



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

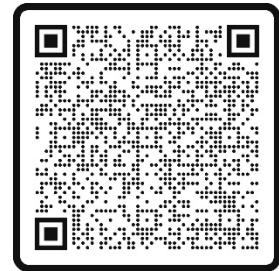
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-59/24

Roll No.: 6-14-030-01

Owner:	Ian Milligan, 895 Don Mills Road, Suite 210, North York, ON, M3C 1W3		
Address & Description:	1025 Appian Way, Unit #4 Part of Lot 20, Concession 4, Part 1, Plan 35R-21855, (Medora)		
Zoning:	Waterfront Residential (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 28
Hearing Date: Monday, August, 12th, 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-notice/> or scan the QR code.



Explanation of the Purpose and Effect:

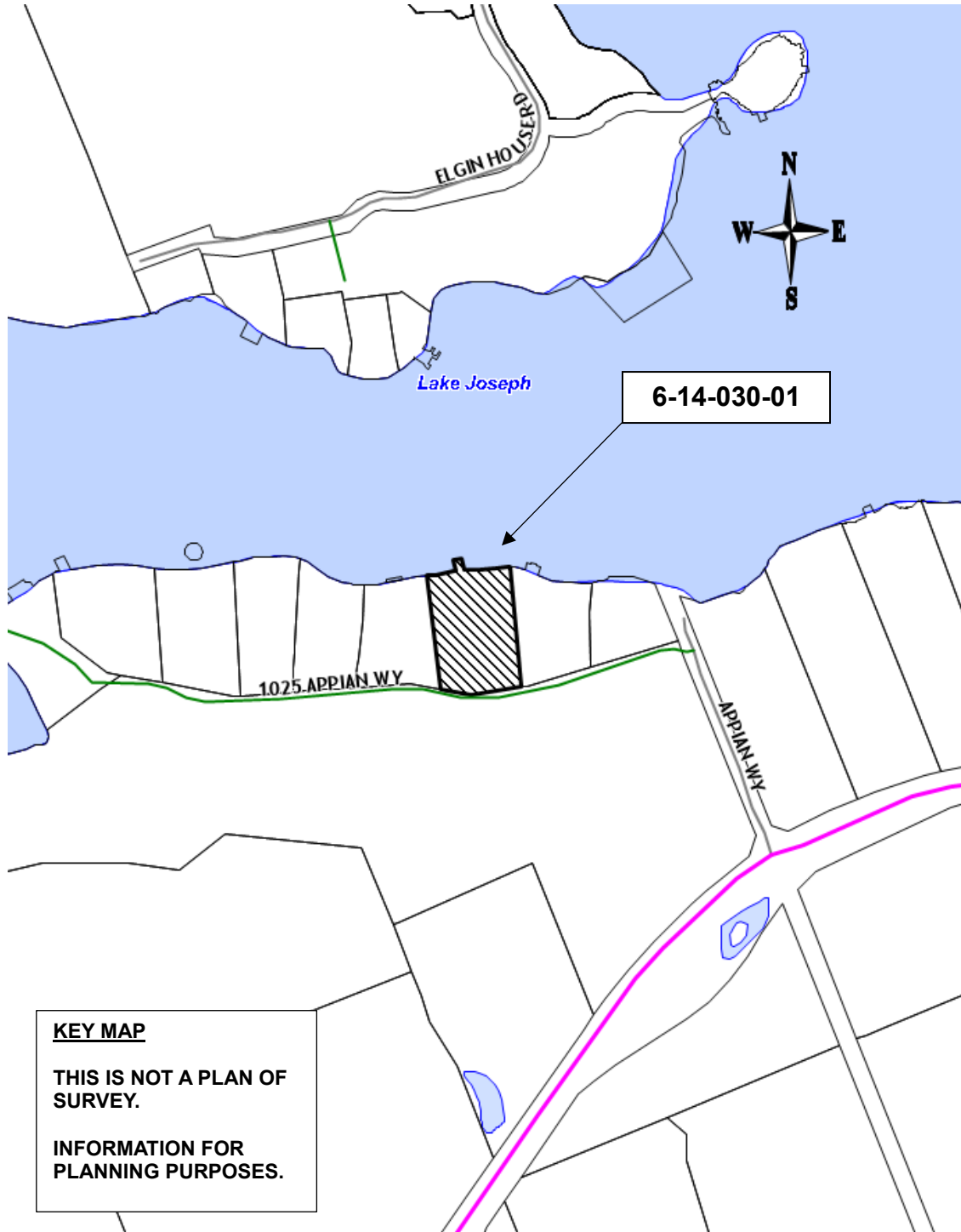
The applicant proposes to demolish an existing dwelling with an attached sundeck and construct a new dwelling with an attached sundeck. The applicant also proposes to recognize an as-built dock. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.5	Minimum Required Front Yard Setback (Dwelling)	50 ft.	35 ft.	15 ft.
B	4.1.4 iv.	Minimum Required Front Yard Setback (Sundeck)	50 ft.	43 ft.	7 ft.
C	4.1.7 and 4.1.7.12 a.	Maximum Permitted Cumulative Dock Width	74.3 ft. (25%)	82 ft. (27.6%)	7.7 ft.

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



KEY MAP



KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

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.

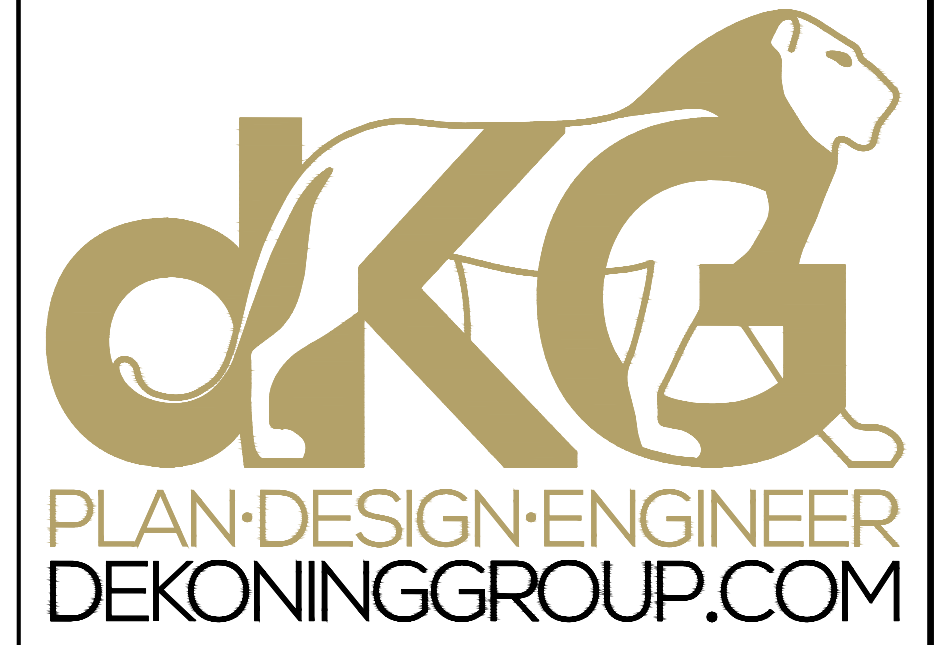
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
This 2nd day of August, 2024.

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



SITE PLAN - EXISTING



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

PROFESSIONAL ENGINEER
 BCIN REGISTRATION INFORMATION
 DE KONING GROUP INC. 124300
 FIRM NAME FIRM BCIN
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE.

