



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

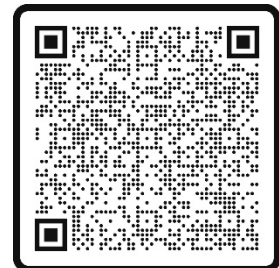
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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-49/24
Roll No.: 6-19-003

Owners:	Denise and Guido Galli, 1142 Algonquin Drive, Mississauga, ON, L5H 1P4		
Address & Description:	1160 Acton Island Road Part of Lot 18, Concession F, Acton Island, Parts 1 and 2, Plan RD-699, (Medora)		
Zoning:	Waterfront Residential (WR1)	Lake Muskoka (Category 1 Lake)	Schedule: 35
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:

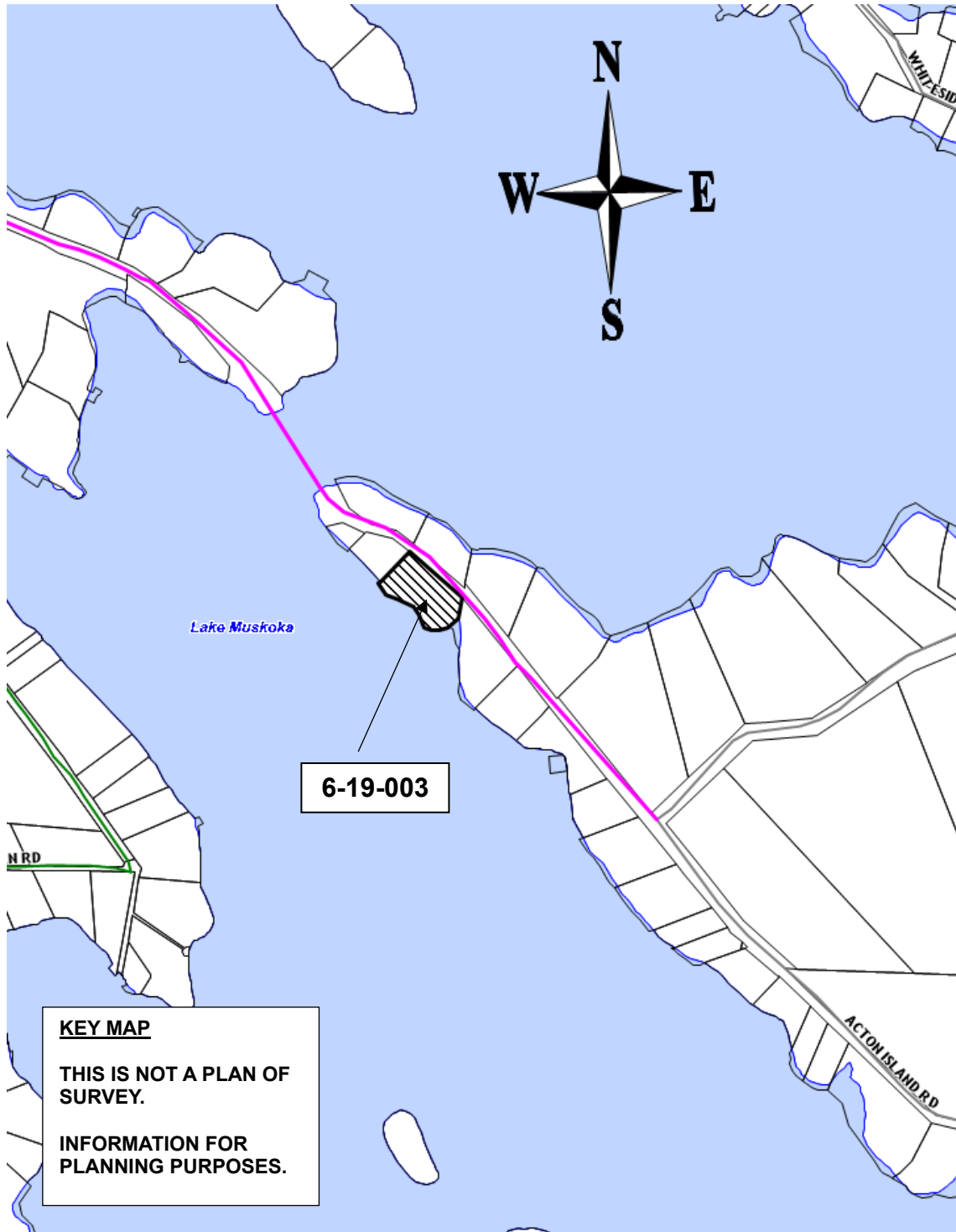
The applicant proposes to construct a second storey storage addition to an existing garage.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	3.23.1	Setback from a Lot Line Abutting a Street	25 ft.	10.5 ft.	14.5 ft.
B	4.1.3	Minimum Rear Yard Setback	15 ft.	10.5 ft.	4.5 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.

