



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-32/24

Roll No.: 7-12-079

Owners:	Krista Jefferson and Robin Lawrie, Suite 504, 77416 Bluewater Hwy, RR 1, Bayfield, ON, N0M 1G0		
Address & Description:	1020 Gordon Street Part of Lot 15, Concession A, Plan 10, Part of Lot 4, Part 1, Plan 35R-5361, (Medora)		
Zoning:	Community Residential - Waterfront (R4) and Community Residential – Waterfront – Restricted Waterbody (R4-R)	Lake Muskoka (Category 1 Lake)	Schedule: 56
Hearing Date: Monday, June, 10th, 2024 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:

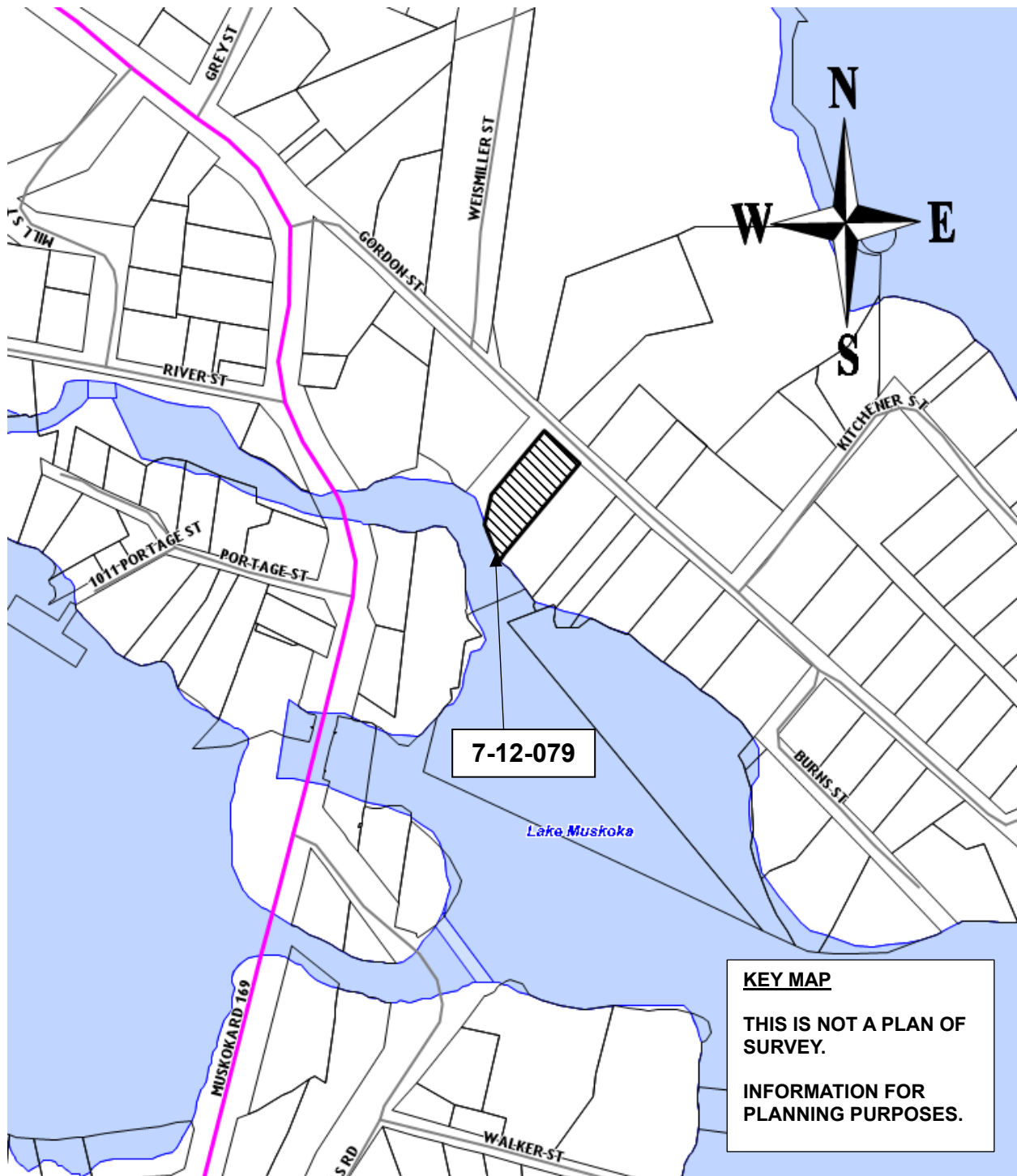
The applicants propose to remove an existing sundeck and construct an addition to an existing dwelling. The requested variances are summarized as follows:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	5.1.3	Minimum Exterior Side Yard Setback	25 ft.	18.9 ft.	6.1 ft.
B	3.23.1	Minimum Setback from a Lot Line Abutting an Unopened Road Allowance	25 ft.	18.9 ft.	6.1 ft.
C	5.1.3 & 5.1.4.4	Minimum Front Yard Setback	50.2 ft.	34 ft.	16.2 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 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

