



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

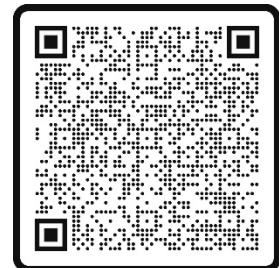
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-52/24

Roll No.: 7-5-060

Owners:	Samara Enchin and Jacob Sadikman, 40 Melrose Ave, Toronto, ON, M5M 1Y5		
Address & Description:	1097 Keeler Road, Unit #1 Lot 26, Concession 7, Lot 22, Plan M-234, (Wood)		
Zoning:	Waterfront Residential (WR4)	Dark Lake – Lake Muskoka (Category 1 Lake)	Schedule: 48
Hearing Date: Monday, July, 8th, 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:

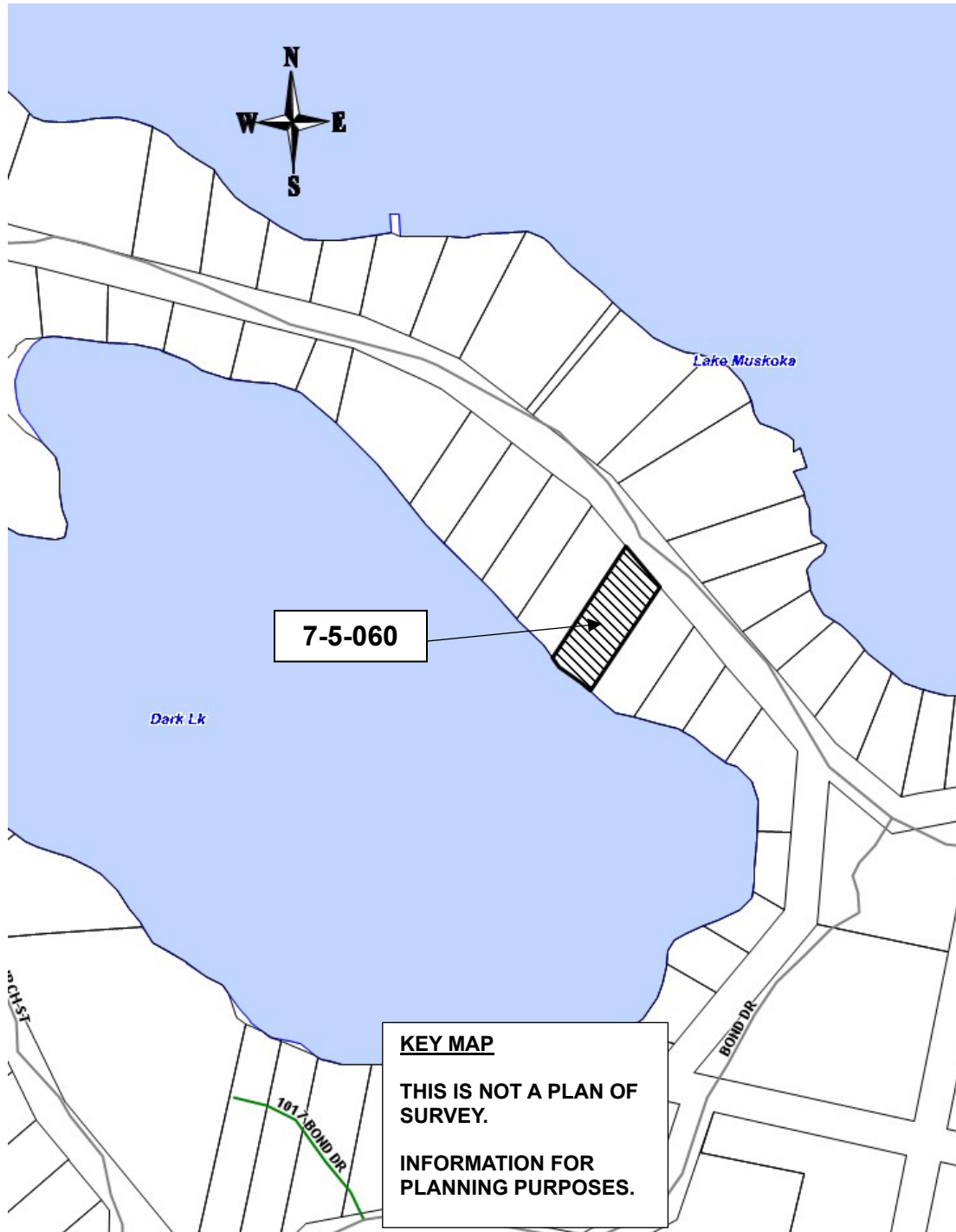
The applicants propose to recognize as as-built single-storey boathouse and dock.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.7 and 4.1.7.11 c.	Minimum Side Yard Setback (Single Storey Boathouse)	15 ft.	4.5 ft.	10.5 ft.
B	4.1.7 and 4.1.7.11 a.	Minimum Side Yard Setback (Dock)	15 ft.	3 ft.	12 ft.

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.

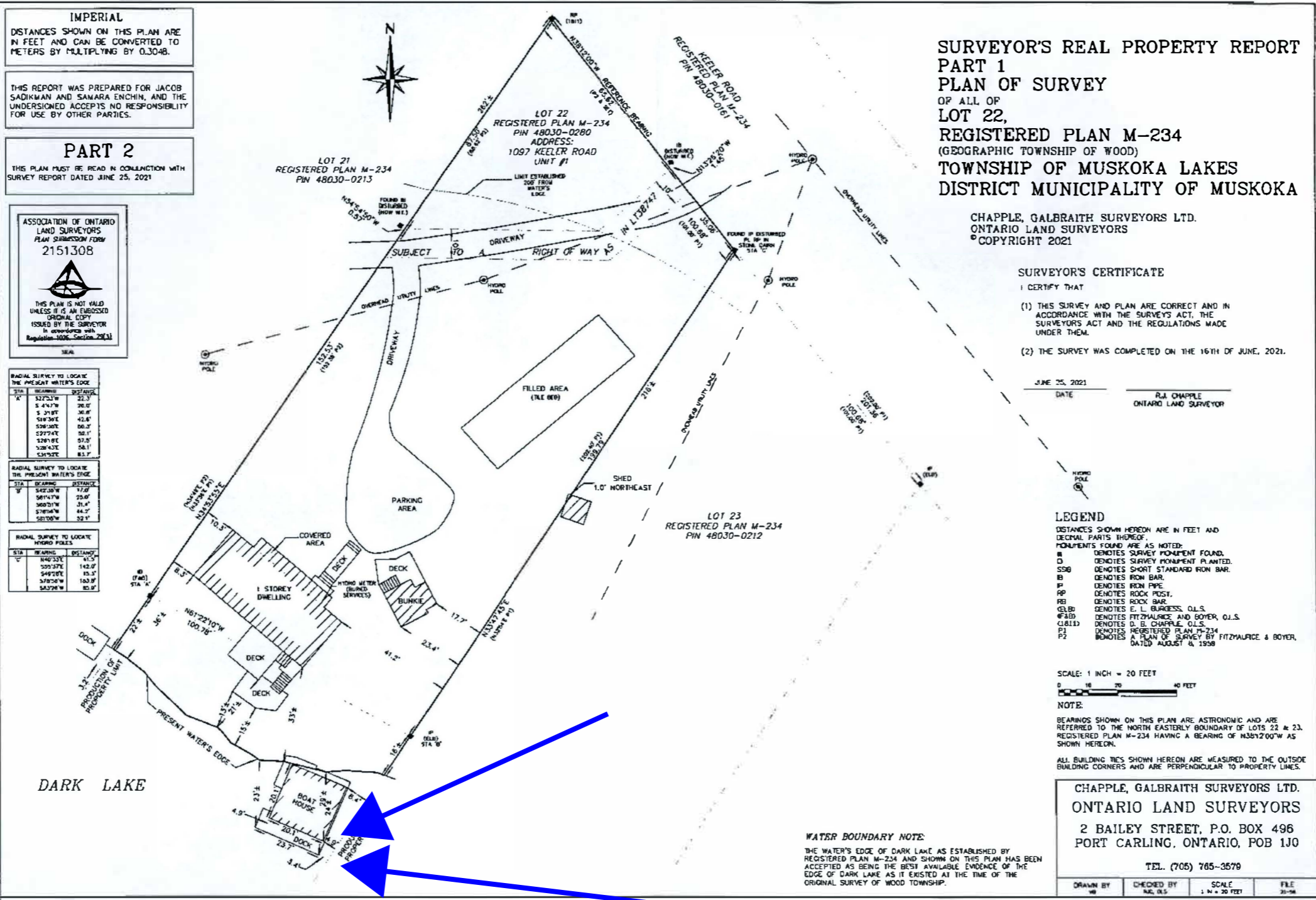
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 27th day of June, 2024.

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



SITE PLAN



IMPERIAL
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048.

THIS REPORT WAS PREPARED FOR JACOB SADIKMAN AND SAMARA ENCHIN, AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JUNE 25, 2021

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2151308

THIS PLAN IS NOT VALID UNLESS IT IS AN UNREVISED ORIGINAL COPY ISSUED BY THE SURVEYOR IN CONFORMANCE WITH REGULATION 1006, SECTION 22(1)

RADIAL SURVEY TO LOCATE THE PRESENT WATER'S EDGE

STA	BEARING	DISTANCE
A	S 27° 23' W	22.3'
	S 4° 47' W	36.0'
	S 1° 18' W	36.0'
	S 1° 30' E	42.8'
	S 2° 30' E	66.7'
	S 77° 47' E	88.1'
	S 2° 18' E	57.5'
	S 2° 43' E	58.1'
	S 3° 52' E	83.7'

RADIAL SURVEY TO LOCATE THE PRESENT WATER'S EDGE

STA	BEARING	DISTANCE
W	S 42° 30' W	17.0'
	S 81° 47' W	25.0'
	S 60° 21' W	31.4'
	S 7° 14' W	44.2'
	S 81° 08' W	32.2'

RADIAL SURVEY TO LOCATE HYDRO POLES

STA	BEARING	DISTANCE
C	N 40° 33' E	41.5'
	S 20° 37' E	142.0'
	S 48° 20' E	23.3'
	S 7° 28' W	163.0'
	S 83° 28' W	85.0'

SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF SURVEY
OF ALL OF
LOT 22,
REGISTERED PLAN M-234
(GEOGRAPHIC TOWNSHIP OF WOOD)
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
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SURVEYOR'S CERTIFICATE
I CERTIFY THAT
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 16TH OF JUNE, 2021.

JUNE 25, 2021
DATE
R. J. CHAPPLE
ONTARIO LAND SURVEYOR

LEGEND
DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
MONUMENTS FOUND ARE AS NOTED:
M DENOTES SURVEY MONUMENT FOUND.
D DENOTES SURVEY MONUMENT PLANTED.
SSB DENOTES SHORT STANDARD IRON BAR.
FB DENOTES IRON BAR.
FP DENOTES IRON PIPE.
RP DENOTES ROCK POST.
RB DENOTES ROCK BAR.
CELB DENOTES E. L. BURGESS, O.L.S.
F&B DENOTES FITZMAURICE AND BOYER, O.L.S.
C&B DENOTES C. B. CHAPPLE, O.L.S.
P1 DENOTES REGISTERED PLAN M-234
P2 DENOTES A PLAN OF SURVEY BY FITZMAURICE & BOYER, DATED AUGUST 6, 1958

SCALE: 1 INCH = 20 FEET
0 10 20 40 FEET

NOTE:
BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EASTERLY BOUNDARY OF LOTS 22 & 23, REGISTERED PLAN M-234 HAVING A BEARING OF N36°12'00"W AS SHOWN HEREON.
ALL BUILDING TIES SHOWN HEREON ARE MEASURED TO THE OUTSIDE BUILDING CORNERS AND ARE PERPENDICULAR TO PROPERTY LINES.

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
2 BAILEY STREET, P.O. BOX 496
PORT CARLING, ONTARIO, P0B 1J0
TEL. (705) 765-3579

DRAWN BY WB	CHECKED BY R.J.C.	SCALE 1" = 20 FEET	FILE 21-58
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PART 2
DESCRIPTION OF LAND
A Surveyor's Real Property Report has been completed of all of Lot 22, Registered Plan M-234 in the Geographic Township of Wood, now in the Township of Muskoka Lakes. The subject lands are described in PIN 48030-0280.

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS
Our Land Registry Office search revealed a right of way affecting title to the subject property, as set out in L138747.
There are overhead wires that cross the subject property that are not within a registered easement.
Note that the driveway that provides access to the land to the Northwest (PIN 48030-0213) is partially located outside the registered right of way.

BOUNDARY FEATURES
The shed on PIN 48030-0212 is 1.0' West of the property limit.

The straight line frontage and the relevant area determining the coverage on the parcel of land have been calculated and are provided on this plan.
AREA SCHEDULE
Area of Parcel = 24,250 Sq.ft.
Area of Parcel 200 feet from the water's edge = 20,400 Sq.ft.
Area of Dwelling = 1,125 Sq.ft.
Area of Boat House = 402 Sq.ft.
Area of Bunkie = 165 Sq.ft.
Total Area of Buildings = 1695 Sq.ft.
Straight Line Frontage = 102 ft.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
The plan depicts the location of the dwelling, the bunkie, the boat house, the decks and the dock. The locations of the aforementioned improvements are shown by right angle ties to the property limits. This report does not confirm compliance with local zoning by-laws, but does contain sufficient information for comment by the appropriate authorities.

Date: June 25, 2021

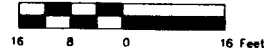
NOT TO SCALE

R. J. Chapple O.L.S.
Chapple, Galbraith Surveyors Ltd.



LOT 22
 REGISTERED PLAN M-234
 GEOGRAPHIC TOWNSHIP OF WOOD
 NOW IN THE
 TOWNSHIP OF MUSKOKA LAKES

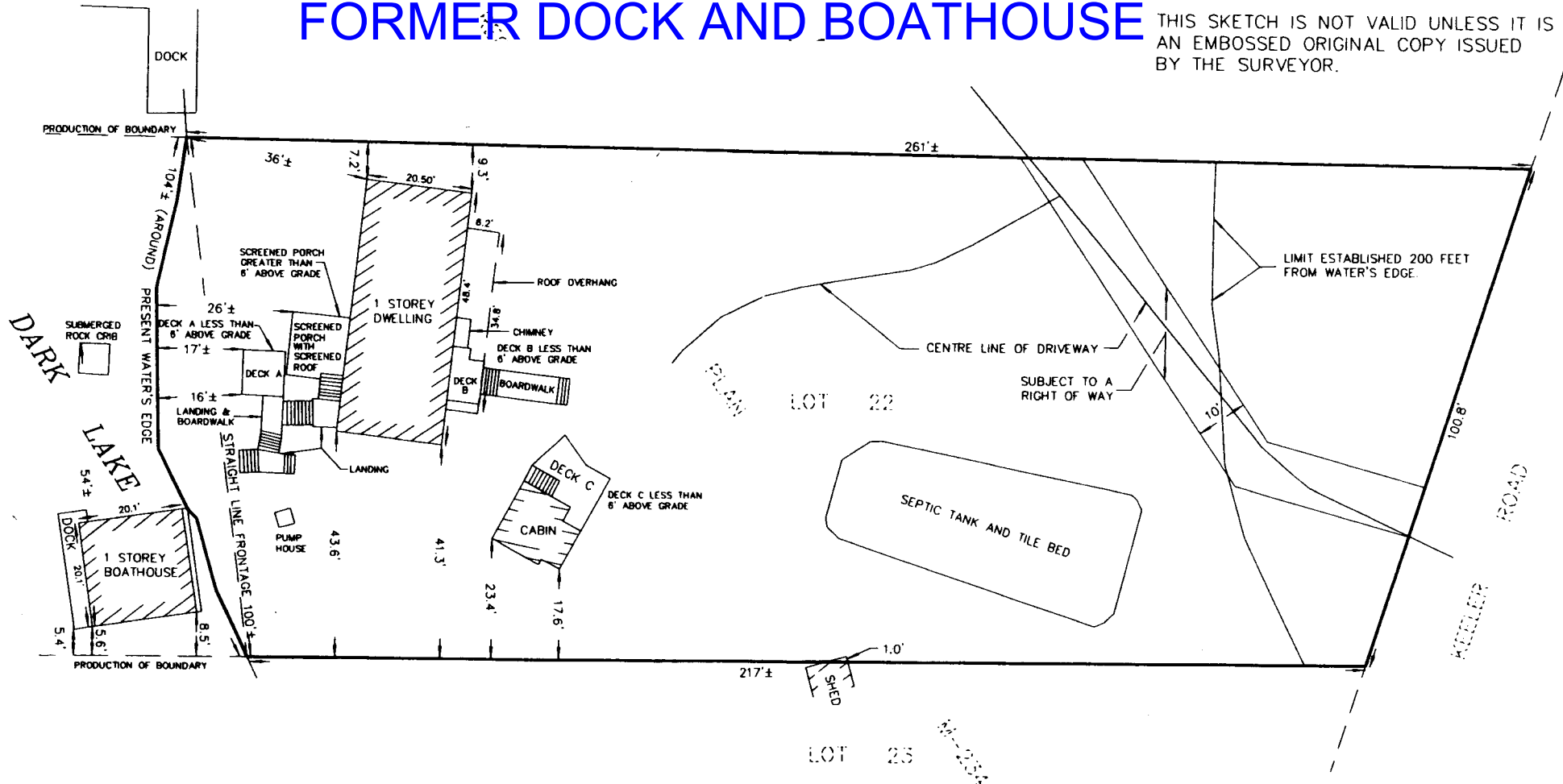
SCALE: 1 Inch = 20 Feet



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FORMER DOCK AND BOATHOUSE

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- AREA OF LOT 22 = 24,050 SQ. FEET±
- AREA OF LOT 22, 200 FEET FROM WATER'S EDGE = 20,075 SQ. FEET±
- AREA OF DWELLING = 993 SQ. FEET
- AREA OF 6 FOOT OVERHANG = 216 SQ. FEET
- AREA OF CHIMNEY = 15 SQ. FEET
- AREA OF SCREENED PORCH = 128 SQ. FEET
- AREA OF CABIN = 165 SQ. FEET
- AREA OF BOATHOUSE = 404 SQ. FEET
- AREA OF PUMP HOUSE = 9 SQ. FEET

NOTE

ALL BUILDING TIES SHOWN HEREON ARE MEASURED TO MAIN FRAME BUILDING CORNERS AND ARE PERPENDICULAR TO PROPERTY LINES.

DATE: SEPTEMBER 27, 2000.

CHAPPLE, VOLLICK SURVEYORS LTD.
 ONTARIO LAND SURVEYORS

2 BAILEY STREET, P.O. BOX 496
 PORT CARLING, ONTARIO

NOT TO SCALE