



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

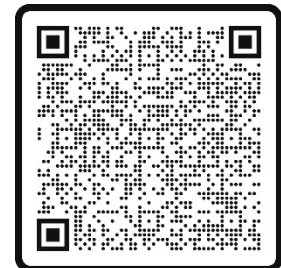
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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-46/24
Roll No.: 8-10-082

Owners:	Gordon Wilkins and Elizabeth Galezowski, 115 A Melrose Avenue, Toronto, ON, M5M 1Y8		
Address & Description:	303 Nine Mile Lake Lot 21, Concession 13, Lot 3, Plan M-347, Part 1, Plan 35R-10566, (Wood)		
Zoning:	Waterfront Residential (WR5)	Lake: Nine Mile Lake (Category 2 Lake)	Schedule: 52
Hearing Date: Monday, July, 8th, 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:

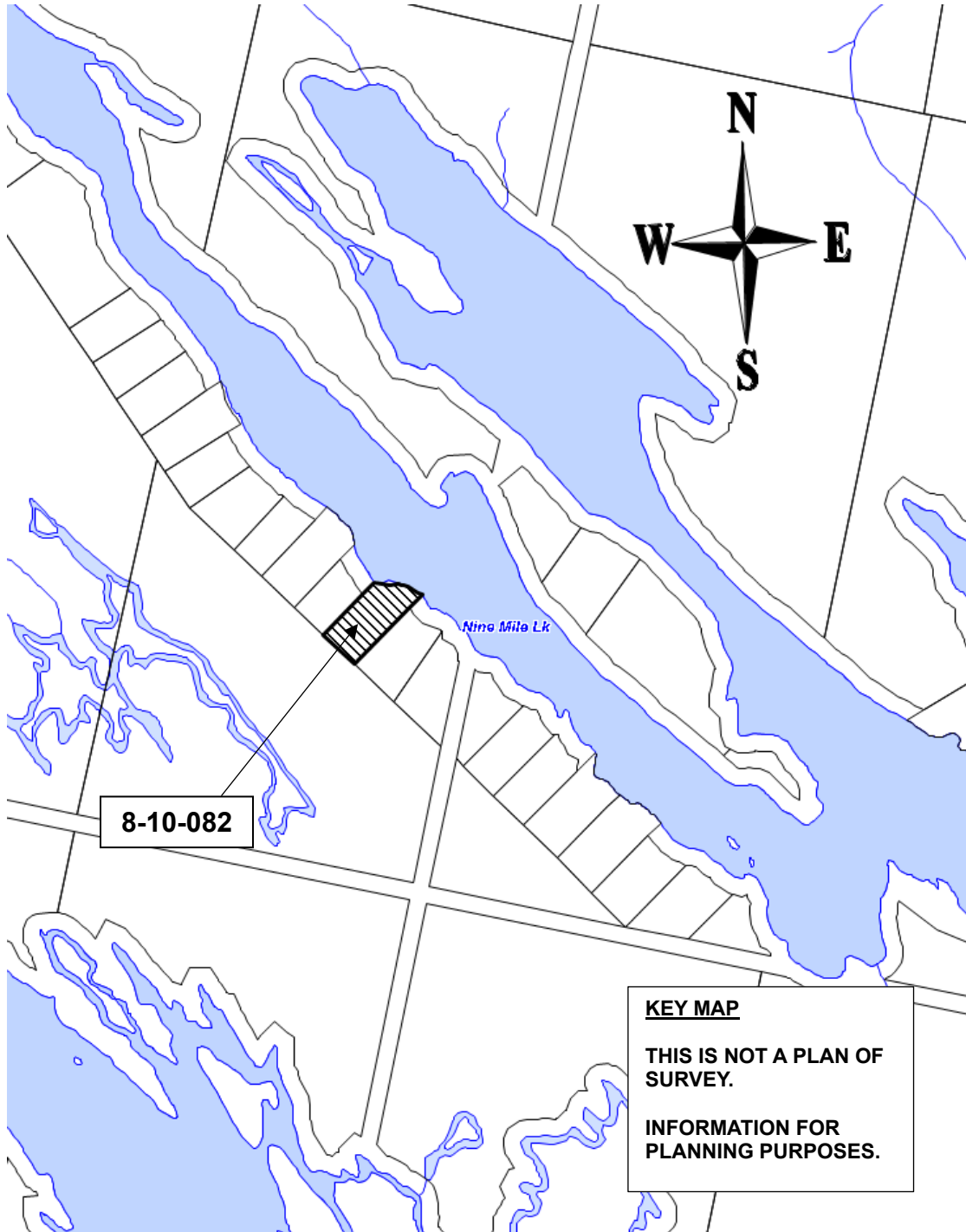
The applicant proposes to construct an accessory building (sleeping cabin) prior to establishment of a main building (dwelling).

Variance	ZBL 2014-14 Section(s)	Description	Proposal
A	3.5.1 and 4.1.2	Construction Sequence	Construct an Accessory Sleeping Cabin prior to the Establishment of a Main Building (Dwelling).

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 27th day of June, 2024.

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

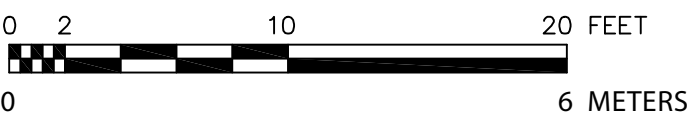


SITE PLAN LEGEND

— PROPERTY LINE ■ PROPOSED STRUCTURES

DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

▲ DENOTES BENCHMARK.
 -100- DENOTES A CONTOUR OF ELEVATION.
 SSIB DENOTES SHORT STANDARD IRON BAR.



