



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

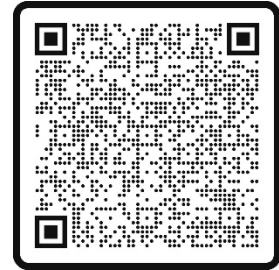
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-67/24

Roll No.:5-2-094

Owner:	Estate of Patricia Harvey, c/o John Harvey, 86 Turnbull Road, Dundas, ON, 19H 3W9		
Address & Description:	12 Mirror Lake Drive Part of Block I, Lot 92, Plan M-373, Part 18, Plan BR194, (Medora)		
Zoning:	Community Residential – Waterfront (R4) and Environmental Protection (EP2)	Mirror Lake – Lake Muskoka (Category 1 Lake)	Schedule: 55
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 applicant intends to remove an existing dwelling and proposes to construct a new dwelling with an attached sundeck. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	8.1.3	Minimum Required Setback from an Environmental Protection (EP2) Zone (Dwelling)	100 ft.	76 ft.	24 ft.	To Construct a New Dwelling Within the Required Setback from an Environmental Protection (EP2) Zone

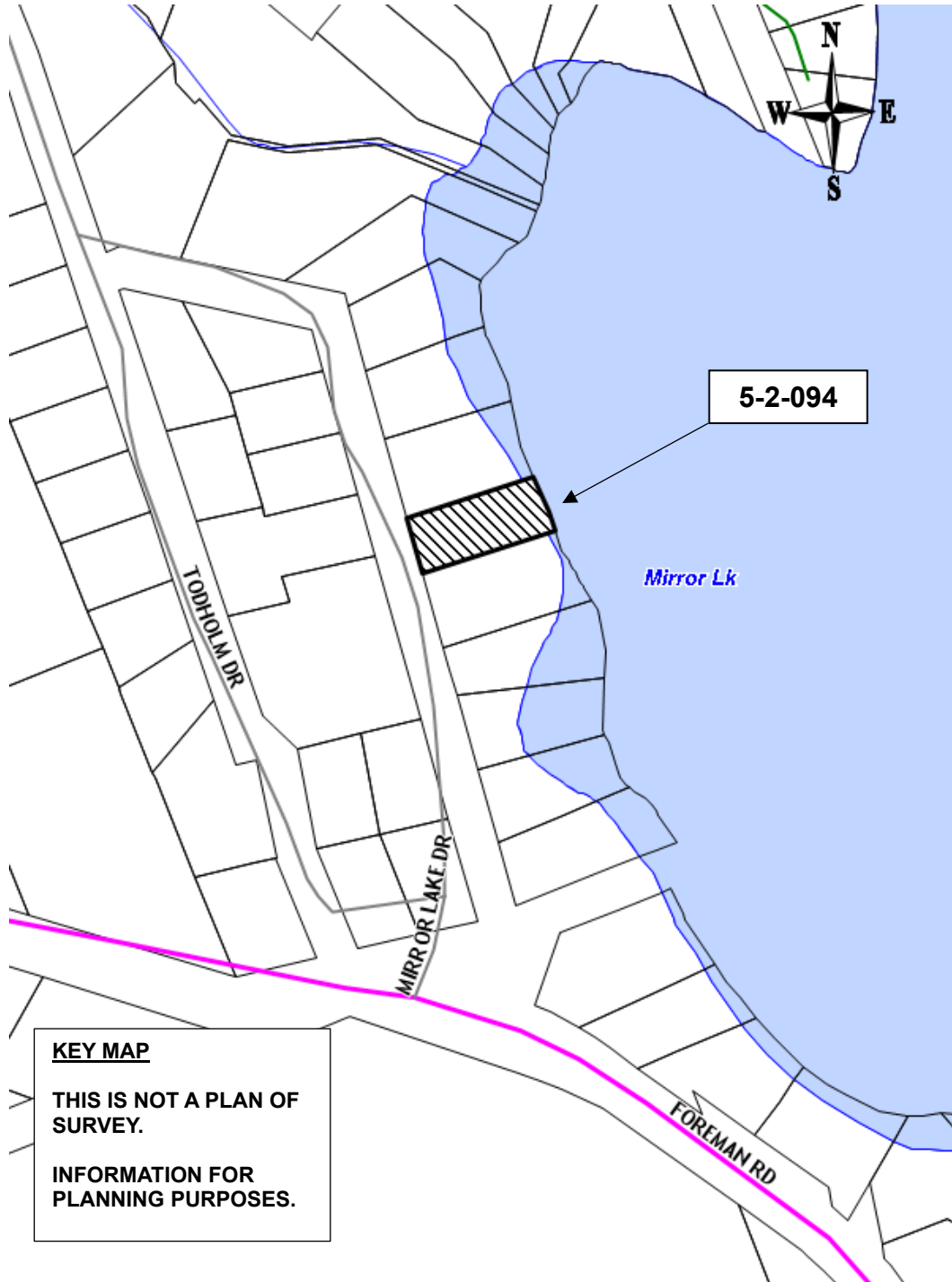


Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
B	8.1.3	Minimum Required Setback from an Environmental Protection (EP2) Zone (Sundeck)	100 ft.	73 ft.	27 ft.	To construct a new sundeck

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 29th day of August, 2024.

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



DRAFT FOR REVIEW

DRAFT FOR REVIEW

NOT TO SCALE

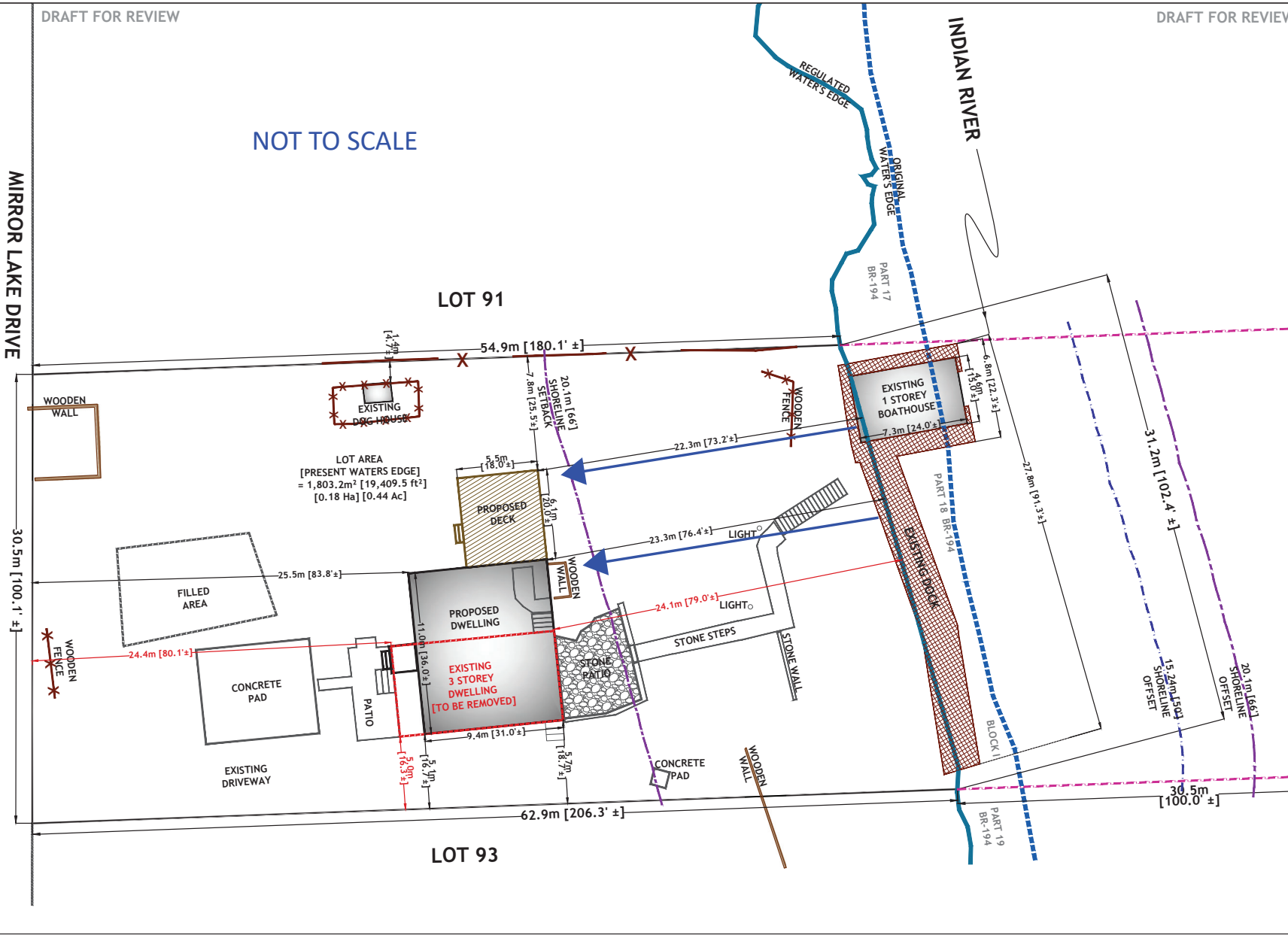
MIRROR LAKE DRIVE

30.5m [100.1' ±]

LOT 91

LOT AREA
[PRESENT WATERS EDGE]
= 1,803.2m² [19,409.5 ft²]
[0.18 Ha] [0.44 Ac]

LOT 93



SITE PLAN

12 MIRROR LAKE DRIVE
 LOT 92, REGISTERED PLAN M-373
 LOT 30, CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

HARVEY

ENTIRE LOT IS WITHIN
60.96m [200'] OF SHORELINE

LOT AREA [PRESENT WATERS EDGE]
 = 1,803.2m² [19,409.5 ft²]
 [0.18 Ha] [0.44 Ac] ±

EXISTING DEVELOPMENT INFORMATION

DOG HOUSE = 2.4m² [25.8 ft²]
 BOATHOUSE = 33.4m² [359.5 ft²]
 DOCK = 76.5m² [823.4 ft²]

DWELLING [TO BE REPLACE] = 68.2m² [734.1

PROPOSED DWELLING = 106.7m² [1,148.5 ft²]
 DECK = 33.4m² [359.5 ft²]

COVERAGE [TO PRESENT WATERS EDGE]
 = 142.5m² / 1,803.2m² * 100
 = 7.90%

© This Plan is Protected by Copyright 2024
 No person may copy, reproduce, or alter this plan in whole
 or in part without authorization from Planscape Inc.



SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 250	175100	AUGUST 1, 2024	JT

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

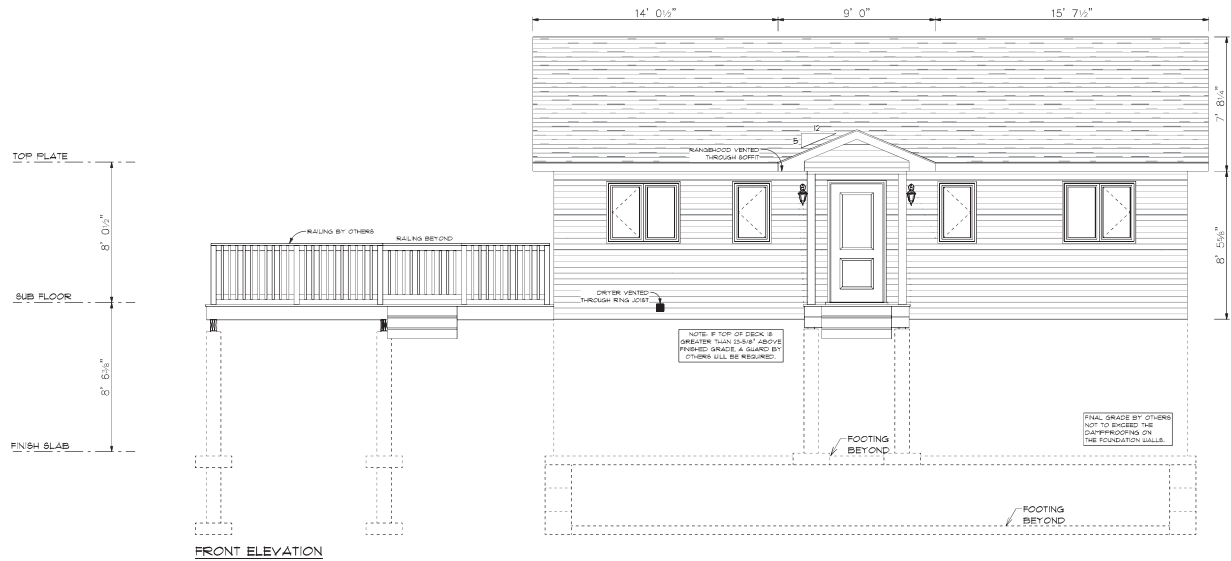
BASE MAP SOURCE:
 COOTE, HILEY, JEMMETT LIMITED

COTTAGE ELEVATIONS

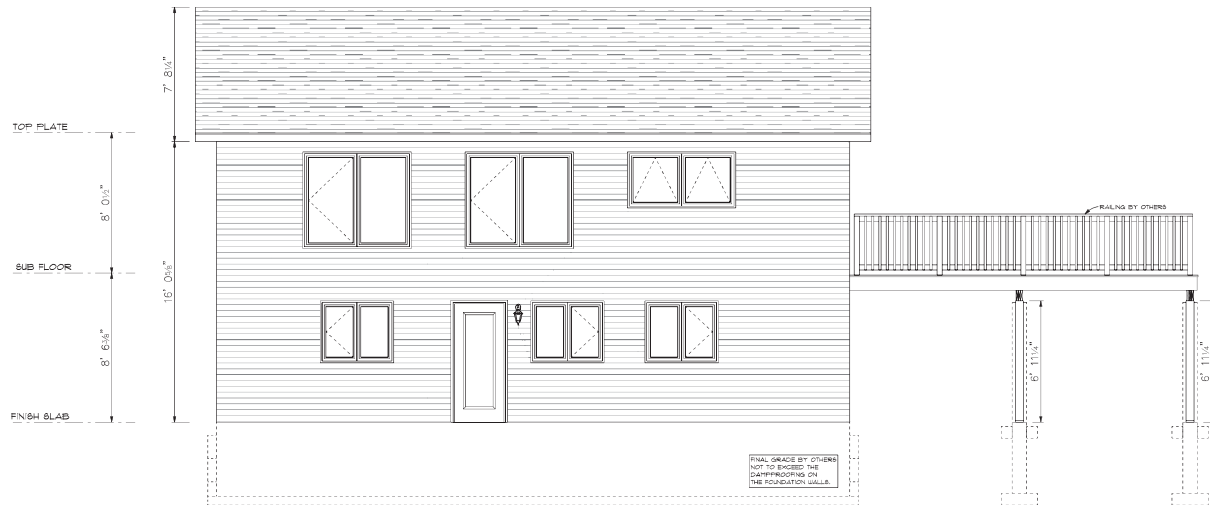
1. ALL ROOF SLOPES TO BE 5/12 UNLESS NOTED OTHERWISE.
2. UNLESS NOTED OTHERWISE, ALL GABLE OVERHANGS TO BE 14" FROM EXTERIOR FRAME WALL.
3. UNLESS NOTED OTHERWISE, ALL EAVE OVERHANGS TO BE 16" FROM EXTERIOR FRAME WALL.
3. EXTERIOR CLADDING SHOWN IS REPRESENTATIONAL ONLY. ACTUAL EXTERIOR CLADDING TO BE AS PER CONTRACT.
4. ALL GLAZING AREAS TO HAVE TRIPLE GLAZING & A MAXIMUM U-VALUE OF 0.18
5. THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONSTRUCTION MUST COMPLY WITH ALL LOCAL & PROVINCIAL BUILDING CODES.

REVISIONS

NO.	DESCRIPTION	DATE	BY:



FRONT ELEVATION



REAR ELEVATION

FINAL SIGNOFF ACCEPTED AS CORRECT WITH CHANGES AS NOTED ON PLANS.

SIGNATURE: _____

SIGNATURE: _____

DATE: _____

FUTURE CHANGES MADE AFTER THIS DATE ARE SUBJECT TO APPROVAL BY Q.E.H. & MAY INCUR ADDITIONAL COSTS.

ELEVATIONS

CUSTOMER:
HARVEY / ARCHIBALD

MODEL:
ALGONQUIN

DESIGNED BY: D.H. DRAWN BY: A.L.

START DATE: JUNE 12, 2024 PRINT DATE: JUNE 18, 2024

SCALE: N.T.S. TIME: 07:19 AM PAGE: 3/8

JOB NUMBER:
24022

QUALITY ENGINEERED HOMES
RR #2, 1307 SIDEROAD 5 WEST
KENILWORTH, ONTARIO
N0G 2E0
TOLL FREE: 1-800-265-2648
FAX: 519-323-3897



QUALITY
HOMES

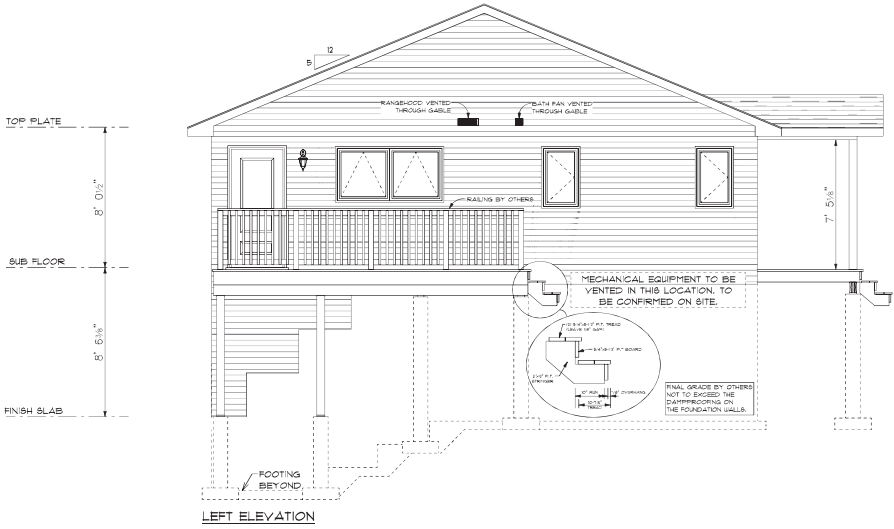
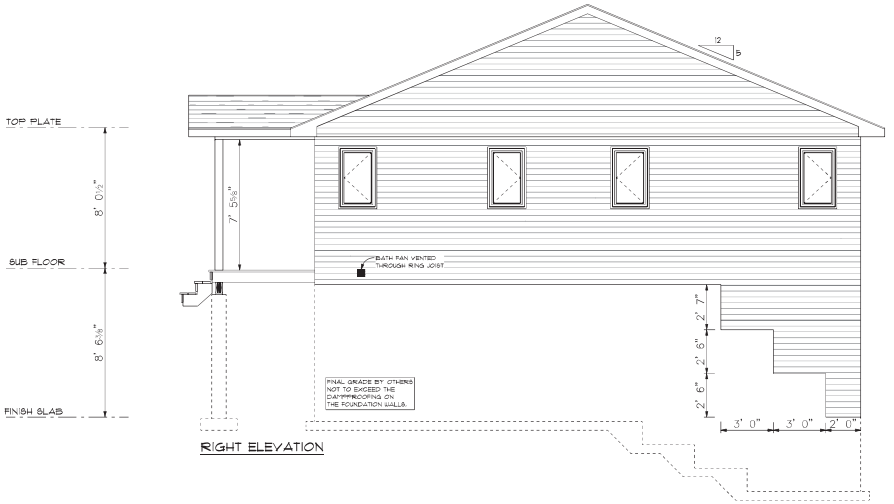
NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

COTTAGE ELEVATIONS

- 1. ALL ROOF SLOPES TO BE 5/12 UNLESS NOTED OTHERWISE.
- 2. UNLESS NOTED OTHERWISE, ALL GABLE OVERHANGS TO BE 14" FROM EXTERIOR FRAME WALL.
- 3. UNLESS NOTED OTHERWISE, ALL EAVE OVERHANGS TO BE 16" FROM EXTERIOR FRAME WALL.
- 3. EXTERIOR CLADDING SHOWN IS REPRESENTATIONAL ONLY. ACTUAL EXTERIOR CLADDING TO BE AS PER CONTRACT.
- 4. ALL GLAZING AREAS TO HAVE TRIPLE GLAZING & A MAXIMUM U-VALUE OF 0.18
- 5. THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONSTRUCTION MUST COMPLY WITH ALL LOCAL & PROVINCIAL BUILDING CODES.

REVISIONS			
NO.	DESCRIPTION	DATE	BY:



FINAL SIGNOFF ACCEPTED AS CORRECT WITH CHANGES AS NOTED ON PLANS.

SIGNATURE: _____

SIGNATURE: _____

DATE: _____

FUTURE CHANGES MADE AFTER THIS DATE ARE SUBJECT TO APPROVAL BY Q.E.H. & MAY INCUR ADDITIONAL COSTS.

ELEVATIONS		
CUSTOMER: HARVEY / ARCHIBALD		
MODEL: ALGONQUIN		
DESIGNED BY: D.H.	DRAWN BY: A.L.	
START DATE: JUNE 12, 2024	PRINT DATE: JUNE 18, 2024	
SCALE: N.T.S.	TIME: 07:19 AM	4/8
JOB NUMBER: 24022		
QUALITY ENGINEERED HOMES RR #2, 1301 SIDEROAD 5 WEST KENILWORTH, ONTARIO N0G 2E0 TOLL FREE: 1-800-265-2648 FAX: 519-323-3897		

NOT TO SCALE



FOR INFORMATIONAL PURPOSES ONLY