



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

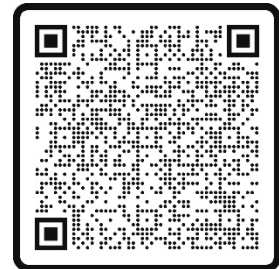
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-50/24

Roll No.: 8-1-017

Owner:	Risa Spring, 46 Markdale Avenue, Toronto, ON, M6C 1T4		
Address & Description:	1158 Greenwood Point Road, Unit #24 Part of Lot 10, Concession 1, (Wood)		
Zoning:	Waterfront Residential (WR1-7)	Lake Muskoka (Category 1 Lake)	Schedule: 43
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:

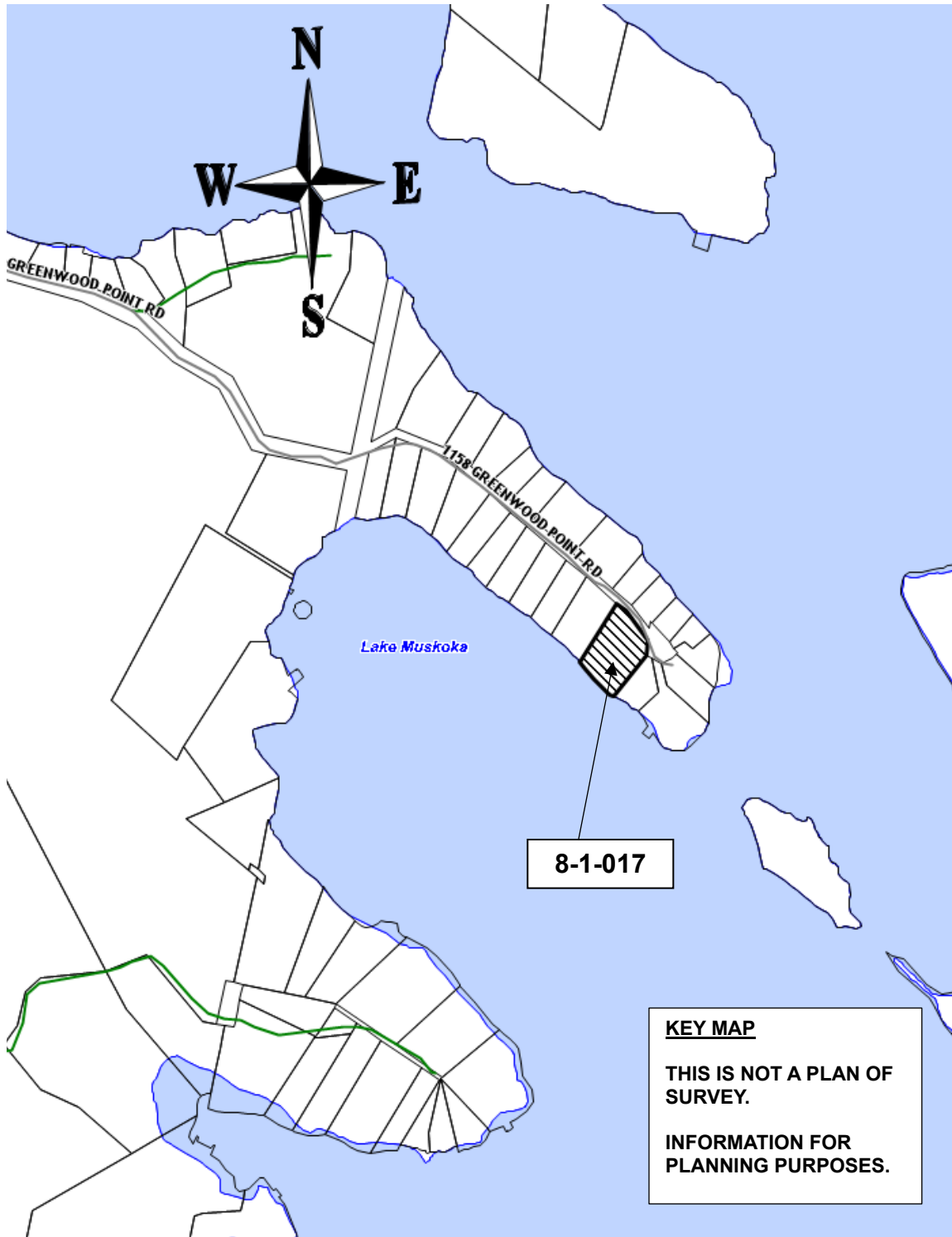
The applicant proposes to demolish an existing dwelling, sleeping cabin, boathouse, shed, and wood shed, and proposes to construct a new one-storey dwelling and a dock and one storey boathouse.

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)	3,800 sq. ft. (10%)	4,176 sq. ft. (11%)	376 sq. ft. (1%)

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.

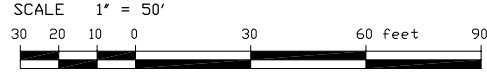
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 25th day of June, 2024.

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

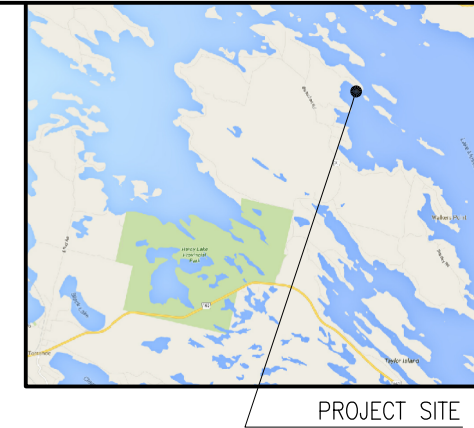


PLAN OF:
 LOT 10
 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF WOOD
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA



DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

SITE PLAN



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

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

SITE LEGEND:

	PROPERTY LINE
	EXISTING GRADE
	FINISHED GRADE
	FINISHED FLOOR ELEVATION
	FINISHED BASEMENT ELEVATION
	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	SURVEY MONUMENT FOUND
	SURVEY MONUMENT SET

LOT 10
 GEOGRAPHIC TOWNSHIP OF
 CONCESSION 1
 TOWNSHIP OF MUSKOKA
 OF
 WOOD LAKES

LIMIT ESTABLISHED 200'
 FROM WATER'S EDGE

PROPOSED NEW DRIVEWAY

EXISTING SHED & WOOD
 SHED TO BE REMOVED

EXISTING BUNKIE TO BE
 REMOVED

NEW SEPTIC IN PLACE OF EXISTING

EXISTING COTTAGE SETBACK

EXISTING DECK SETBACK

NEW 6' WIDE DRY-LAID FLAGSTONE
 PATH & STEPS MEANDERING
 AROUND EXISTING TREES

PROPOSED SCREENED PORCH

PROPOSED COVERED DECK

NEW 6' WIDE DRY-LAID
 FLAGSTONE PATH & STEPS

EXISTING FLAGSTONE PATH
 & STEPS TO BE REMOVED
 & PATH RE-NATURALIZED

EXISTING COTTAGE & DECK
 TO BE REMOVED

EXISTING FLAGSTONE PATH
 & STEPS TO BE REMOVED
 & PATH RE-NATURALIZED

EXISTING FLAGSTONE PATIO
 TO REMAIN

EXISTING BOATHOUSE & RELATED
 DOCKS TO BE REMOVED

PART 1
 35R-19984

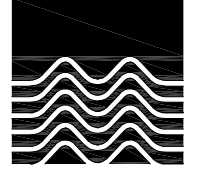
PART 1
 35R-16382

OWNER		ARCHITECT	
Phillip & Risa Spring		ian Maclaren Architect inc. 295 ROBINSON ST., SUITE 300 OAKVILLE, ONTARIO L6J 1G7 ATTENTION: IAN MACLAREN PH: 905-339-1219 EXT. 225	
APPLICANT: OWNER'S AGENT			
SITE STATISTICS			
ADDRESS:		1158 Greenwood Point Road, Unit 24 TOWNSHIP OF MUSKOKA LAKES, ONTARIO	
LEGAL DESCRIPTION:		Lot 10 Concession 1 GEOGRAPHIC TOWNSHIP OF WOOD TOWNSHIP OF MUSKOKA LAKES	
ZONING:		WR1-7	
		%	METRIC IMPERIAL
LOT AREA:		3,619.58	42,190.00 (0.97 acres)
WITHIN 200' OF SHORE:		3,530.32	38,000.00 (0.87 acres)
LOT FRONTAGE:		56.69	186.00 (186'-0")
LOT COVERAGE: PERMITTED (10% of lot area)		10.00%	353.03 3,800.00
EXISTING COTTAGE		17.12	1260.66
EXISTING BUNKIE		15.06	162.12
EXISTING BOATHOUSE		48.52	522.26
EXISTING SHED		9.66	103.98
EXISTING WOOD SHED		.95	21.03
TOTAL EXISTING COVERAGE:		5.45%	192.31 2070.05
PROPOSED COTTAGE		252.03	2712.80
PROPOSED COTTAGE COVERED PORCHES		19.71	212.21
PROPOSED BOATHOUSE		16.13	1250.00
TOTAL PROPOSED COVERAGE:		10.99%	387.87 4175.01
PROPOSED HABITABLE FLOOR AREAS:			
COTTAGE GROUND FLOOR (INCL. SCREENED PORCH)		252.03	2,712.80
COTTAGE BASEMENT		230.03	2,476.00
TOTAL PROPOSED HABITABLE FLOOR AREA:		482.06	5188.80
BOATHOUSE FLOOR AREA		16.13	1,250.00
MAXIMUM ALLOWABLE COTTAGE HEIGHT		10.67	35.00 (35'-0")
PROPOSED COTTAGE HEIGHT		10.21	33.50 (33'-6")
MAXIMUM ALLOWABLE BOATHOUSE HEIGHT		4.88	16.00 (16'-0")
PROPOSED BOATHOUSE HEIGHT		4.88	16.00 (16'-0")
BOATHOUSE ENVELOPE SETBACKS:			
BOATHOUSE DOCK LEVEL:			
MAXIMUM OFFSET FROM HIGH WATER MARK		15.24	50.00 (50'-0")
PROPOSED OFFSET		15.22	49.92 (49'-11")
DOCK REQUIREMENTS:			
MAXIMUM OFFSET FROM HIGH WATER MARK		22.12	66.00 (66'-0")
PROPOSED BOATHOUSE DOCK OFFSET		22.09	65.92 (65'-11")
ALLOWABLE CUMULATIVE DOCK WIDTH		25%	14.17 46.50 (46'-6")
TOTAL PROPOSED CUMULATIVE DOCK WIDTH		25%	14.17 46.50 (46'-6")
ALLOWABLE CUMULATIVE BOATHOUSE WIDTH		16%	9.07 29.76 (29'-9")
TOTAL PROPOSED BOATHOUSE WIDTH		16%	9.07 29.75 (29'-9")
PROPOSED BOATHOUSE DOCK AREA		242.63	2,612
TOTAL STRUCTURE FOOTPRINT OVER CROWN LAKEBED		279.56	3,009

3	24.04.18	ISSUED FOR MINOR VARIANCE
2	24.03.21	ISSUED FOR PRE-CONSULT
1	24.03.06	ISSUED FOR REVIEW

REF. DATE: DESCRIPTION:

REVISION / ISSUANCE:



ian MACLAREN ARCHITECT inc
 905.339.1219 www.maclarenarchitect.ca
 295 ROBINSON ST., SUITE 300, OAKVILLE, ON L6J 1G7

CLIENT:
SPRING COTTAGE

ADDRESS: GREENWOOD POINT RD.
 CITY: MUSKOKA LAKES, ON.

DRAWING TITLE:

SITE PLAN

DRAWN: A.B.

DATE: APR.2024 SCALE: 1"=50'

JOB NUMBER: 23166 SHEET NUMBER: **SP-1**

LEGEND

CONTOUR INTERVAL = 1 FOOT

	SPOT ELEVATION
	MONUMENT PLANTED
	MONUMENT FOUND
	SHORT STANDARD IRON BAR
	IRON POST
	ROCK POST
	EL. BURGESS D.L.S.

