



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

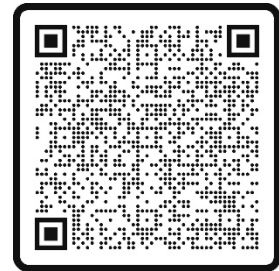
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-48/24

Roll No.: 4-10-035

Owner:	Donald Laing, 23 Herne Hill, Toronto, ON, M9A 2W9		
Address & Description:	1191 Elgin House Road Part of Lot 20, Concession 5, Parts 1 to 3, Plan 35R-19157, (Medora)		
Zoning:	Waterfront Residential (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 28
Hearing Date: Monday, July 8, 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:

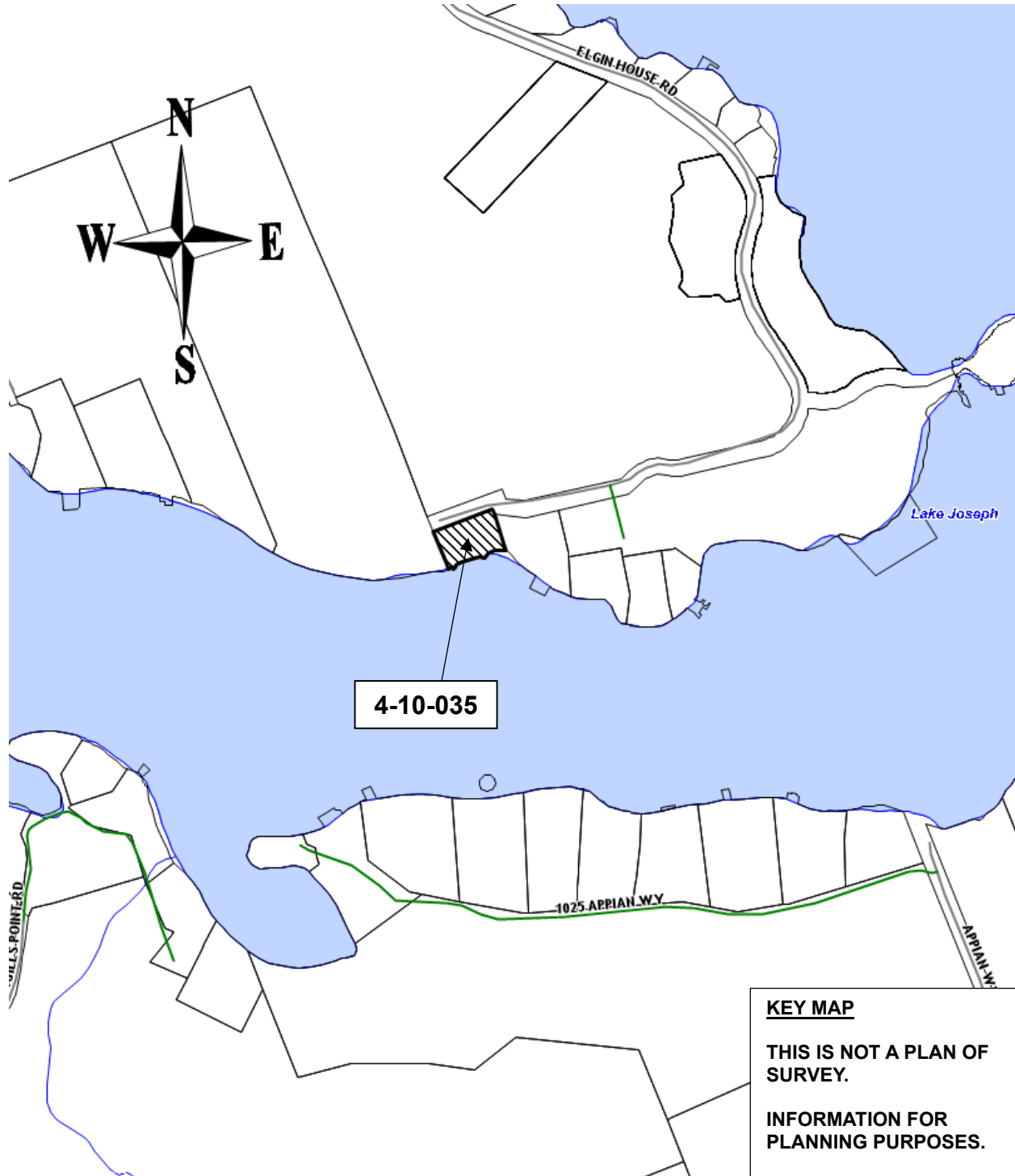
The applicant proposes to construct a new single storey boathouse and attached dock. A Minor Variance Application (A-14/23) to permit 0.9% of additional coverage lot coverage for a new cottage and boathouse was granted by the Township's Committee of Adjustment on January 2, 2024. Following approval, it was determined the approved boathouse location did not provide sufficient water depth to dock a boat. As a result, it was determined that an alternative boathouse location further from shore is required to achieve sufficient water depth. Hence, the current application has been submitted and is being circulated to you.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3 and 4.1.3.6	Maximum Lot Coverage (Entire Lot)	10% (4,245 sq. ft.)	10.9% (4,613 sq. ft.)	0.9% (368 sq. ft.)
B	4.1.7 and 4.1.7.9	Maximum First Storey Boathouse Length	50 ft.	64 ft.	14 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 27th day of June, 2024.

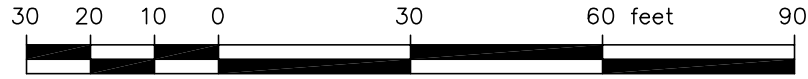
Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



