



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

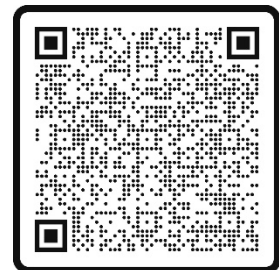
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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-60/24
Roll No.: 6-20-071

Owner:	Donald Stephen Tuttle Mills 411 Innisfil St. Barrie, ON L4N 3G7		
Address & Description:	1490 Acton Island Road, Unit #5 Part of Lots 18 and 19, Concession C, Parts 5 and 6, Plan BR-972, and Parts 3 to 5, Plan BR-1286, (Medora)		
Zoning:	Waterfront Residential (WR1)	Lake Muskoka (Category 1 Lake)	Schedule: 42
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-notices/> or scan the QR code.



Explanation of the Purpose and Effect:

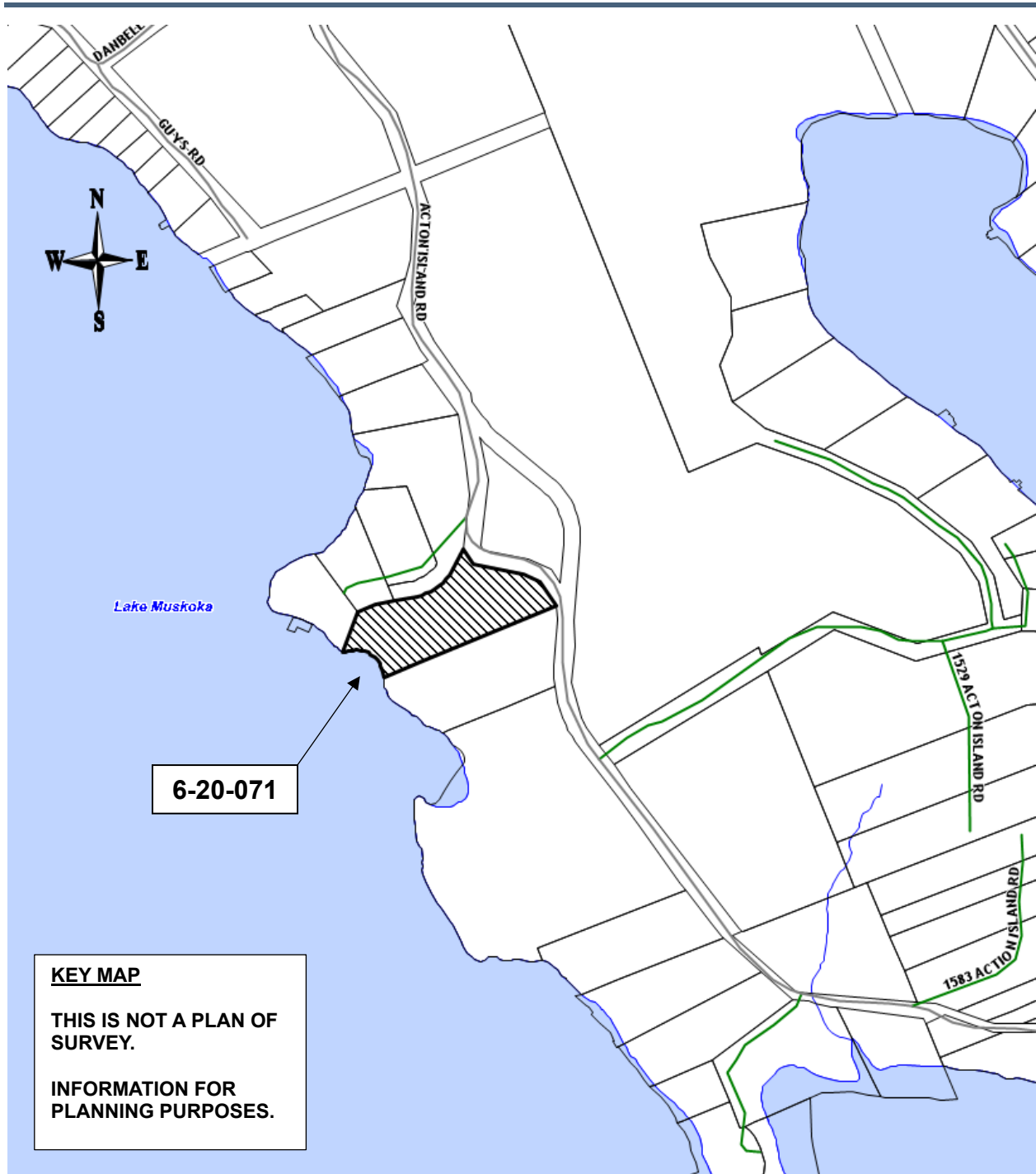
The applicant proposes to demolish an existing dwelling and construct a new dwelling with an attached sundeck. The requested variance is summarized as follows:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.5	Minimum Required Front Yard Setback (Dwelling)	50 ft.	36 ft.	14 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.

