



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-44/24

Roll No.: 4-15-011-04

Owners:	Paulette O’Leary and Jason Schuy, 49 Lee Avenue, Toronto, ON, M4E 2P1		
Address & Description:	1140 Morinus Road, Unit #4 Part of Lot 27, Concession 10, Parts 1 to 4, Plan 35R-24652, (Medora)		
Zoning:	Waterfront Residential (WR1)	Lake Rosseau (Category 1 Lake)	Schedule: 21
Hearing Date: Monday, August 12, 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 recognize an as-built sundeck, an as-built ramp, and as-built buildings exceeding the maximum permitted lot coverage. The requested variances are summarized as follows:

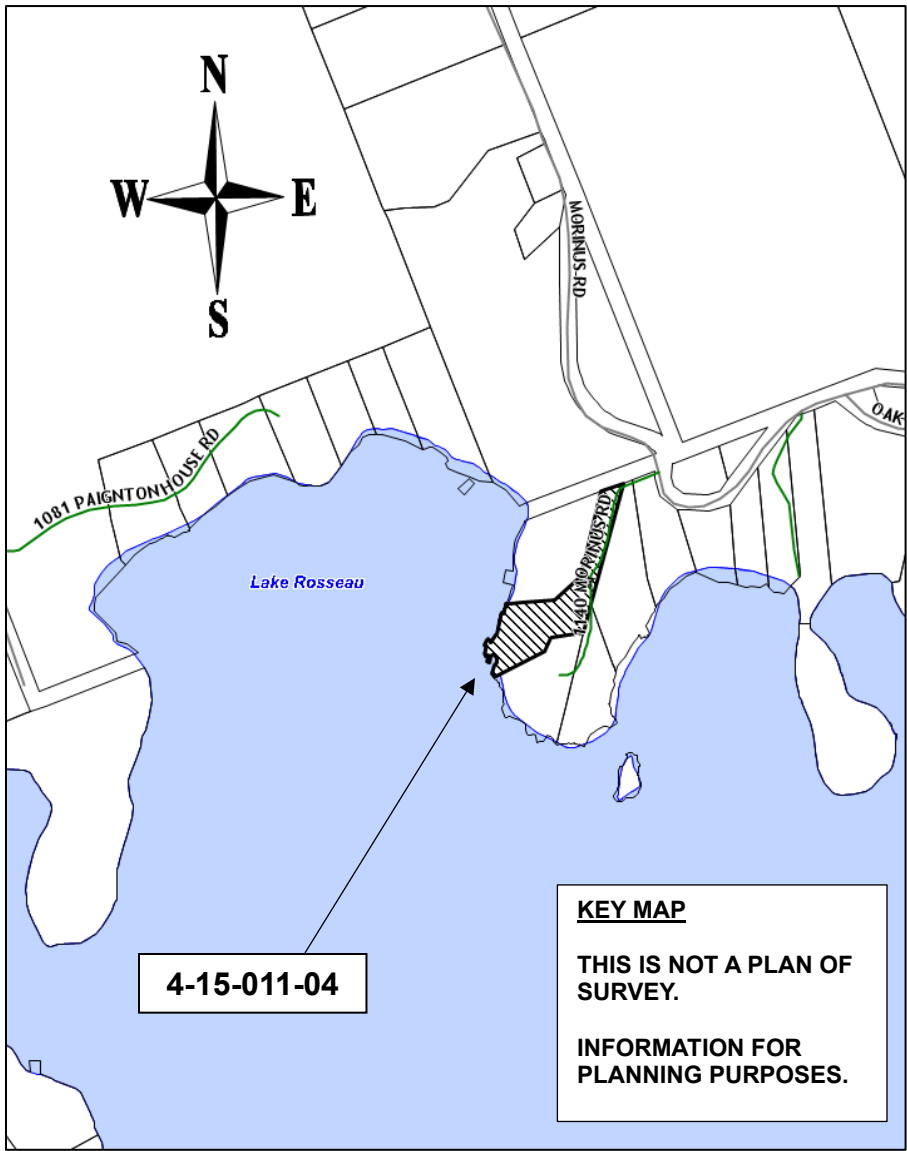
Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.4 iv.	Minimum Front Yard Setback (Sundeck)	50 ft.	10 ft.	40 ft.	Recognize an As-built Sundeck Within the Required Front Yard Setback
B	4.1.4 i.	Maximum Permitted Width of a Ramp Within Front Yard	6 ft.	11.5 ft.	5.5 ft.	Permit an Over-width Ramp Within 66 ft. from the High Water Mark



C	4.1.3.6 and 4.1.3.7	Maximum Permitted Lot Coverage Within 200 Feet From the High Water Mark	5,517 sq. ft. (10%)	5,564 sq. ft. (10.1%)	47 sq. ft.	Recognize As-built Lot Coverage
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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 1st day of August, 2024.

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

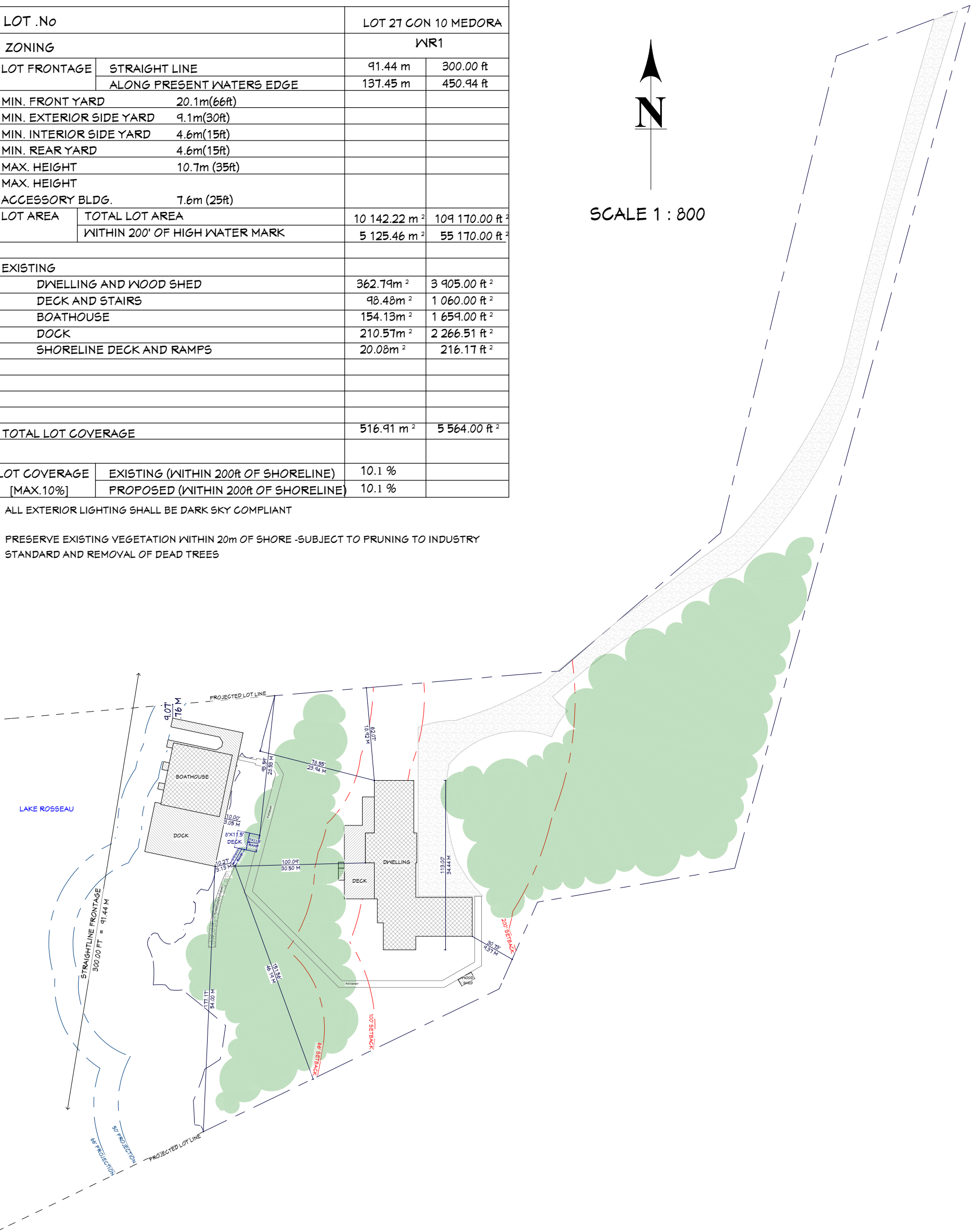


**#4-1140 MORINUS RD.
 LOT 27 CON 10 MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 SITE PLAN
 [07.31.2024]**

SITE DATA		#4-1140MORINUS RD.		4453 050 0150 1104
LOT .No		LOT 27 CON 10 MEDORA		
ZONING		WR1		
LOT FRONTAGE	STRAIGHT LINE	91.44 m	300.00 ft	
	ALONG PRESENT WATERS EDGE	137.45 m	450.94 ft	