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.

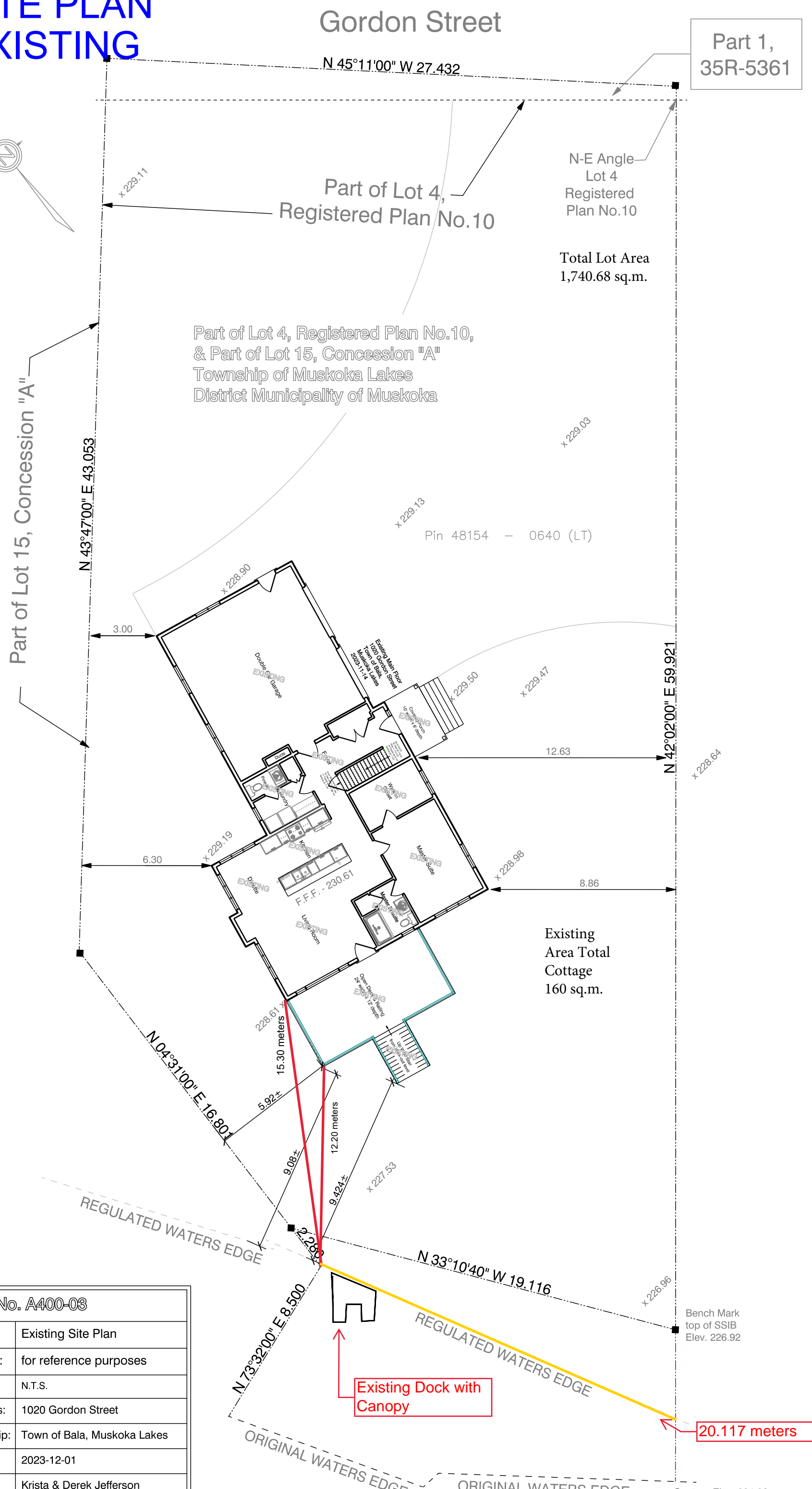
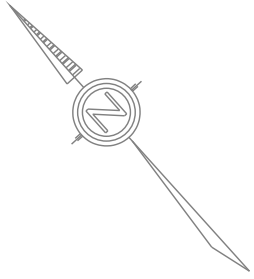
Dated at the Township of Muskoka Lakes
this 30th day of May, 2024.

