



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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-61/24**

**Roll No.: 5-5-083**

<b>Owners:</b>	Teresa Fortin & Alistair Maccallum, 329 Dalewood Drive, Oakville, ON, L6J 4P4		
<b>Address &amp; Description:</b>	13 Stephen Road Part of Lots 99 and 100, Plan 1, Parts 1 and 2, Plan 35R-6849, Part 1, Plan 35R-23636, (Medora)		
<b>Zoning:</b>	Waterfront Residential (WR5) and Waterfront Residential – Restricted Waterbody (WR5-R)	Indian River (Category 1 River)	Schedule: 29
<b>Hearing Date: Tuesday, October, 15th, 2024 at 9:00 a.m.</b>			

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 relocate an existing land-based dwelling, construct a dock addition, and construct a one-storey boathouse addition (with a rooftop sundeck) to an existing two-storey boathouse which contains an upper-level dwelling.

Please note that this application was previously circulated to you in August 2024. The Township's Committee of Adjustment deferred making a decision on the application and it is being re-circulated/circulated to you owing to an error that occurred with the Township's original circulation.

The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	3.33, 3.45 & 4.1.5	Number of Dwellings Permitted Per Lot	1	4	Relocate 1 of 4 Dwellings on the Lot
B	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200	10.0% (2,934 sq. ft.)	10.5% (3,088 sq. ft.)	0.5% (154 sq. ft.)



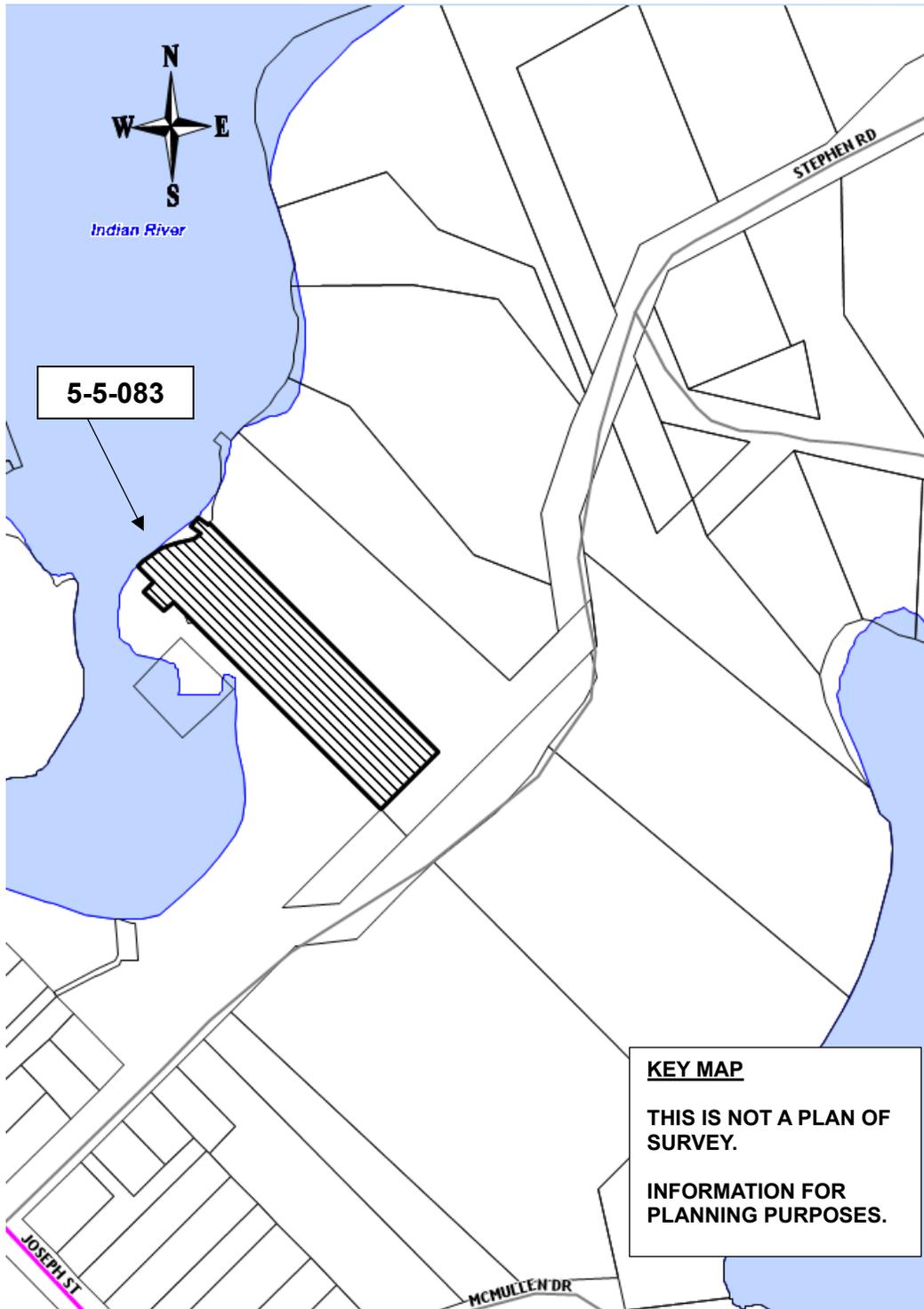
Notice of Hearing  
A-61/24, Fortin & Maccallum

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
		feet of the High Water Mark			
C	4.1.7 & 4.1.7.11	Minimum Required Side Yard Setback (Dock - Northeast)	15 ft.	11 ft.	4 ft.
D	4.1.7 & 4.1.7.11	Minimum Required Side Yard Setback (Boathouse - )	30 ft.	14.5 ft.	15.5 ft.
E	4.1.7 & 4.1.7.12 c.	Maximum Cumulative Single Storey Boathouse Width	21.7 ft.	32.2 ft.	10.5 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](mailto: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](mailto: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.

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### **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](http://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](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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### **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](http://www.muskokalakes.ca)

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**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](mailto: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.

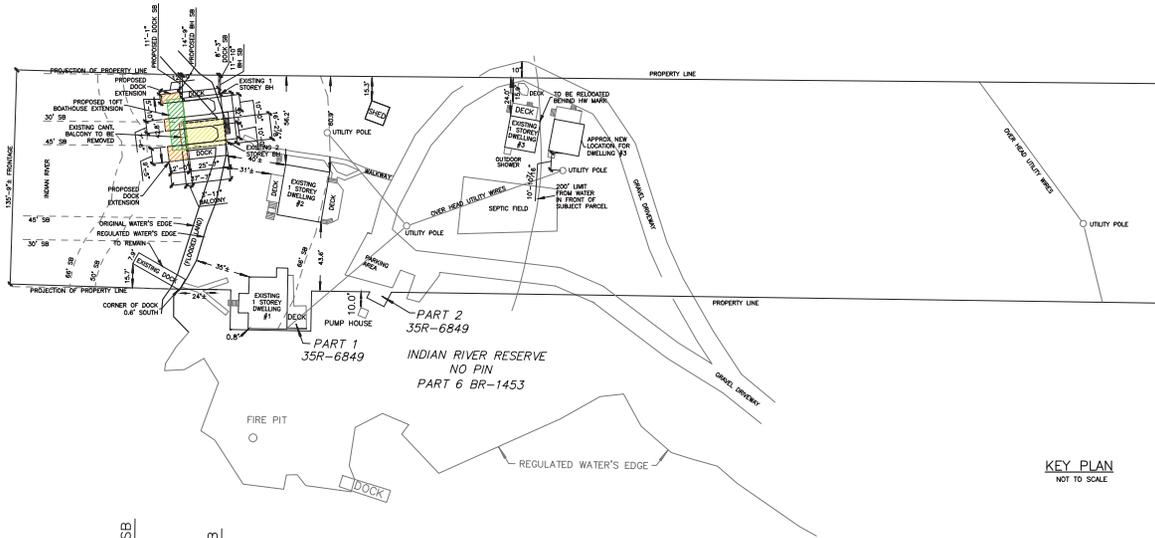
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 12<sup>th</sup> day of September, 2024.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



# SITE PLAN

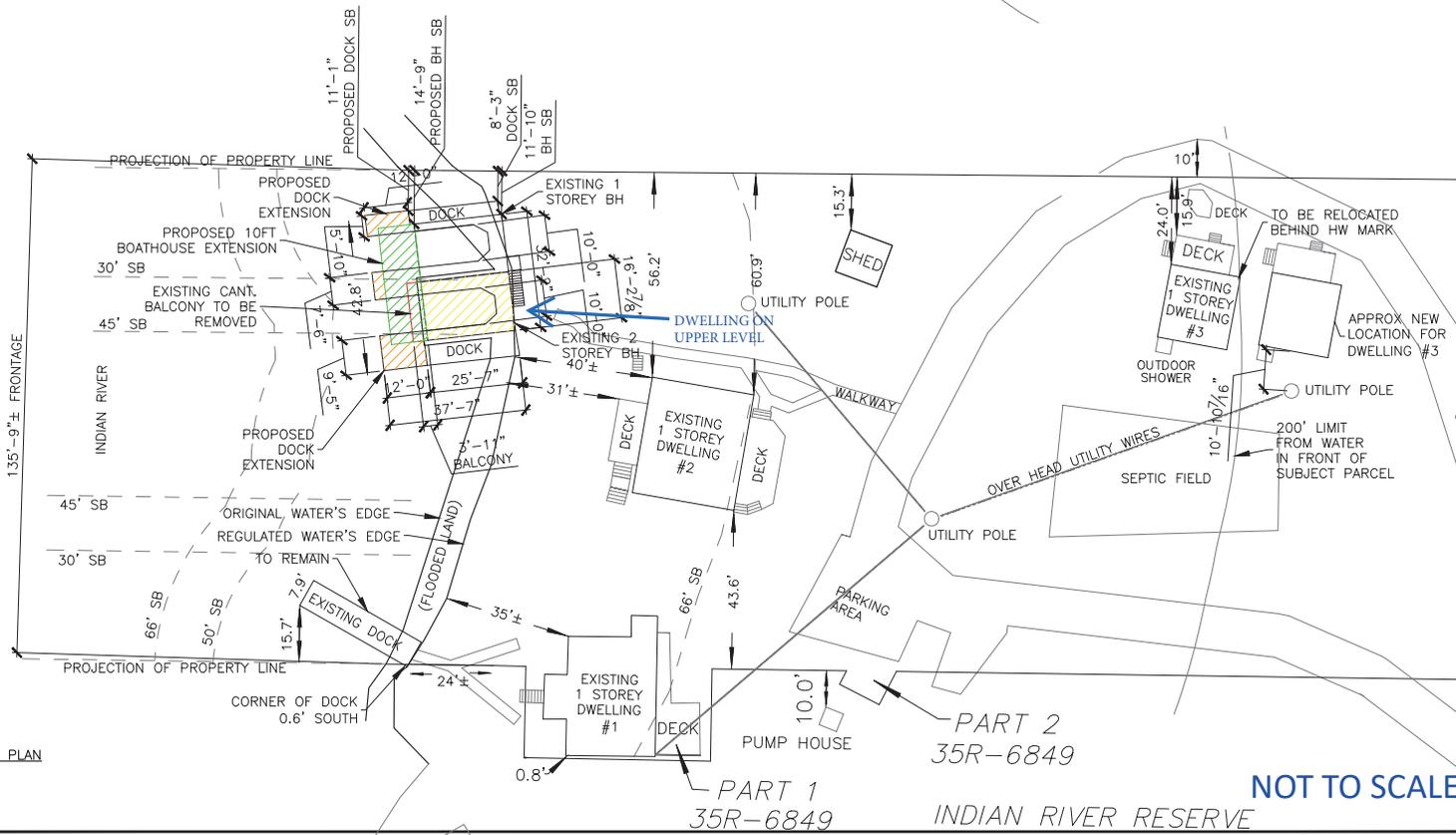


ZONING DETAILS	
ZONING	WR5
LOT AREA	84,960.2 FT <sup>2</sup>
AREA WITHIN 200' OF HW MARK	29,342
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	65'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	25'

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	135'-9"
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	NO
MAX. SIZE 2ND STOREY	NA
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	16'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W/ SUNDECK)	45'

LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	135'-9"	-
EXISTING DOCK	7'-9"	5.8%
EXISTING BH DOCK	42'-8"	31.1%
EXISTING DOCK TOTAL	50'-2"	36.9%
EXISTING BOATHOUSE	32'-2"	23.7%
PROPOSED DOCK EXTENSION	22'-8"	16.3%
PROPOSED DOCK TOTAL	50'-2"	36.9%

LOT AREA STATS		
DEFINITION	AREA (FT <sup>2</sup> )	% COVERAGE
TOTAL LOT AREA	84,960.2	-
AREA WITHIN 200' OF HW MARK	29,342	-
EXISTING STRUCTURES		
1 STOREY DWELLING 1	925	1.1%
1 STOREY DWELLING 2	911.7	1.1%
1 STOREY DWELLING 3 TO BE RELOCATED BEHIND HW MARK	393.1	0.5%
BOATHOUSE	780.4	0.9%
SHED	149	0.2%
EXISTING TOTAL	3,159.2	3.7%
EXISTING TOTAL WITHIN HW MARK	3,159.2	10.8%
PROPOSED STRUCTURES		
BOATHOUSE EXTENSION	321.8	0.4%
PROPOSED TOTAL	3,481	4.1%
PROPOSED TOTAL WITHIN HW MARK	3,081.9	10.2%



DETAILED SITE PLAN  
SCALE: 1/4" = 1'-0"

NOT TO SCALE



705.640.3800  
INFO@DEKONINGGROUP.COM  
3 ARMSTRONG POINT ROAD  
PORT CARLING, ONTARIO  
POB 130

PROFESSIONAL ENGINEER  
BCIN REGISTRATION INFORMATION 1254300  
DE KONING GROUP INC. FIRM NAME FIRM BCIN  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 217.41 OF THE BUILDING CODE:

NO.	REVISION	DATE
3	ISSUED FOR MINOR VARIANCE	AUG. 28, 2024
2	ISSUED FOR MINOR VARIANCE	AUG. 22, 2024
1	ISSUED FOR MINOR VARIANCE	JUL. 17, 2024

CLIENT  
**ALISTAIR MACCALLUM**

PROJECT  
**MACCALLUM BOATHOUSE**  
13 STEPHEN ROAD  
TOWNSHIP OF MUSKOKA LAKES

DRAWING  
**SITE PLAN**

PROJECT 24-242-01

DATE	MAY 2024
DESIGNED	HG
REVIEWED	INK
SCALE	AS SHOWN
SHEET	SP2