



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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

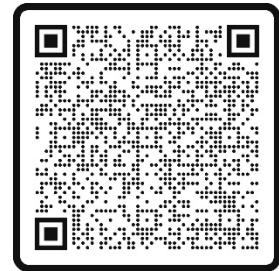
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-57/24

Roll No.: 6-7-105

<b>Owner:</b>	Kenneth Curry, 30 Modesto Valley Court, Woodbridge, ON, L4H 1Z1		
<b>Address &amp; Description:</b>	1350 Clear Lake Road, Unit #7 Lot 16, Concession 8, Lot 3, Plan M-177, (Wood)		
<b>Zoning:</b>	Waterfront Residential (WR1)	Gullwing Lake (Category 2 Lake)	Schedule: 49
<b>Hearing Date: Monday, August 12th, 2024 at 9:00 a.m.</b>			

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:

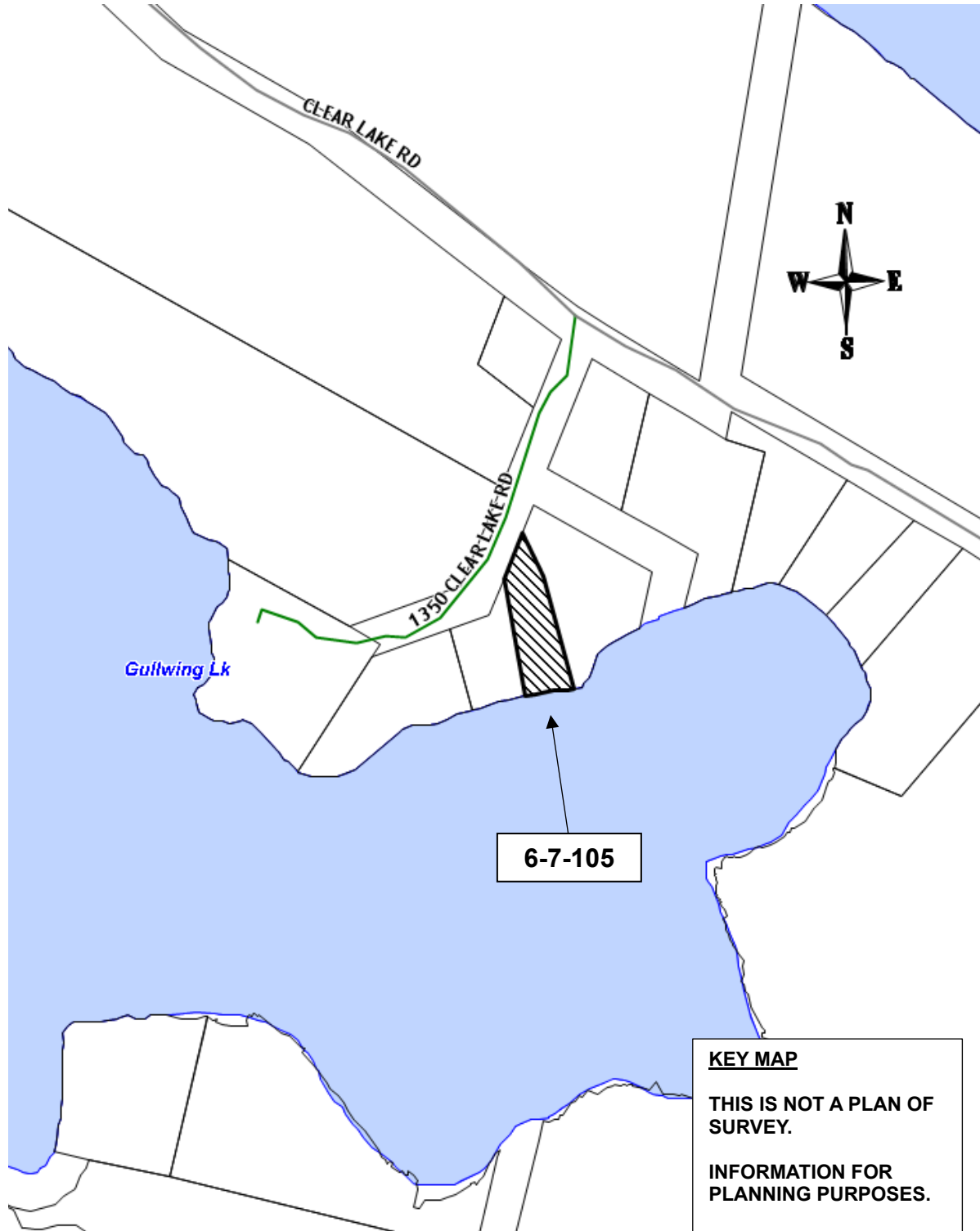
The applicant proposes to demolish an existing dwelling with an attached sundeck and a shed and proposes to construct a new dwelling with an attached sundeck.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 Feet of the High Water Mark)	8% (1,415 sq. ft.)	8.8% (1,551 sq. ft.)	136 sq. 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](mailto: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](mailto: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.