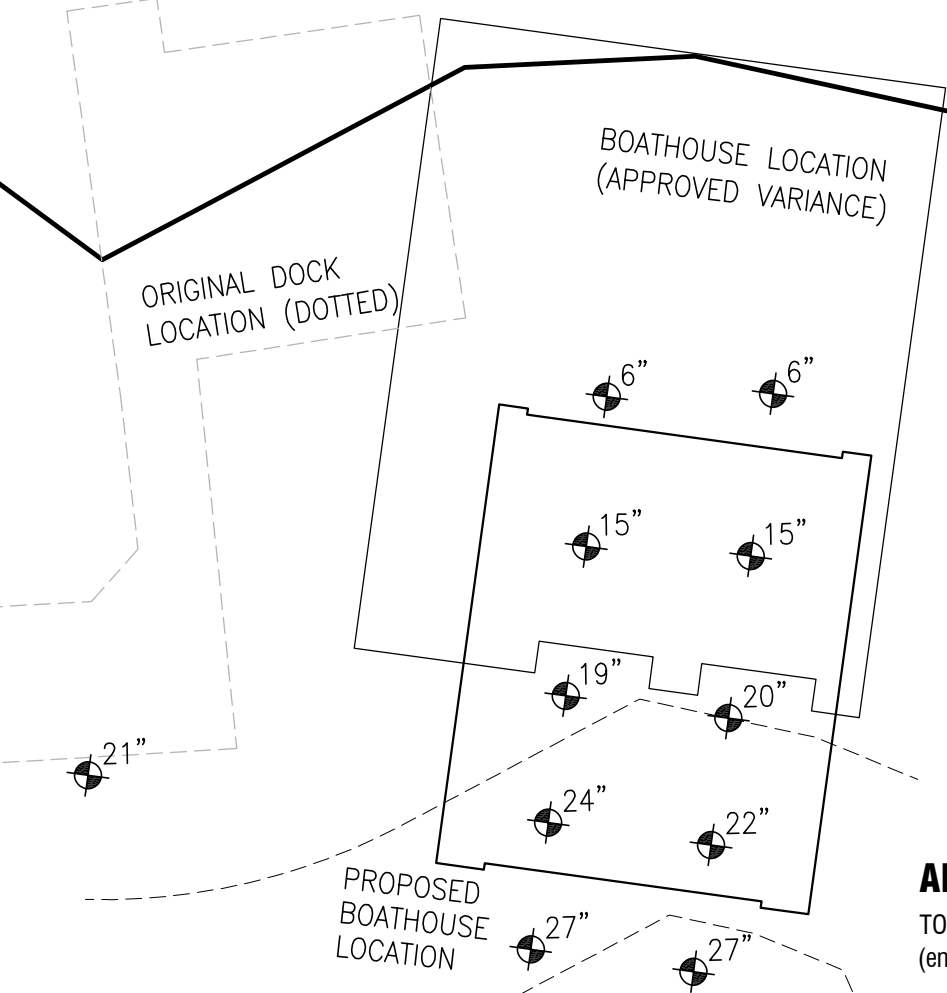
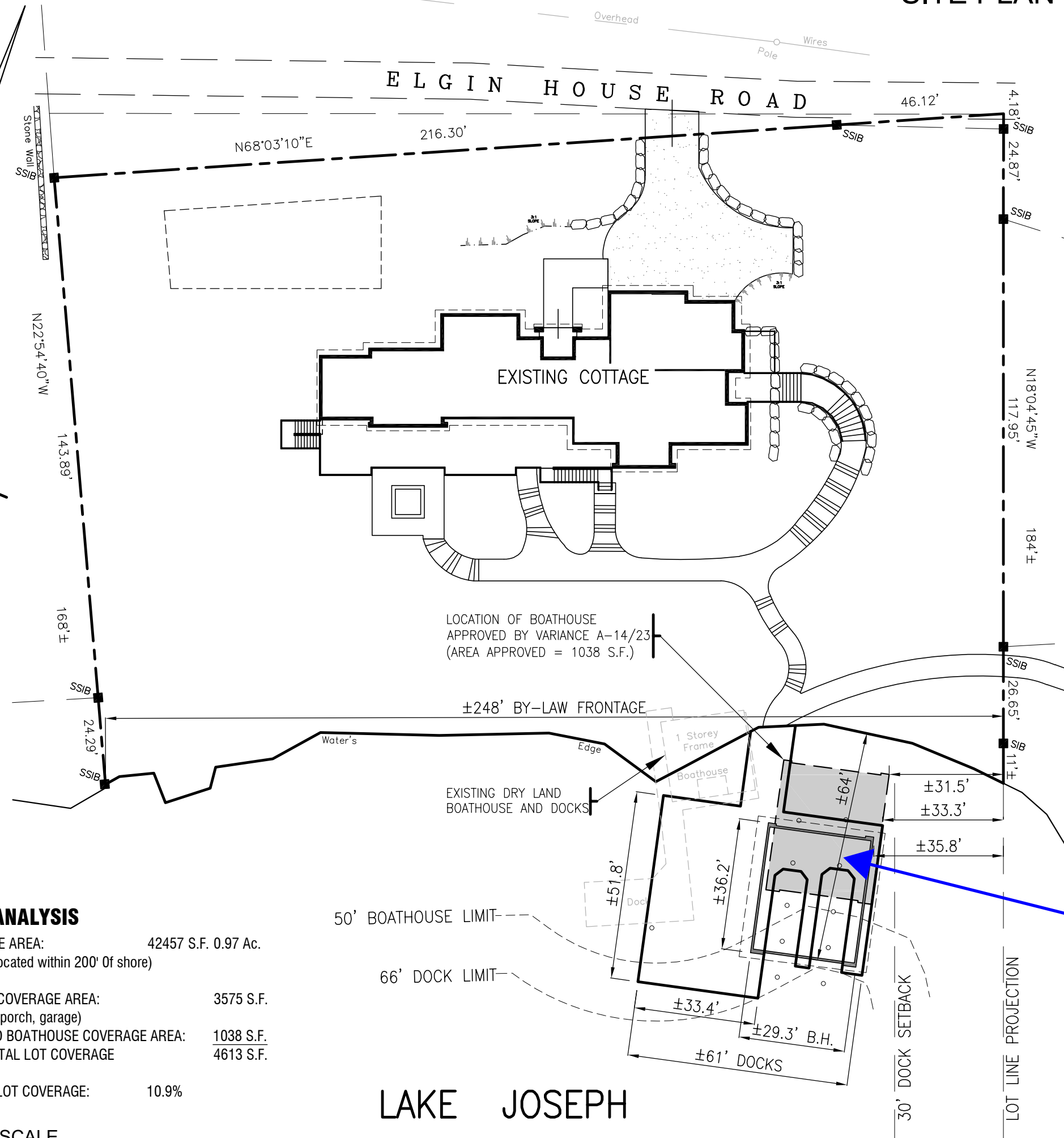
SITE PLAN

PART OF LOT 20, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 30'



LAING PROPERTY
 1191 ELGIN HOUSE ROAD
 PARTS 1 TO 3 OF PLAN 35R-19157
 Roll#: 4453-040-010-03500
 PIN: 48147-0852
 Zoning: WR4



AREA ANALYSIS

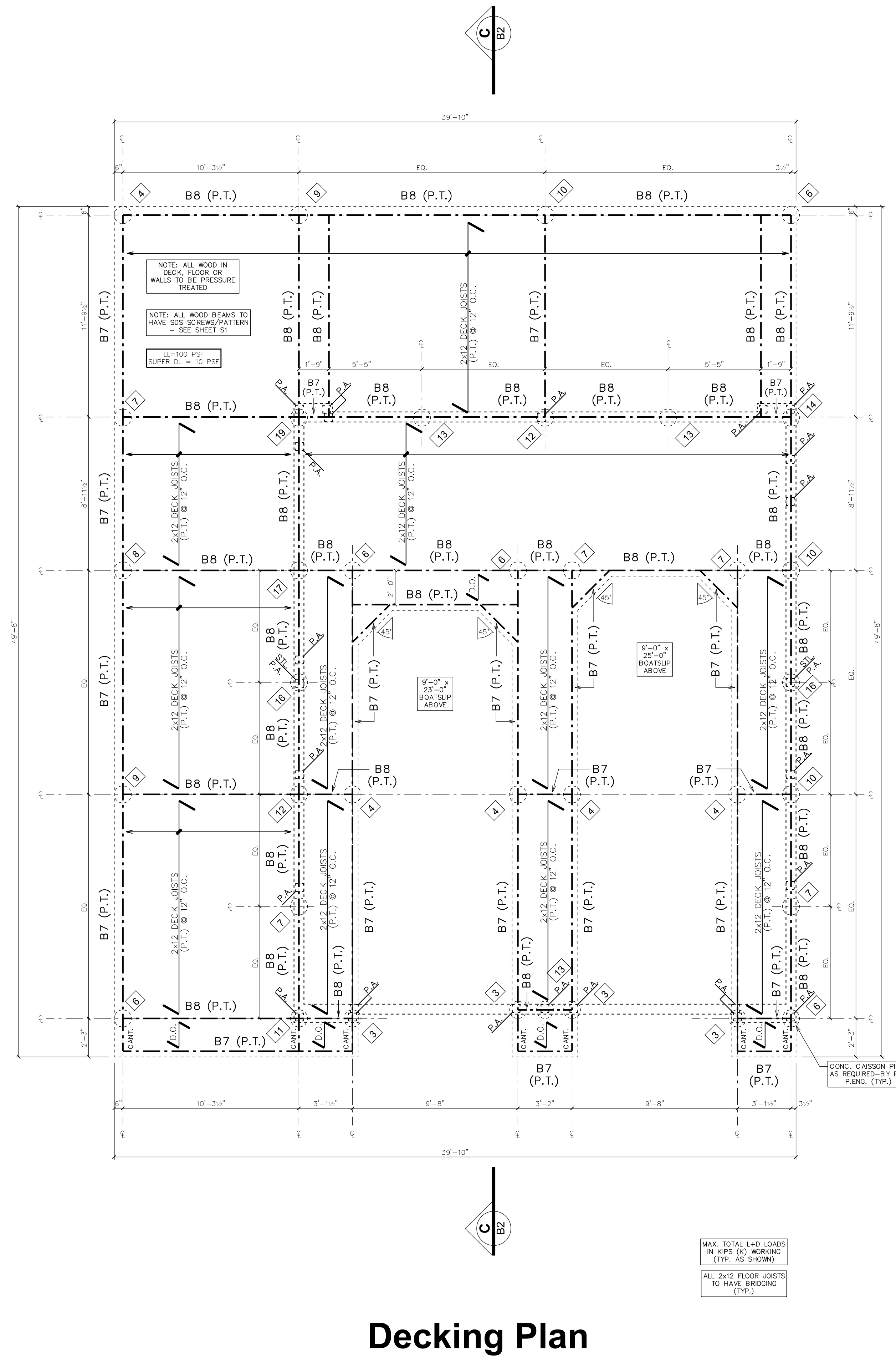
TOTAL SITE AREA:	42457 S.F. 0.97 Ac.
(entire lot located within 200' of shore)	
COTTAGE COVERAGE AREA:	3575 S.F.
(incl. entry porch, garage)	
PROPOSED BOATHOUSE COVERAGE AREA:	1038 S.F.
TOTAL LOT COVERAGE	4613 S.F.
PERCENT LOT COVERAGE:	10.9%

RELATIVE WATER DEPTHS FROM
 TOP OF ICE FEB. 23/24
 ENLARGEMENT SCALE 1"=15'

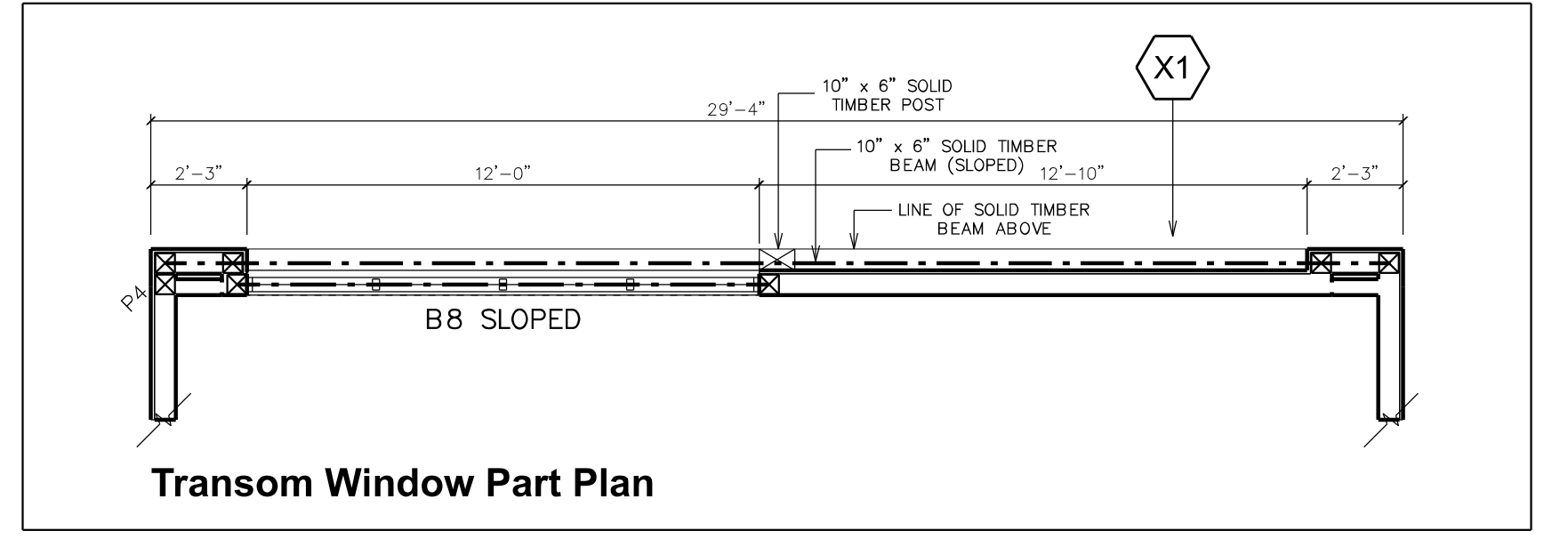
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LAKE JOSEPH