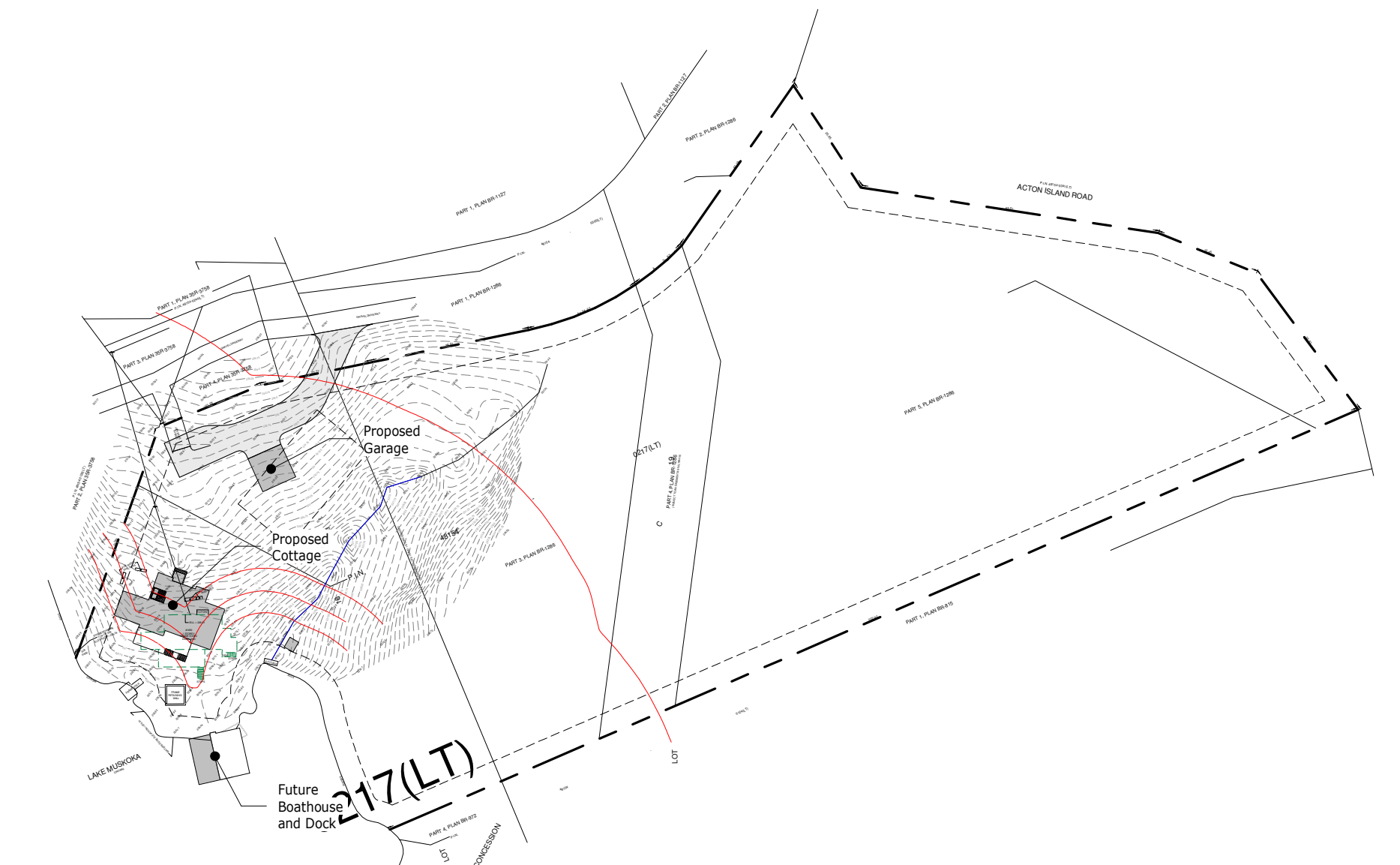
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies and the minister may file 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 30th day of July, 2024.

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

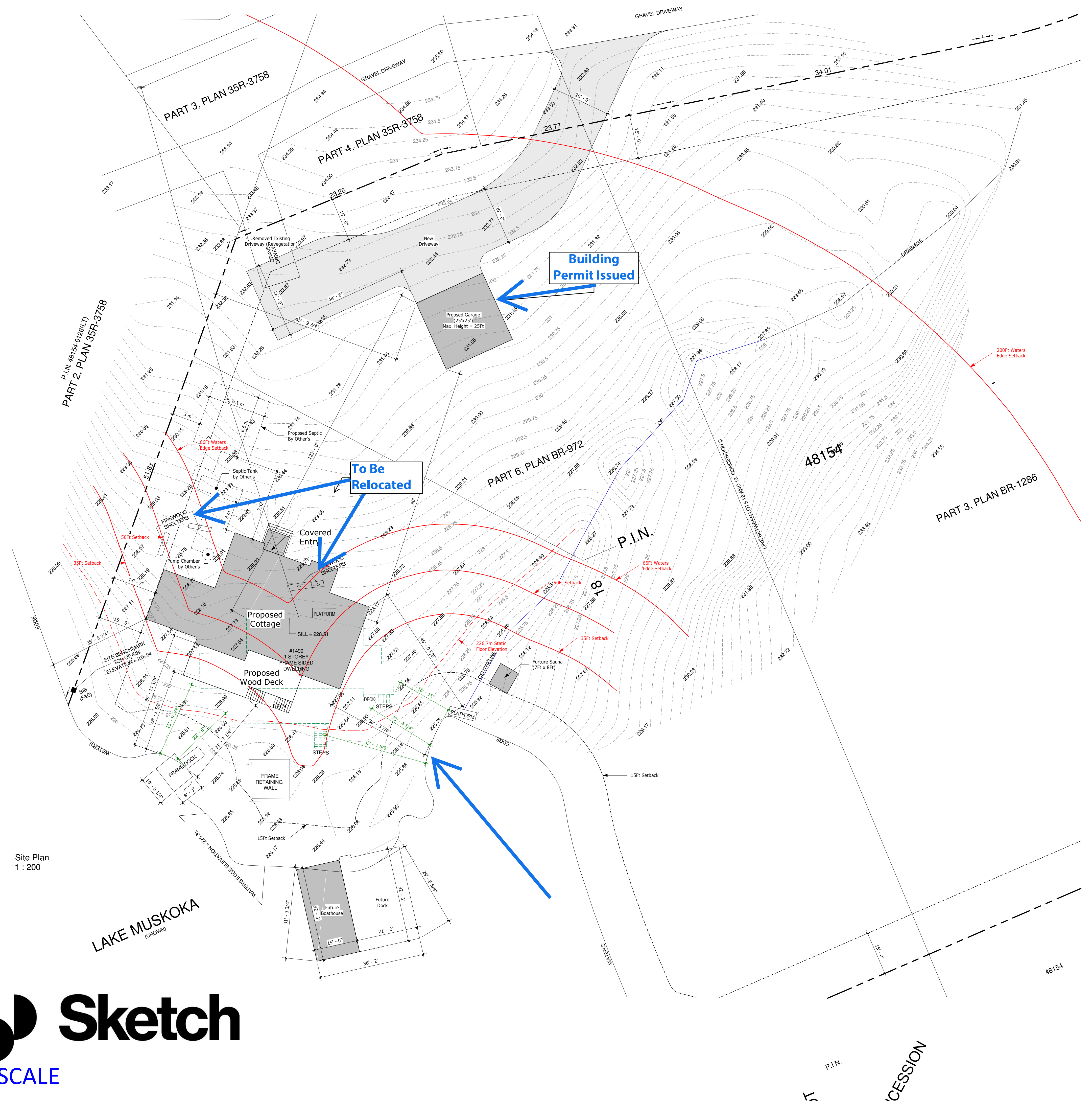




Site Plan - Key Plan
1" = 100'-0"

Lot Coverage Summary	
Total Lot Area	= 20,159.35 m ²
Lot Area Within 200ft Waters Edge Setback Line	= 7,094.41 m ²
Building Area of Existing Cottage	= 122.16 m ²
Building Area of Existing Wood Deck	= 36.41 m ²
Building Area of Proposed Cottage Increase Between 35ft and 50ft from lake = 72.3 m ²	(146.59 m ² Max.)
Building Area of Proposed Cottage	= 207.2 m ²
Building Area of Proposed Wood Deck Increase = 7.14 m ²	
Building Area of Proposed Wood Deck	= 43.68 m ² (43.69 m ² Max.)
% of Proposed Wood Deck Increase	= 15.9% (20% Max.)
Proposed Cottage Height = 34ft-8in	(Exceeds 20% of Existing, Minor Variance Required)
Building Area of Proposed Garage	= 53.51 m ²
Building Area of Future Boathouse	= 44.94 m ²
Total Lot Coverage	= 4.2% (10% Max.)

SITE PLAN



Site Plan
1 : 200

Dwelling Elevations

FOR INFORMATIONAL PURPOSES ONLY



East Elevation
1/8" = 1'-0"



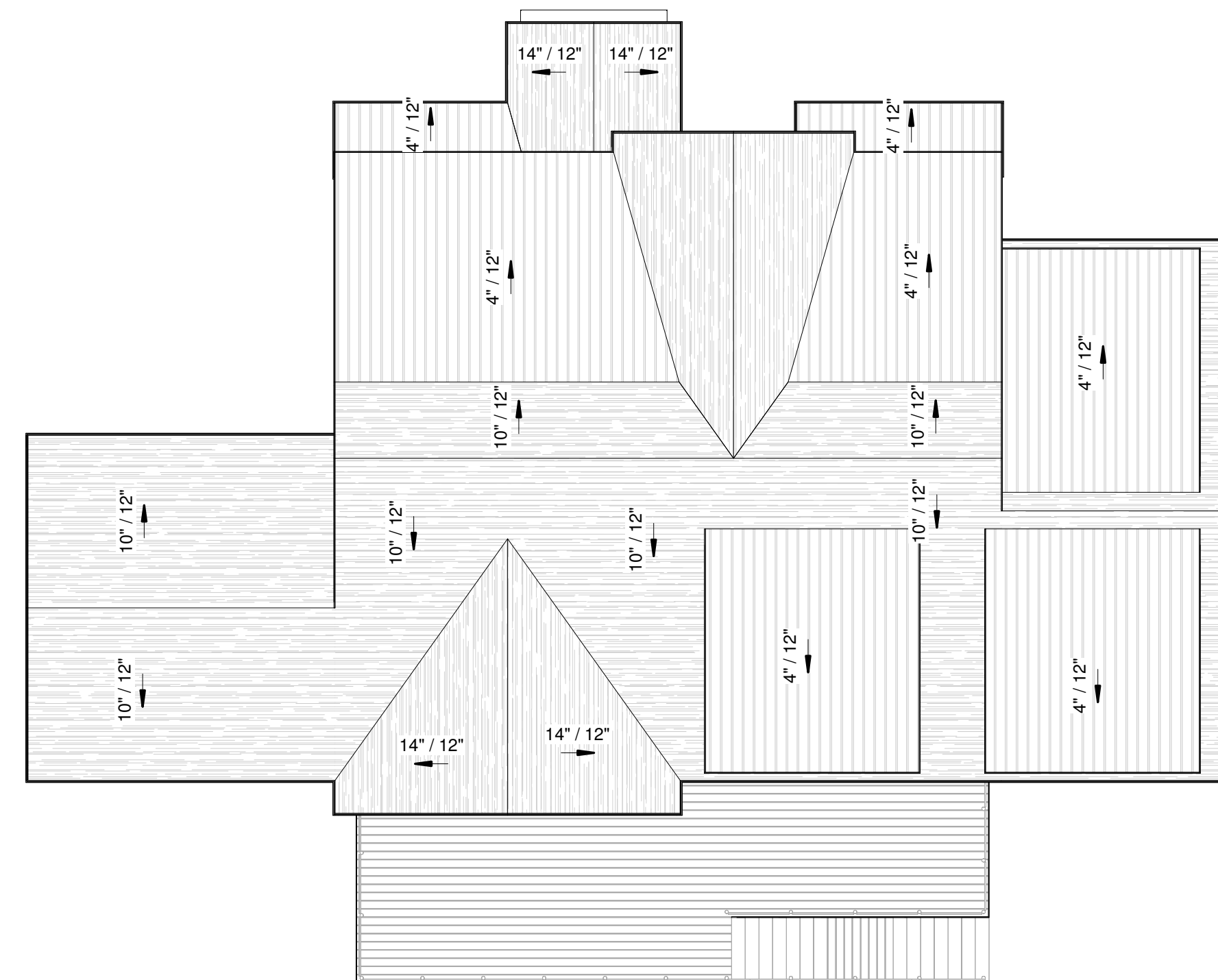
South Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"



Sketch

NOT TO SCALE

July 26, 2024
Preliminary Design

Mills Family
New Cottage
1490 Acton Island Road, Lot 5,
Muskoka Lakes, Ontario
Elevations