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### **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](http://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](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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### **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](http://www.muskokalakes.ca)

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**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](mailto: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 30<sup>th</sup> day of July, 2024.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)





**SITE PLAN**

NOT TO SCALE

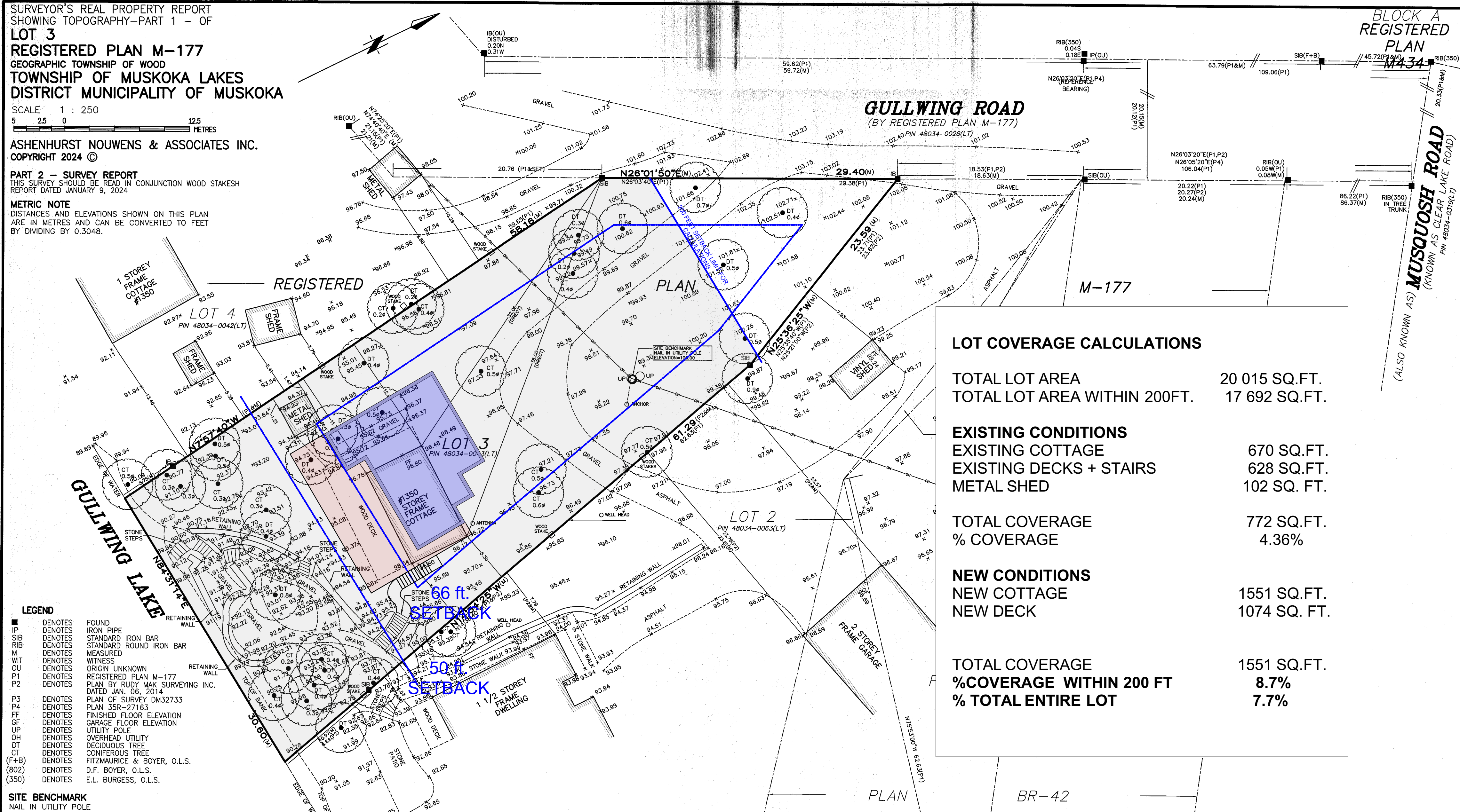
SURVEYOR'S REAL PROPERTY REPORT  
SHOWING TOPOGRAPHY—PART 1 — OF  
**LOT 3**  
**REGISTERED PLAN M-177**  
GEOGRAPHIC TOWNSHIP OF WOOD  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 250  
5 2.5 0 125 METRES

ASHENHURST NOUWENS & ASSOCIATES INC.  
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PART 2 — SURVEY REPORT  
THIS SURVEY SHOULD BE READ IN CONJUNCTION WITH WOOD STAKES  
REPORT DATED JANUARY 9, 2024

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



**LEGEND**

IP	DENOTES	FOUND IRON PIPE
RIB	DENOTES	STANDARD IRON BAR
M	DENOTES	MEASURED WITNESS
OU	DENOTES	ORIGIN UNKNOWN
P1	DENOTES	REGISTERED PLAN M-177
P2	DENOTES	PLAN BY RUDY MAK SURVEYING INC. DATED JAN. 06, 2014
P3	DENOTES	REGISTERED PLAN M-177
P4	DENOTES	PLAN OF SURVEY DM32733 PLAN 358-271E3
FF	DENOTES	FINISHED FLOOR ELEVATION
GF	DENOTES	GARAGE FLOOR ELEVATION
UP	DENOTES	UTILITY POLE
OH	DENOTES	OVERHEAD UTILITY
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
(F+B)	DENOTES	FITZMAURICE & BOYER, O.L.S.
(802)	DENOTES	D.F. BOYER, O.L.S.
(350)	DENOTES	E.L. BURGESS, O.L.S.

SITE BENCHMARK  
NAIL IN UTILITY POLE

**1 SITE SKETCH**  
SCALE: 1" = 20'

**LOT COVERAGE CALCULATIONS**

TOTAL LOT AREA	20 015 SQ.FT.
TOTAL LOT AREA WITHIN 200FT.	17 692 SQ.FT.
<b>EXISTING CONDITIONS</b>	
EXISTING COTTAGE	670 SQ.FT.
EXISTING DECKS + STAIRS	628 SQ.FT.
METAL SHED	102 SQ. FT.
TOTAL COVERAGE	772 SQ.FT.
% COVERAGE	4.36%
<b>NEW CONDITIONS</b>	
NEW COTTAGE	1551 SQ.FT.
NEW DECK	1074 SQ. FT.
TOTAL COVERAGE	1551 SQ.FT.
% COVERAGE WITHIN 200 FT	8.7%
% TOTAL ENTIRE LOT	7.7%

1. THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THEY MAY BE USED BY THE CLIENT FOR THE FOLLOWING PROJECT. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND MAY ONLY BE USED ONCE.
2. DO NOT SCALE DRAWINGS. IF THERE HAS BEEN AN OMISSION CONTACT THE DESIGNER TO GET CLARIFICATION.
3. OWNER AND CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE STARTING ANY WORK.
4. PLEASE VERIFY ALL DRAWING DIMENSIONS FROM EACH CONSULTANT'S DRAWINGS. REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
5. FOR CONSTRUCTION PURPOSES USE ONLY THE LATEST DRAWINGS LABELLED "ISSUED FOR CONST."

**REVISION SCHEDULE**

NO.	DESCRIPTION	DATE
1	CONCEPTS	2.3.24
2	CONCEPTS	4.25.24
3	NEW CONCEPT	4.25.24

PROJECT NO:  
**3187**

PROJECT STATUS:  
**NEW CONCEPT FOR DISCUSSION**

CONTRACTOR:

ENGINEERING CONSULTANT:



ADDRESS:  
170 VERNON SHORES AVE  
HUNTSVILLE,  
MUSKOKA  
P1H 2J2  
P 705.787.8098 F 705.224.1024  
E silentimpactdesigns@gmail.com  
W silentimpactdesigns.com

PROJECT ADDRESS:

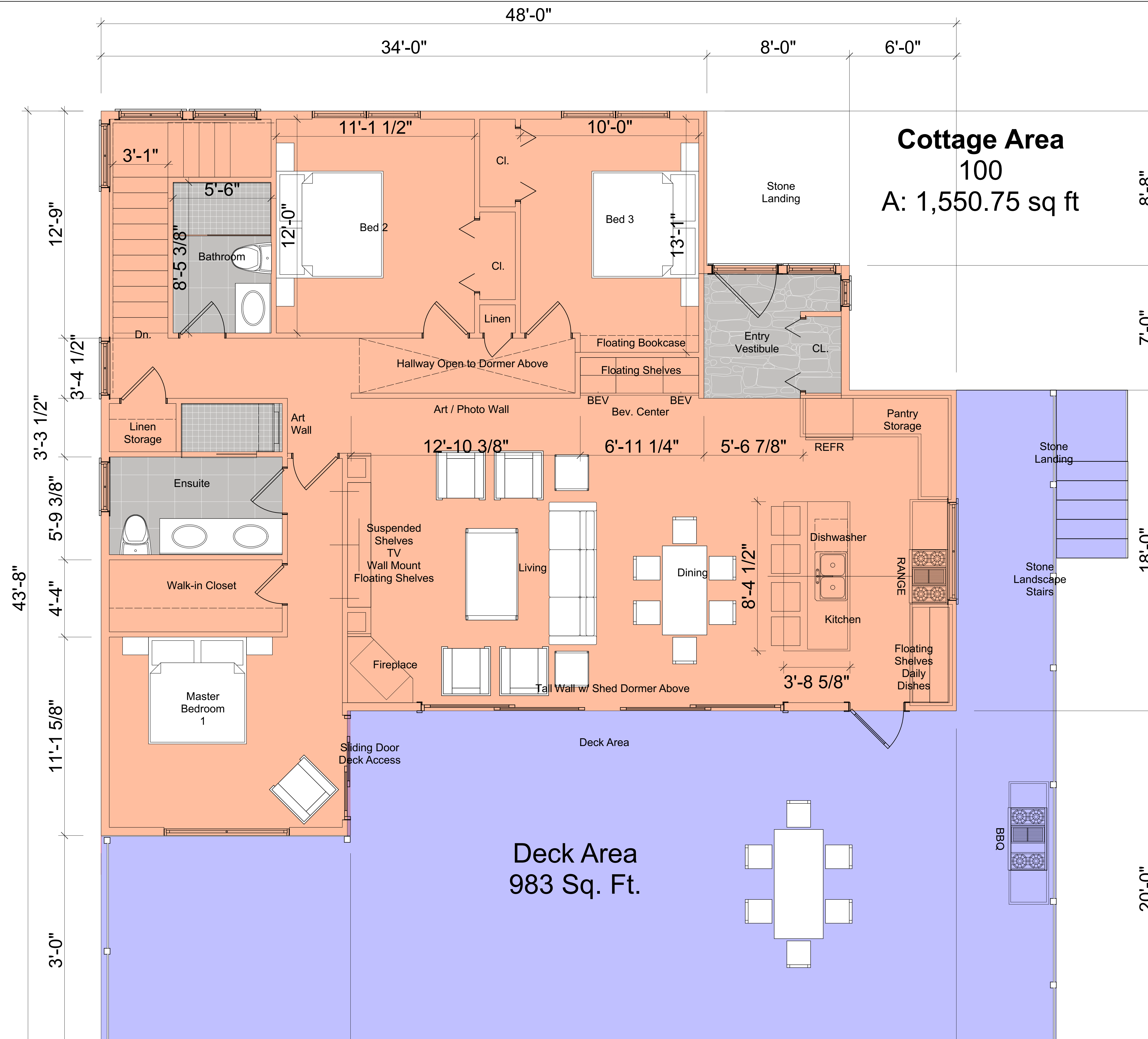
PROJECT NAME:  
**CURRY COTTAGE**

DRAWN BY: SWJ CHKD BY: SWJ  
DATE: 5.22.24 SCALE AS NOTED DWG. TITLE:

DRAWING NO.:  
**A0**  
REV. NO.:  
**3**

SITE SKETCH





**Cottage Area**  
**100**  
**A: 1,550.75 sq ft**

**Deck Area**  
**983 Sq. Ft.**

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ADDRESS:  
 170 VERNON SHORES AVE  
 HUNTSVILLE, MISSISSIPPI 38854  
 P 705.787.8098 F 705.224.1024  
 E silentimpactdesigns@gmail.com  
 W silentimpactdesigns.com

PROJECT ADDRESS:

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DRAWN BY: SWJ CHKD BY: SWJ  
 DATE: 5.22.24 SCALE AS NOTED

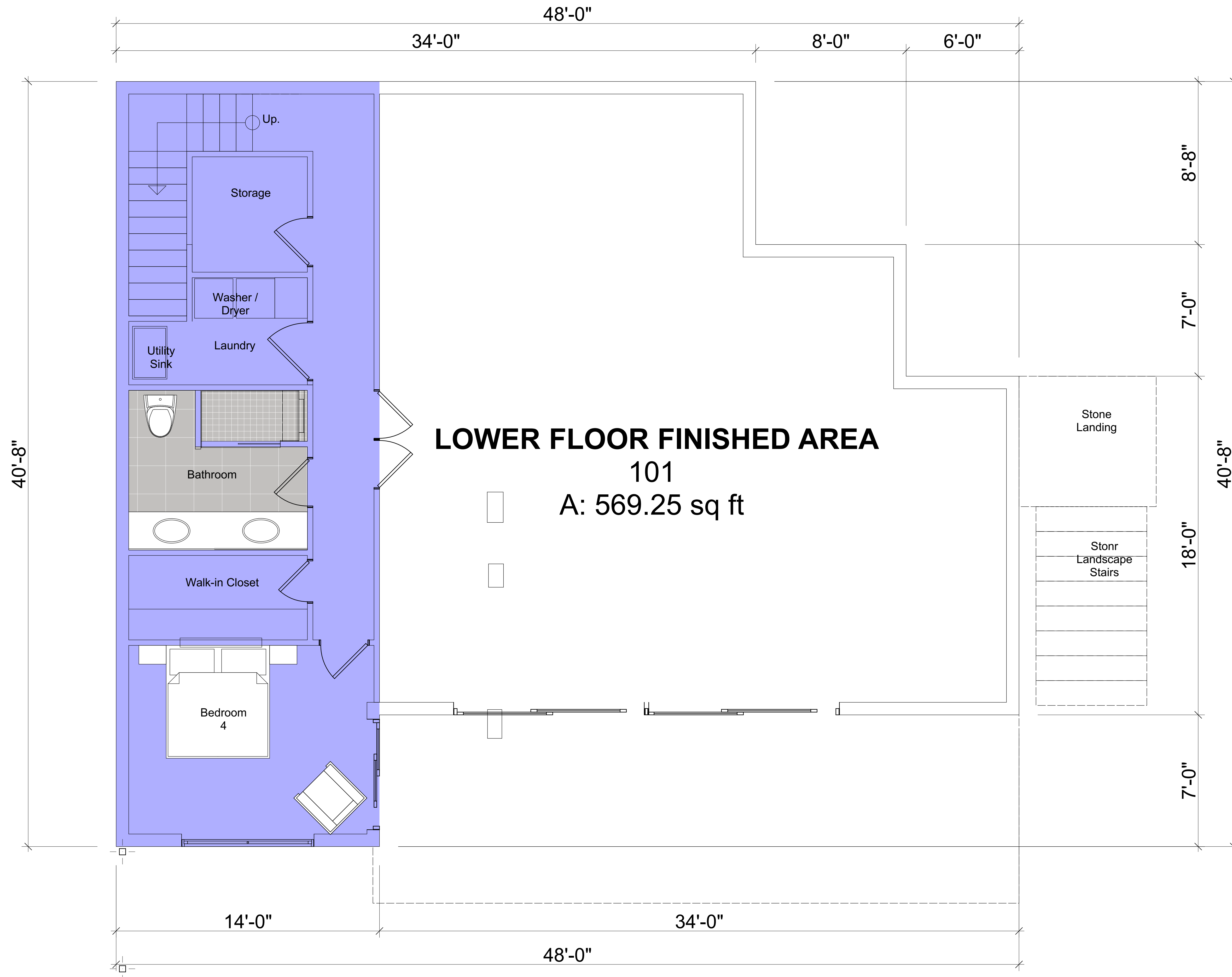
DRAWING NO.:  
**A1**

DWG. TITLE:  
**3**

REV. NO.:

**MAIN FLOOR PLAN**

**1 MAIN FLOOR**  
 SCALE: 3/8" = 1'-0"



1 LOWER FLOOR  
SCALE: 3/8" = 1'-0"

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PROJECT ADDRESS:

PROJECT NAME:  
**CURRY COTTAGE**

DRAWN BY: SWJ    CHKD BY: SWJ  
DATE: 5.22.24    SCALE AS NOTED

DRAWING NO.:  
**A2**

REV. NO.:  
**3**

LOWER FLOOR PLAN



**1 LAKESIDE ELEVATION**  
SCALE: 3/8" = 1'-0"

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ENGINEERING CONSULTANT:



ADDRESS:  
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38832  
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E silentimpactdesigns@gmail.com  
W silentimpactdesigns.com

PROJECT ADDRESS:

PROJECT NAME:  
**CURRY COTTAGE**

DRAWN BY: SWJ    CHKD BY: SWJ  
DATE: 5.22.24    SCALE AS NOTED

DRAWING NO.:  
**A3**

DWG. TITLE:  
**3**

**LAKESIDE ELEVATION**

FOR INFORMATIONAL PURPOSES