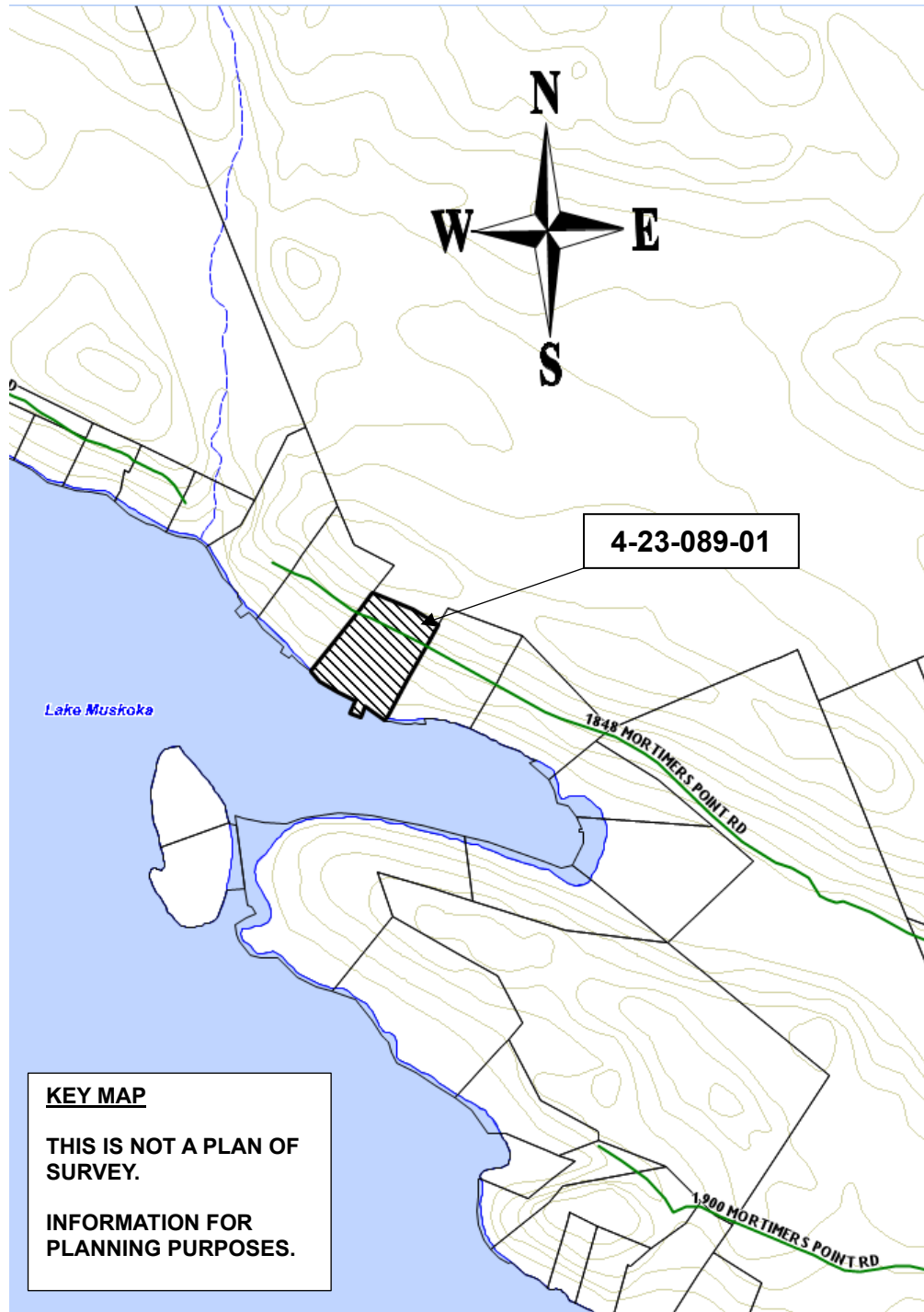
The applicant proposes to demolish a detached garage and proposes to construct a dwelling addition consisting of an enclosed family/sunroom, a hallway, and a two-storey garage with living space above.

| Variance | ZBL 2014-14 Section(s) | Description   | Permitted                | Proposed                  | Variance      |
|----------|------------------------|---|--------------------------|---------------------------|---------------|
| A        | 4.1.3.6 and 4.1.3.7    | Maximum Lot Coverage (Within 200 feet of the High Water Mark) | 10%<br>(5,903.5 sq. ft.) | 10.9 %<br>(6,423 sq. ft.) | 519.5 sq. ft. |
| B        | 4.1.3                  | Maximum Height (Dwelling)                                     | 35 ft                    | 43 ft.                    | 8 ft          |

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



## KEY MAP



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

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 27<sup>th</sup> day of June, 2024.

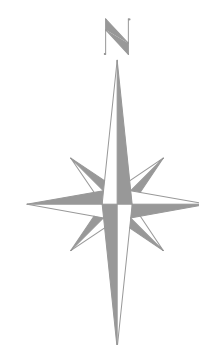
Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



**IMPERIAL**  
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048.

THIS REPORT WAS PREPARED FOR DAN ARGIOS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED SEPTEMBER 10, 2015.



SURVEYOR'S REAL PROPERTY REPORT  
 PART 1  
 PLAN OF SURVEY  
 OF PART OF  
 LOTS 26 & 27, CONCESSION E  
 AND PART OF THE  
 BED OF LAKE MUSKOKA  
 LYING IN FRONT OF  
 LOTS 26, CONCESSION E  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

| STA | BEARING  | DISTANCE |
|-----|----------|----------|
| A   | N14°52'W | 13.5'    |
|     | N29°38'W | 35.0'    |
|     | N30°58'W | 38.8'    |
|     | N44°33'W | 63.3'    |
|     | N43°25'W | 81.2'    |
|     | N44°23'W | 118.7'   |
|     | N44°30'W | 126.5'   |
|     | N47°08'W | 141.1'   |
|     | N49°32'W | 158.2'   |
|     | N50°10'W | 161.0'   |
|     | N52°31'W | 170.2'   |
|     | N54°04'W | 177.5'   |
|     | N55°03'W | 183.2'   |
|     | N55°41'W | 188.5'   |
|     | N56°18'W | 195.4'   |
|     | N57°04'W | 207.2'   |
|     | N57°28'W | 221.4'   |
|     | N57°06'W | 259.3'   |
|     | N56°10'W | 283.5'   |
|     | N55°49'W | 291.7'   |
|     | N55°27'W | 301.3'   |

| STA | BEARING  | DISTANCE |
|-----|----------|----------|
| A   | N13°58'E | 18.3'    |
|     | N17°46'W | 36.7'    |
|     | N22°19'W | 43.0'    |
|     | N31°13'W | 51.6'    |
|     | N36°44'W | 59.1'    |
|     | N37°57'W | 66.7'    |
|     | N39°13'W | 89.6'    |
|     | N40°08'W | 106.5'   |
|     | N41°31'W | 127.8'   |
|     | N43°10'W | 138.6'   |
|     | N46°12'W | 157.2'   |
|     | N49°29'W | 182.2'   |
|     | N51°00'W | 191.1'   |
|     | N53°42'W | 207.3'   |
|     | N55°00'W | 226.7'   |
|     | N55°12'W | 240.3'   |
|     | N54°56'W | 251.4'   |
|     | N53°46'W | 284.8'   |
|     | N53°11'W | 302.6'   |

**AREA SCHEDULE**

AREA OF PARCEL = 89,200 SQ. FT.  
 AREA OF PARCEL 200 FEET FROM THE WATER'S EDGE = 59,035 SQ. FT.  
 AREA OF DWELLING = 2,404 SQ. FT.  
 AREA OF BOATHOUSE = 1,960 SQ. FT.  
 AREA OF GARAGE = 488 SQ. FT.  
 AREA OF COVERED DECK = 749 SQ. FT.  
 TOTAL AREA OF BUILDINGS = 5,601 SQ. FT.  
 STRAIGHT LINE FRONTAGE = 300.5 FEET.

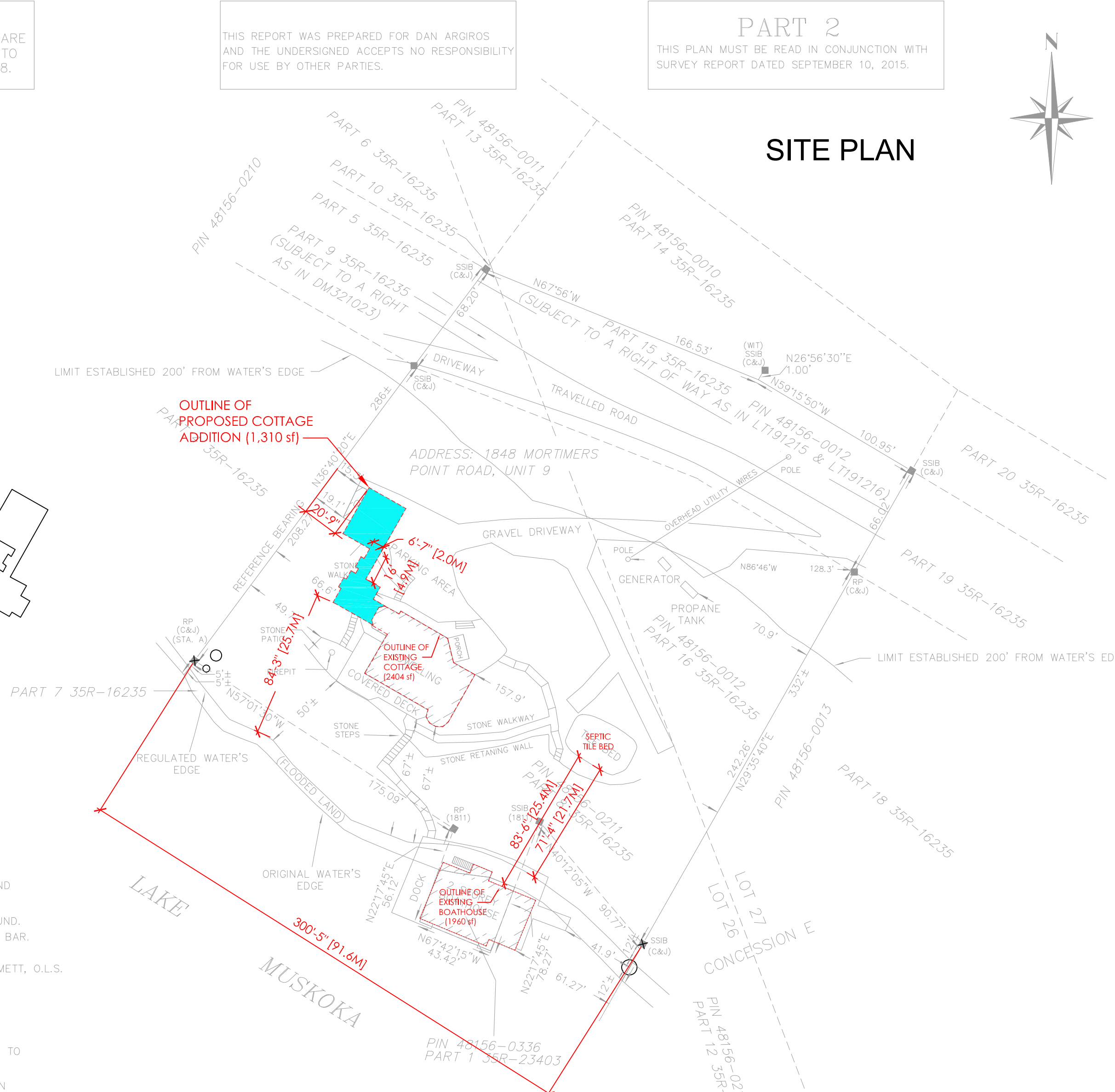
**LEGEND**

DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.  
 MONUMENTS FOUND ARE AS NOTED:  
 ■ DENOTES SURVEY MONUMENT FOUND.  
 SSIB DENOTES SHORT STANDARD IRON BAR.  
 RP DENOTES ROCK POST.  
 (C&J) DENOTES COOTE, HILEY AND JEMMETT, O.L.S.  
 (1811) DENOTES D. B. CHAPPLE, O.L.S.

**NOTE:**

LAKE MUSKOKA IS ARTIFICIALLY REGULATED TO ELEVATION 739.3' G.S.C. DATUM.