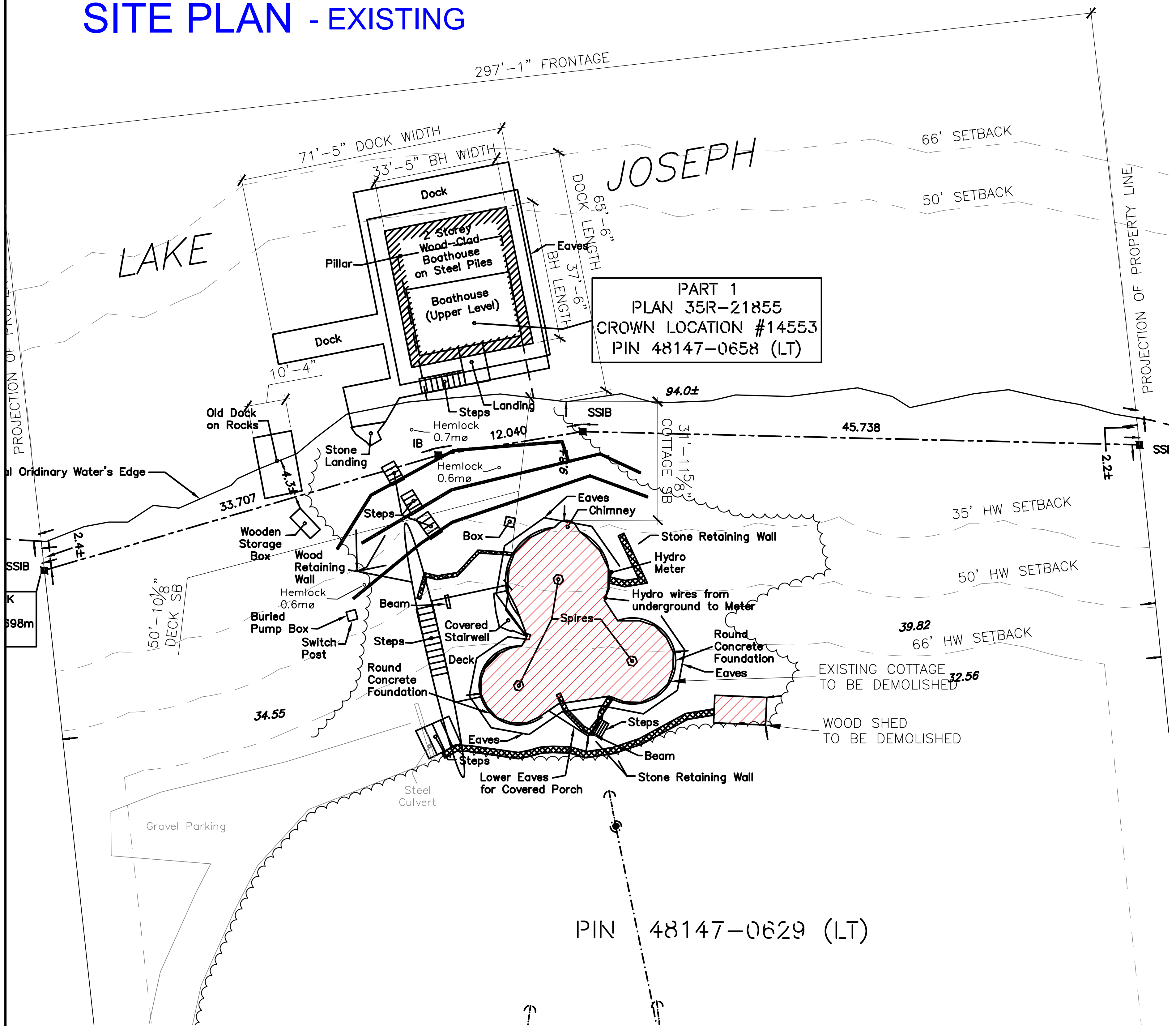
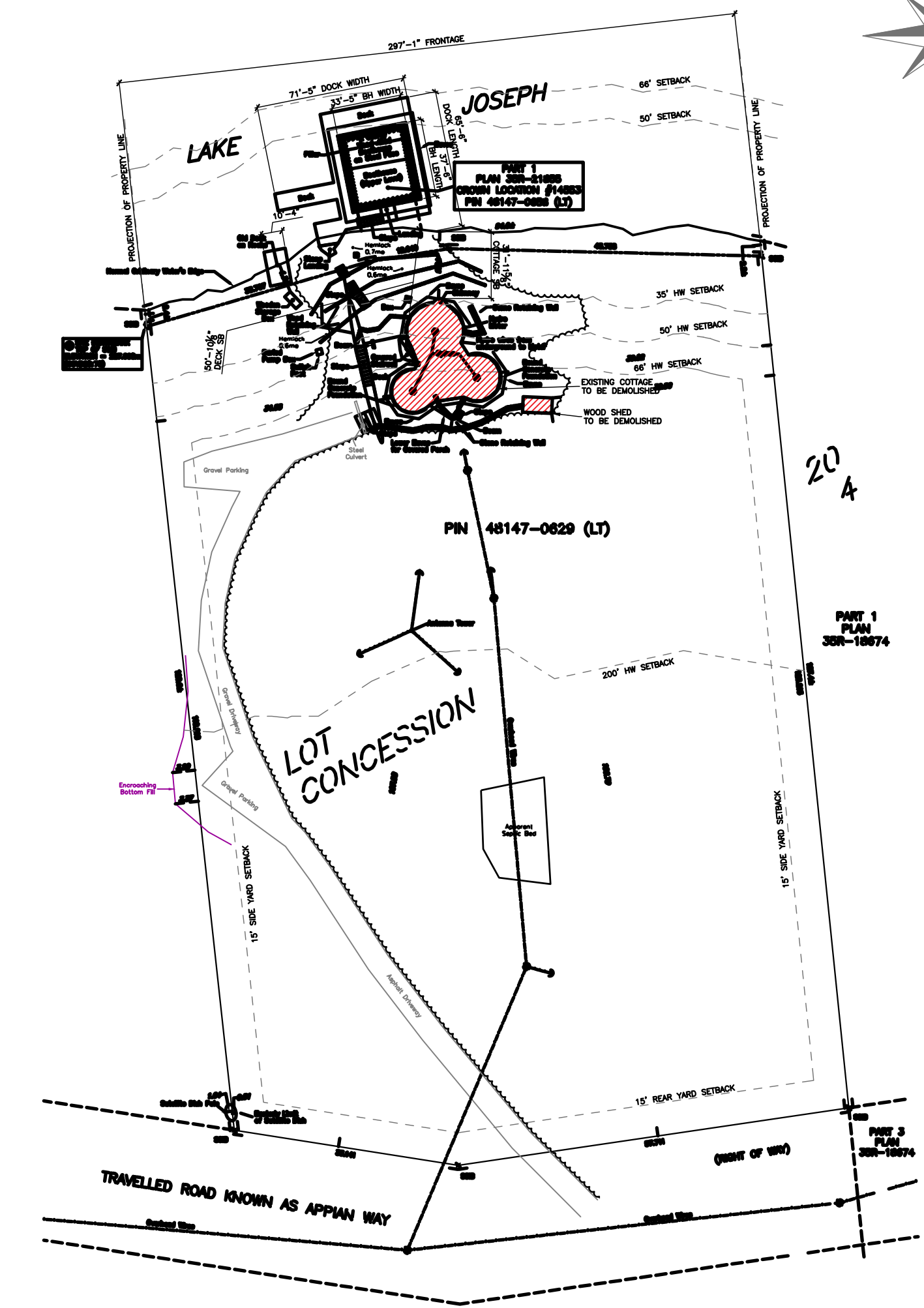
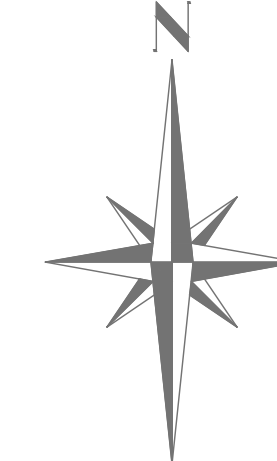
No.	Revision/Issue Column	Date
4	REISSUED FOR MINOR VARIANCE	JUL.24.2024
3	ISSUED FOR MINOR VARIANCE	APR.30.2024
2	ISSUED FOR PRE CONSULTATION	APR.30.2024
1	ISSUED FOR REVIEW	APR.30.2024

CLIENT
TERESA MILLIGAN

PROJECT
MILLIGAN COTTAGE
 4-1025 APPIAN WAY
 TOWNSHIP OF MUSKOKA LAKES

DRAWING
DEMOLITION PLAN

DATE	MAR.2024
PROJECT	23-167-01
DESIGNED	HG
REVIEWED	Ndk
SCALE	AS SHOWN
SHEET	DP1



PART 1
 PLAN 35R-21855
 CROWN LOCATION #14553
 PIN 48147-0658 (LT)

PIN 48147-0629 (LT)

LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	297'-1"
DOCKS	
MAX. LENGTH	66' (20.1m)
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30' (9.1m)
BOATHOUSE	
MAX. LENGTH	50' (15.2m)
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	NO
MAX. SIZE 2ND STOREY	NA
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	25'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W SUNDECK)	45'

ZONING	WR4
LOT AREA	116,965ft ²
AREA WITHIN 200' OF HW MARK	61,881ft ²
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66' (20.1m)
MIN. INT. SIDE YARD SETBACK	15' (4.6m)
MIN. EXT. SIDE YARD SETBACK	30' (9.1m)
MIN. REAR YARD SETBACK	15' (4.6m)
MAX. HEIGHT	35' (10.7m)
MAX. HEIGHT ACCESSORY	25' (7.7m)

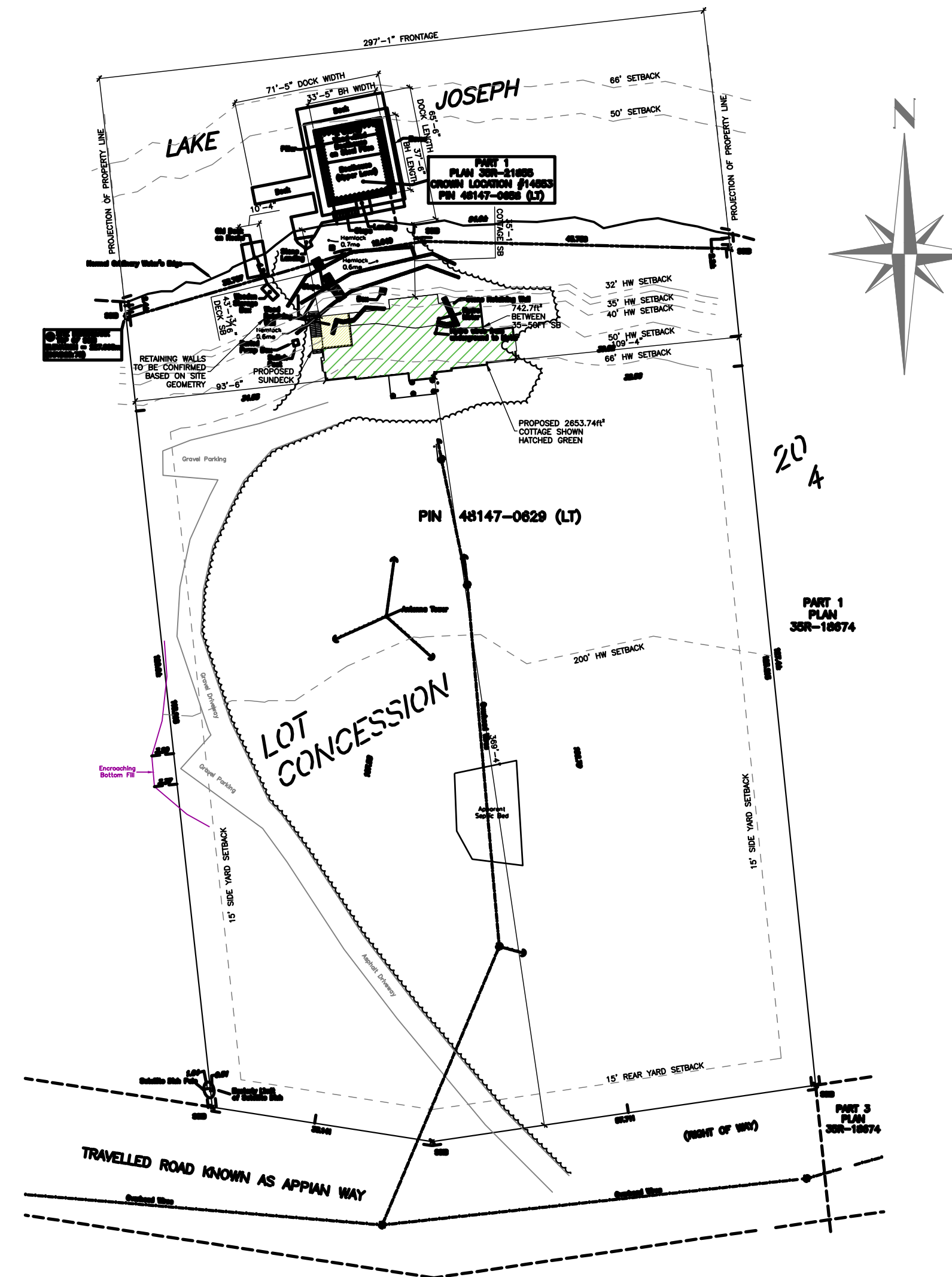
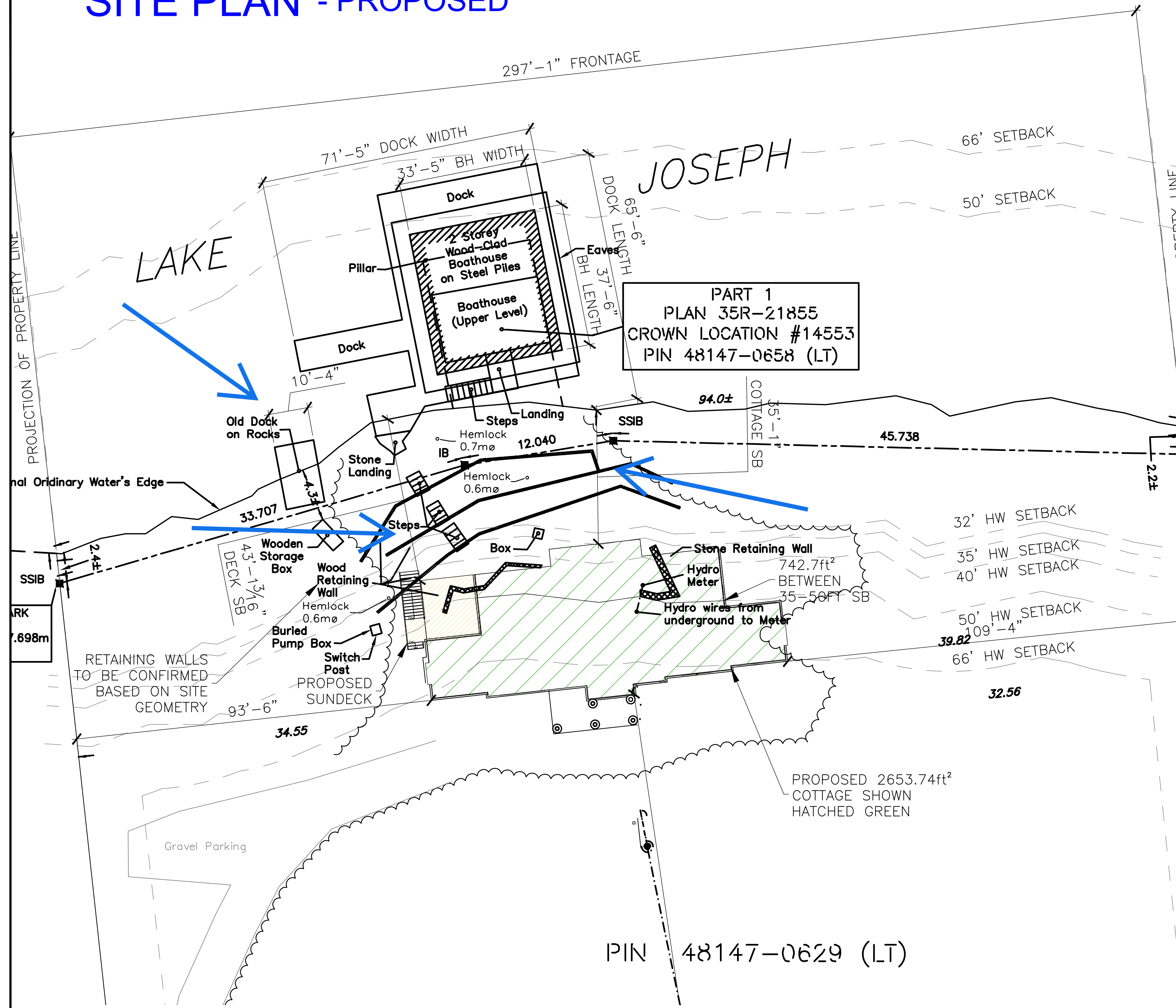
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	297'-1"	-
EXISTING DOCK	71'-5"	24.1%
EXISTING SWIM DOCK	10'-4"	3.5%
EXISTING DOCK TOTAL	81'-9"	27.6%
EXISTING BOATHOUSE	33'-5"	11.3%

DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	116,965	-
AREA WITHIN 200' OF HW MARK	61,881	-
EXISTING STRUCTURES		
COTTAGE (TO BE DEMOLISHED)	1639	1.40%
BOATHOUSE	1251	1.07%
WOOD SHED (TO BE DEMOLISHED)	105	0.09%
EXISTING TOTAL WITHIN HW MARK	2,995	4.8%
EXISTING TOTAL	2,995	2.6%

DETAILED DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

NOT TO SCALE

SITE PLAN - PROPOSED



KEY PLAN
NOT TO SCALE

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

NOT TO SCALE

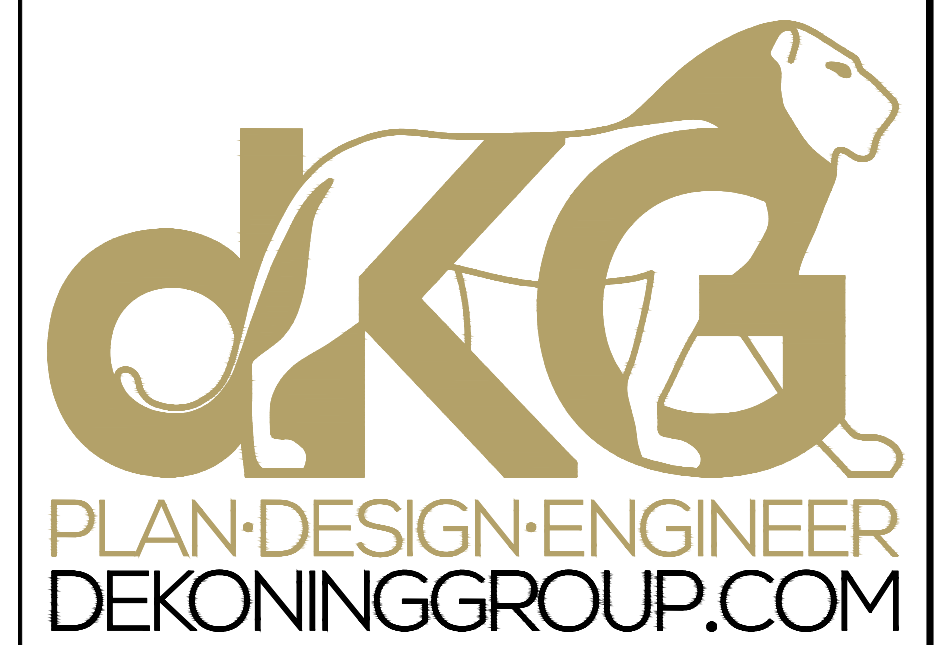
ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	297'-1"
DOCKS	
MAX. LENGTH	66' (20.1m)
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30' (9.1m)
BOATHOUSE	
MAX. LENGTH	50' (15.2m)
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	NO
MAX. SIZE 2ND STOREY	NA
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	25'
MIN. REAR YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W SUNDECK)	45'

ZONING DETAILS	
ZONING	WR4
LOT AREA	116,965ft ²
AREA WITHIN 200' OF HW MARK	61,881ft ²
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66' (20.1m)
MIN. INT. SIDE YARD SETBACK	15' (4.6m)
MIN. EXT. SIDE YARD SETBACK	30' (9.1m)
MIN. REAR YARD SETBACK	15' (4.6m)
MAX. HEIGHT	35' (10.7m)
MAX. HEIGHT ACCESSORY	25' (7.7m)

EXISTING LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	297'-1"	-
EXISTING DOCK	71'-5"	24.1%
EXISTING SWIM DOCK	10'-4"	3.5%
EXISTING DOCK TOTAL	81'-9"	27.6%
EXISTING BOATHOUSE	33'-5"	11.3%

EXISTING LOT AREA STATS		
DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	116,965	-
AREA WITHIN 200' OF HW MARK	61,881	-
EXISTING STRUCTURES		
COTTAGE (TO BE DEMOLISHED)	1639	1.40%
BOATHOUSE	1251	1.07%
WOOD SHED (TO BE DEMOLISHED)	105	0.09%
EXISTING TOTAL WITHIN HW MARK	2,995	4.8%
EXISTING TOTAL	2,995	2.6%

PROPOSED LOT AREA STATS		
DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	116,965	-
AREA WITHIN 200' OF HW MARK	61,881	-
PROPOSED STRUCTURES		
COTTAGE	2653.74	2.3%
BOATHOUSE	1251	1.1%
EXISTING TOTAL WITHIN HW MARK	3,904.74	6.3%
EXISTING TOTAL	3,904.74	3.3%



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

PROFESSIONAL ENGINEER
BCIN REGISTRATION INFORMATION 124300
DE KONING GROUP INC. FIRM BCIN
FIRM NAME FIRM BCIN
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

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7	REISSUED FOR MINOR VARIANCE	JULY 24 2024
6	ISSUED FOR MINOR VARIANCE	JULY 09 2024
5	ISSUED FOR REVIEW	JULY 08 2024
4	ISSUED FOR REVIEW	JUNE 19 2024
3	ISSUED FOR PRE CONSULTATION	MAY 21 2024
2	ISSUED FOR REVIEW	MAY 10 2024
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