



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-71/24

Roll No.: 2-1-031-05

| | | | |
|--|--|------------------------------|--------------|
| Owners: | Vesko & Daniela Stajic, 1136 Greenwood Avenue, East York, ON, M4J 4E6 | | |
| Address & Description: | 1061 Camel Lake Extension Road, Unit #16 Part of Lot 7, Concession 3, Parts 1 and 2, Plan 35R-17437, (Watt) | | |
| Zoning: | Waterfront Residential (WR1) | Camel Lake (Category 2 Lake) | Schedule: 24 |
| Hearing Date: Tuesday, October 15th, 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:

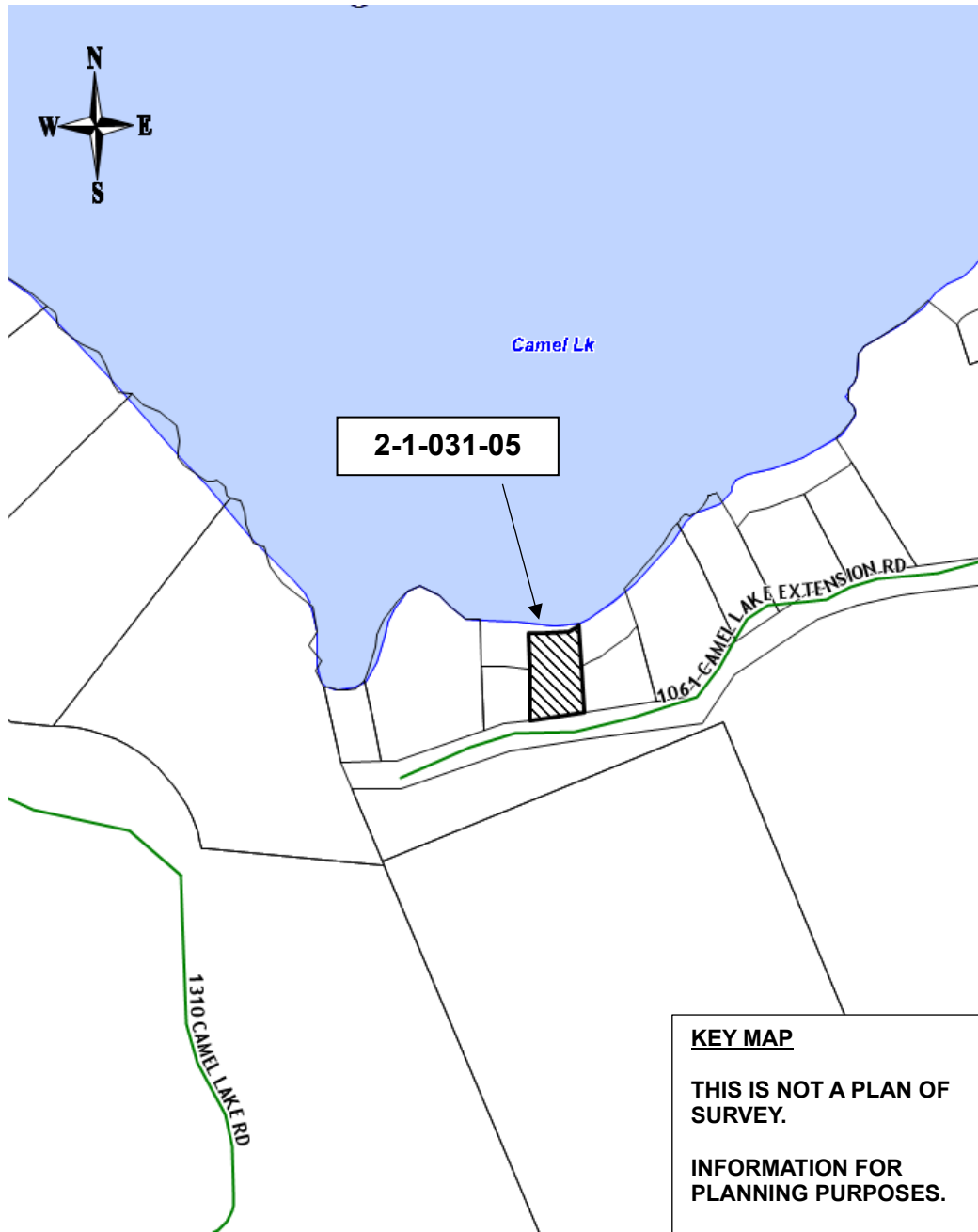
The applicants propose to recognize an as-built dwelling addition. Please note that the Township's Committee of Adjustment approved a Minor Variance Application (A-34/19) in July of 2019, granting variances necessary for a covered entry and ramp. The applicants have since enclosed the approved covered entry and re-configured it, and have also constructed a dwelling addition. As such, the applicants have submitted a new application. The following is a summary of the requested variances:

| Variance | ZBL 2014-14 Section(s) | Description | Permitted | Proposed | Variance | Proposal |
|----------|------------------------|--|----------------------|------------------------------|----------------------|---------------------------------------|
| A | 4.1.3 | Minimum Interior Side Yard Setback | 15 ft. | 4 ft. (at the closest point) | 11 ft. | Recognize As-built Dwelling Additions |
| B | 4.1.3.6 & 4.1.3.7 | Maximum Lot Coverage on the Entire Lot | 8% (1,152 sq. ft) | 8.5% (1,222 sq. ft.) | 0.5% (70 sq. ft.) | Recognize As-built Dwelling Additions |

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.

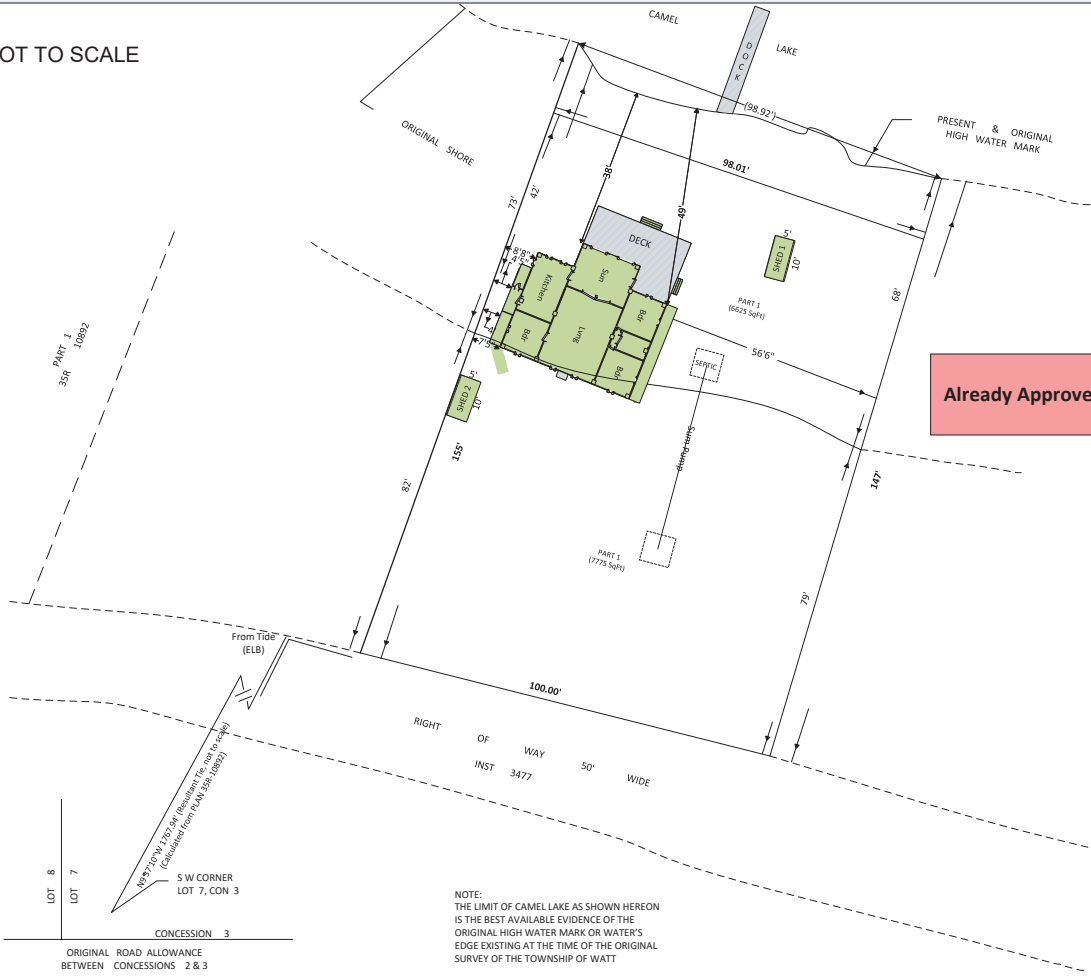
Dated at the Township of Muskoka Lakes
this 1st day of October, 2024.

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



SITE PLAN

NOT TO SCALE



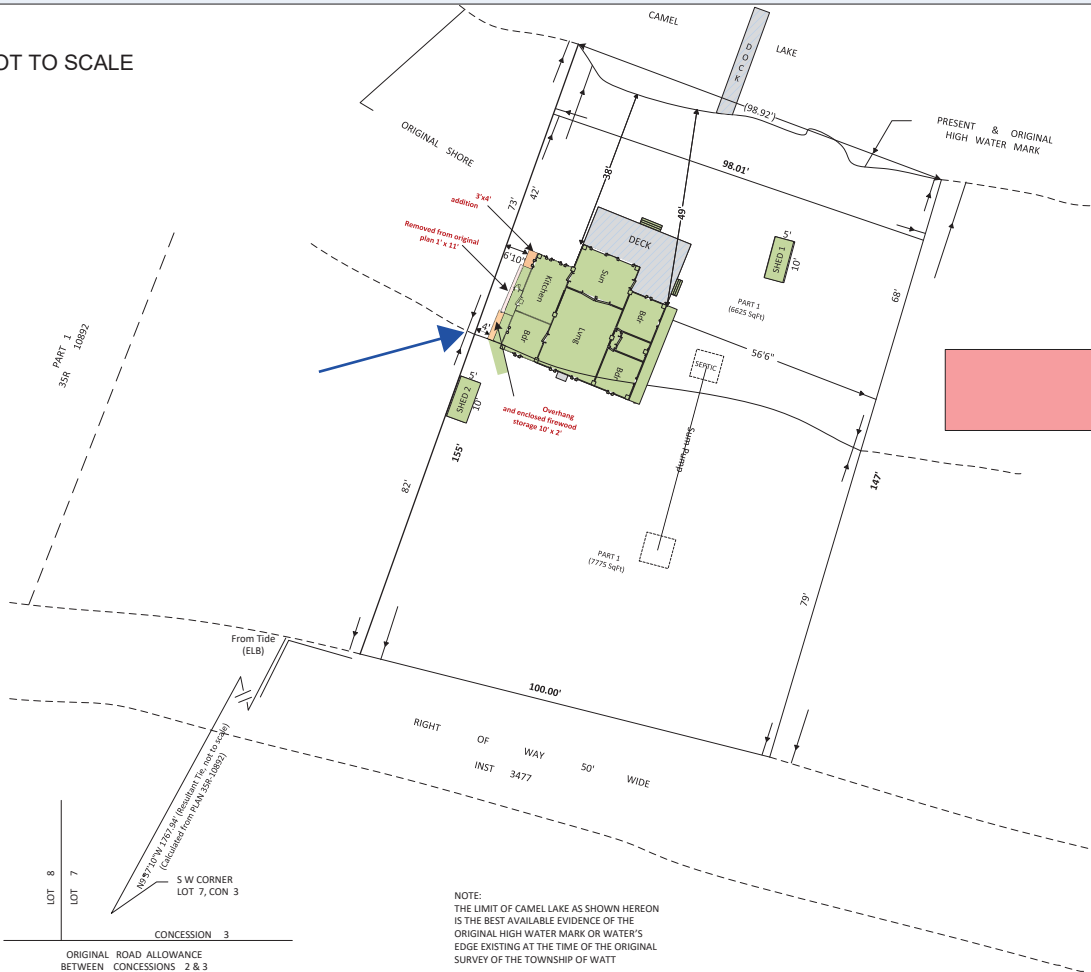
Already Approved (Resolution Number: CA-09-08/07/2019)

| Lot | |
|---|----------------------|
| Land (part 1) | 7775.00 SqFt |
| Land (part 2) | 6625.00 SqFt |
| Land Total | 14400.00 SqFt |
| Coverage Allowance | |
| Allowed Coverage at 8% | 1152.00 SqFt |
| Max Allowed Coverage at 8.8% | 1267.20 SqFt |
| Existing Covered Structures | |
| Dwelling (35'x25') | 875.00 SqFt |
| Dwelling (sun room extension 5'x10') | 50.00 SqFt |
| Dwelling (main entrance 8x4) | 32.00 SqFt |
| Shed 1 (5'x10') | 50.00 SqFt |
| Shed 2 (5'x10') | 50.00 SqFt |
| Total Existing | 1057.00 SqFt |
| Total Existing | 7.34 % |
| Proposed Addition | |
| Addition (4'x25') | 100.00 SqFt |
| Covered Deck (4'x11') | 44.00 SqFt |
| Total Proposed Additions | 144.00 SqFt |
| New Coverage Total (Existing + Proposed) | 1201.00 SqFt |
| New Coverage Total (Existing + Proposed) | 8.34 % |

April 03, 2019
Survey, Cottage Position and Existing Structures (site plan)
 1061-16 Camel Lake Road Extension
 Bracebridge, ON P1L1X4

SITE PLAN

NOT TO SCALE



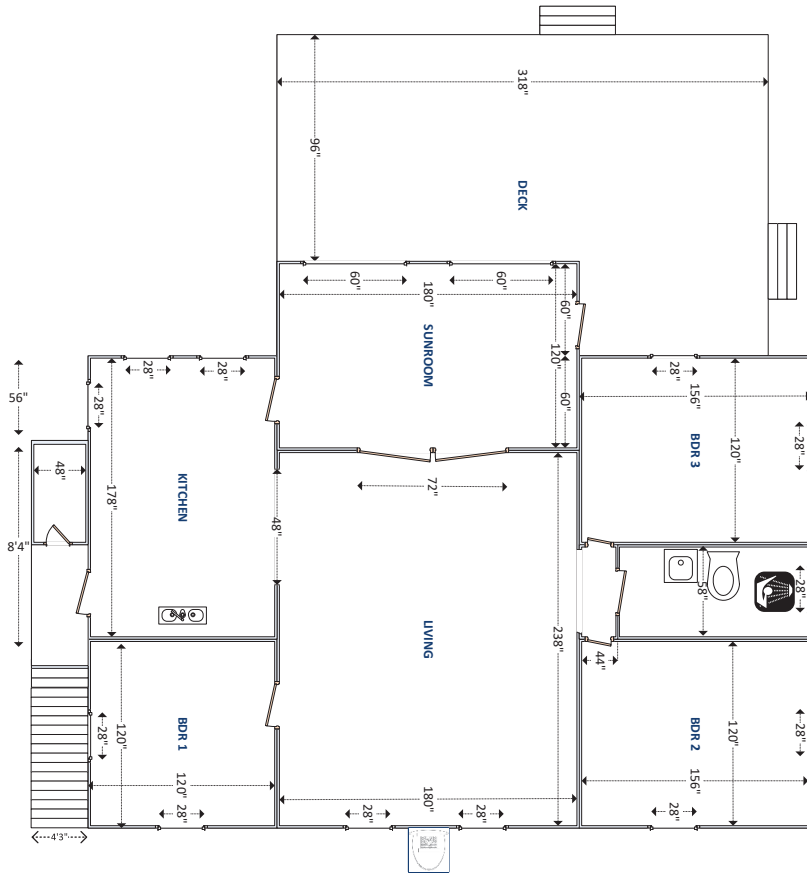
As-built Changes

| Lot | |
|-------------------------------------|-----------------------|
| Land (part 1) | 7,775.00 SqFt |
| Land (part 2) | 6,625.00 SqFt |
| Total | 14,400.00 SqFt |
| Coverage Allowance | |
| Allowed Coverage at 8% | 1,152.00 SqFt |
| Allowed Coverage at 8.8% | 1,267.00 SqFt |
| Existing | |
| Existing Approved Coverage (SqFt) | 1,201.00 SqFt |
| Existing Approved Coverage (%) | 8.34 % |
| Proposed Changes Including Overhang | |
| Reduce approved addition (1'x11') | - 11.00 SqFt |
| Add Section (3'x4') | 12.00 SqFt |
| Add Overhang (10'x2') | 20.00 SqFt |
| Total Change | 21.00 SqFt |
| New Proposed Coverage | |
| Coverage (SqFt) | 1,222.00 SqFt |
| Coverage (%) | 8.49 % |

September 06, 2024
Survey, Cottage Position and Existing Structures (site plan)
 1061-16 Camel Lake Road Extension
 Bracebridge, ON P1L1X4

Cottage Top View – Main Entrance Before and After

EXISTING
(Already Approved Variances)



AS-BUILT CHANGES



Summary of proposed changes:
 Removed 18'4" x 1' from original drawing (red color pattern)
 Add 3' x 4' (green)
 Add overhang firewood storage 10' x 1'6" (blue color pattern)

Not To Scale
 For Informational Purposes Only

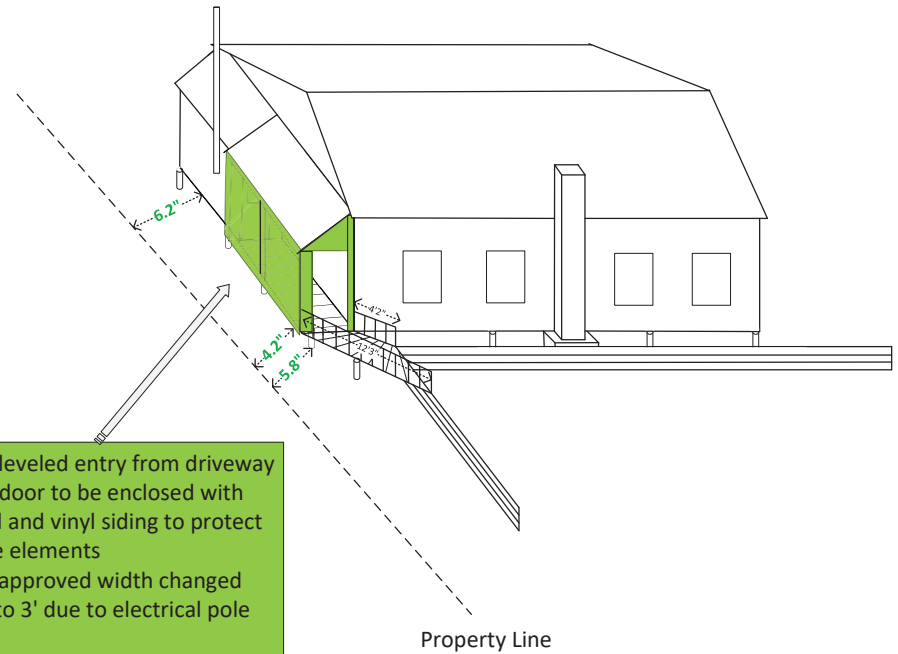
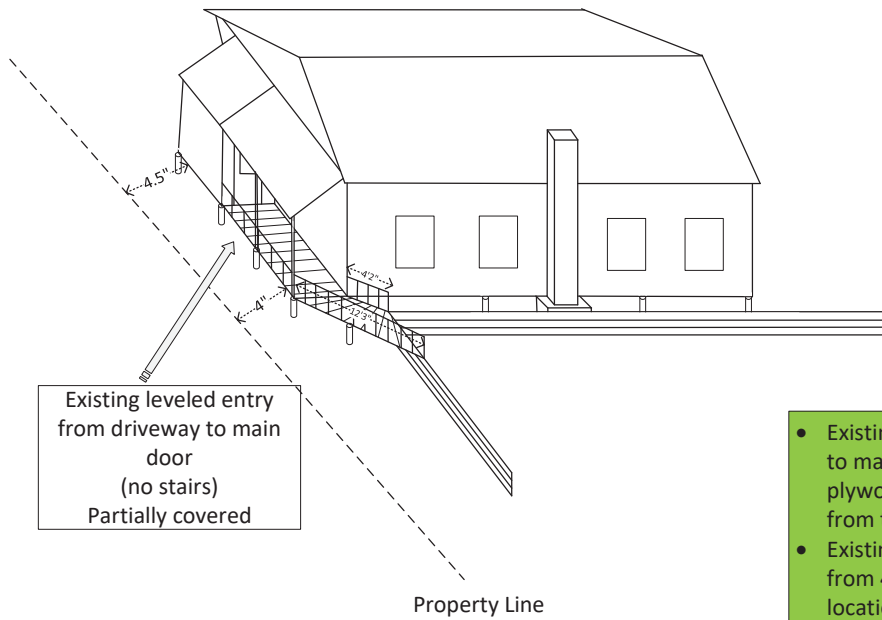
September 05, 2024
 1061-16 Camel Lake Road Extension
 Bracebridge, ON P1L1X4

Cottage West Side – Main Entrance Before and After



EXISTING
(Already Approved Variances)

AS-BUILT CHANGES



- Existing leveled entry from driveway to main door to be enclosed with plywood and vinyl siding to protect from the elements
- Existing approved width changed from 4' to 3' due to electrical pole location
- Firewood storage overhang to be added on entry ramp

September 05, 2024
1061-16 Camel Lake Road Extension
Bracebridge, ON P1L1X4

Not To Scale
For Informational Purposes Only