THE LIMIT OF LAKE MUSKOKA AS SHOWN ON THIS PLAN WAS ESTABLISHED AT CONTOUR OF ELEVATION 735.75' G.S.C. DATUM AND IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MEDORA



**SITE PLAN**

SCALE: 1 INCH = 50 FEET  
 0 10 50 100 FEET

CHAPPLE, GALBRAITH SURVEYORS LTD.  
 ONTARIO LAND SURVEYORS  
 © COPYRIGHT 2015

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 (2) THE SURVEY WAS COMPLETED ON THE 9TH DAY OF SEPTEMBER, 2015.

SEPTEMBER 10, 2015  
 DATE  
 D.B. CHAPPLE  
 ONTARIO LAND SURVEYOR

**NOTE:**  
 BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH WESTERLY LIMIT OF PART 8 AS SHOWN ON 35R-16235 HAVING A BEARING OF N36°40'20" AS SHOWN HEREIN  
 ALL BUILDING TIES SHOWN HEREON ARE MEASURED TO THE MAIN FRAME BUILDING CORNERS AND ARE PERPENDICULAR TO PROPERTY LINES.

ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1927201

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

SEAL

CHAPPLE, GALBRAITH SURVEYORS LTD.  
 ONTARIO LAND SURVEYORS  
 2 BAILEY STREET, P.O. BOX 496  
 PORT CARLING, ONTARIO, P0B 1J0

TEL (705) 765-3579 FAX (705) 765-3599

|                 |                        |                         |               |
|-----------------|------------------------|-------------------------|---------------|
| DRAWN BY<br>RJC | CHECKED BY<br>DBC, OLS | SCALE<br>1 IN = 50 FEET | FILE<br>15-62 |
|-----------------|------------------------|-------------------------|---------------|

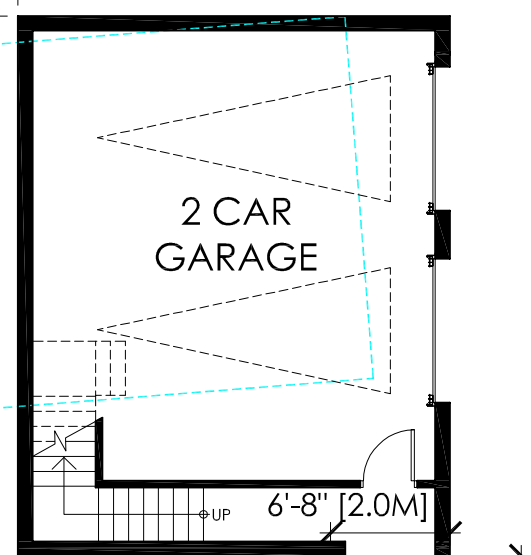
**NOT TO SCALE**

104'-11" (EXISTING & PROPOSED)



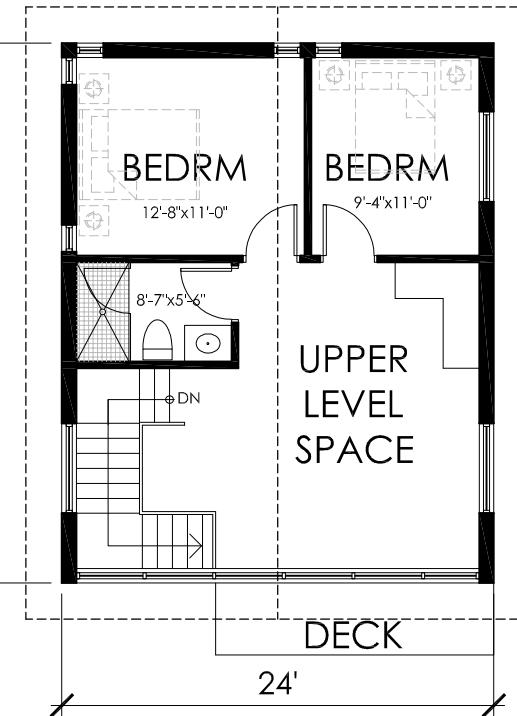
OUTLINE OF EXISTING GARAGE

66'-7" (PROPOSED)



2 CAR GARAGE

30'



UPPER LEVEL SPACE

DECK

GARAGE - UPPER LEVEL PLAN

FOR INFORMATIONAL PURPOSES ONLY

OUTLINE OF EXISTING SCREENED PORCH

FAMILY/SUNROOM

DINING

EXPANDED KITCHEN

BAR

39'-0" (PROPOSED)

# MAIN LEVEL - PROPOSED & PARTIAL EXISTING

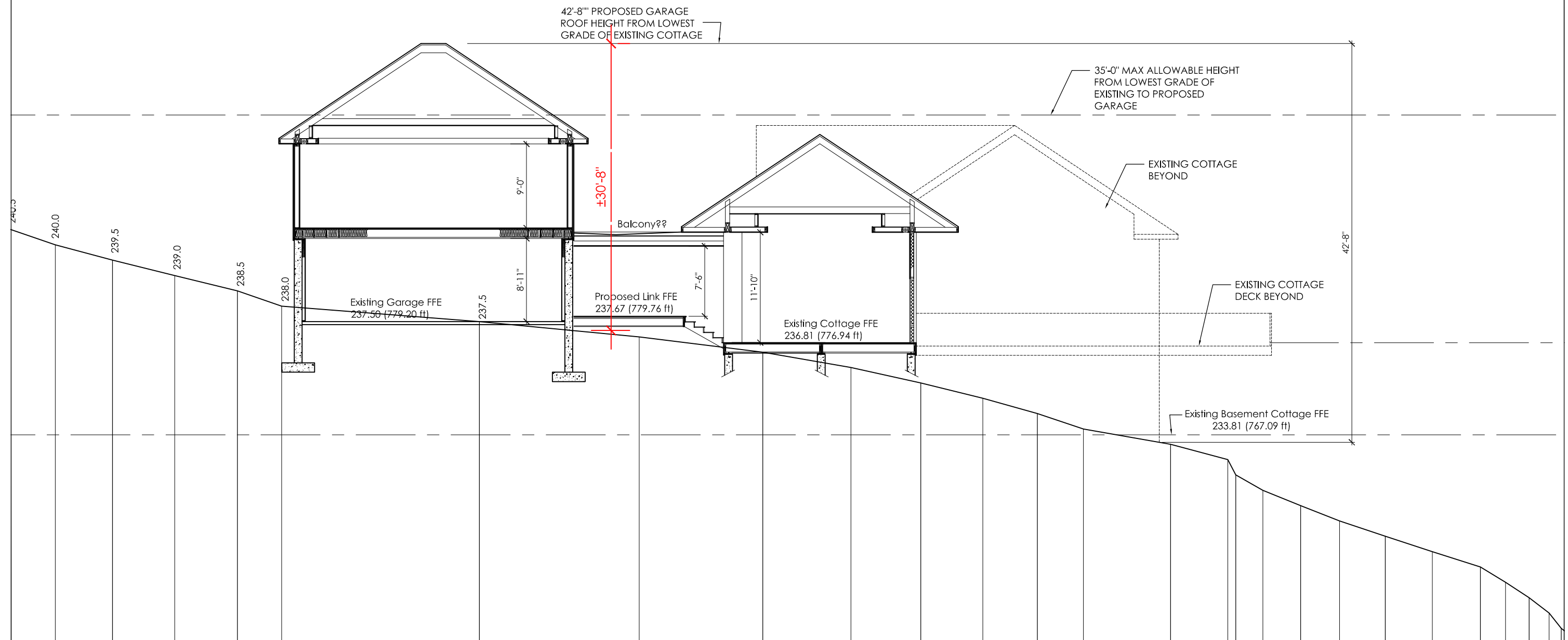
SCALE 3/32"=1'-0"

NOT TO SCALE

**+VG** ARCHITECTS  
THE VENTIN GROUP LTD

ARGIROS COTTAGE - MAY 31, 2024  
LOT #3, 1848 MORTIMER'S POINT RD., MUSKOKA

72 Toronto Street  
Toronto, Ontario, Canada  
M6J 2R8  
T: 416.588.6370  
F: 416.588.6327  
www.ventingroup.com



# BUILDING SECTION A-A THRU NEW ADDITION

SCALE 3/32"=1'-0"

NOT TO SCALE

ARGIROS COTTAGE - MARCH 06, 2024  
LOT #3, 1848 MORTIMER'S POINT RD., MUSKOKA

**+VG** ARCHITECTS  
THE VENTIN GROUP LTD

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