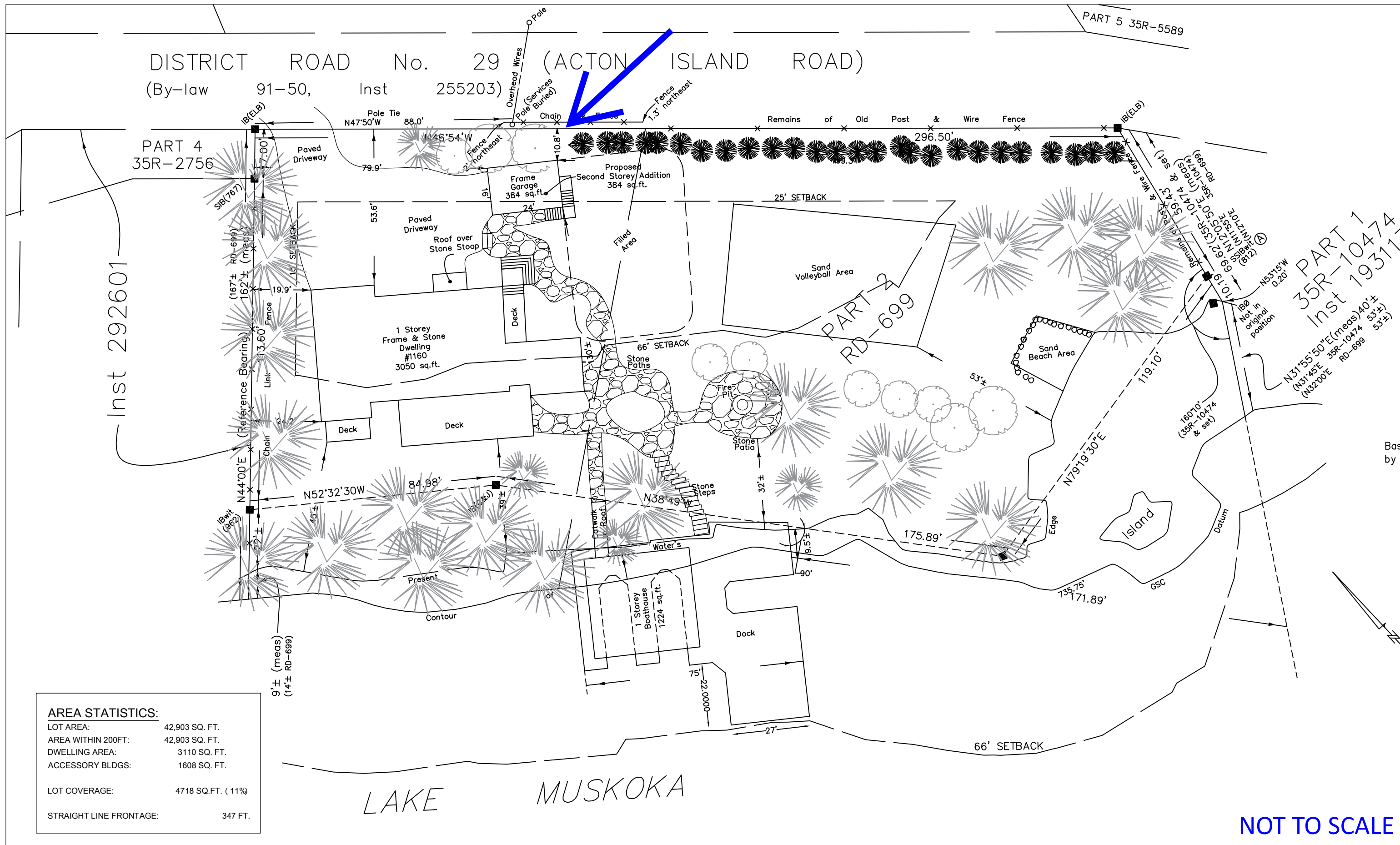
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 26th day of June, 2024.

