



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-68/23**

**Roll No.: 3-1-077**

<b>Owners:</b>	Charles Hill, C/O Adrienne Hill Strathy, 18 Erskine Ave, Unit # 606, Toronto, ON, M4P 0C9		
<b>Address &amp; Description:</b>	4 Florence Island R12 Part of Lots 2 and 3, Plan 4, Part 1, Plan 35R-23658, (WATT)		
<b>Zoning:</b>	Waterfront Residential (WR3-7)	Lake Rosseau (Category 1 Lake)	Schedule: 23
<b>Hearing Date: Monday, August 12<sup>th</sup>, 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 applicant proposes to demolish a two storey boathouse with an associated boatport/rooftop sundeck and an associated dock, and proposes to construct a new enlarged two storey boathouse with a rooftop sundeck and a new enlarged dock. The existing docks exceed cumulative dock width requirements and are as-built.

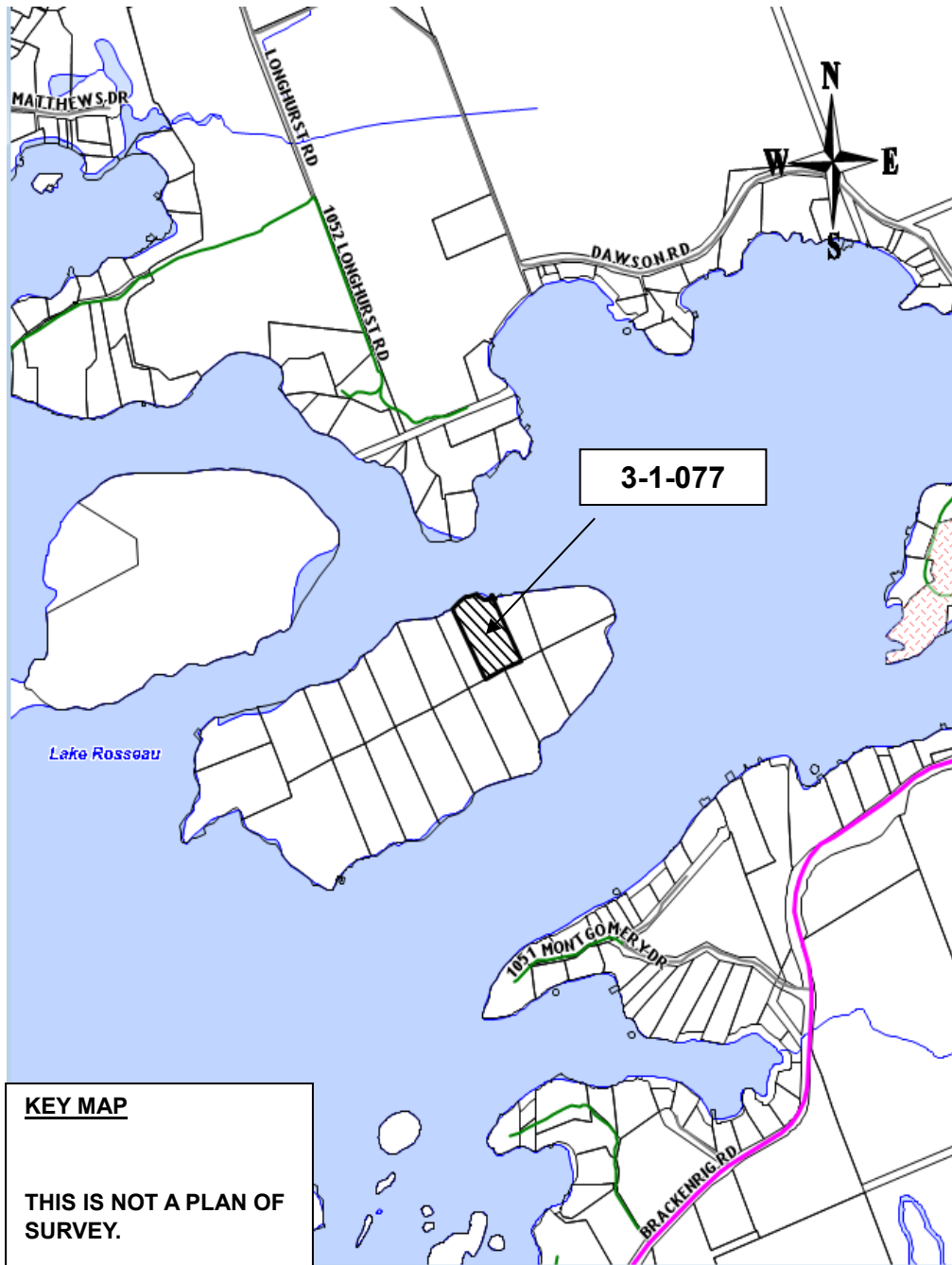
Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7.11	Minimum Side Yard Setback for a Two Storey Boathouse with a Rooftop Sundeck	30 ft.	21 ft.	9 ft.	Increase the Height of a Two Storey Boathouse and Construct a New Rooftop Sundeck



B	4.1.7.12 a.	Maximum Cumulative Dock Width	75 ft.	81 ft.	6 ft.	Recognize Existing As-built and Proposed Enlarged Docks
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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.