NOT TO SCALE

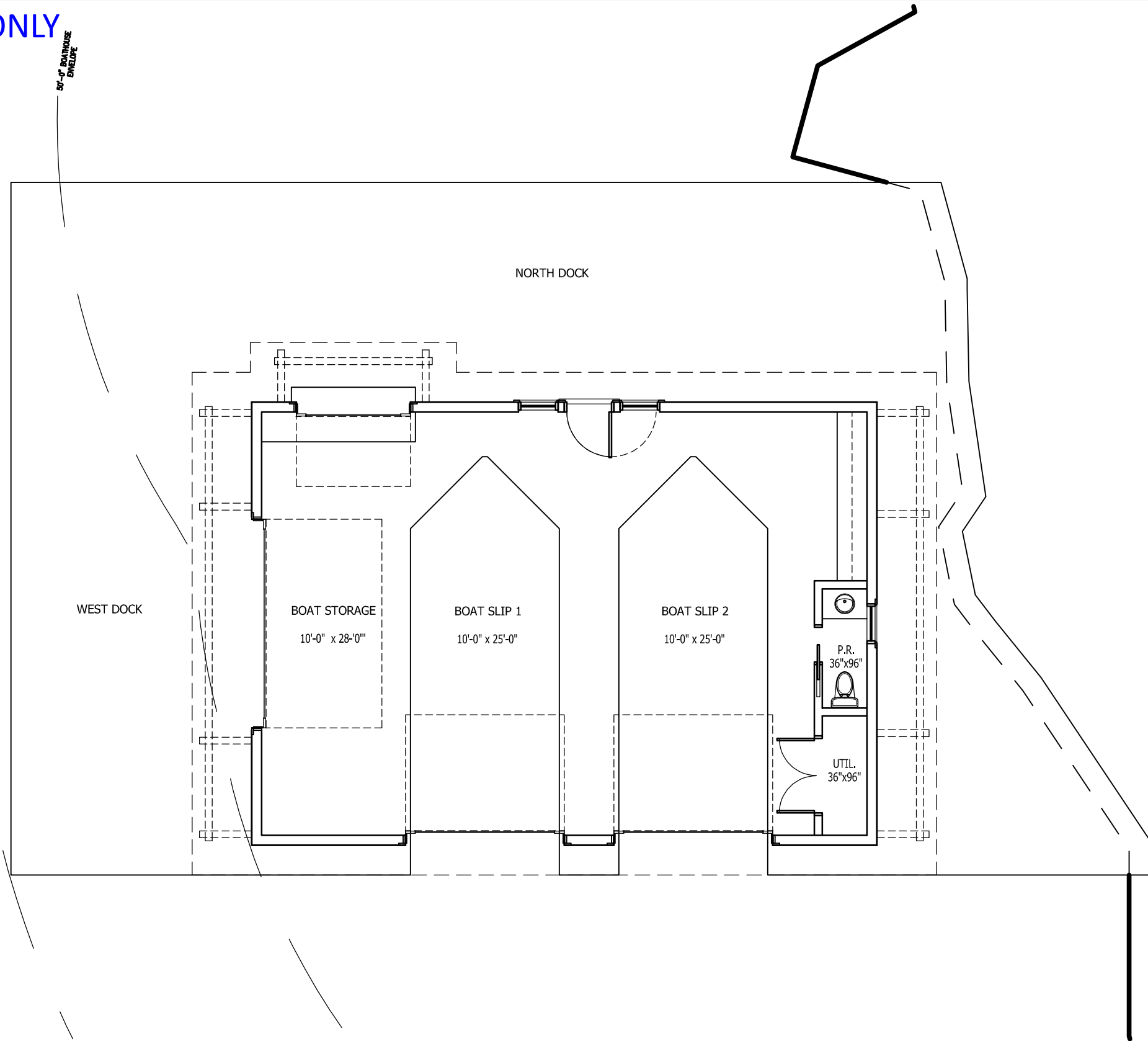
NOTE:
 ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT
 PATH LIGHTING @2' ABV. GND. @±10' INTERVALS (TYP)