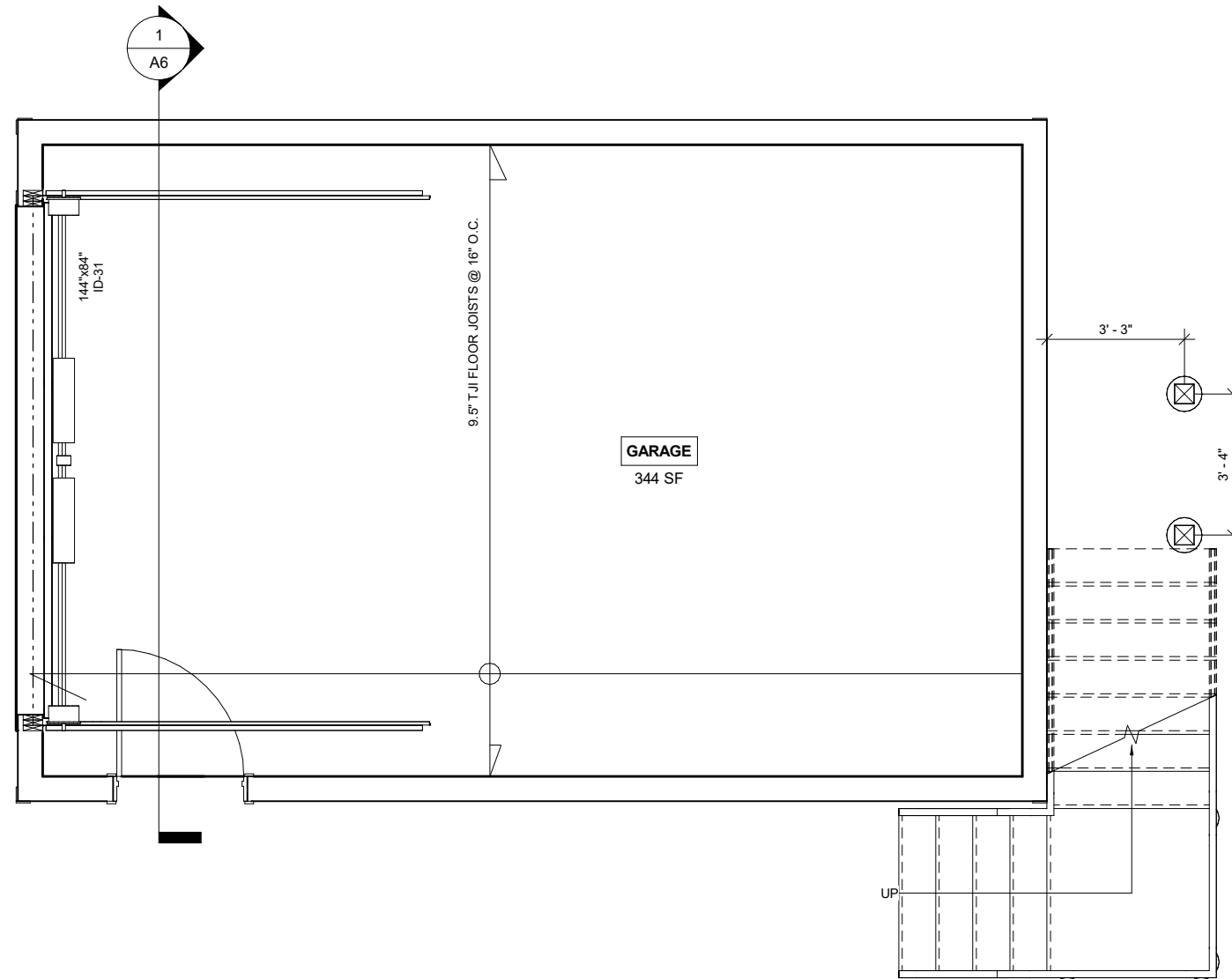
Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