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



SITE PLAN EXISTING

NOT TO SCALE



Gordon Street

Part 1,
35R-5361

N 45°11'00" W 27.432

N-E Angle
Lot 4
Registered
Plan No.10

Total Lot Area
1,740.68 sq.m.

Part of Lot 4, Registered Plan No.10,
& Part of Lot 15, Concession "A"
Township of Muskoka Lakes
District Municipality of Muskoka

N 43°47'00" E 43.053

Part of Lot 15, Concession "A"

Pin 48154 - 0640 (LT)

N 42°02'00" E 59.921

Existing
Area Total
Cottage
160 sq.m.

Drawing No. A400-03

Description: Existing Site Plan

Dwg. Details: for reference purposes

Scale: N.T.S.

Street Address: 1020 Gordon Street

Town/Township: Town of Bala, Muskoka Lakes

Drawing Date: 2023-12-01

for Client: Krista & Derek Jefferson

Bench Mark
top of SSIB
Elev. 226.92

Contour Elev. 224.26

SITE PLAN PROPOSED

Gordon Street

Part 1,
35R-5361

N 45°11'00" W 27.432

Part of Lot 4,
Registered Plan No.10

N-E Angle
Lot 4
Registered
Plan No.10

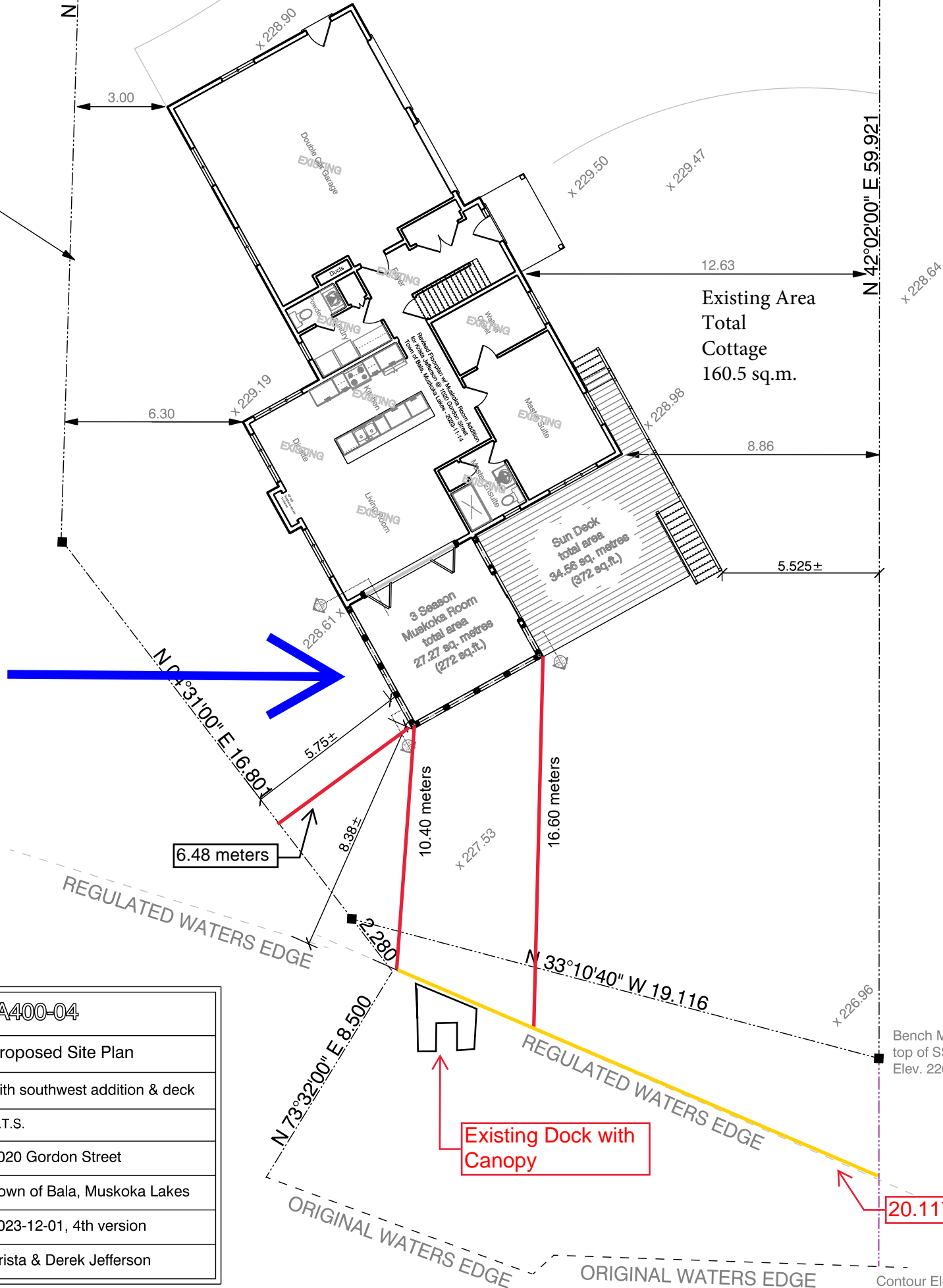
Total Lot Area
1,740.68 sq.m.

Part of Lot 4, Registered Plan No.10,
& Part of Lot 15, Concession "A"
Township of Muskoka Lakes
District Municipality of Muskoka

Part of Lot 15, Concession "A"

N 43°47'00" E 43.053

Pin 48154 - 0640 (LT)



