



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-64/24
Roll No.:7-12-022

Owners:	Mandy Taylor Paradkar & Deepak Paradkar, 1042 Currie Street, Bala, ON, P0C 1A0		
Address & Description:	1042 Currie Street Lot 15, Concession B, Part of Lot 206, Plan 21, (Medora)		
Zoning:	Community Residential - Waterfront (R4)	Lake Muskoka (Category 1 Lake)	Schedule: 56
Hearing Date: Monday, September, 9th, 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:

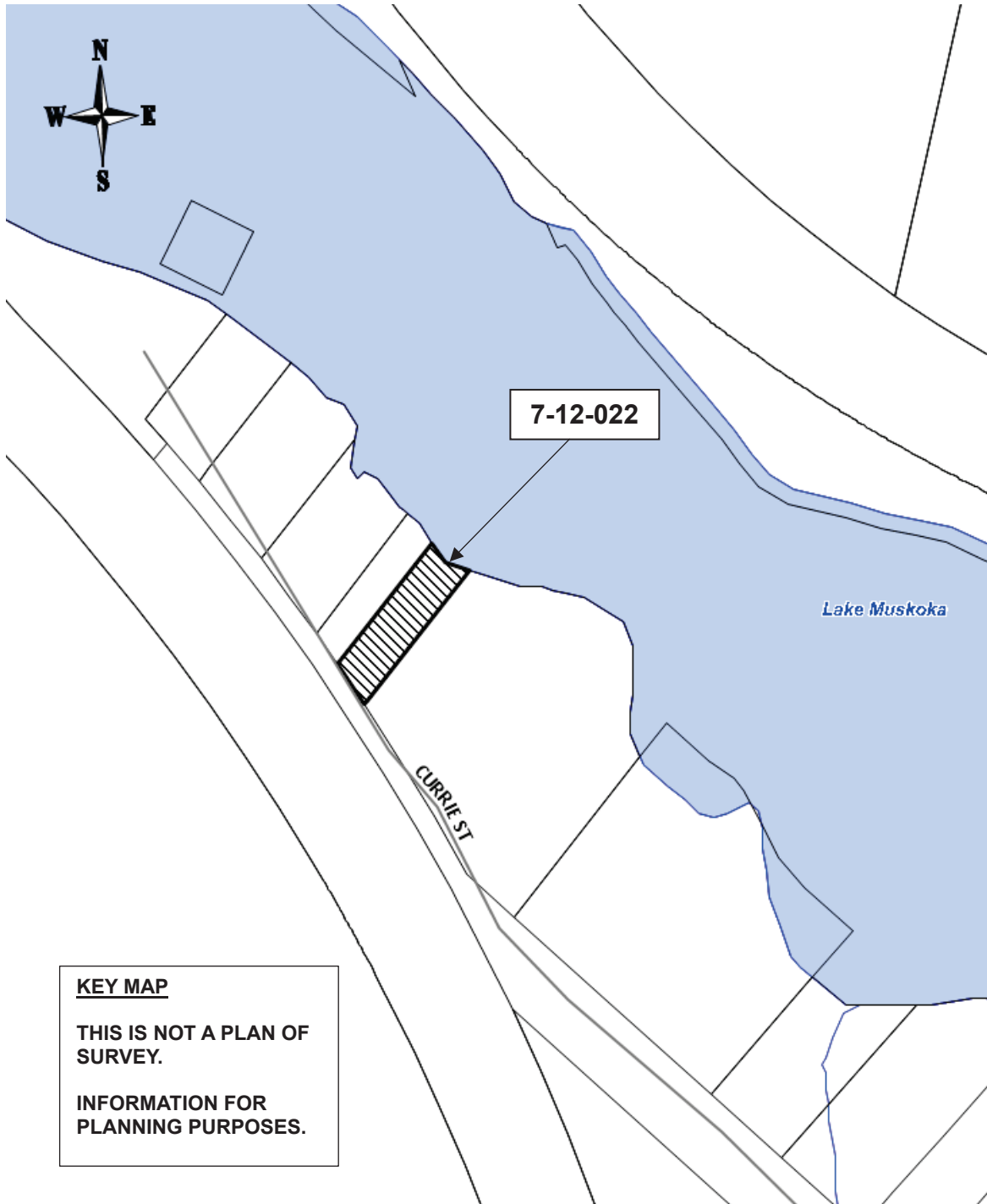
The applicants propose to recognize an as-built gazebo. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	3.4.1. g.	Minimum Lot Frontage	50 ft.	40.5 ft.	Recognize an As-built Gazebo on an Undersized Lot	Recognize an As-built Gazebo
B	5.1.3	Minimum Interior Side Yard Setback	15 ft.	4 ft.	11 ft.	Recognize an As-built Gazebo
C	5.1.3	Maximum Permitted Lot Coverage	1,303 sq. ft. (20%)	1,486.5 sq. ft. (22.8%)	182 sq. ft. (2.8%)	Recognize an As-built Gazebo

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.

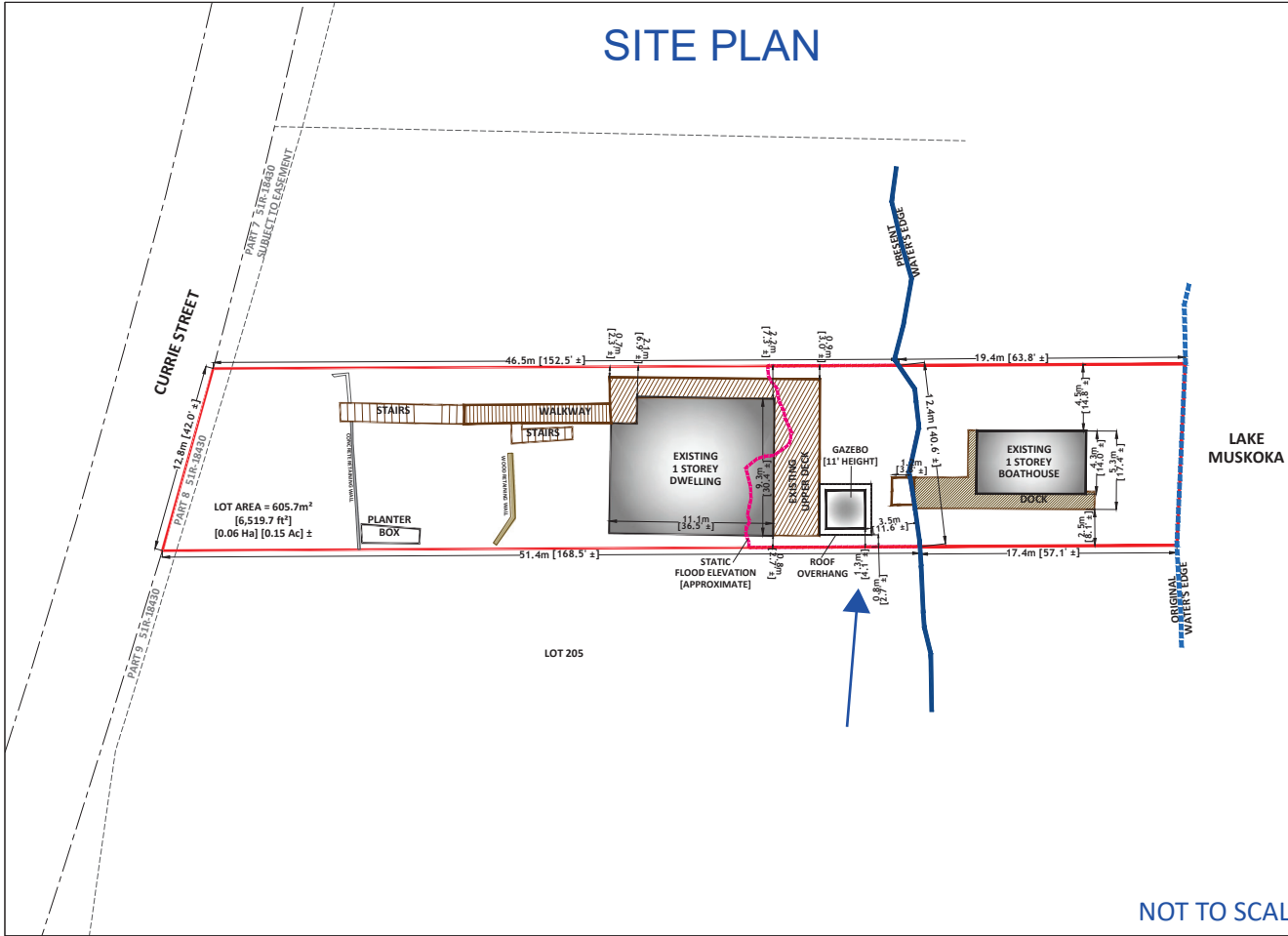
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 28th day of August, 2024.

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



SITE PLAN



SITE PLAN

1042 CURRIE STREET
 PART OF LOT 15, CONCESSION B
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 PARADKAR

DISCLAIMER
 THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.

BASE MAPPING CREATED FROM SCANNED SURVEYOR'S REAL PROPERTY REPORT - J.D. BARNES.

STATIC FLOOD ELEVATION IS EXTREMELY APPROXIMATE. THIS LINE IS NOT TO BE DEEMED ACCURATE.

ALL INFORMATION CONTAINED WITHIN IS APPROXIMATE.

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE TREATED AS SUCH.

LOT AREA = 605.7m² [6,519.7 ft²]
 [0.06 Ha] [0.15 Ac] ±

ENTIRE LOT WITHIN 60.96m OF SHORELINE

1 STOREY DWELLING = 99.7m² [1,073.1 ft²]
 DECK = 51.3m² [552.2 ft²]

BOATHOUSE = 31.6m² [340.1 ft²]

DOCK = 19.2m² [206.7 ft²]

GAZEBO = 6.8m² [73.2 ft²]

TOTAL AREA OF DEVELOPMENT

= 138.1m² [1,486.4 ft²]

COVERAGE = 22.80%

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SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 250	172700	AUGUST 22, 2024	JT

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			

BASE MAP SOURCE:
 J.D. BARNES SURVEYOR'S REAL PROPERTY REPORT - 2019

NOT TO SCALE