MIN. FRONT YARD	20.1m(66ft)			
MIN. EXTERIOR SIDE YARD	9.1m(30ft)			
MIN. INTERIOR SIDE YARD	4.6m(15ft)			
MIN. REAR YARD	4.6m(15ft)			
MAX. HEIGHT	10.7m (35ft)			
MAX. HEIGHT ACCESSORY BLDG.	7.6m (25ft)			
LOT AREA	TOTAL LOT AREA	10 142.22 m ²	109 170.00 ft ²	
	WITHIN 200' OF HIGH WATER MARK	5 125.46 m ²	55 170.00 ft ²	
EXISTING				
DWELLING AND WOOD SHED		362.79m ²	3 905.00 ft ²	
DECK AND STAIRS		98.48m ²	1 060.00 ft ²	
BOATHOUSE		154.13m ²	1 659.00 ft ²	
DOCK		210.57m ²	2 266.51 ft ²	
SHORELINE DECK AND RAMPS		20.08m ²	216.17 ft ²	
TOTAL LOT COVERAGE		516.91 m²	5 564.00 ft²	
LOT COVERAGE [MAX.10%]	EXISTING (WITHIN 200ft OF SHORELINE)	10.1 %		
	PROPOSED (WITHIN 200ft OF SHORELINE)	10.1 %		

ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

PRESERVE EXISTING VEGETATION WITHIN 20m OF SHORE -SUBJECT TO PRUNING TO INDUSTRY STANDARD AND REMOVAL OF DEAD TREES



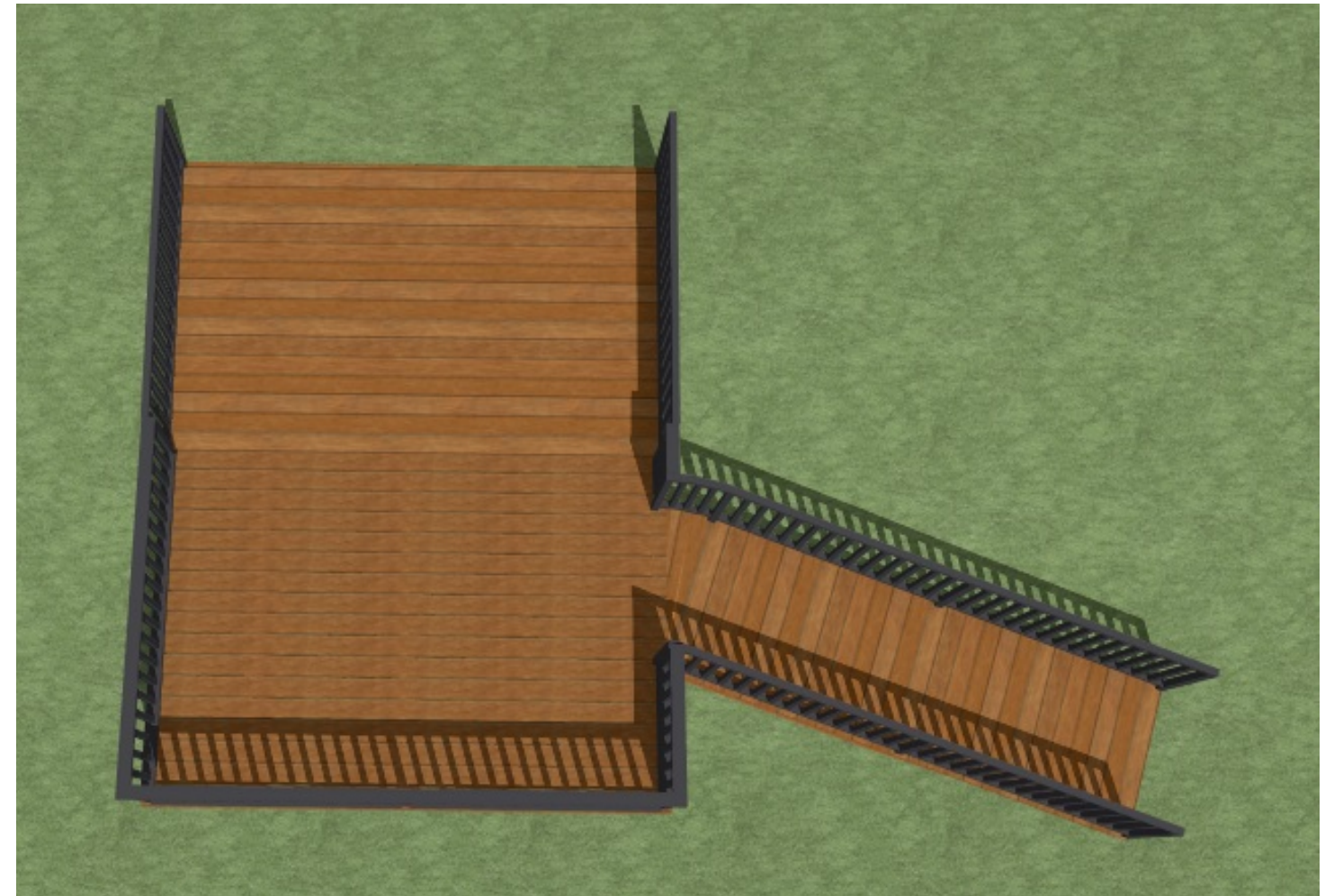
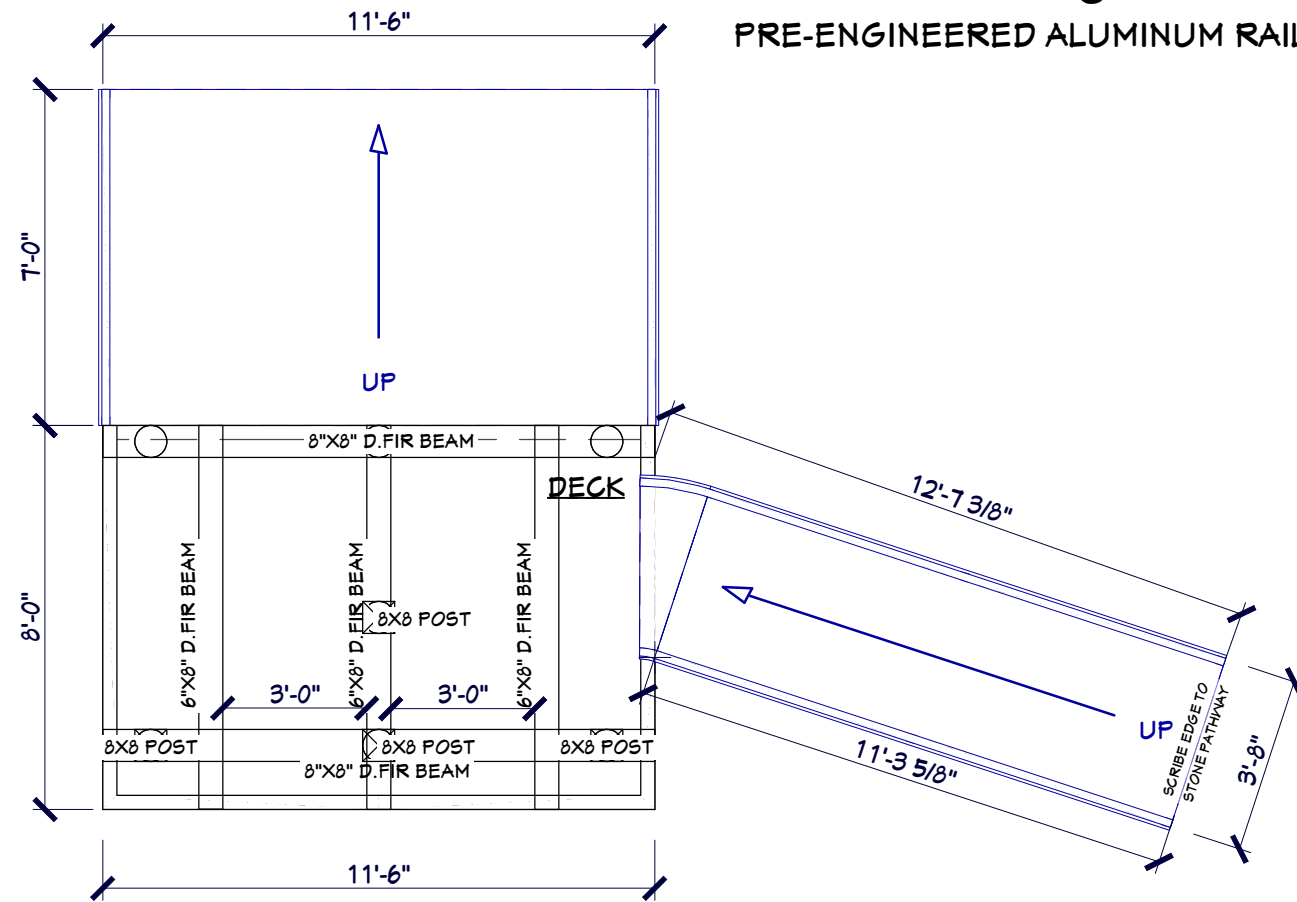
SCALE 1 : 800



THE PERMIT GUY
 35 COVERED BRIDGE TRAIL
 BRACEBRIDGE, ON
 P1L 1Y1
 705-644-1167
 Permits@ThePermitGuy.ca

NOT TO SCALE

DECK AND RAMP CONSTRUCTION
 8" SONOTUBE PINNED TO BEDROCK
 8"X8" D.FIR POST
 8"X8" D.FIR BEAM
 2"X8" JOISTS @ 12" O.C.
 PRE-ENGINEERED ALUMINUM RAILING



THE PERMIT GUY

35 COVERED BRIDGE TRAIL
BRACEBRIDGE, ON
P1L 1Y1

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PRELIMINARY SUNDECK DRAWINGS

#4 - 1140 MORINUS ROAD

TOWNSHIP OF MUSKOKA LAKES

DRAWING BY: A. LENNIE II. BCIN 18995/47308

SHEET NUMBER: