



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-06/25

Roll No.: 4-8-057

Owners:	Jeffrey & Mary Goraieb, 317 Chartwell Road, Oakville, ON, L6J 4A1		
Address & Description:	1042 Murphy Road Part of Lot 4, Concession 14, Parts 1 and 2, Plan BR-986, Parts 1 and 2, Plan BR-850, Part 1, Plan 35R-23494, (Medora)		
Zoning:	Waterfront Residential (WR4)	Lake: Not Applicable	Schedule: 19
Hearing Date: Monday, March 10th, 2025 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 construct a dwelling addition. The following is a summary of the requested variances:

Variance	By-law Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	By-law 2014-14, Sections 4.1.3 and 4.1.3.6 and By-law 2010-80, Section 1 ii)	Maximum Permitted Lot Coverage (Entire Lot)	10.6% (2,925 sq. ft.)	10.7% (2,973 sq. ft.)	0.1% (48 sq. ft.)	Construct a Dwelling Addition
B	4.1.3.5	Minimum Required Front Yard Setback	35 ft.	21.5 ft.	13 ft.	Construct a Dwelling Addition

Please note that in July of 2010 Council approved by-law 2010-80 to, in part, permit a lot coverage of 10.6%, and a minimum permitted front yard setback for a dwelling addition of 16 feet, as shown in the extent and location on Schedule II to By-law 2010-80.

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.



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. For correspondence to be included on the agenda, please submit your comments by: March 5th, 2025

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.

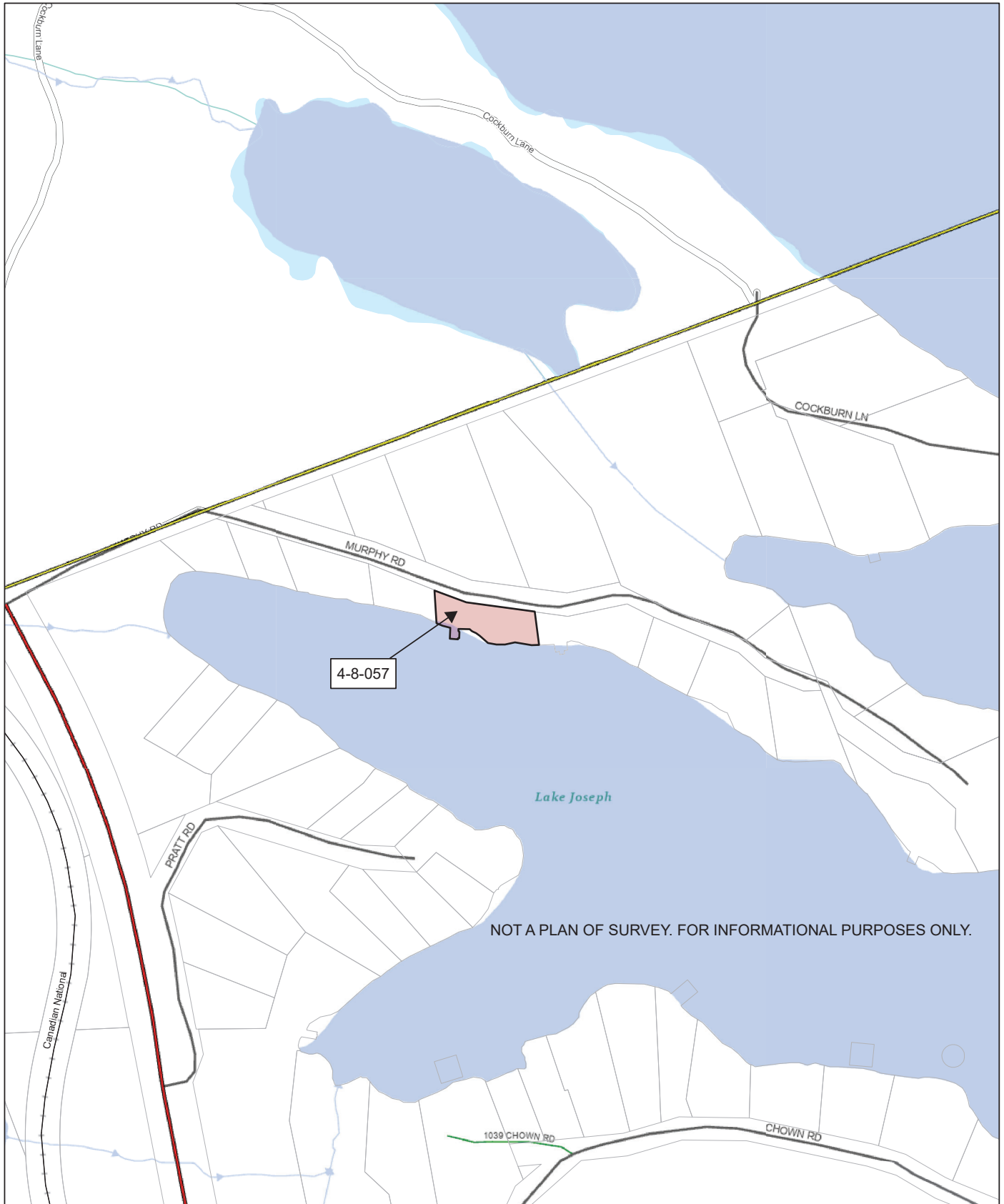
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 11th day of February, 2025.

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

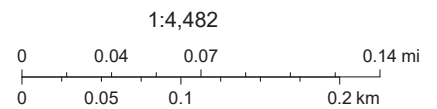


Key Map, A-06/25 (GORAIEB)



2/10/2025, 12:16:48 PM

- | | | | | | |
|--|-----------------------|--|-----------------|--|------------|
| | Parcel: Assessment | | Civic Addresses | | Private |
| | District Municipality | | Road Network | | Stream |
| | Area Municipality | | Provincial | | Waterbody |
| | Geographic Township | | Township | | Major Lake |



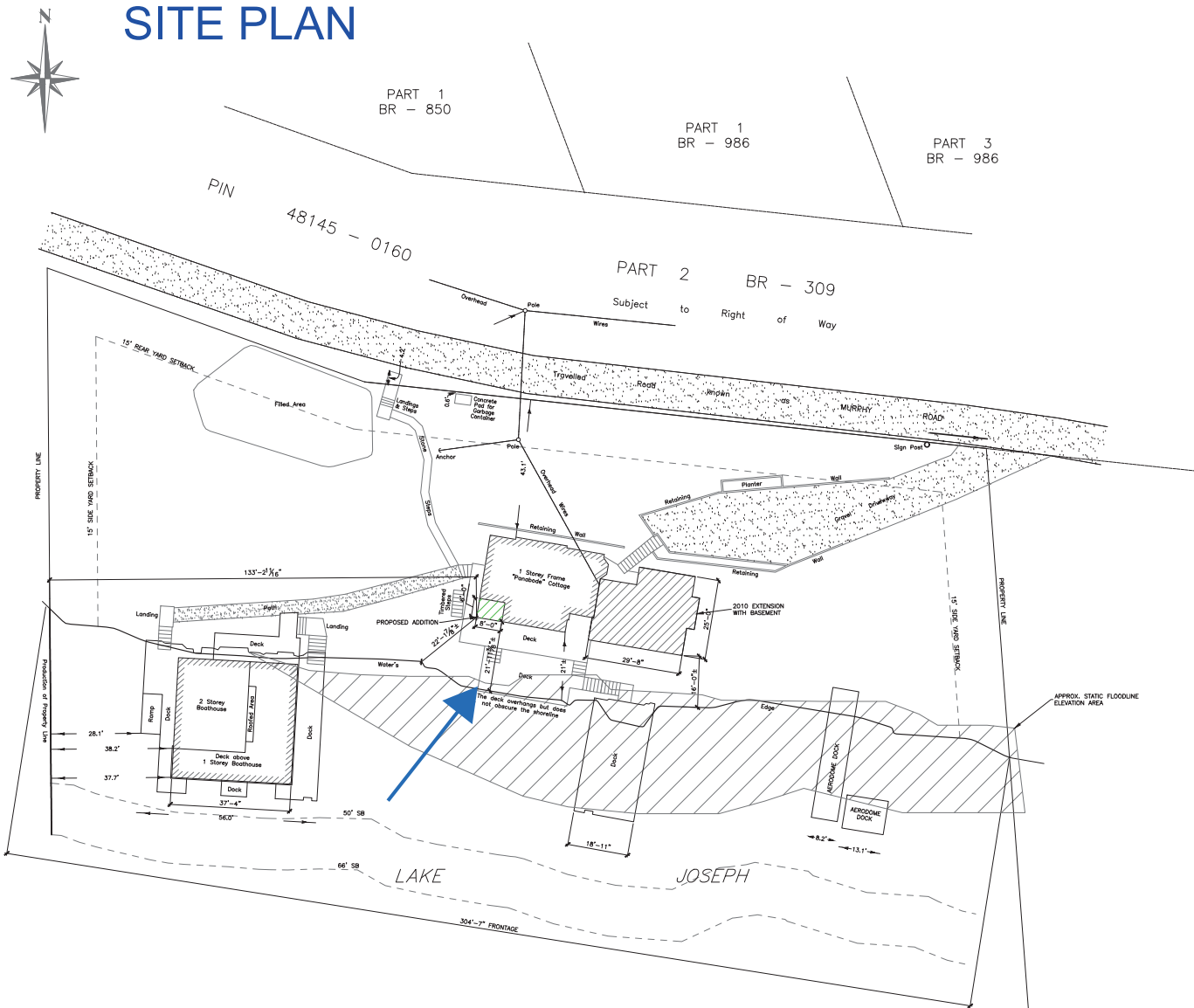
Esri Community Maps Contributors, Parry Sound Geography Net., Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Sources: Esri, Airbus DS, USGS,

ZONING DETAILS	
ZONING	WR4
LOT AREA	27,772.7 R ²
AREA WITHIN 200' OF HW MARK	27,772.7 R 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	19'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	25'

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	304'-7"
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	72'
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	YES
MAX. SIZE 2ND STOREY	650R ²
LOCATION OF 2ND STOREY	MAX 30" FROM HIGH WATER MARK
MAX. HEIGHT	25'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W/ SUNDECK)	45'

EXISTING LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	304'-7"	--
EXISTING FLOATING DOCK(AERODOME)	8'-2"	2.7%
EXISTING BOATHOUSE DOCK	58'-0"	18.4%
EXISTING SWIM DOCK	18'-11"	5%
EXISTING DOCK TOTAL	74'-11"	23%
EXISTING BOATHOUSE	37'-4"	12.3%

LOT AREA STATS		
DEFINITION	AREA (R ²)	% COVERAGE
TOTAL LOT AREA	27,700	--
AREA WITHIN 200' OF HW MARK	27,700	--
EXISTING STRUCTURES		
COTTAGE	1,529	5.5%
BOATHOUSE	1,296	5%
EXISTING TOTAL	2,925	10.6%
PROPOSED STRUCTURES		
ADDITION	48.2	0.2%
PROPOSED TOTAL	2,973.2	10.7%



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

NOT TO SCALE



705.640.3800
INFO@DEKONINGGROUP.COM
3 ARMSTRONG POINT ROAD
PORT CARLING, ONTARIO
POB 1J0

PROFESSIONAL ENGINEER

BCIN REGISTRATION INFORMATION 1234300
DEKONING GROUP INC. FIRM NAME FIRM BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	SEP 24 2024
2	ISSUED FOR REVIEW	SEP 24 2024
3	ISSUED FOR PERMIT	OCT 11 2024
4	ISSUED FOR MINOR VARIANCE	JAN 15 2025

CLIENT

MARY-LYNN GORAIEB

PROJECT

GORAIEB COTTAGE
1042 MURPHY RD
TOWNSHIP OF MUSKOKA LAKES

DRAWING

SITE PLAN

PROJECT 24-309-01

DATE AUGUST 2024

DESIGNED HG

REVIEWED NAK

SCALE AS SHOWN

SHEET

SP1