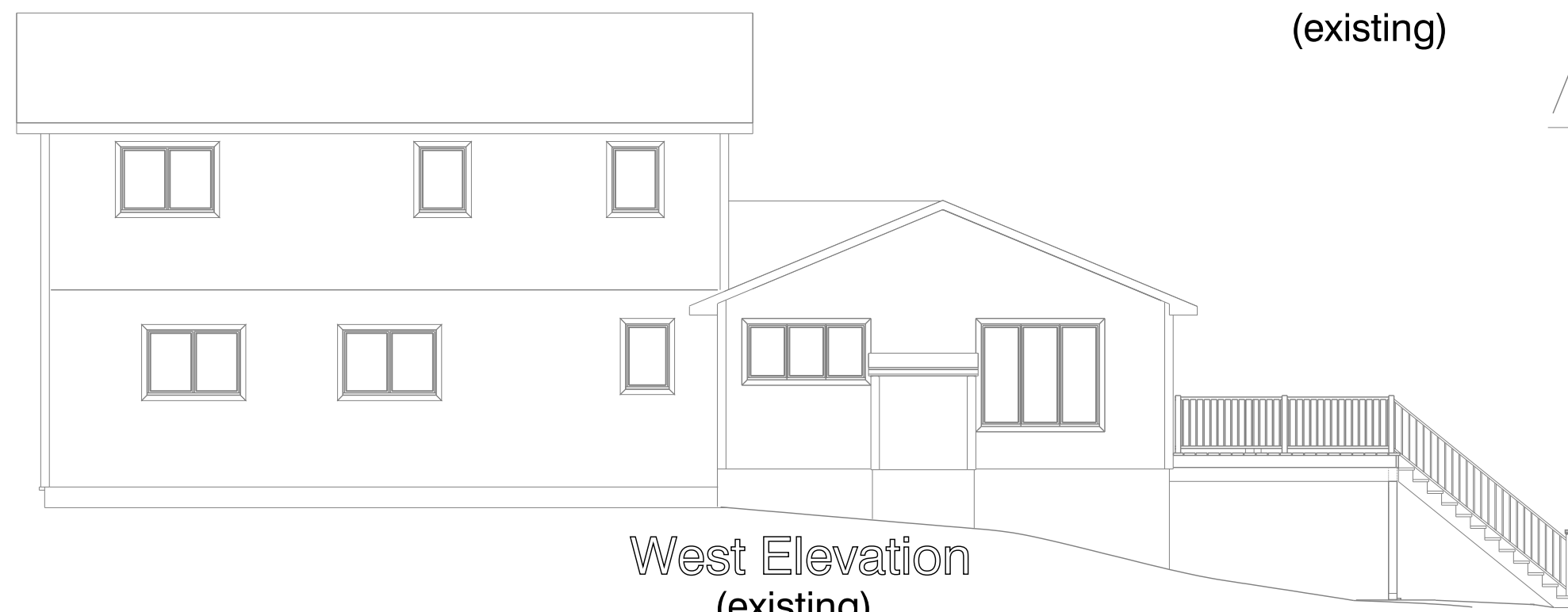
Drawing No. A400-04	
Description:	Proposed Site Plan
Dwg. Details:	with southwest addition & deck
Scale:	N.T.S.
Street Address:	1020 Gordon Street
Town/Township:	Town of Bala, Muskoka Lakes
Drawing Date:	2023-12-01, 4th version
for Client:	Krista & Derek Jefferson



East Elevation
(existing)



South Elevation
(existing)



West Elevation
(existing)

Drawing No. A100	
Description:	Existing Elevations
Dwg. Details:	for reference purposes
Scale:	N.T.S.
Street Address:	1020 Gordon Street
Town/Township:	Town of Bala, Muskoka Lakes
Drawing Date:	2023-12-01
for Client:	Krista & Derek Jefferson



East Elevation
(details on Drawing A400-11)

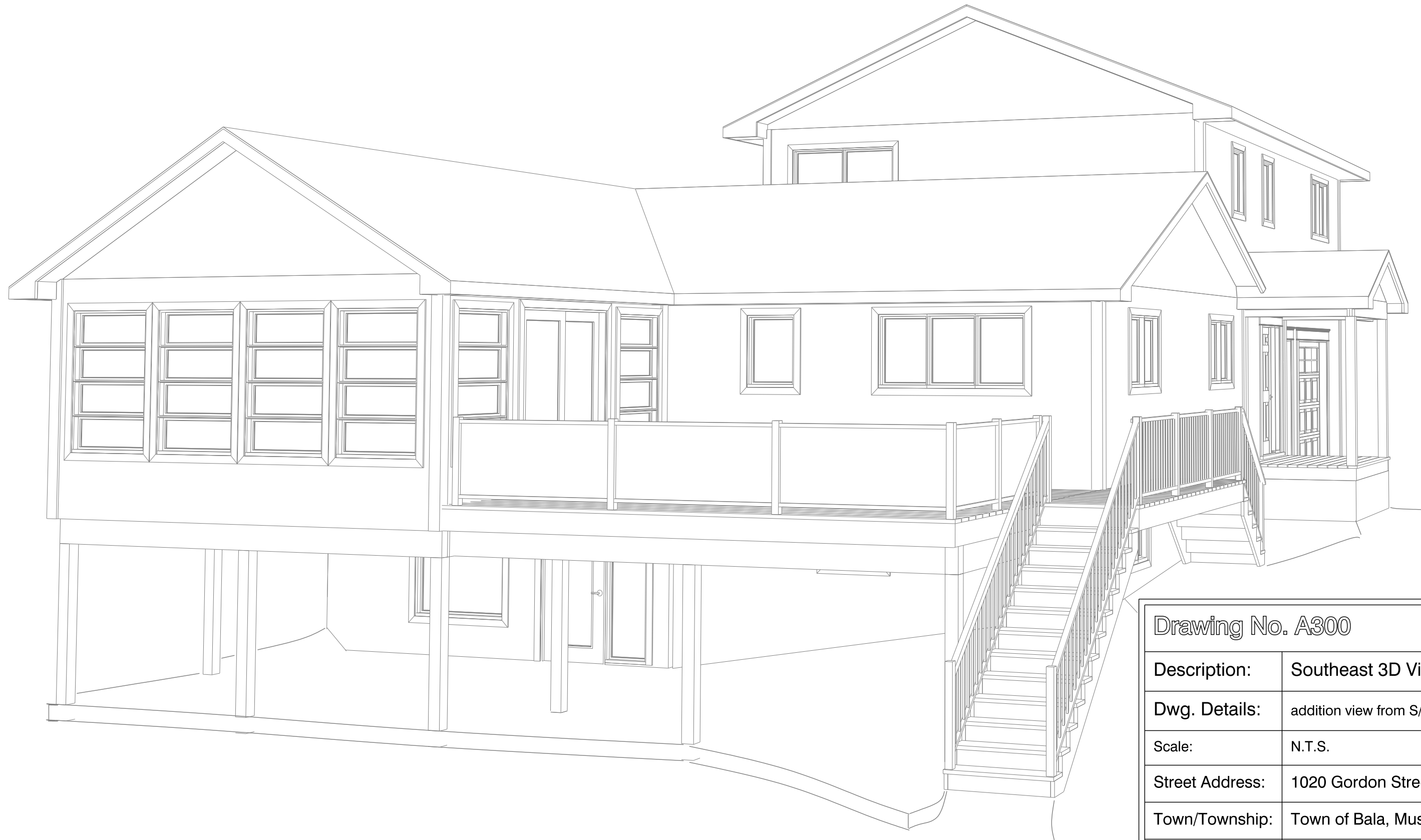


South Elevation
(details on Drawing A400-10)



West Elevation
(details on Drawing A400-09)

Drawing No. A200	
Description:	Proposed Elevations
Dwg. Details:	elevation views with new Muskoka Room
Scale:	N.T.S.
Street Address:	1020 Gordon Street
Town/Township:	Town of Bala, Muskoka Lakes
Drawing Date:	2023-12-01
for Client:	Krista & Derek Jefferson



Drawing No. A300	
Description:	Southeast 3D View
Dwg. Details:	addition view from S/E walk-out level
Scale:	N.T.S.
Street Address:	1020 Gordon Street
Town/Township:	Town of Bala, Muskoka Lakes
Drawing Date:	2023-12-01
for Client:	Krista & Derek Jefferson