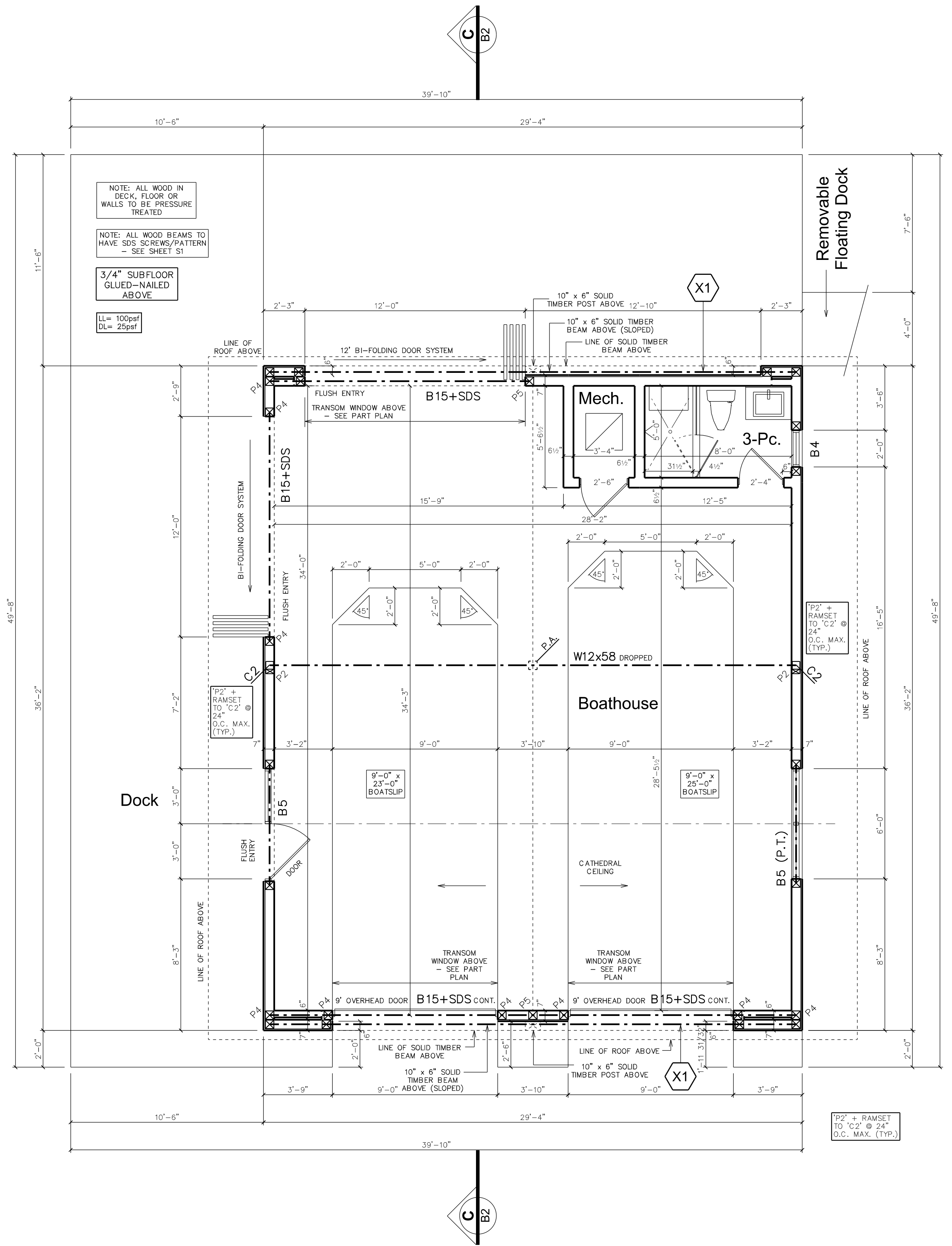
FOR INFORMATIONAL PURPOSES ONLY



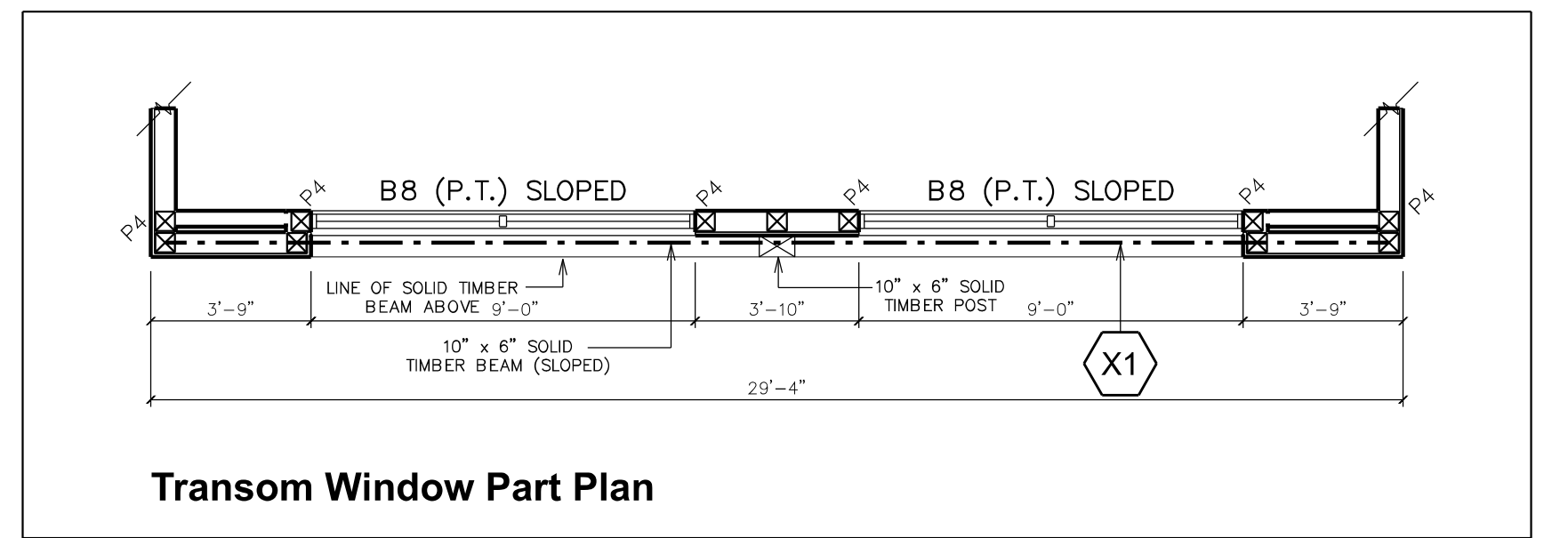
Decking Plan



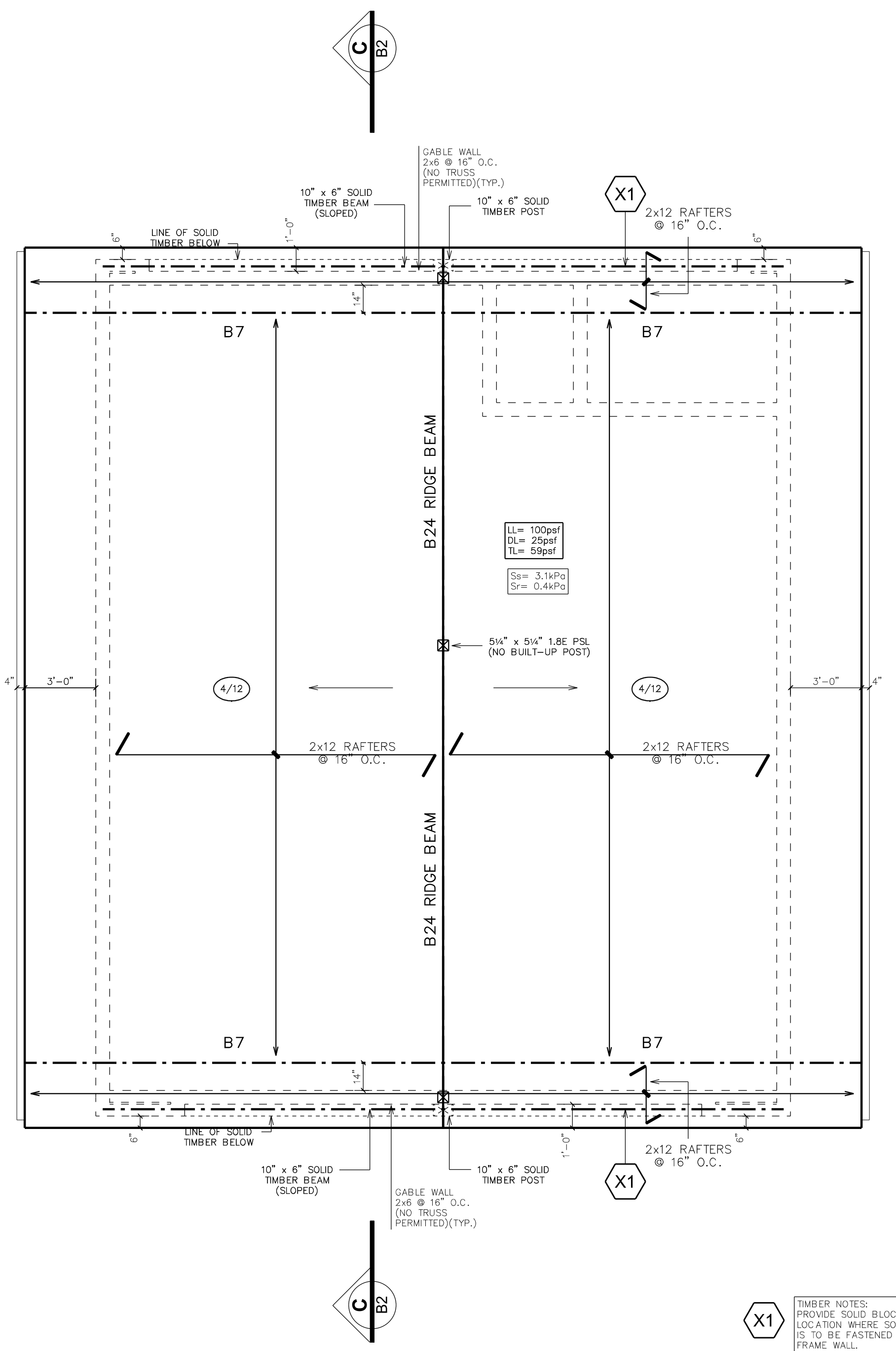
Transom Window Part Plan



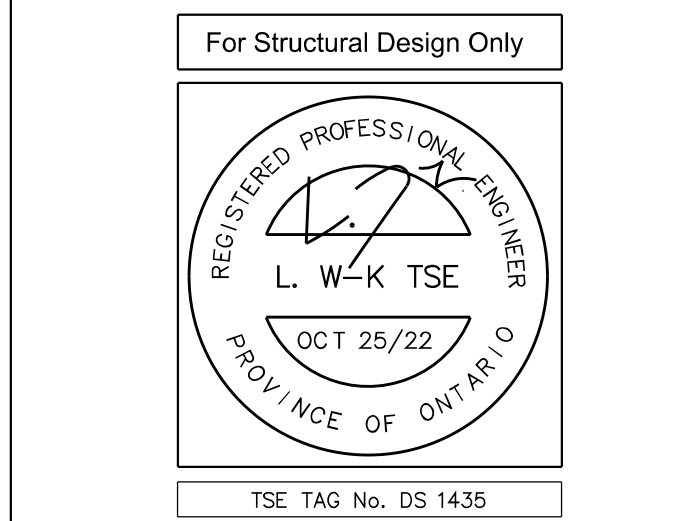
Ground Floor Plan



Transom Window Part Plan



Roof Plan



Structural Engineering Design By:
Tse Consultants Inc. 416 543-3088

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario building code to be a designer.
 Qualification information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario building code.

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.
 Name: Tse Consultants Inc. 2561 BSN
 Design No.: 21999 BSN
 Firm Name: BSN

Opening Legend

Sliding Door	
Pocket Door	
Archway	
Swing Door	
Glass Wall & Door	
Surface Sliding Door	

Drawing Legend

	Joist direction		Post above
	Floor drain		
	Interconnected smoke alarm w/ visual indicator		Typical 'P3' post UNO
	CO Alarm		

Wall area	= 130.5 sm
Window area	= 47.1 sm
** Ratio	= 36.08%
Window/Sliding Glass Door Efficiency	= 1.4
Skylight/Glazed Roofs Efficiency	= U-2.8

Ceiling w/ Attic Space - R60
 Ceiling w/o Attic Space - R31
 Exposed Floors - R13
 Walls Above Grade - R22
 Basement Walls - R20ci

Energy efficiency compliance standard
 SB-12.3.1.1. Table 3.1.1.2.A (IP) pkg. 'A1'

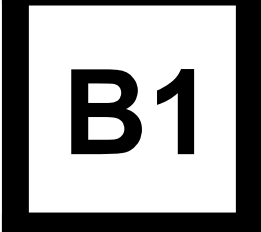
*Refer to EEDS form for all other efficiency values
 Note: All information shown are target R-Values and are to be confirmed by HVAC consultant through the building envelope modelling process.

1	Nov 04/22	Issued to Owner For Zoning Approval
no.	date	revision / comment

Project: **The Laing Cottage**
1191 Elgin House Road
 Part of Lot 20, Concession 5 and Part of Original Road Between Concessions 4 & 5
 Township of Muskoka Lakes, District Municipality of Muskoka

Boathouse Plans

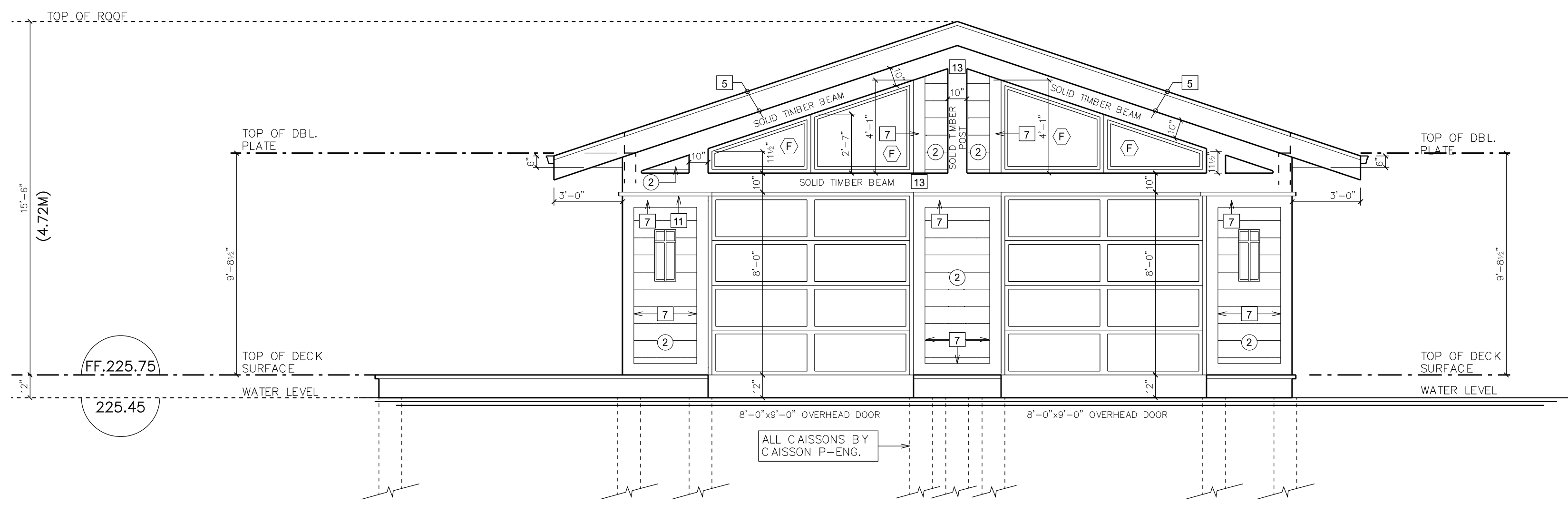
Scale: 1/4" = 1'-0"
 Date: Nov 2022
 Dwn by: RMS
 Proj. no.: 21-1964



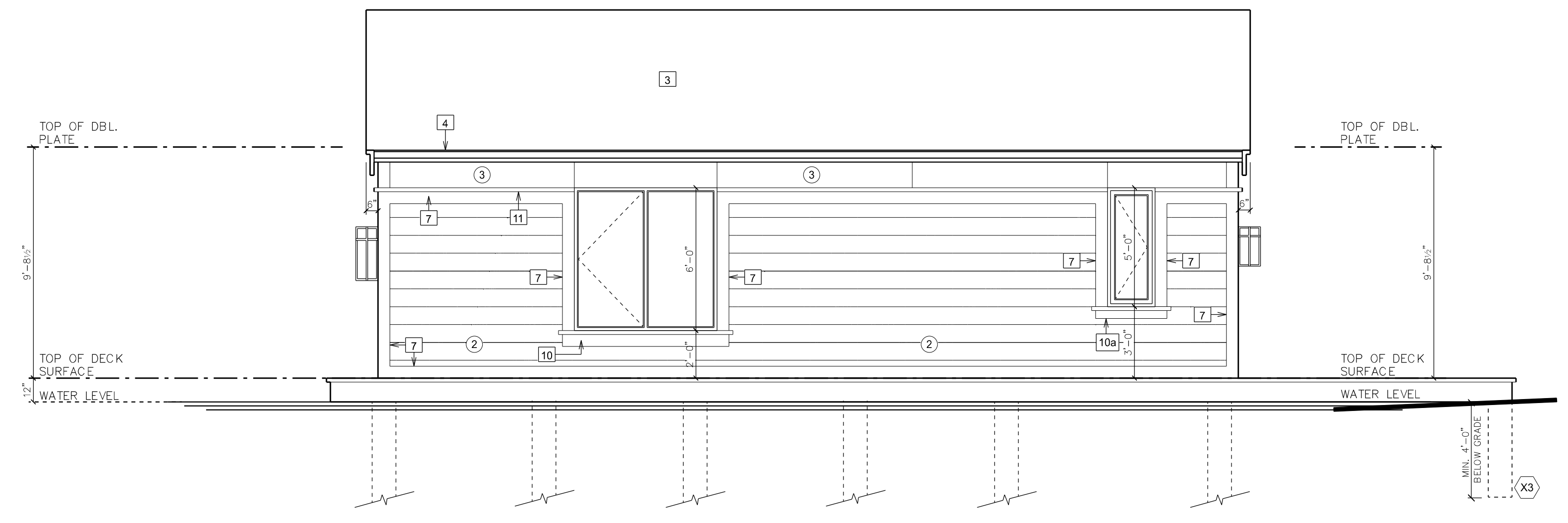
David Small Designs

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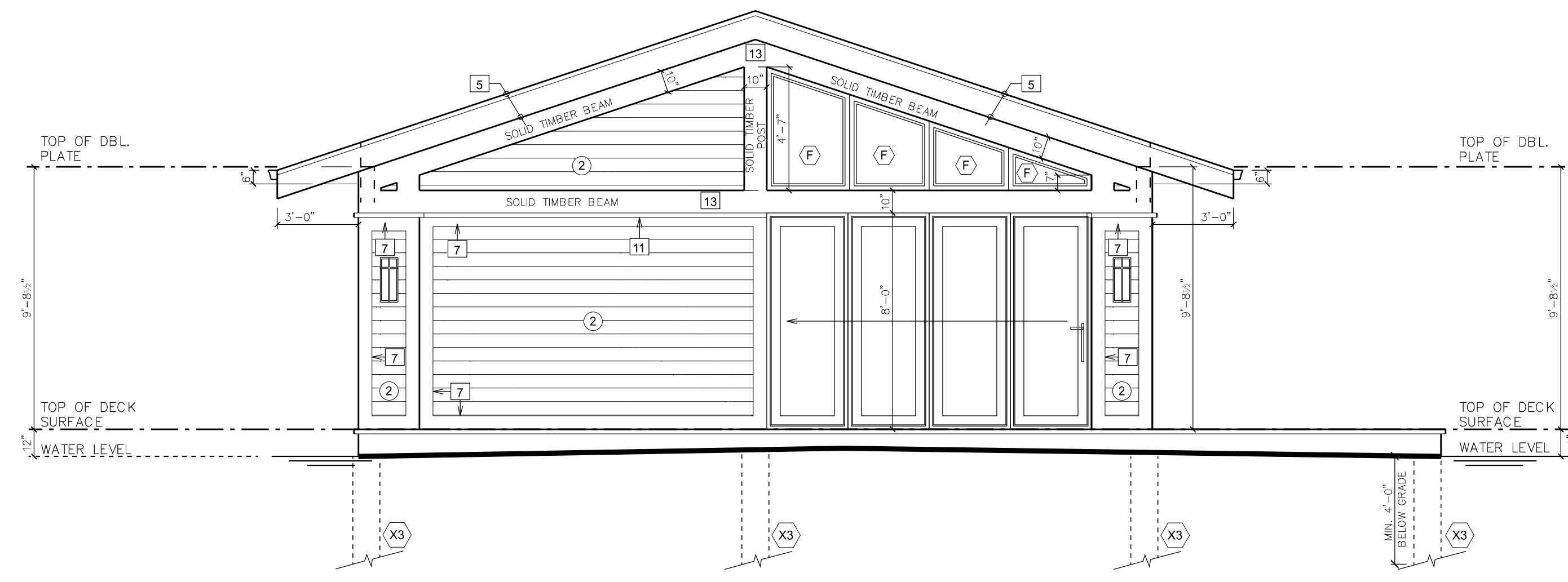
Elevation Notes	
(X3)	12" dia. Poured concrete Sono tubes min. 48" below finished grade or to undisturbed soil (Typ.)
(F)	All specialty windows to be site measured and templated once framing is in place to ensure a correct fit and alignment
Exterior Colours & Materials Chart	
EXTERIOR FEATURE	PRODUCT DETAILS
METAL ROOFING	Vicwest - Metro Brown
PREFINISHED WOOD SIDING	Benjamin Moore, Cinder, AF-705
PREFINISHED WOOD TRIM	Benjamin Moore, Sorm, AF-700
WINDOW / DOOR FRAMES	Black
ALUMINUM EAVES & FASCIA	Gentek, Black
TIMBER ELEMENTS	Minwax, Chestnut
DOCK / DECK SURFACE	Trex, Coastal Bluff
DOCK / DECK BOARDER	Trex, Winchester Grey
NOTE: ALL MATERIALS AND COLOURS ARE SUBJECT TO CLIENT'S PHYSICAL SAMPLE REVIEW TO CONFIRM DESIRED FINISH	
Section Notes	
Typical Prefinished 6" Horizontal Wood Siding:	
(B)	Factory Finished Wood Siding Over 1x3 wood strapping over 1"x4" All barrier continuous over 1/2" Plywood sheathing over 2x6 wall studs @ 16" o/c 6 mil. poly air/vapour barrier 1/2" drywall finish
(D)	Raised Seam Prefinished Metal Roofing on 1/2" plywood roof sheathing on roof trusses/ roof rafters
(X2)	Caisson Piles As Required - By Others
(X4)	10"x 6" Solid Timber Post and Beam