- NOTES:
- ALL EXISTING VEGETATION WITHIN 50 FEET OF THE SHORELINE WILL REMAIN IN A NATURAL STATE.
 - TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH THE TOWNSHIPS TREE PRESERVATION AND SITE ALTERATION BY-LAWS.
 - PATHWAYS SHALL BE A MAX. 6 FT. WIDE AND MEANDER THROUGH EXISTING TREES AND SHALL NOT RESULT IN THE REMOVAL OF TREES. PATHWAYS SHALL BE CONSTRUCTED OF WATER PERMEABLE MATERIALS.
 - SEDIMENT FENCING SHALL BE INSTALLED BEFORE CONSTRUCTION COMMENCES, MONITORED, AND REPAIRED AS NECESSARY UNTIL CONSTRUCTION CEASES AND THE SITE HAS STABILIZED.

FOR INFORMATIONAL PURPOSES ONLY

86'-0" DOCK ENVELOPE

50'-0" BOATHOUSE ENVELOPE



SPRING BOATHOUSE

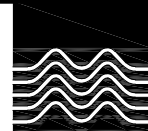
GREENWOOD POINT, LAKE MUSKOKA

NOT TO SCALE 23166

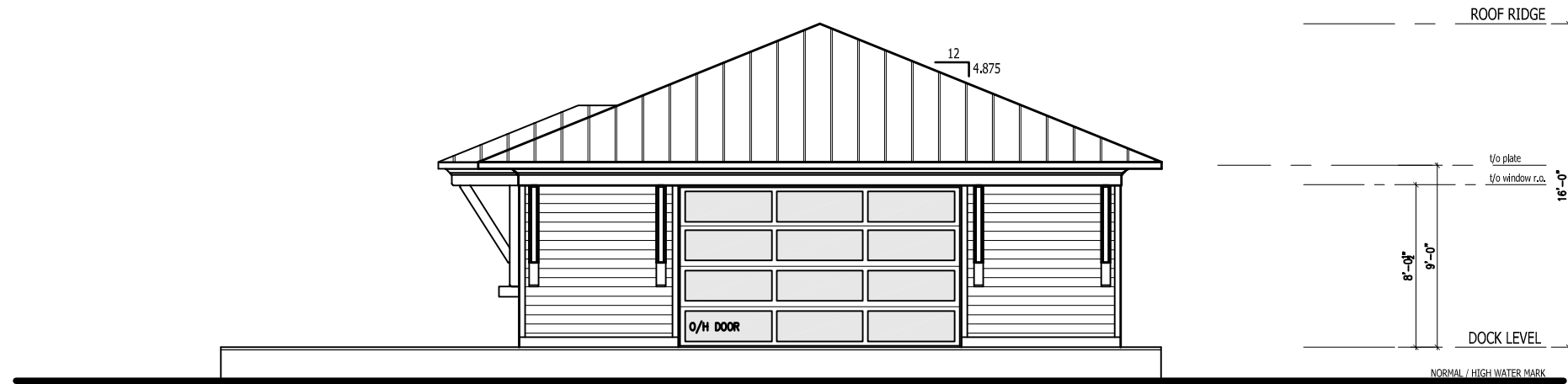
April 11, 2024

DOCK PLAN
1250 sq.ft. (DOCK = ±2525 sq.ft.)

1/8" = 1'-0"



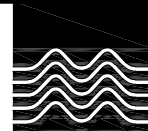
FOR INFORMATIONAL PURPOSES ONLY



April 11, 2024

WEST ELEVATION

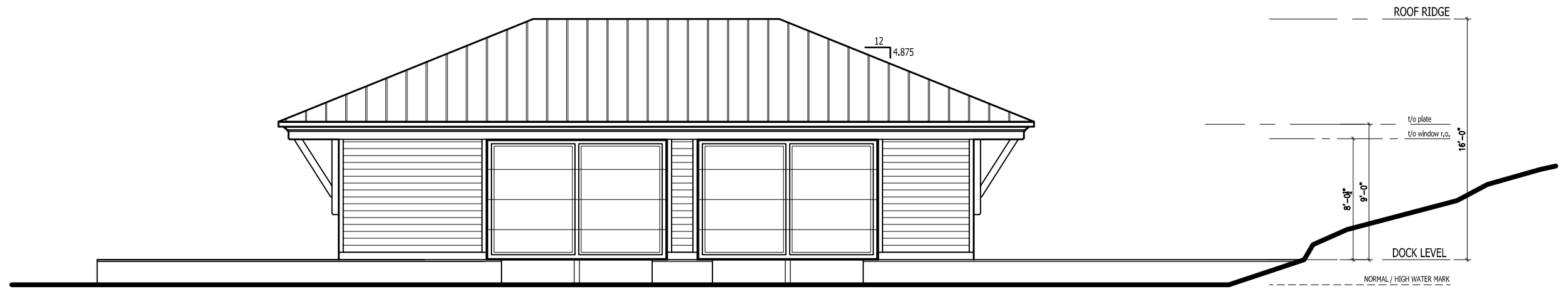
SPRING BOATHOUSE
GREENWOOD POINT, LAKE MUSKOKA



NOT TO SCALE 23166

1/8" = 1'-0"

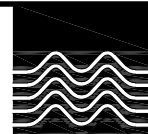
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SOUTH ELEVATION

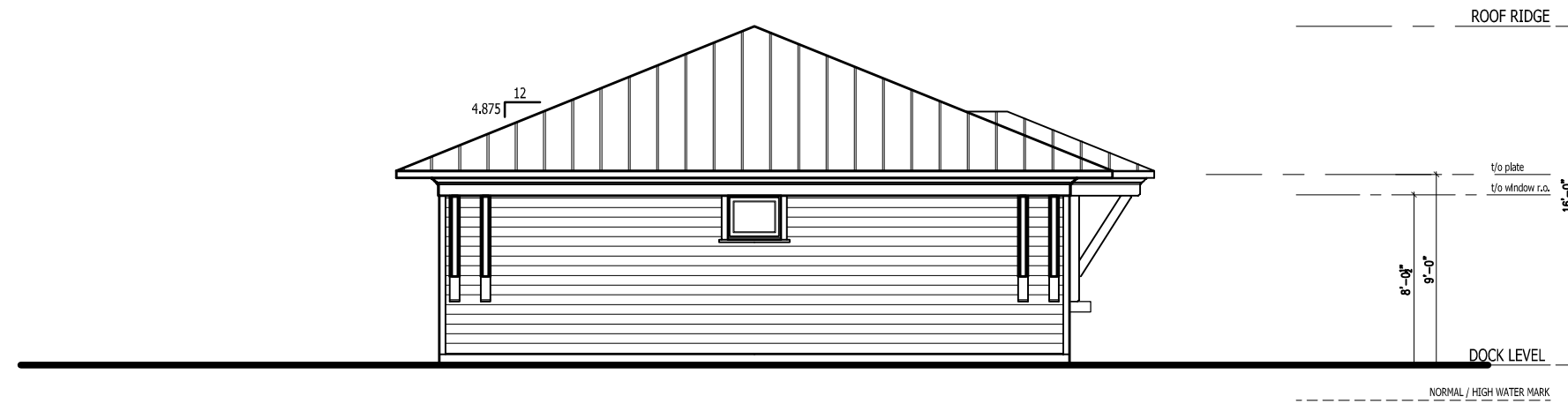
SPRING BOATHOUSE
GREENWOOD POINT, LAKE MUSKOKA



NOT TO SCALE 23166

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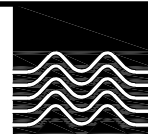
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April 11, 2024

EAST ELEVATION

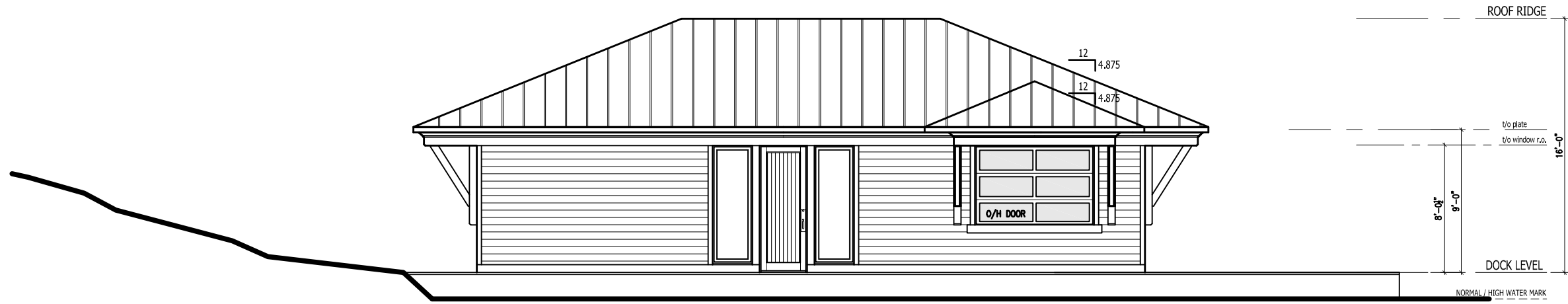
SPRING BOATHOUSE
GREENWOOD POINT, LAKE MUSKOKA



NOT TO SCALE 23166

1/8" = 1'-0"

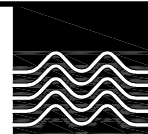
FOR INFORMATIONAL PURPOSES ONLY



April 11, 2024

NORTH ELEVATION

SPRING BOATHOUSE
GREENWOOD POINT, LAKE MUSKOKA



NOT TO SCALE 23166

1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE

April 11, 2024

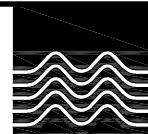
SOUTH ELEVATION

SPRING COTTAGE

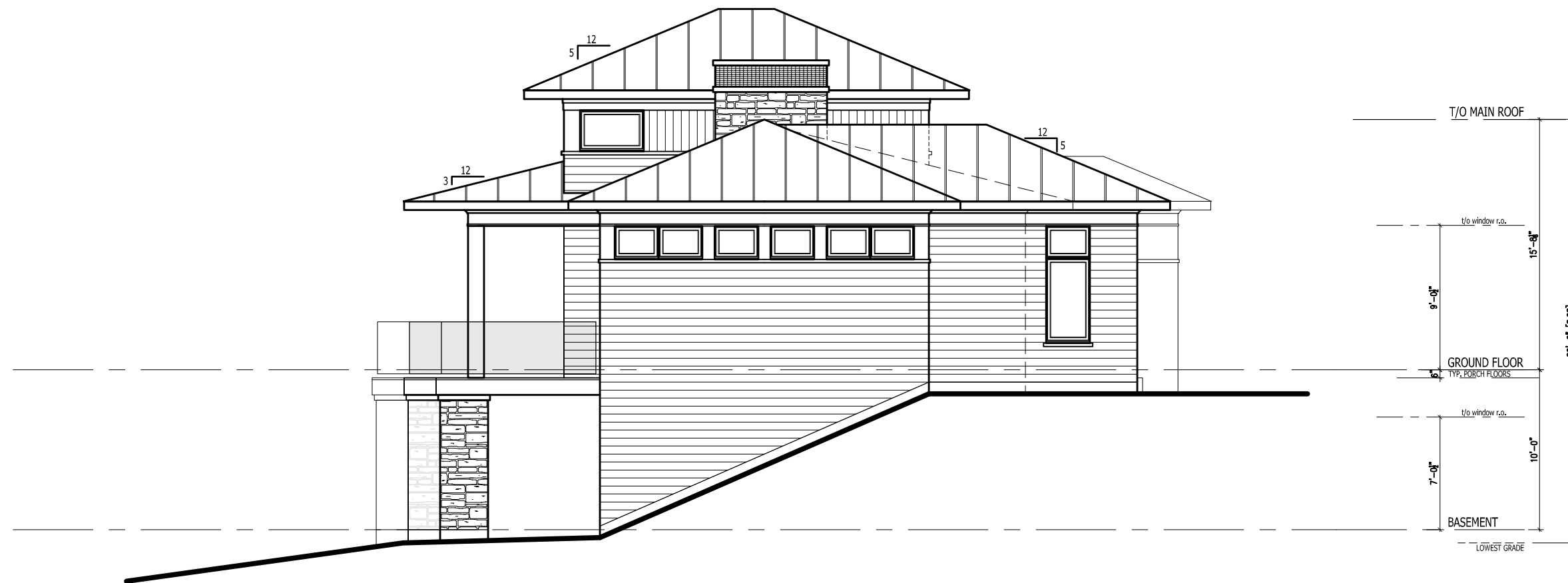
GREENWOOD POINT RD., LAKE MUSKOKA

23166

1/8" = 1'-0"



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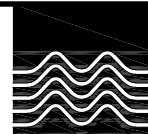
NOT TO SCALE

April 11, 2024

EAST ELEVATION

SPRING COTTAGE

GREENWOOD POINT RD., LAKE MUSKOKA



23166

1/8" = 1'-0"

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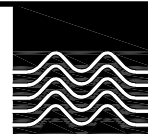


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NORTH ELEVATION

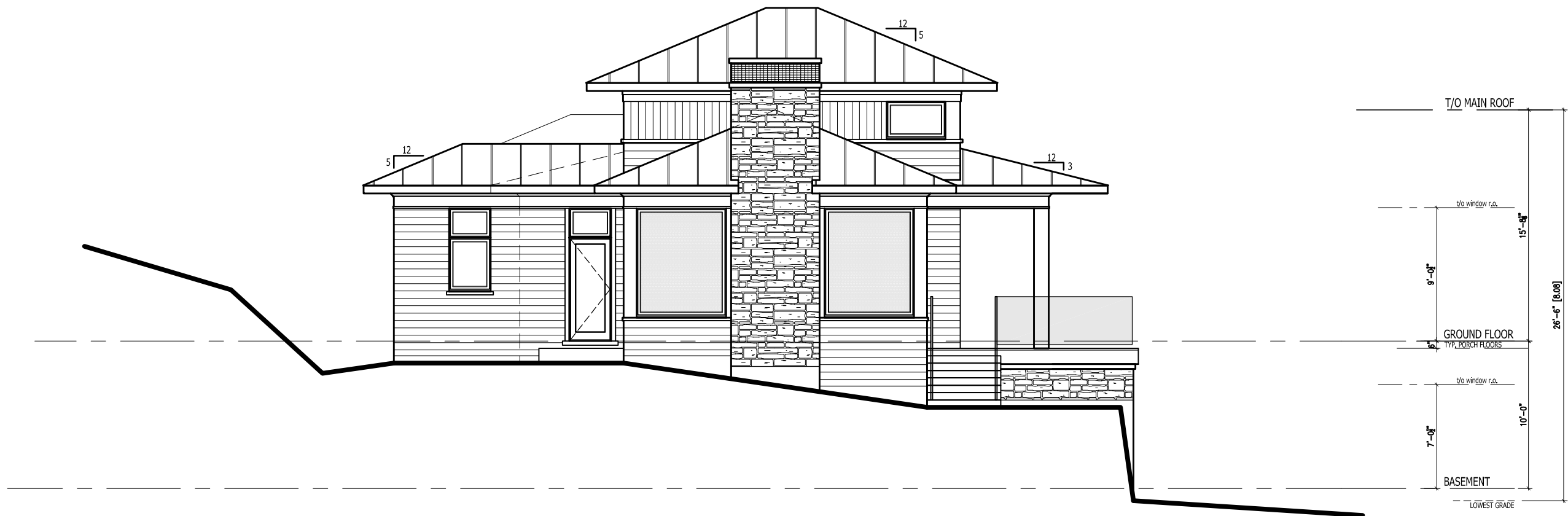
SPRING COTTAGE
GREENWOOD POINT RD., LAKE MUSKOKA



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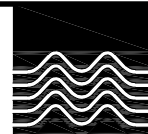
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WEST ELEVATION

SPRING COTTAGE

GREENWOOD POINT RD., LAKE MUSKOKA



23166

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