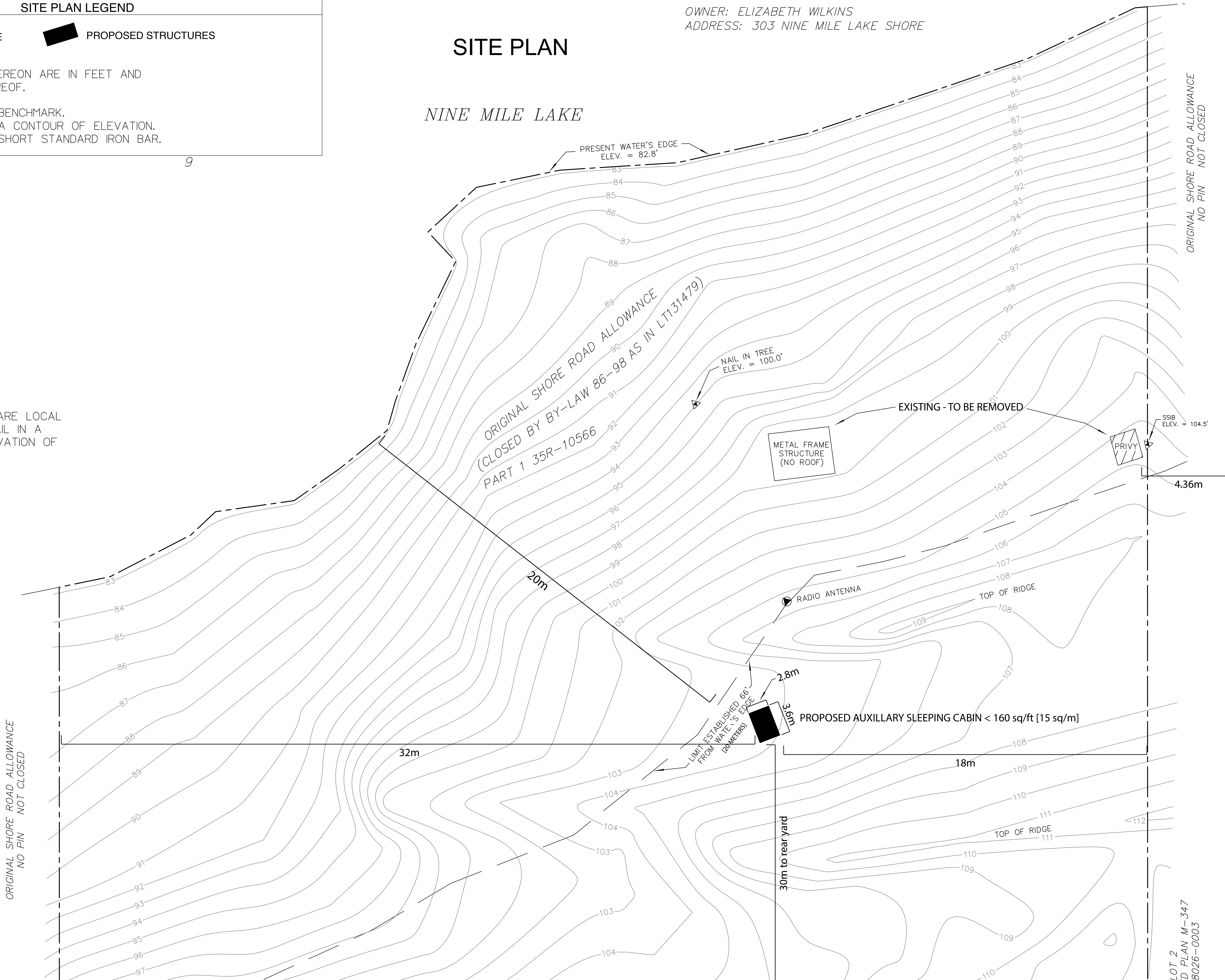
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OWNER: ELIZABETH WILKINS
 ADDRESS: 303 NINE MILE LAKE SHORE

SITE PLAN

NINE MILE LAKE

ELEVATION NOTE:
 ELEVATIONS SHOWN HEREON ARE LOCAL AND ARE REFERRED TO A NAIL IN A TREE WITH AN ASSUMED ELEVATION OF 100.0 FEET.



NOT TO SCALE

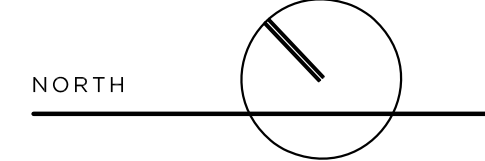
This drawing is the property of the Designer and may not be reproduced or used without the express consent of the Designer. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Designer and obtain clarification prior to commencing work.

ISSUED RECORD

2023-11-07	SKETCH FOR DISCUSSION
2024-05-15	ISSUED FOR MINOR VARIANCE

REVISION RECORD

2023-11-07	INITIAL DRAWINGS
2024-05-15	ADDITION OF MEASUREMENTS



Wildscape Co.

378 LUMSDEN AVE
 TORONTO, CANADA M4C 2L7
 1 416 857 5712
 WWW.WILDSCAPECO.COM

BCIN: 129496
 DESIGNER BCIN: 115872

303 Nine Mile Lake
 Muskoka Lakes, ON
 PIN 48026-0009

ELIZABETH WILKINS

SITE PLAN

FROM SURVEY

A100

LOT 2
 REGISTERED PLAN M-347
 PIN 48026-0003