



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

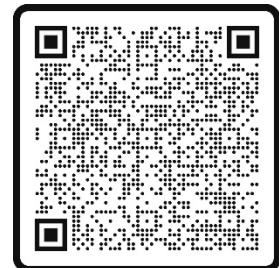
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-53/24

Roll No.: 6-2-056

Owners:	Cheryl and Douglas Smith, 1517 North Hudson, Chicago, Illinois, United States, 60610		
Address & Description:	1058 Whittings Road, Unit #15 Part of Lot 25, Concession 5, (Wood)		
Zoning:	Waterfront Residential (WR1-7)	Lake Muskoka (Category 1 Lake)	Schedule: 42
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:

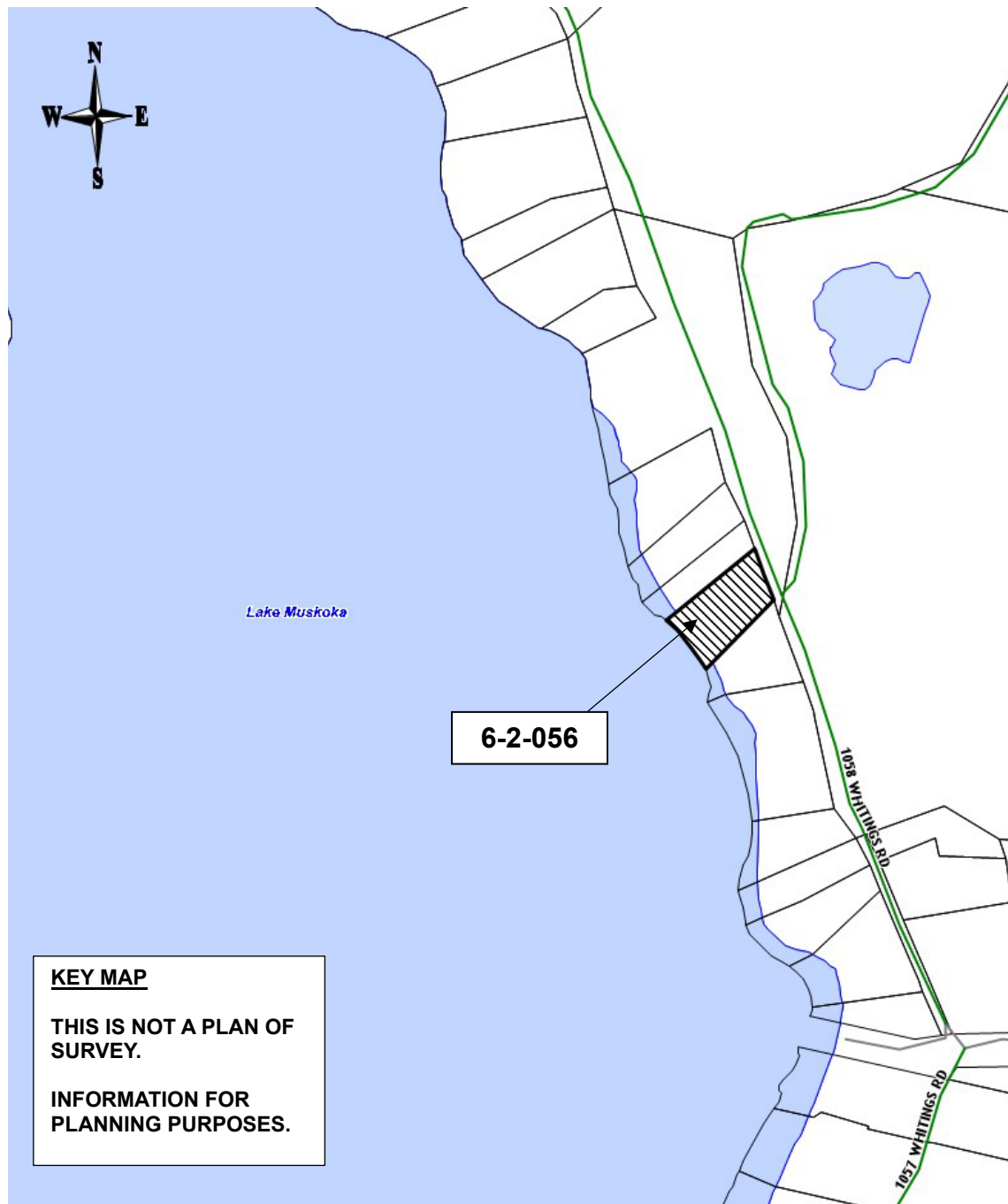
The applicants propose to demolish an existing playhouse and reconstruct an existing dwelling.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3 and 4.1.3.6	Maximum Lot Coverage (Entire Lot)	2,016 sq. ft. (10%)	2,227 sq. ft. (11%)	211 sq. ft. (1.0%)
B	4.1.3	Minimum Side Yard Setback (Dwelling)	15 ft.	5 ft.	10 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



No.	Revision/Issue Column	Date
3	ISSUED FOR MINOR VARIANCE	JUNE 21 2024
2	ISSUED FOR REVIEW	MAY 29 2024
1	ISSUED FOR REVIEW	MAY 02 2024

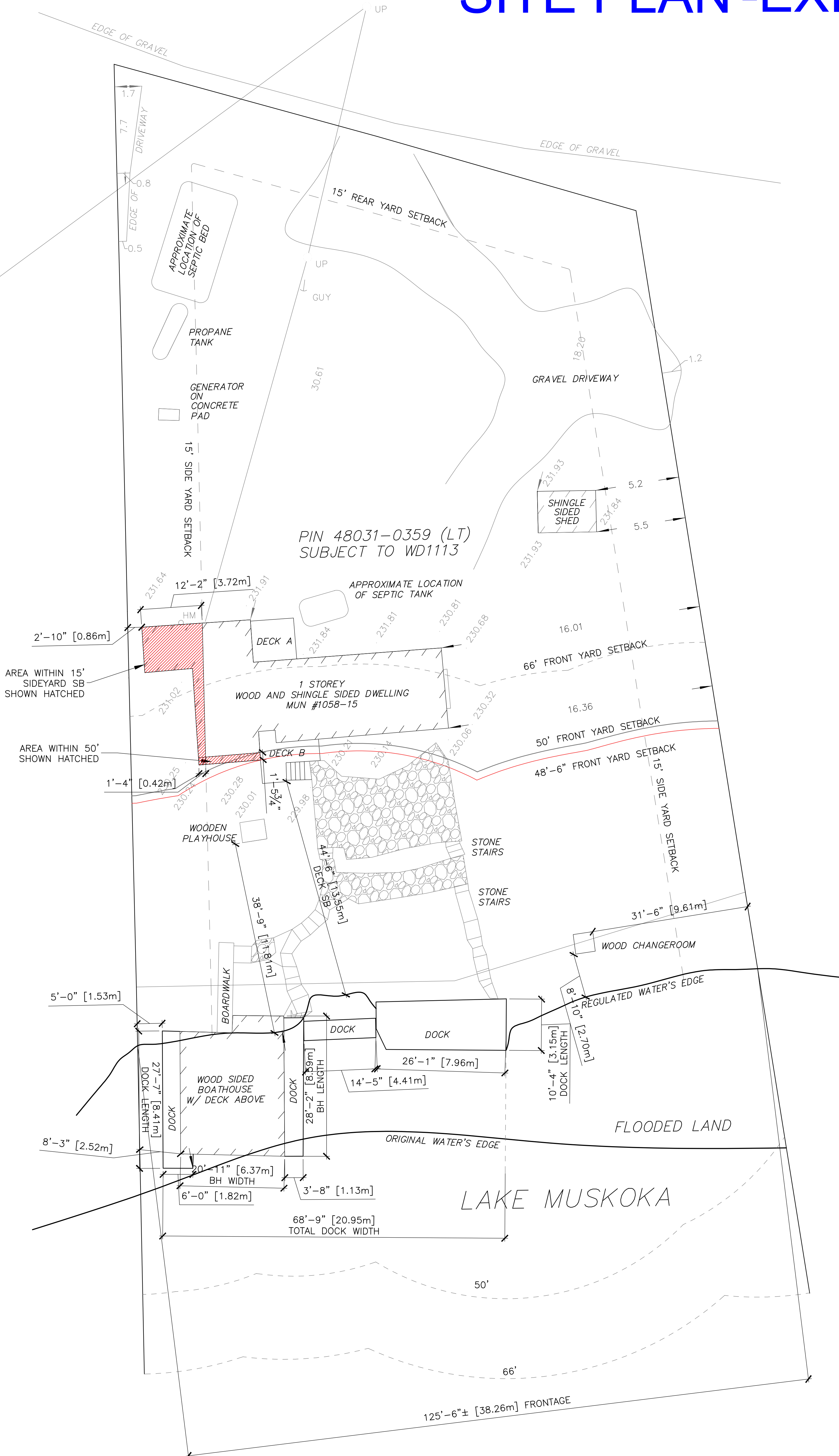
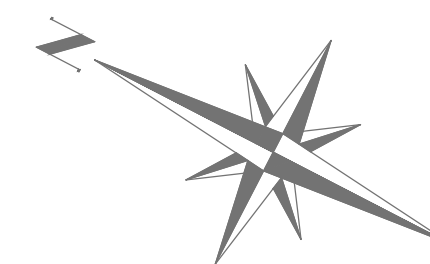
CLIENT
DOUG SMITH

PROJECT
SMITH COTTAGE
15-1058 WHITINGS ROAD
TOWNSHIP OF MUSKOKA LAKES

DRAWING
EXISTING SITE PLAN

DATE	PROJECT	DESIGNED	REVIEWED	SCALE	SHEET
FEBRUARY 2024	23-284-01	HG	NJK	AS SHOWN	SP2

SITE PLAN-EXISTING



DEFINITION	LEGAL	EXISTING
DWELLING (FRONT YARD)	66'	50'-6"
DWELLING (SIDE YARD)	15'	2'-10"
BOATHOUSE	45'	8'-3"
DOCK	30'	5'-0"

DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	20,159.73	-
AREA WITHIN 200' OF HW MARK	20,159.73	-
EXISTING STRUCTURES		
DWELLING (TO BE RESIZED)	1,049.5	4.8%
BOATHOUSE	593.1	2.5%
SHED	97.9	0.4%
WOODEN PLAYHOUSE	20.4	0.09%
EXISTING TOTAL	1,760.9	8.7%

DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	125'-6"	-
EXISTING DOCK	68'-9"	54.9%
EXISTING DOCK TOTAL	68'-9"	54.9%
EXISTING BOATHOUSE	20'-11"	16%

LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	125'-6"
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	NO
MAX. SIZE 2ND STOREY	NA
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	16'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W/ SUNDECK)	45'

ZONING	WR1-7
LOT AREA	20,159.73 ft ²
AREA WITHIN 200' OF HW MARK	20,159.73 ft ²
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	25'