SITE PLAN



FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE

GENERAL NOTES
 1. Do not scale drawings.
 2. Should there appear to be any discrepancies, please contact designers prior to proceeding.
 3. All materials and installation methods shall adhere to the Ontario Building Code.
 4. Any substitutions shall be approved by the designers prior to proceeding with any work.

P 705.765.5428 F 705.765.1334
 167 Medora Street
 Port Carling ON P0B 1J0
 BCIN # 27436



I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
 FIRM BCIN: 27436

Terry Ledger
 TERRY LEDGER

CONSULTANTS

GALLI GARAGE

1555 ACTON ISLAND ROAD
 TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED

MARK	DATE	DESCRIPTION

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

PROJECT NO: TL-20-

DWG FILE: GALLI-COTTAGE

DRAWN BY: TL

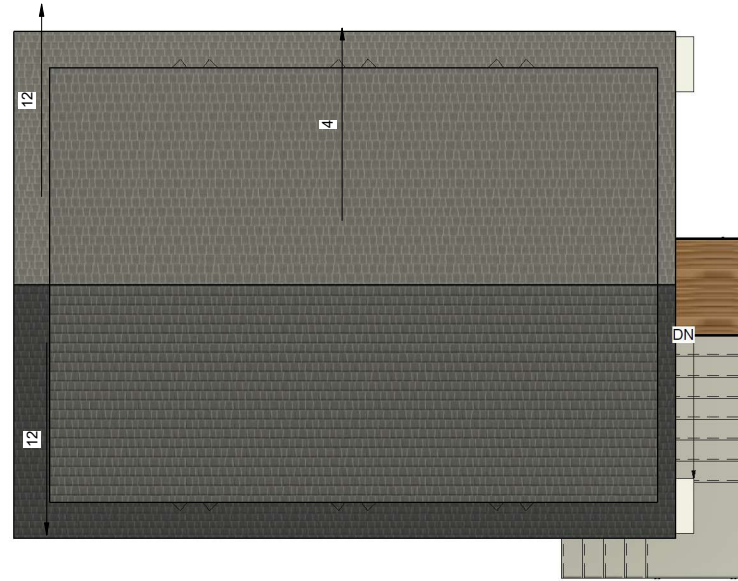
CHECKED BY: TERRY LEDGER

SHEET TITLE

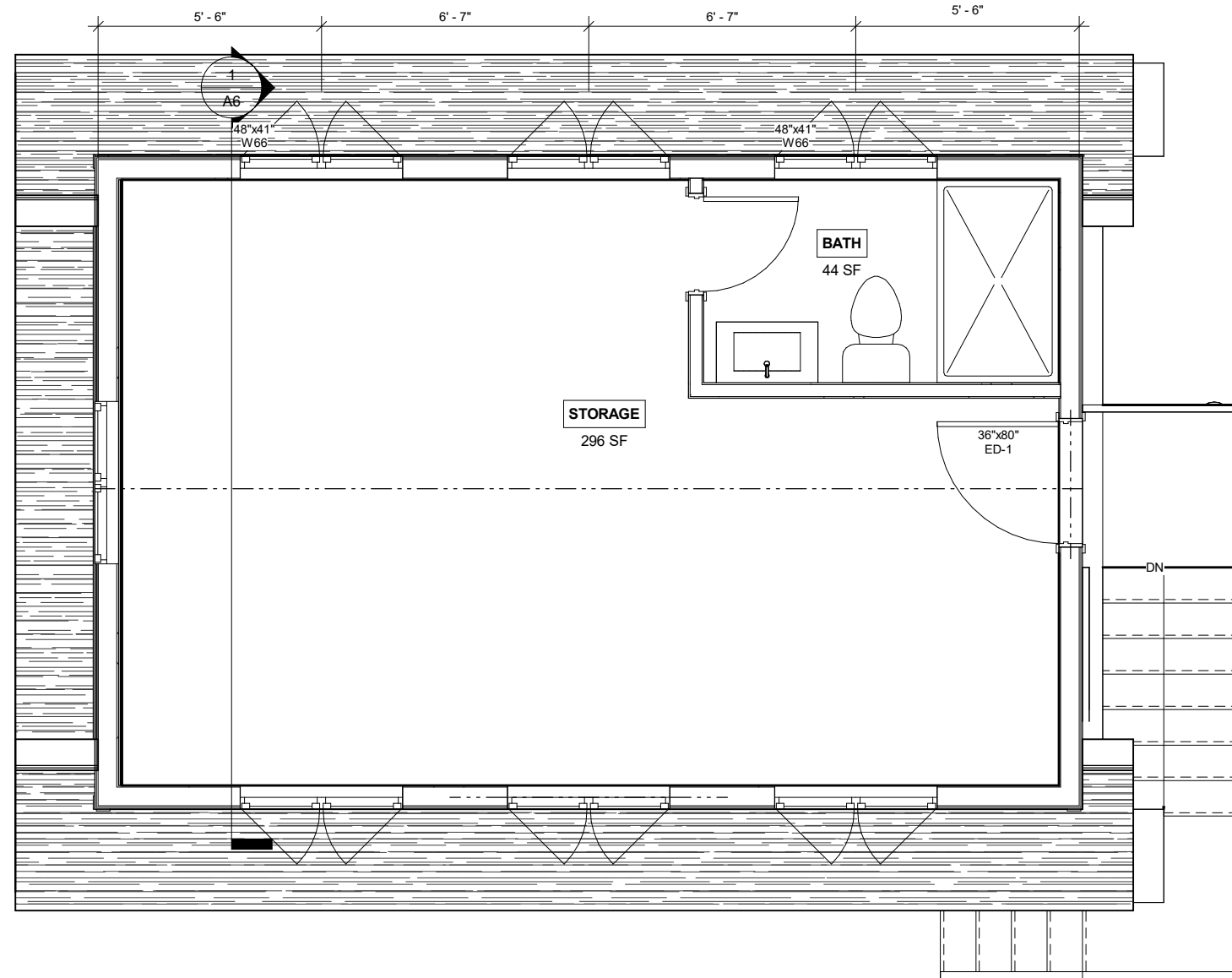
MAIN LEVEL FLOORPLAN

A2

FOR INFORMATIONAL PURPOSES ONLY



1 MAX HEIGHT
1/8" = 1'-0"



2 TOP OF SUBFLOOR
1/4" = 1'-0"

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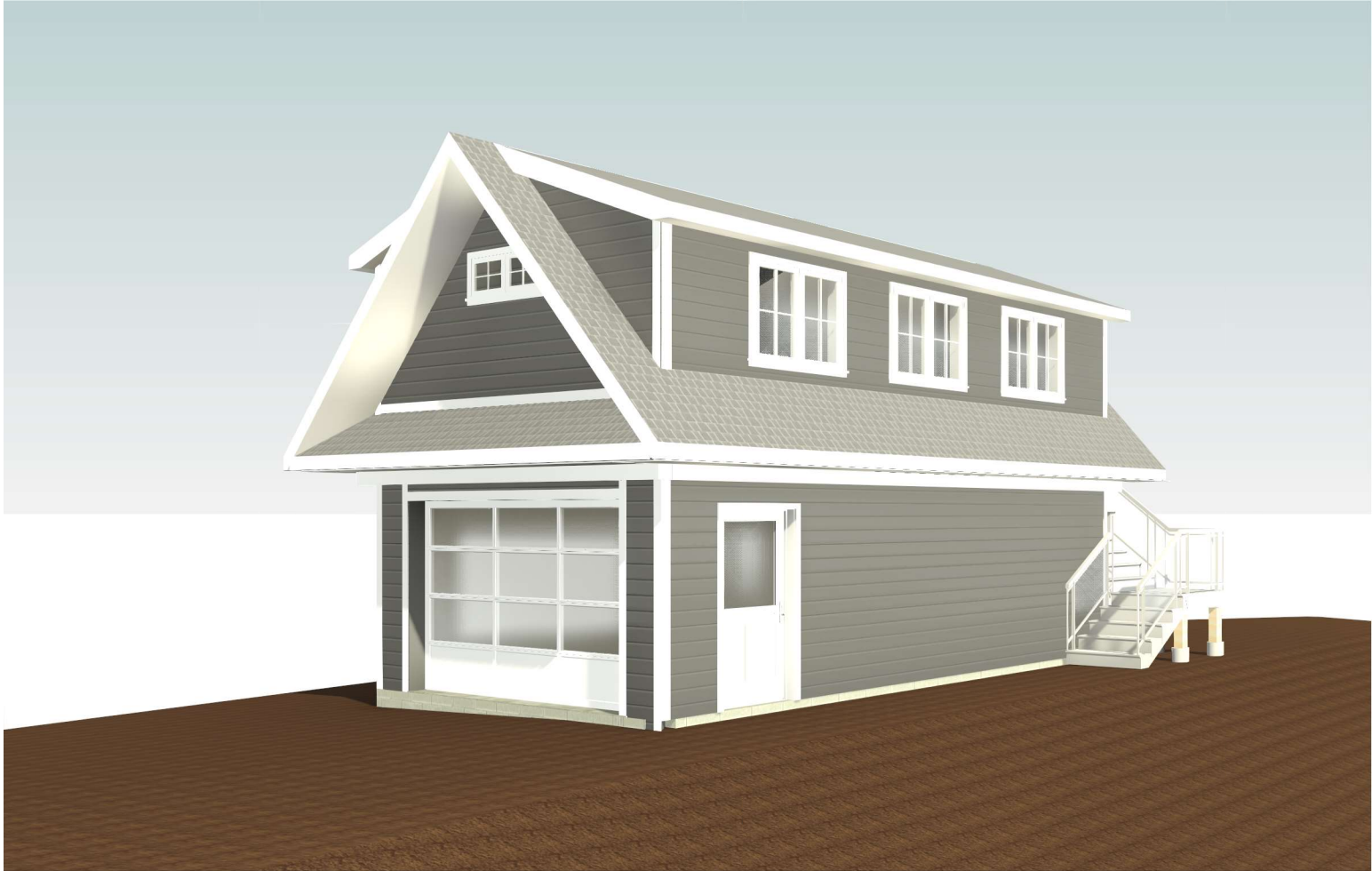
SCALE: As indicated
 PROJECT NO: TL-20-
 DWG FILE: GALLI-COTTAGE
 DRAWN BY: TL
 CHECKED BY: TERRY LEDGER

