



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-90/24

Roll No.: 6-2-018

Owner:	Timothy Sprung, 365 John Street North, Hamilton, ON, L8L 4R2		
Address & Description:	1062 Packers Bay Road Lot 23, Concession 4, Lot 8, Plan 20, (Wood)		
Zoning:	Waterfront Residential (WR5-7)	Lake Muskoka (Category 1 Lake)	Schedule: 42
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 demolish an existing one storey dwelling and proposes to construct a new two-storey dwelling and a shed. The applicant also proposes to demolish sundecks, to remove a hot tub, and to install a new patio. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.5	Minimum Required Front Yard Setback	50 ft.	35 ft.	15 ft.	Construct a Two-Storey Dwelling

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.

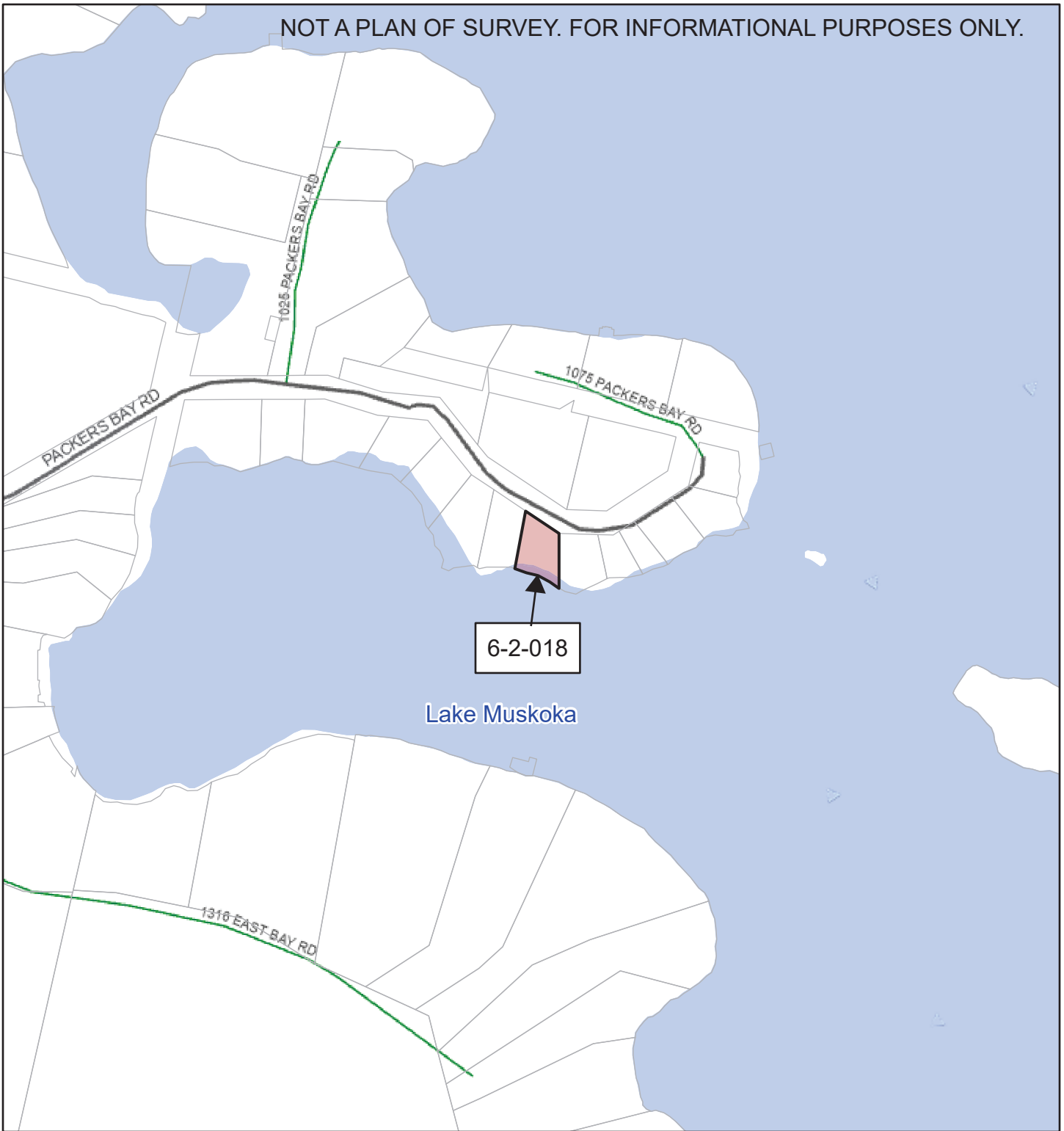
For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156.

Please quote the file number noted above.










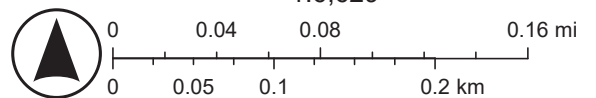
Key Map, A-90/24 (Sprung)

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



12/17/2024, 11:44:53 AM

- | | |
|--|--|
|  Parcel: Assessment |  Road Network |
|  District Municipality |  Township |
|  Area Municipality |  Private |
|  Geographic Township | |



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau.

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 14th day of February, 2025.

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



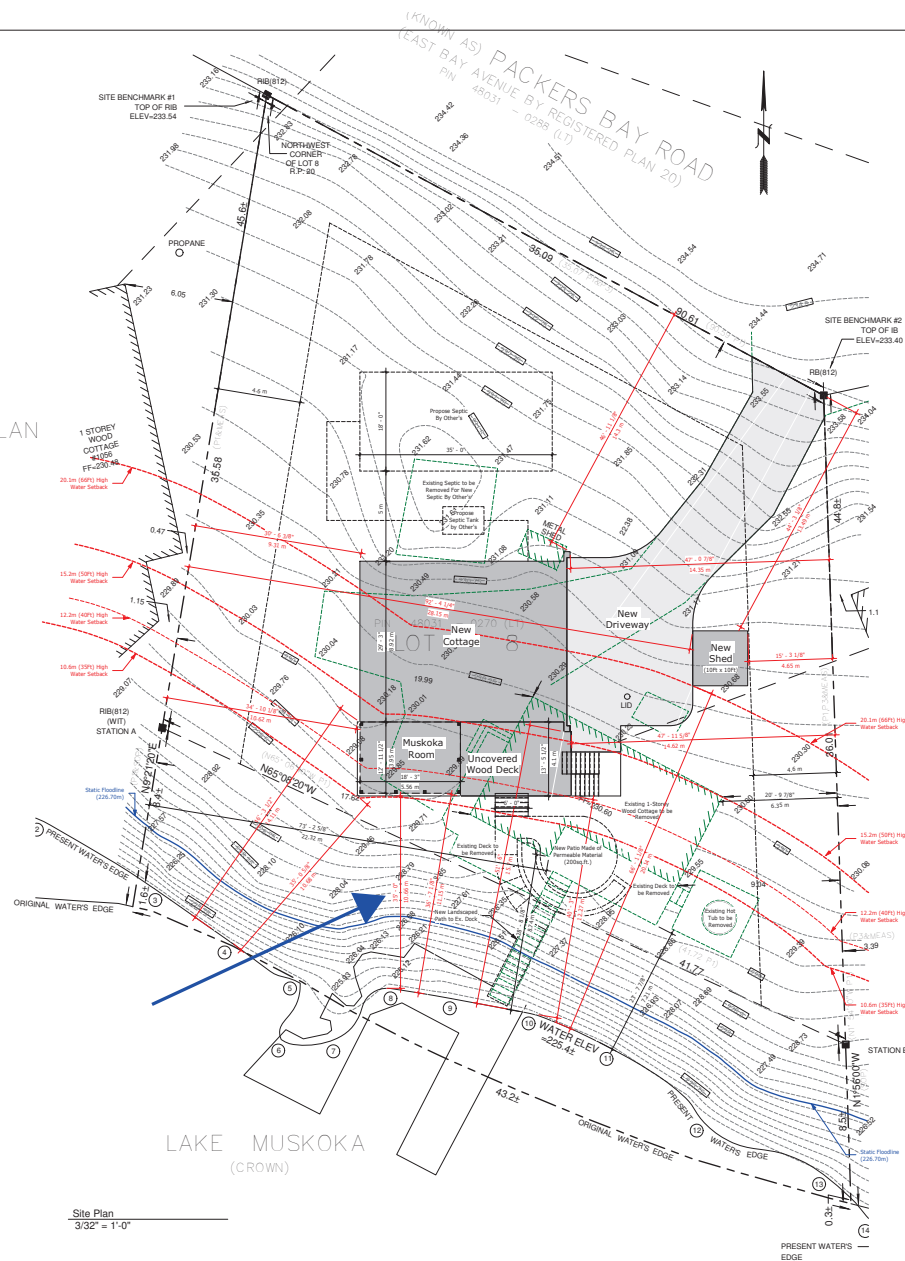
SITE PLAN

NOT TO SCALE

REGISTERED

PLAN

20



Lot Coverage Summary

Lot Area = 1589.59 m ²
Building Area of Existing Residence to be Removed = 75.23 m ²
Building Area of Existing Decks to be Removed = 31.05 m ²
Building Area of Existing Cottage Between 3594 and 5071 from lake = 56.13 m ²
Building Area of Proposed Cottage Between 3594 and 5071 from lake = 25.9 m ²
Building Area of Proposed Wood Deck Within 4071 from lake = 3.1 m ²
Building Area of Proposed Cottage = 100.65 m ²
Building Area of Proposed Muskoka Room = 21.97 m ²
Building Area of Proposed Wood Deck = 23.00 m ²
Building Area of Proposed Shed = 6.30 m ²
Proposed Cottage Height = 8.83m
Total Lot Coverage = 227% (100% Max)

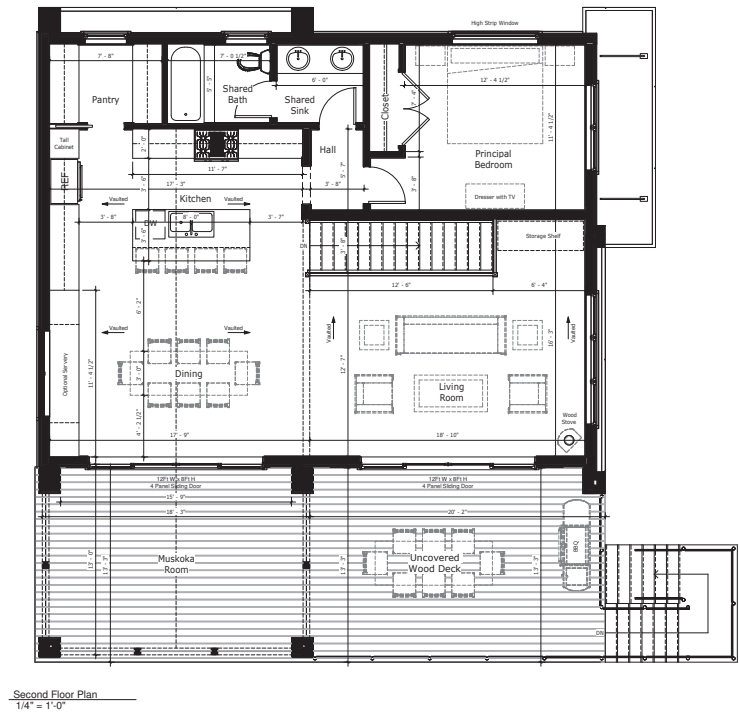
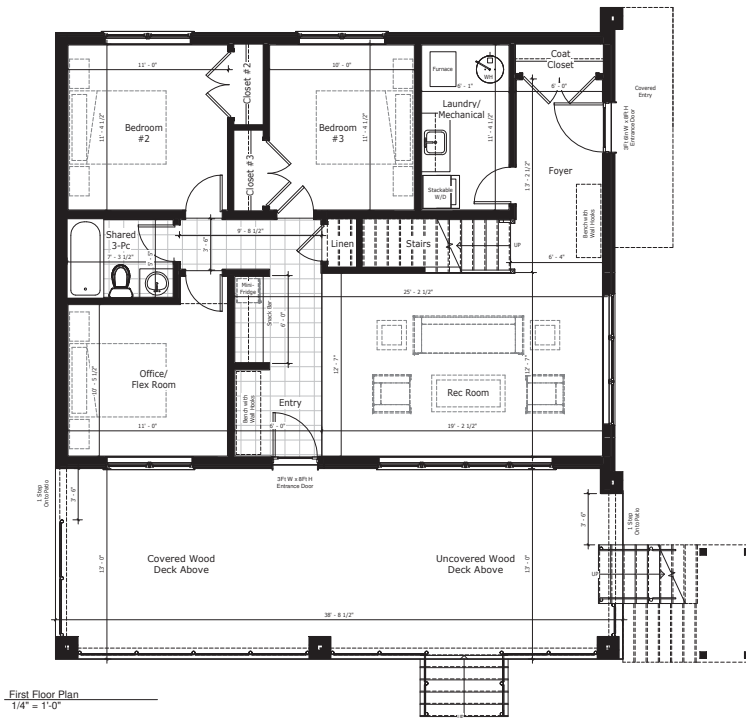
Site Plan
3/32" = 1'-0"

January 31st, 2025
Preliminary Design
Andy Sprung
New Cottage
1062 Packers Bay Rd.
Muskoka, ON.
Site Plan



NOT TO SCALE

FLOOR PLAN



FOR INFORMATIONAL PURPOSES ONLY

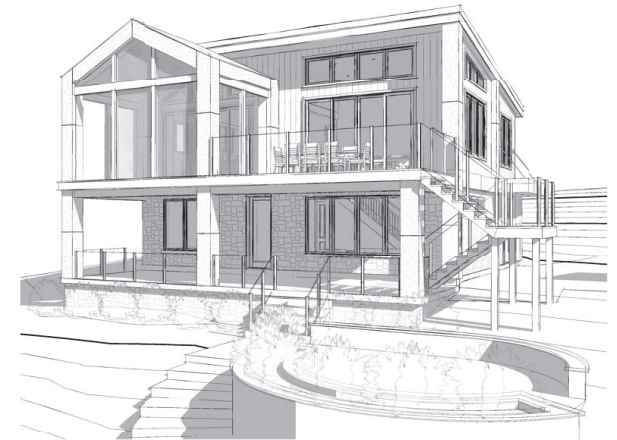
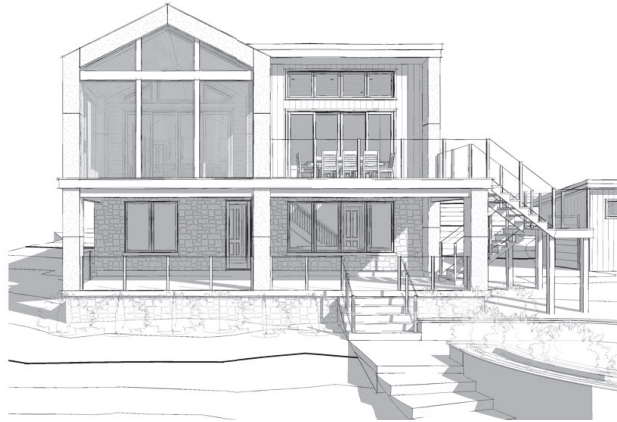
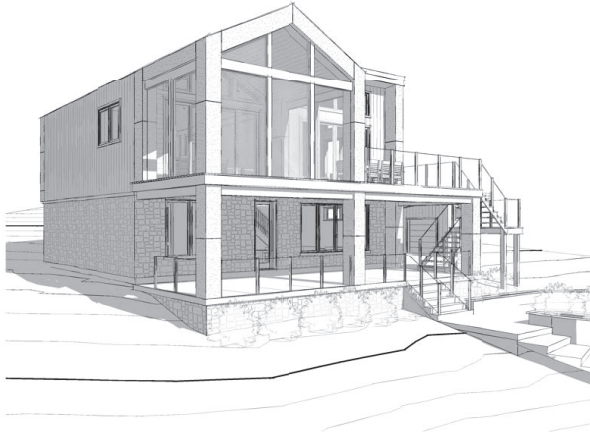
Square Footage Summary
New First Floor = 1,030 sq.ft. (Interior)
New Second Floor = 984 sq.ft. (Interior)
New First Floor = 1,135 sq.ft. (Exterior)
New Second Floor = 1,085 sq.ft. (Exterior)
Total New Floor Area = 2,014 sq.ft. (Interior)
Total New Floor Area = 2,220 sq.ft. (Exterior)
Muskoka Room = 232 sq.ft.

December 4th, 2024
Preliminary Design
Andy Sprung
New Cottage
1062 Packers Bay Rd.
Muskoka, ON.
Floor Plans

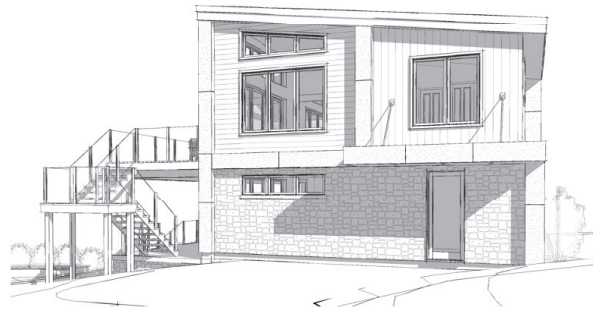


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DRAWINGS & ELEVATIONS



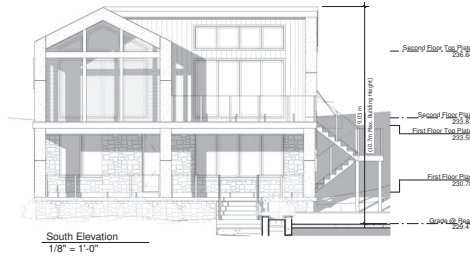
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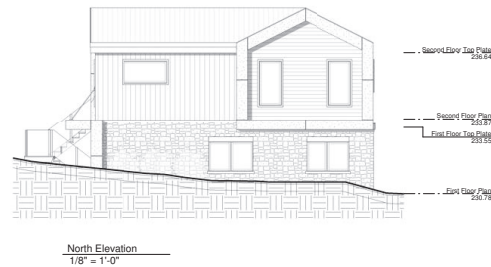
December 4th, 2024
Preliminary Design
Andy Sprung
New Cottage
1062 Packers Bay Rd.
Muskoka, ON.
3D Perspectives

NOT TO SCALE

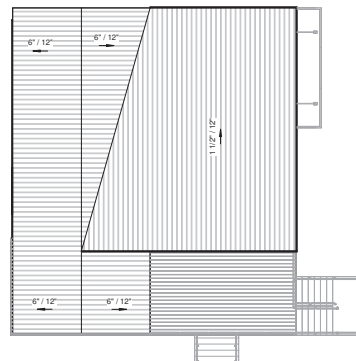
DRAWINGS & ELEVATIONS



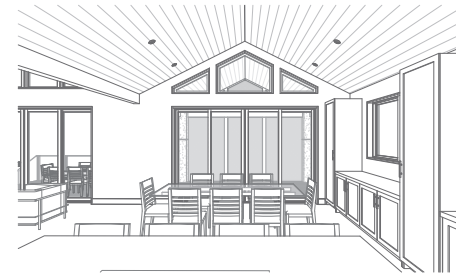
Interior View - Dining to Living



Interior View - Living to Kitchen



Roof Plan
1/8" = 1'-0"



Interior View - Kitchen to Dining



FOR INFORMATIONAL PURPOSES ONLY

December 4th, 2024
Preliminary Design
Andy Sprung
New Cottage
1062 Packers Bay Rd.
Muskoka, ON.
Elevations