



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-66/24
Roll No.:2-15-015

Owner:	Qingjang Wang, 40 Cluett Drive, Ajax, ON, L1S 7C4		
Address & Description:	1027 McPherson Point Road Lot 11, Concession 8, Part 21, Plan BR368, Part 5, Plan 35R-6834, (Watt)		
Zoning:	Waterfront Residential (WR4)	Three Mile Lake (Category 4 Lake)	Schedule: 17

Hearing Date: Monday, March, 10th, 2025 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:

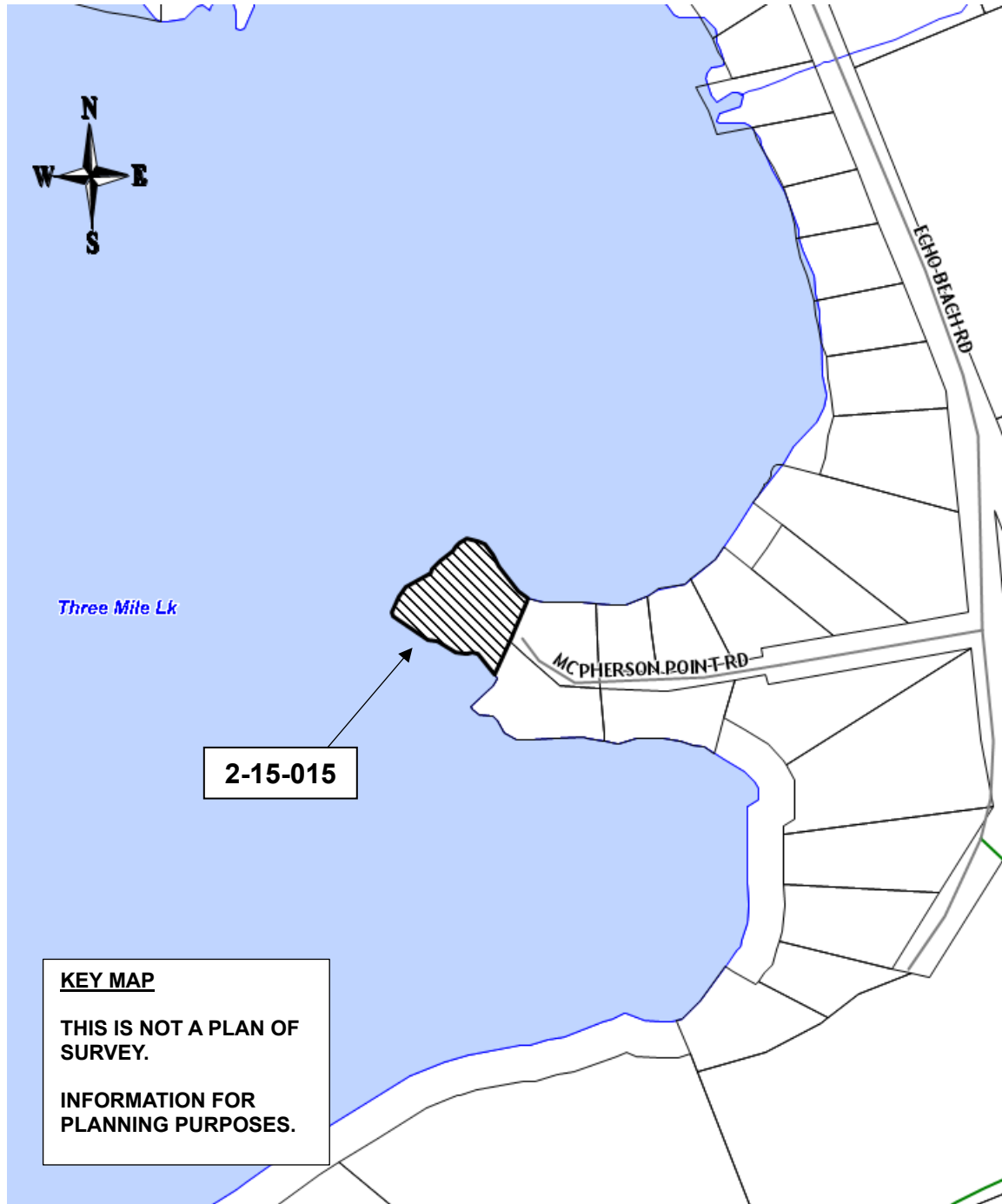
The applicant proposes to change the use of an existing shed to a sleeping cabin and recognize the lot coverage on the property. Please note that Consent Application B/50/22/ML (McPherson), was approved by Council in June 2023 to re-create two lots that inadvertently merged. The Severed Lot in that application forms the subject property in the current application. It has been discovered that the existing lot coverage on the subject property exceeds the maximum permitted amount. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3	Required Front Yard Setback (Sleeping Cabin)	66 ft.	26 ft.	40 ft.	Convert an Existing Shed to a Sleeping Cabin
B	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage (Entire Lot)	1,916 sq. ft. (8%)	2,025 sq. ft. (8.5%)	109 sq. ft. (0.5%)	Recognize the Existing Lot Coverage.

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. For correspondence to be included on the agenda, please submit your comments by: March 5th, 2025

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.

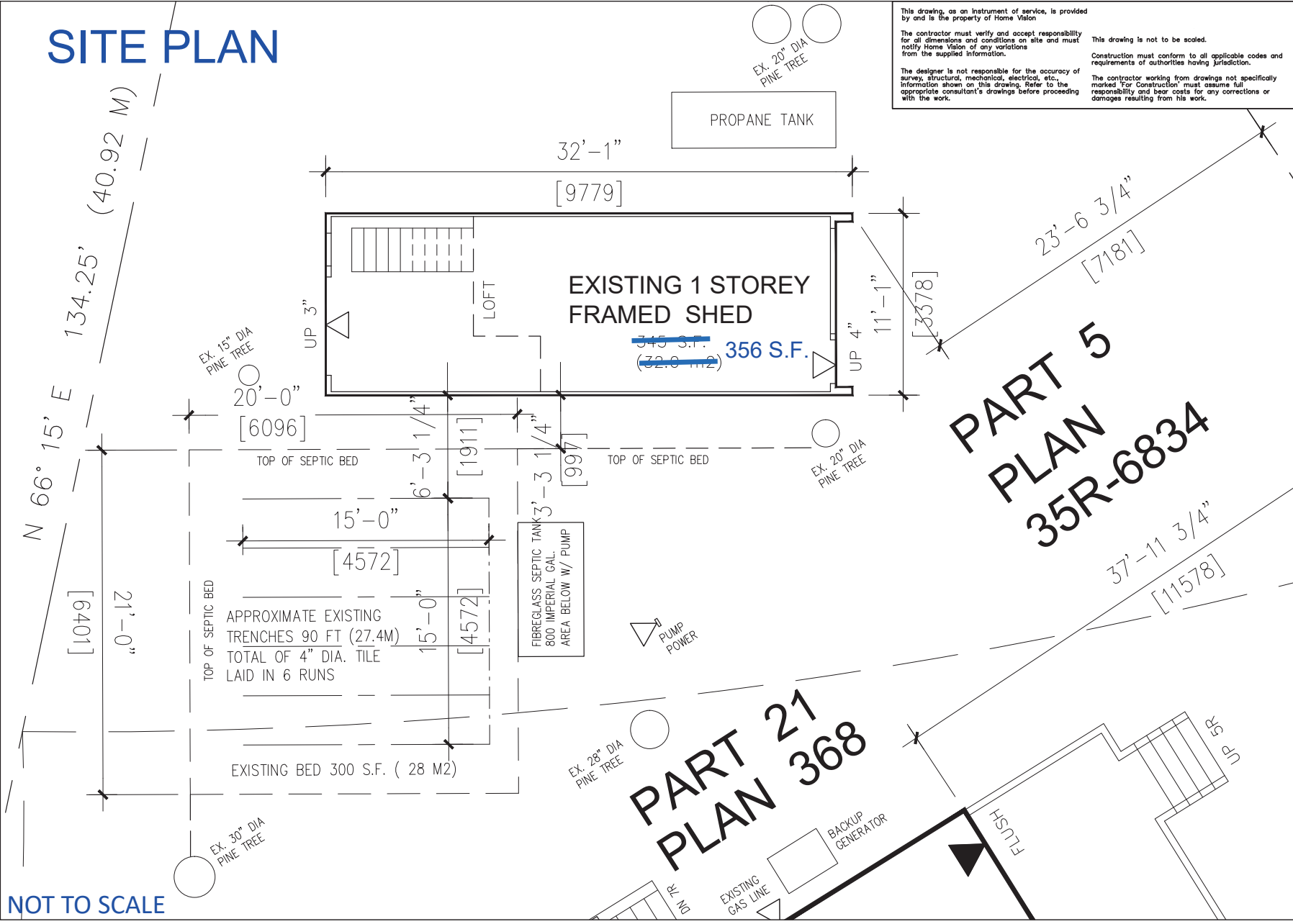
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 14th day of February, 2025.

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



SITE PLAN



NOT TO SCALE

This drawing, as an instrument of service, is provided by and is the property of Home Vision

The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Home Vision of any variations from the supplied information.

The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work.

This drawing is not to be scaled.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

Project TINA WANG 1027 McPherson Point Rd Utterson, Muskoka, ON. HOME VISION 123 Gortshore Dr. Whitby L1P 1N8 TEL: 905-441-2302 carlos@home-vision.ca		Sheet Title EXISTING FIRST FLOOR SHED PLAN	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		Date JAN. 19, 2024	
QUALIFICATION INFORMATION NAME -CARLOS LECA BCIN -28434 SIGNATURE <i>Carlos Leca</i> REGISTRATION INFORMATION NAME -HOME VISION BCIN -34796		Scale 3/16" = 1'0"	
Part 21 of LOT 11 Conc. 8 PLAN BR-368		Drawn by CARLOS	
No. Revision Description		Project No. A3d	
5	CL	CL	By
4	CL	CL	Date
3	CL	CL	
2	CL	CL	
1	ISSUED FOR CLIENT REVIEW	JAN 19/24	