SHEET TITLE

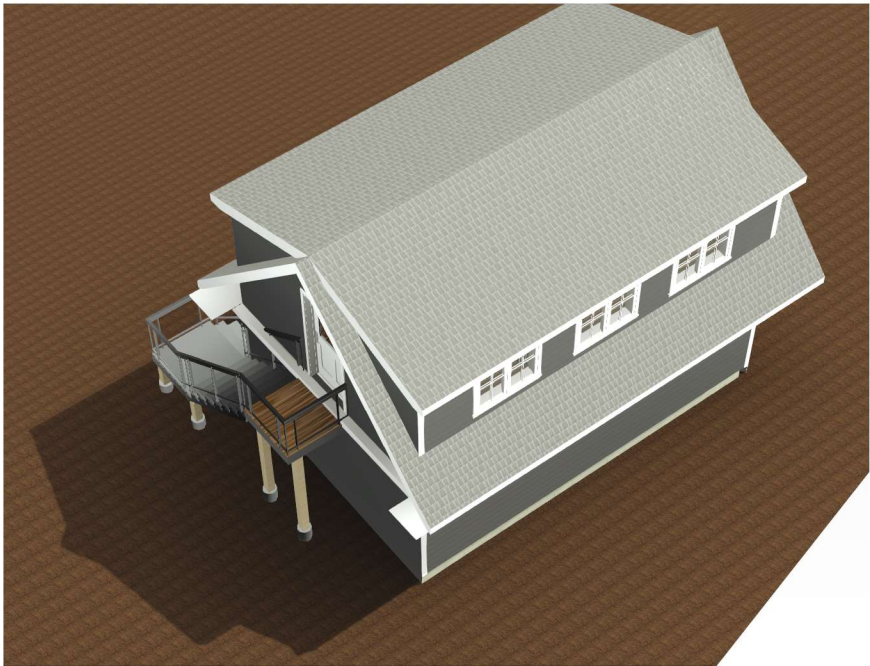
UPPER LEVEL FLOORPLAN

A3

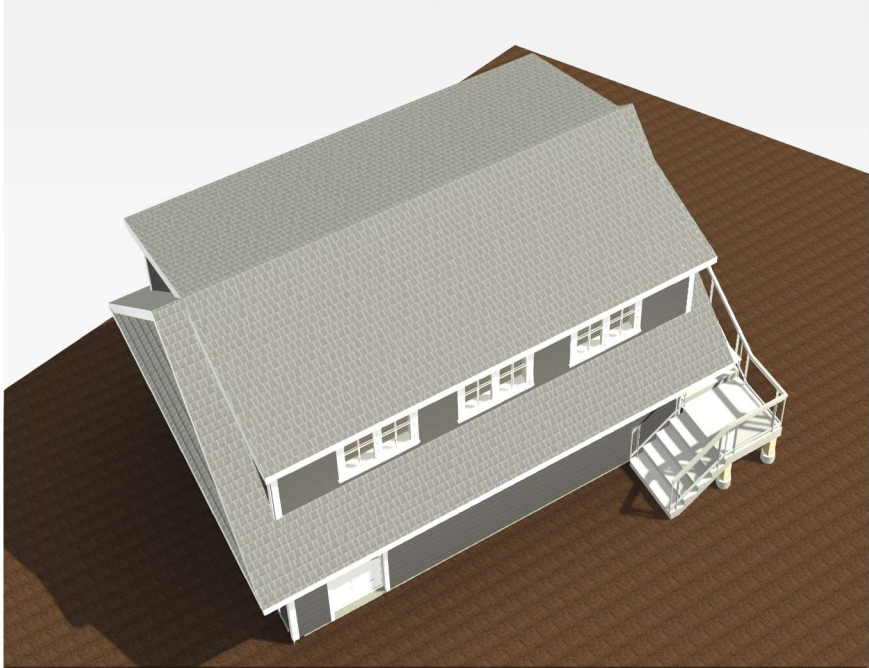
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④ 3D - SOUTH WEST



① 3D - OVERHEAD BACK



⑥ 3D - OVERHEAD FRONT

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 167 Medora Street
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 BCIN # 27436



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SHEET TITLE

3D VIEWS

A7