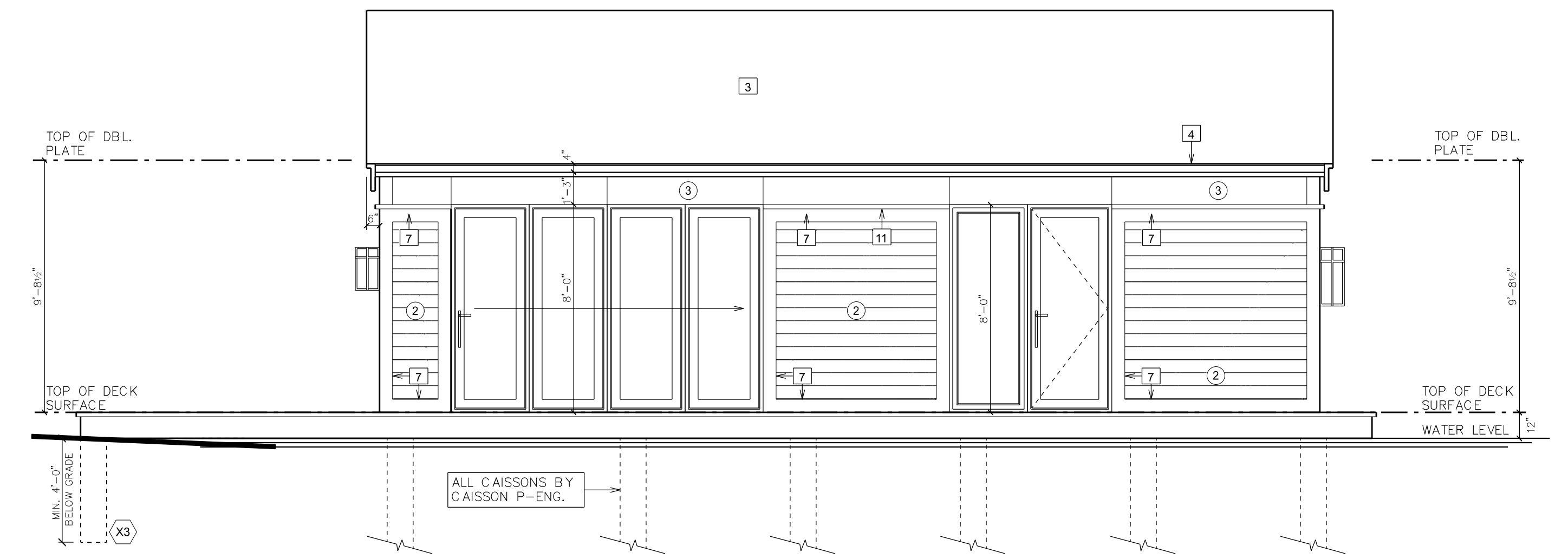
Front (South) Elevation



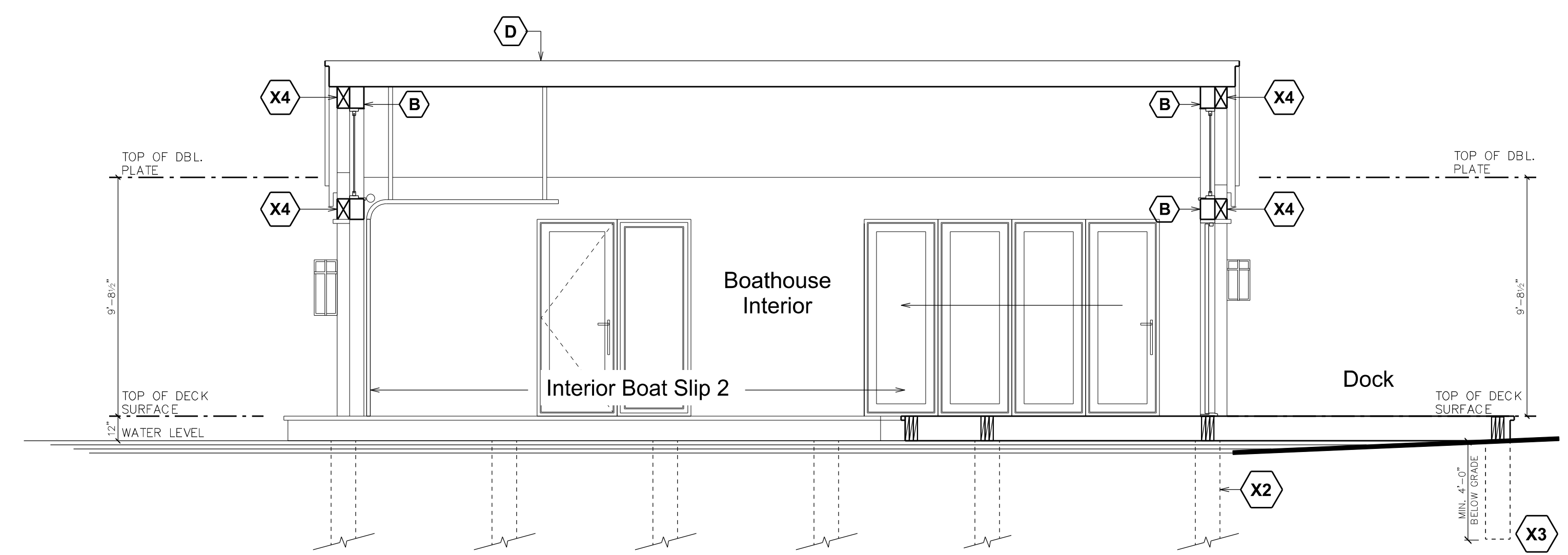
Right (East) Elevation



Rear (North) Elevation



Left (West) Elevation



Section C-C

NOT TO SCALE

Drawing Legend

1.0 Materials

- (2) 6" Prefinished Horizontal Wood Siding
- (3) ACM Panel

2.0 Roofing

- (3) Raised Seam Prefinished Metal Roofing

3.0 Trim, Cornice, Moulding, & Gutter Notes

- (4) Prefinished Aluminum Gutter on 6" Prefinished Aluminum Fascia
- (5) 12" Stepped Aluminum Fascia w/2" Top-Edge Reveal
- (7) 6" Prefinished Wood Trim
- (10) 6" Prefinished Wood Sill Projected 2" w/ 2" Top Edge Reveal
- (10a) 6" Prefinished Wood Sill Projected 2" w/ 2" Top Edge Reveal
- (11) 2" Prefinished Metal Sill Flashing
- (13) Solid Timber Beam & Post

The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Qualification information required unless the design is exempt under Division C - 3.2.1.1. of the 2012 Ontario Building Code.

Peter Orendano 2091
 Name: [Signature] WCM
 Registration information required unless the design is exempt under Division C - 3.2.1.1. of the 2012 Ontario Building Code.
 David W. Small Designs Inc. 2099
 Firm Name: [Signature] BCN

no.	date	revision / comment
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Project:

The Laing Cottage
 1191 Elgin House Road

Part of Lot 20, Concession 5
 and Part of Original Road Between
 Concessions 4 & 5
 Township of Muskoka Lakes,
 District Municipality of Muskoka

Drawing:

Boathouse Elevations
 and Section

Scale: 1/4"=1'-0"

Date: Nov 2022

Dwn by: RMS

Proj. no.: 21-1964

B2

FOR INFORMATIONAL PURPOSES ONLY