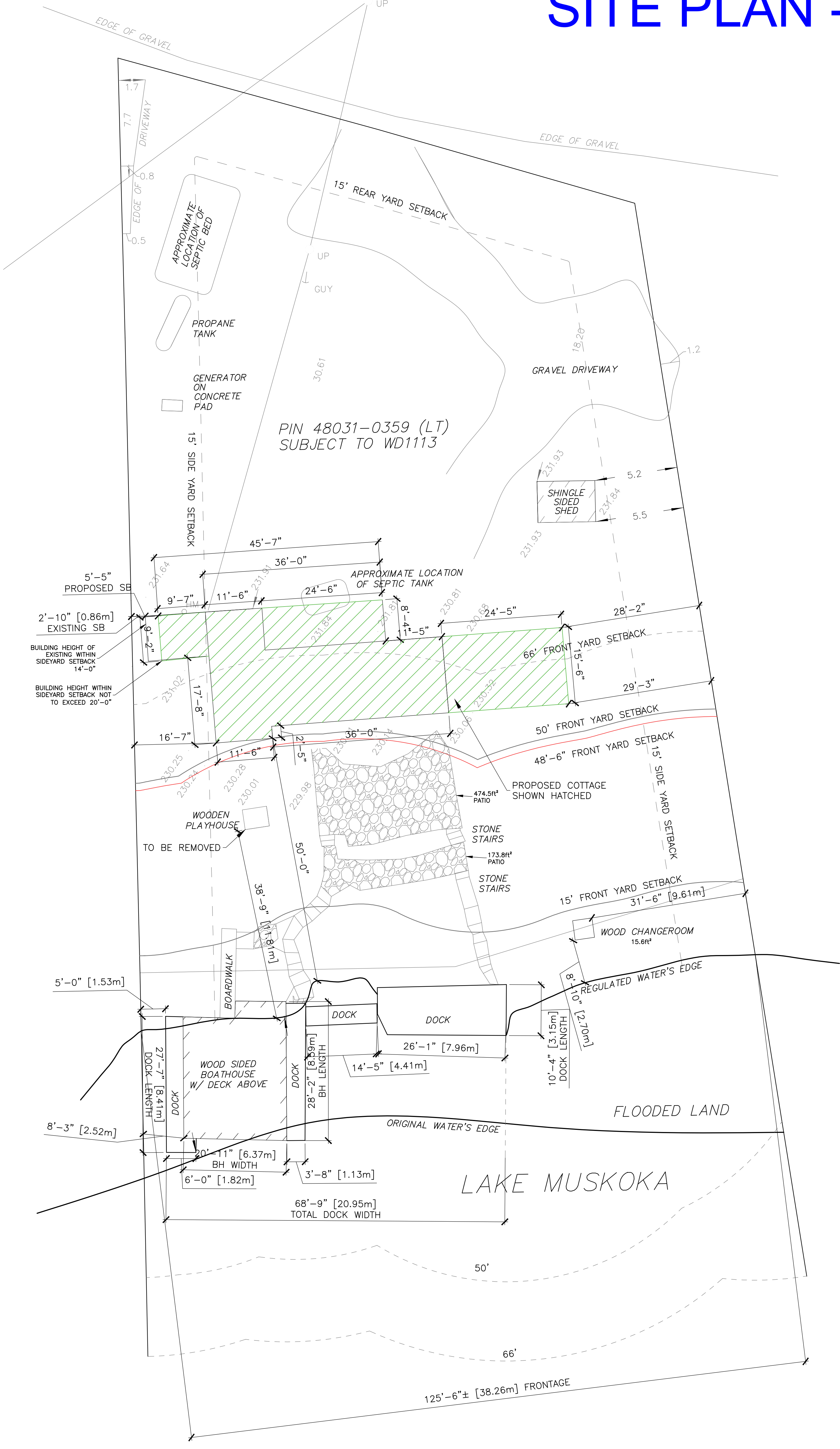
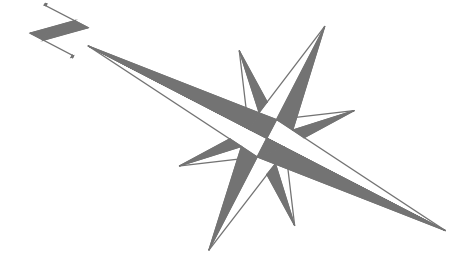
SITE PLAN
SCALE: 1/8" = 1'-0"

NOT TO SCALE

No.	Revision/Issue Column	Date
3	ISSUED FOR MINOR VARIANCE	JUN 21, 2024
3	ISSUED FOR MINOR VARIANCE	JUN 13, 2024
2	ISSUED FOR REVIEW	JUN 12, 2024
1	ISSUED FOR REVIEW	JUN 06, 2024

DATE	FEBRUARY 2024
PROJECT	23-284-01
DESIGNED	HG
REVIEWED	NJK
SCALE	AS SHOWN
SHEET	SP3

SITE PLAN - PROPOSED



DEFINITION	LEGAL	EXISTING
DWELLING (FRONT YARD)	66'	50'-6"
DWELLING (SIDE YARD)	15'	2'-10"
BOATHOUSE	45'	8'-3"
DOCK	30'	5'-0"

DEFINITION	AREA (ft²)	% COVERAGE
TOTAL LOT AREA	20,159.73	-
AREA WITHIN 200' OF HW MARK	20,159.73	-
EXISTING STRUCTURES		
DWELLING (TO BE RESIZED)	1,049.5	4.8%
BOATHOUSE	593.1	2.5%
SHED	97.9	0.4%
WOODEN PLAYHOUSE (TO BE REMOVED)	20.4	0.09%
EXISTING TOTAL	1,760.9	8.7%
PROPOSED STRUCTURES		
DWELLING	1,535.3	7.6%
PROPOSED TOTAL	2,226.3	11%

DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	125'-6"	-
EXISTING DOCK	68'-9"	54.9%
EXISTING DOCK TOTAL	68'-9"	54.9%
EXISTING BOATHOUSE	20'-11"	16%

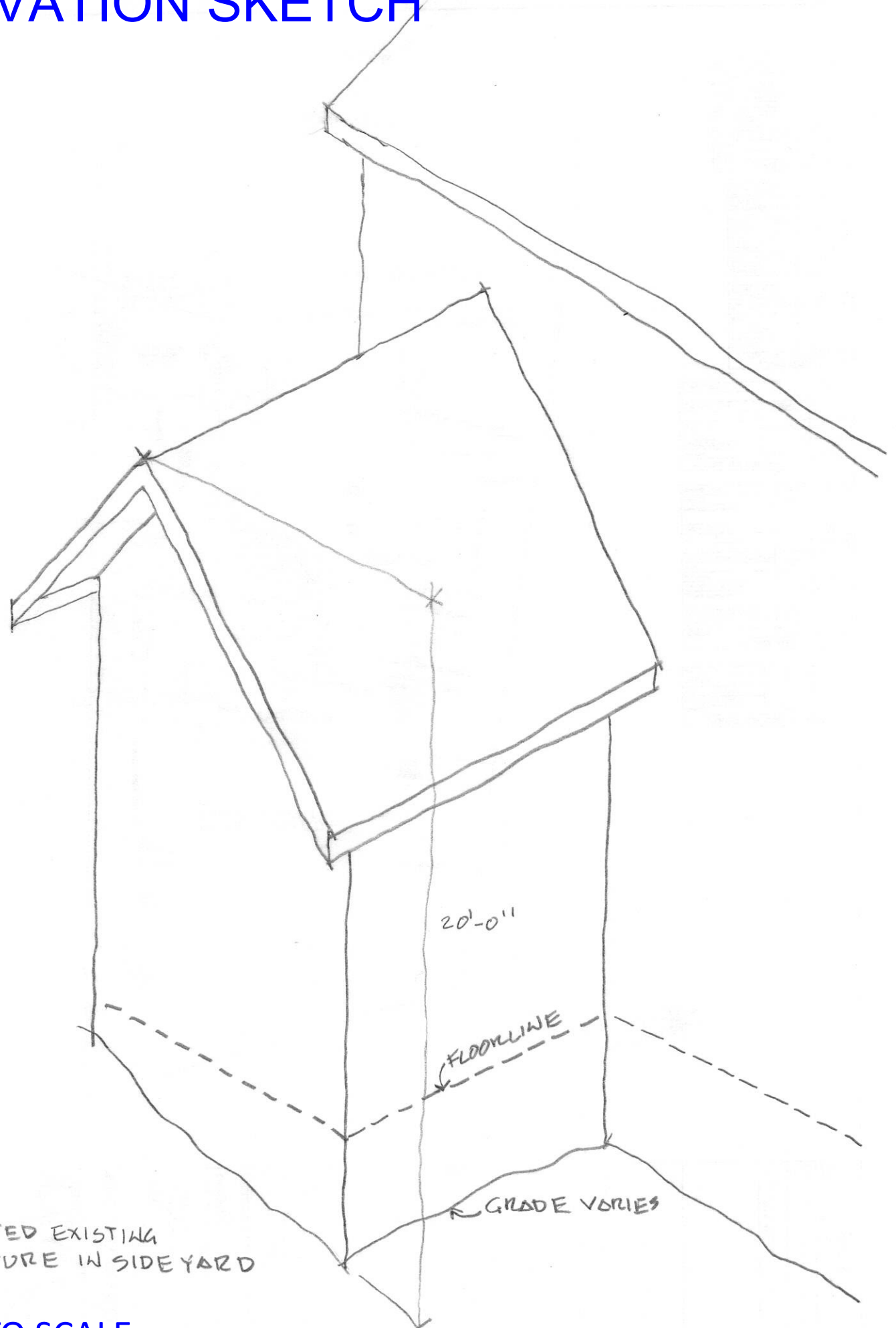
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	125'-6"
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
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HABITABLE FLOOR AREA	NO
MAX. SIZE 2ND STOREY	NA
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	16'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W/ SUNDECK)	45'

ZONING	WR1-7
LOT AREA	20,159.73 ft²
AREA WITHIN 200' OF HW MARK	20,159.73 ft²
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	25'

SITE PLAN
SCALE: 1/32" = 1'-0"

NOT TO SCALE

ELEVATION SKETCH



RELOCATED EXISTING
STRUCTURE IN SIDE YARD

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY