



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-82/24

Roll No.: 5-7-010-03

Owner:	Elyse Zelunka, 49 Green Meadows Circle, North York, ON, M2J 5G6		
Address & Description:	8 McMullen Drive Lot 32, Concession 3, Part 6, Plan 35R-6344, (Medora)		
Zoning:	Community Residential - Waterfront (R4)	Silver Lake (Category 4 Lake)	Schedule: 55
Hearing Date: Monday, November 11th, 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:

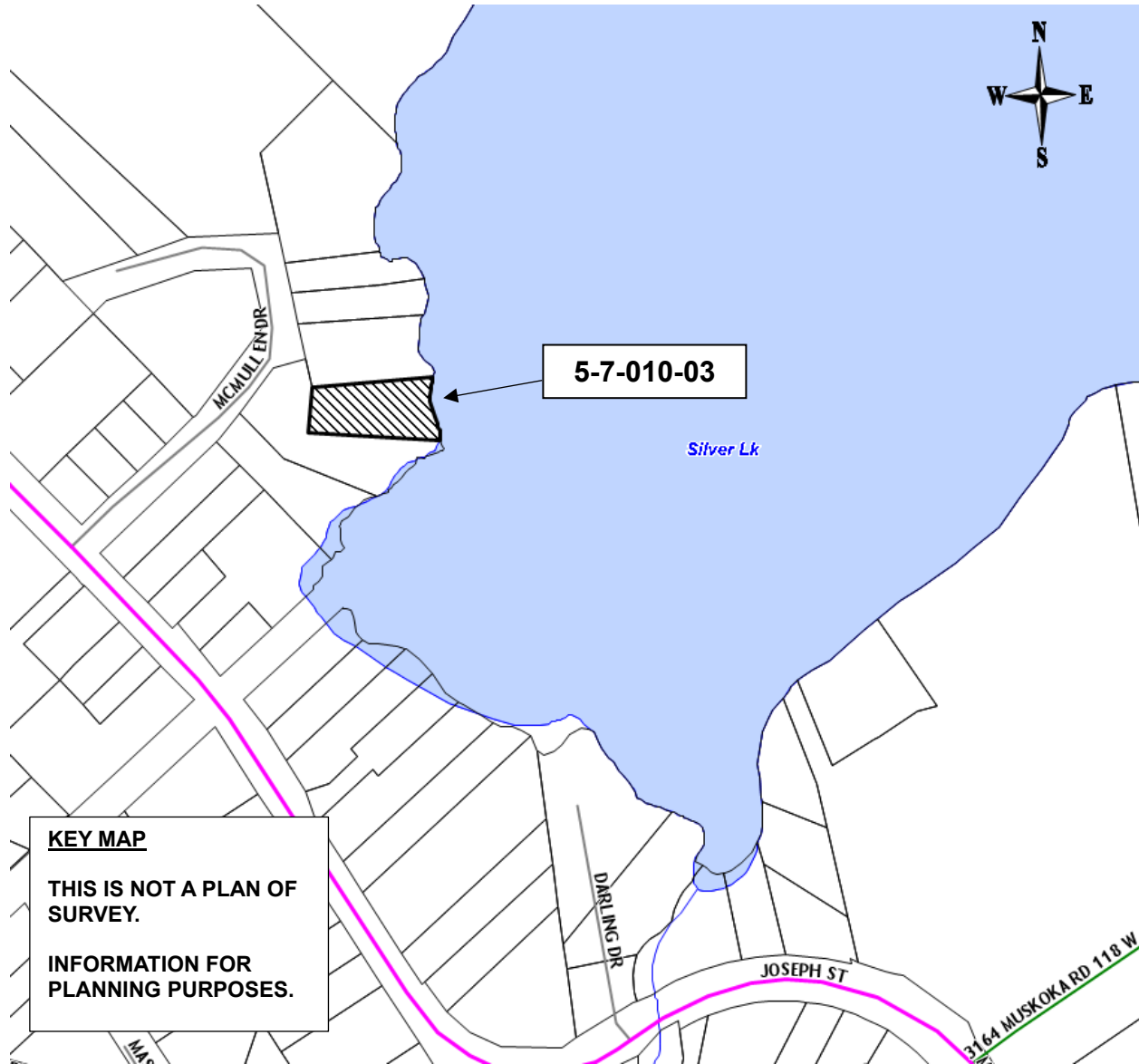
The applicant proposes to recognize an as-built dwelling that exceeds the maximum permitted height. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	5.1.3	Maximum Permitted Height for a Dwelling	35 ft.	43 ft.	8 ft.	Recognize As-built Over Height Dwelling

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.

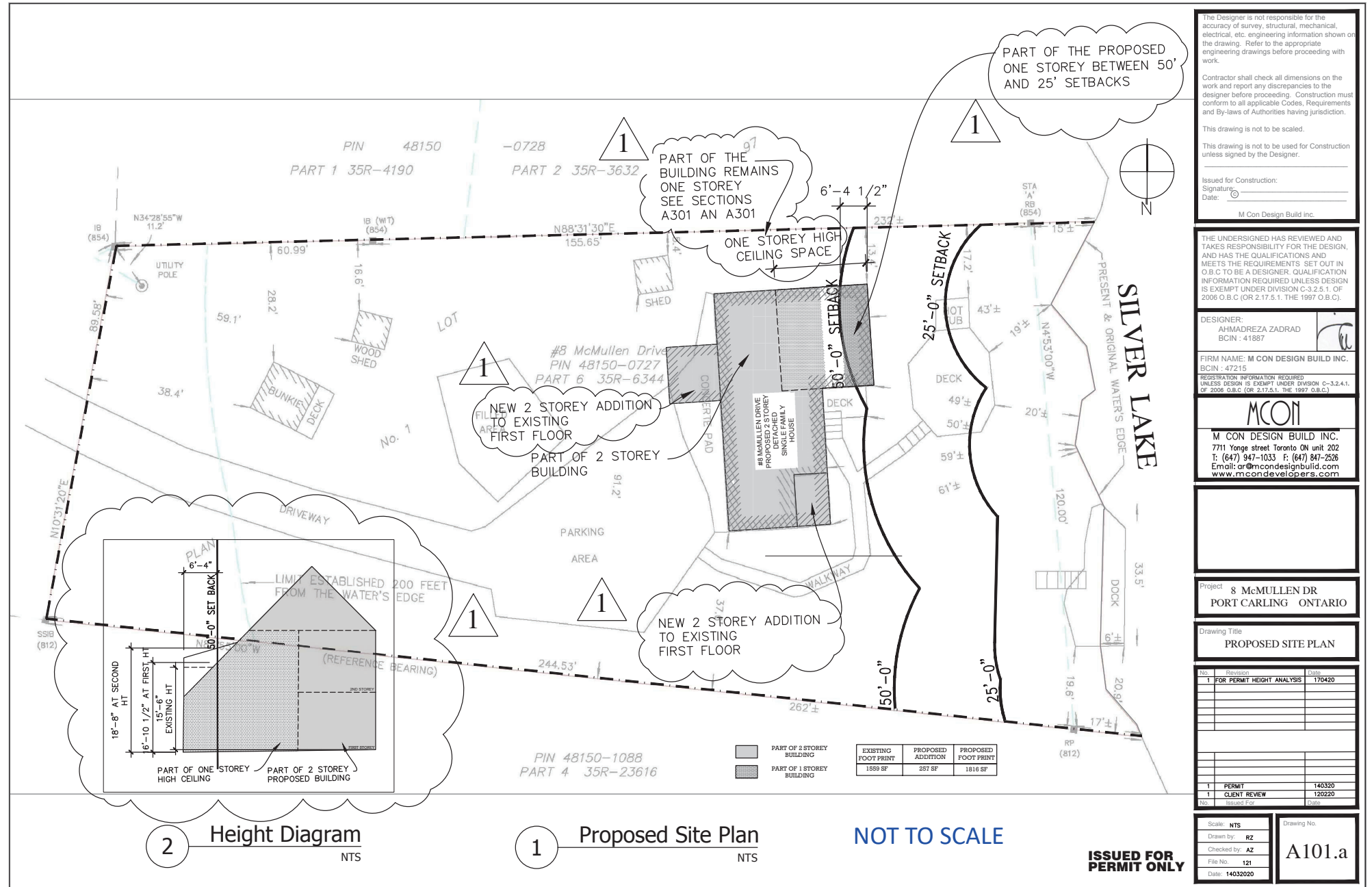
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies and the minister may file 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 31st day of October, 2024.

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





The Designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancies to the designer before proceeding. Construction must conform to all applicable Codes, Requirements and By-laws of Authorities having jurisdiction.

This drawing is not to be scaled.
This drawing is not to be used for Construction unless signed by the Designer.

Issued for Construction:
Signature: _____
Date: _____

M Con Design Build Inc.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF 2006 O.B.C (OR 2.17.5.1. THE 1997 O.B.C).

DESIGNER:
AHMADREZA ZADRAD
BCIN : 41887

FIRM NAME: M CON DESIGN BUILD INC.
BCIN : 47215
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF 2006 O.B.C (OR 2.17.5.1. THE 1997 O.B.C)



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Project
8 McMULLEN DR
PORT CARLING ONTARIO

Drawing Title
PROPOSED SITE PLAN

No.	Revision	Date
1	FOR PERMIT HEIGHT ANALYSIS	170420
1	PERMIT	140320
1	CLIENT REVIEW	120220

Scale: NTS
Drawn by: RZ
Checked by: AZ
File No: 121
Date: 14032020

Drawing No.
A101.a

ISSUED FOR PERMIT ONLY



1 Proposed Rear Elevation
3/16"=1'-0"

NOT TO SCALE

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Project 8 McMULLEN DR
PORT CARLING ONTARIO

Drawing Title
PROPOSED
REAR ELEVATION

No.	Revision	Date
1	PERMIT	140320
1	CLIENT REVIEW	120220
No.	Revised For	Date

Scale: 3/16"=1'-0"
Drawn by: RZ
Checked by: AZ
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Drawing No.
A202.a