



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

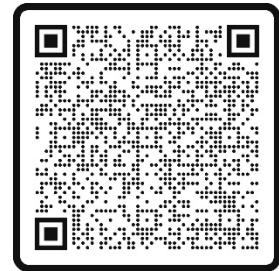
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-58/24

Roll No.: 8-15-065

Owners:	Donald and Julianne Schnurr, 5159 Ament Line, Linwood, ON, N0M 2A0		
Address & Description:	14 Severn River Lot 4, Plan M179, Part 1, Plan 35R-27196, (Wood)		
Zoning:	Waterfront Residential (WR6-7)	Severn River (Category 2 Lake/River)	Schedule: 54D
Hearing Date: Monday, August 12th, 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:

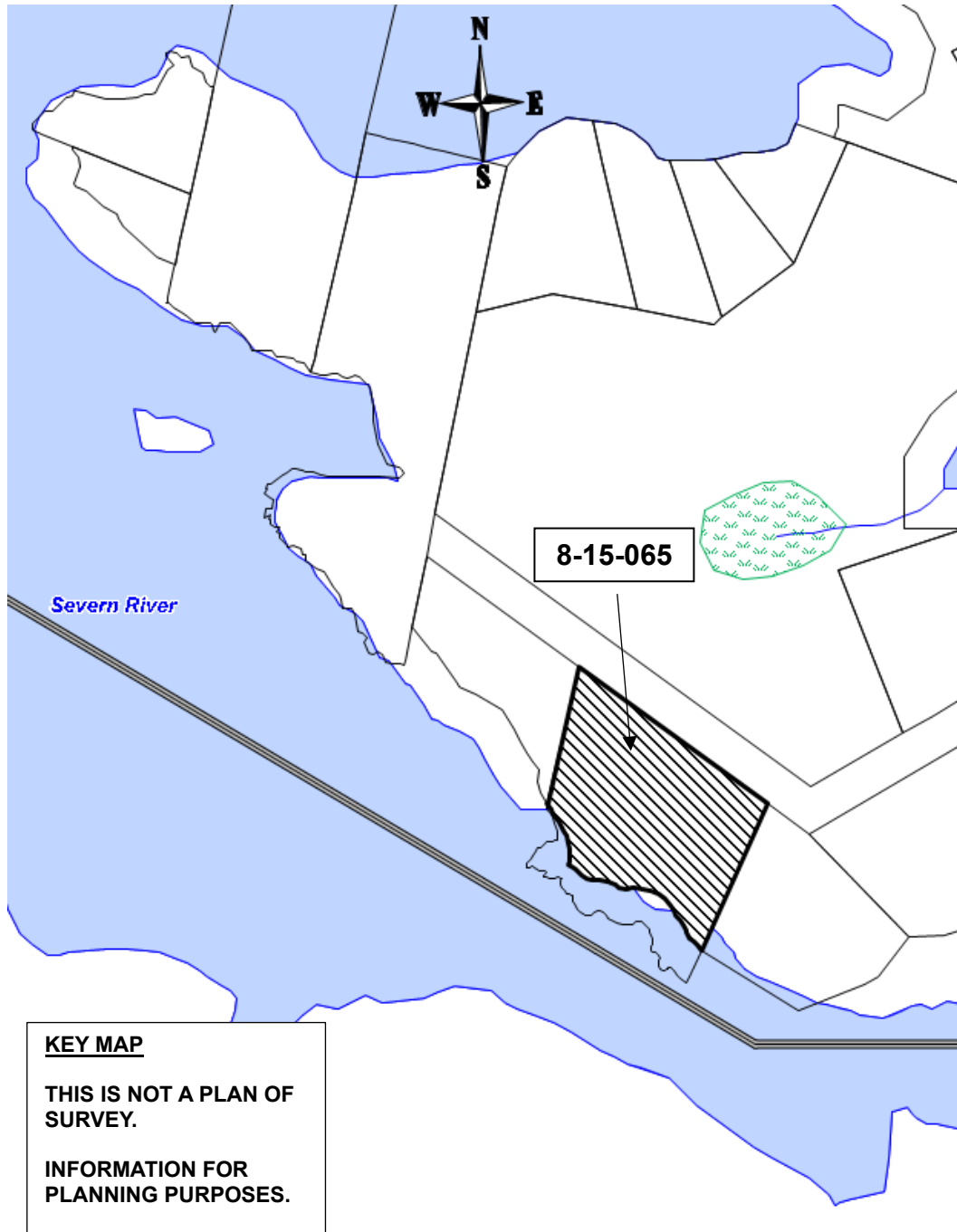
The applicants propose to demolish a portion of an existing dock and to construct new dock additions. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.7 & 4.1.7.11 b.	Minimum Required Setback from the Westerly Side Lot Line Projection	15 ft.	12 ft.	3 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 1st day of August, 2024.

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



SITE PLAN

LOT 2
PART 2, PLAN 35R - 2223

NETTIES ROAD
P.I.N. 48023 - 0095 (LT)

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 4
REGISTERED PLAN M-179
GEOGRAPHIC TOWNSHIP OF WOOD
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 400
5 0 5 20 40 metres
RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 23RD DAY OF MAY, 2023.

JUNE 1, 2023
DATE

Rudy Mak
RUDY MAK
ONTARIO LAND SURVEYOR

SURVEYOR'S REAL PROPERTY REPORT (PART 2) REPORT SUMMARY

Description of Land
LOT 4 REGISTERED PLAN M-179 GEOGRAPHIC TOWNSHIP OF WOOD TOWNSHIP OF MUSKOKA LAKES DISTRICT OF MUSKOKA
Registered easements and/or Right-of-Ways
PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 48023-0022(LT). NOTE: NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS PRIOR TO THE CREATION OF THE CROWN PATENT HAS BEEN UNDERTAKEN. NOTE: EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS.
Boundary Issues
NONE.
Compliance with Municipal Zoning By-Laws
Not certified by this Report.
Additional Remarks
NOTE THE LOCATION OF THE BOATHOUSE, DOCKS AND THE UTILITY POLES AND LINES.

THIS REPORT WAS PREPARED FOR DON AND JULIE SCHNURR AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM OBSERVED REFERENCE POINTS, HAVING A BEARING OF N40°11'05"W, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 0°33'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1, P2, AND P3.

ELEVATION NOTE

ELEVATION ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE PRECISE POINT POSITIONING (PPP) SERVICE (2010 EPOCH) AND ARE REFERRED TO THE CGVD-1928:1978 DATUM.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

COORDINATES TO ESTABLISH PRESENT WATER'S EDGE

POINT NO.	NORTHING	EASTING
1	4968779.1	613683.5
2	4968780.5	613701.4
3	4968774.1	613705.4
4	4968764.3	613710.1
5	4968759.4	613709.2
6	4968746.0	613695.3
7	4968743.7	613704.9
8	4968741.1	613711.9
9	4968732.4	613718.3
10	4968723.1	613724.0
11	4968720.3	613738.3
12	4968719.8	613752.5
13	4968706.5	613758.9
14	4968696.9	613763.6
15	4968692.1	613774.2
16	4968686.0	613781.7
17	4968690.1	613791.3

DISTANCES


DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999733.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH).
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.E.G. 216/10

POINT ID	NORTHING	EASTING
ORP A	4968778.13	613704.98
ORP B	4968691.38	613778.25

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2 2 0 8 0 0 1

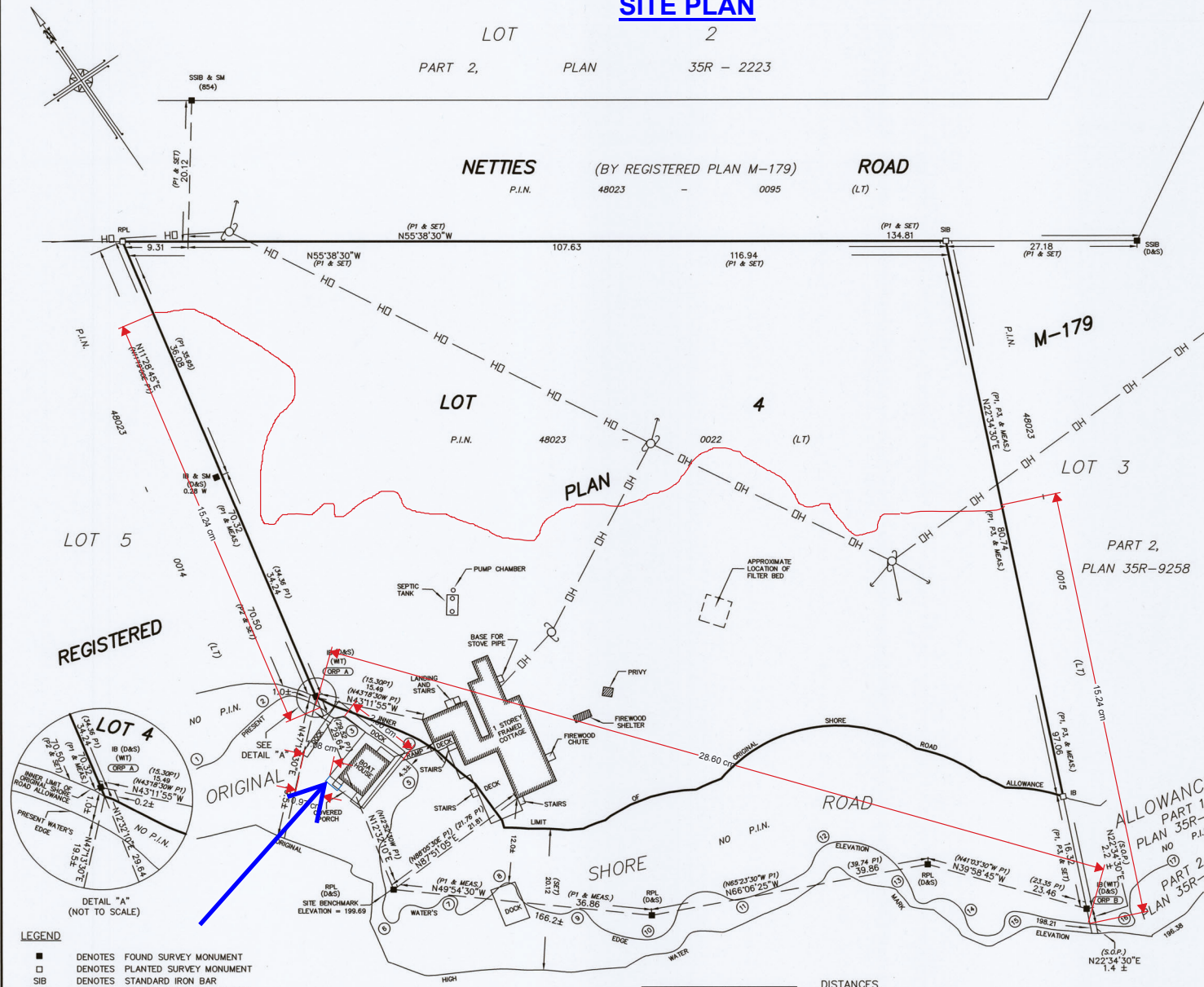


THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).

RUDY MAK SURVEYING LTD.
ONTARIO LAND SURVEYORS

32 PORT SEVERN ROAD NORTH
PORT SEVERN, ONTARIO L0K 1S0 (705) 481-1558
E-MAIL: MALKUSKOKA@MAKSURVEYING.COM

DRAWN BY: AD/JN | CHECK BY: AD | FILE No. 15811_SRPR



- LEGEND**
- DENOTES FOUND SURVEY MONUMENT
 - DENOTES PLANTED SURVEY MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RPL DENOTES ROCK PLUG
 - SM DENOTES STONE MOUND
 - S.O.P. DENOTES SET ON PRODUCTION
 - WT DENOTES WITNESS
 - OH DENOTES OVERHEAD WIRES
 - U DENOTES UTILITY POLE
 - GW DENOTES GUY WIRE
 - (D&S) DENOTES DEARDEN, STANTON, STONES & STRONGMAN LTD. O.L.S.
 - (854) DENOTES D.H. GALBRATH O.L.S.
 - (P1) DENOTES BUILDING LOCATION SURVEY BY DEARDEN, STANTON, STONES & STRONGMAN LTD. (1988)
 - (P2) DENOTES REGISTERED PLAN M-179
 - (P3) DENOTES 35R-10315

SEVERN RIVER

BENCHMARK
SITE BENCHMARK IS THE TOP OF THE ROCK PLUG SET BY D&S AT THE SOUTH WESTERN POINT OF THE SHORE ROAD ALLOWANCE, HAVING AN ELEVATION OF 199.69.

NOTE
THE ORIGINAL LIMIT OF THE SEVERN RIVER WAS ESTABLISHED AT THE 196.38 METRE CONTOUR 6 FEET (1.83 METRES) BELOW THE CONTROLLED WATER ELEVATION AT THE BIG CHUTE DAM. THE 196.38 METRE CONTOUR LOCATION WAS OBTAINED BY SOUNDINGS.

SITE PLAN - ENLARGED

NOT TO SCALE

ENLARGED
SCALE 1:200 (approx)