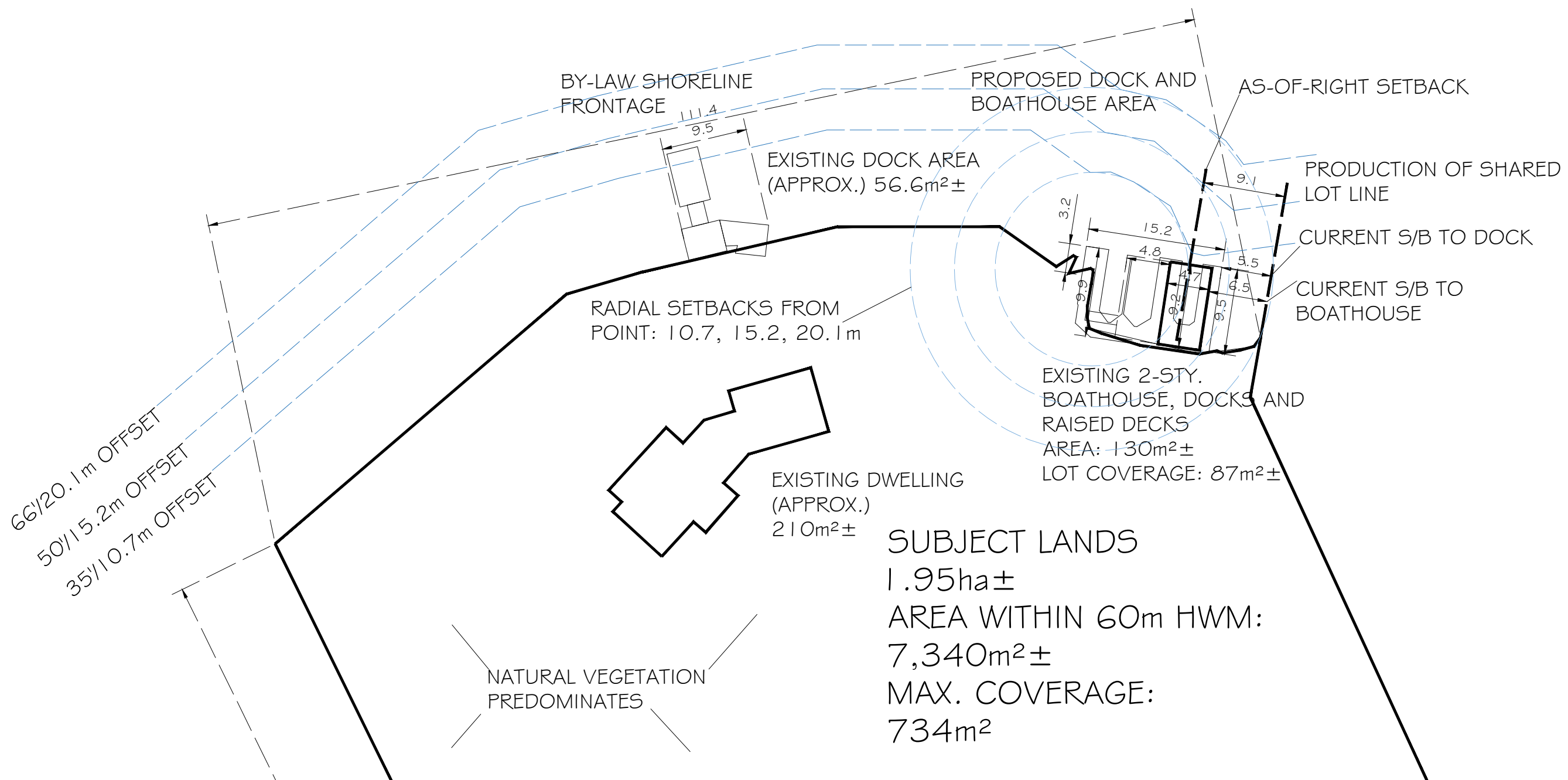
**DECISION & APPEALS:** If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca). Furthermore, **no one other than** the applicant, the municipality, certain 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 2nd day of August, 2024.

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

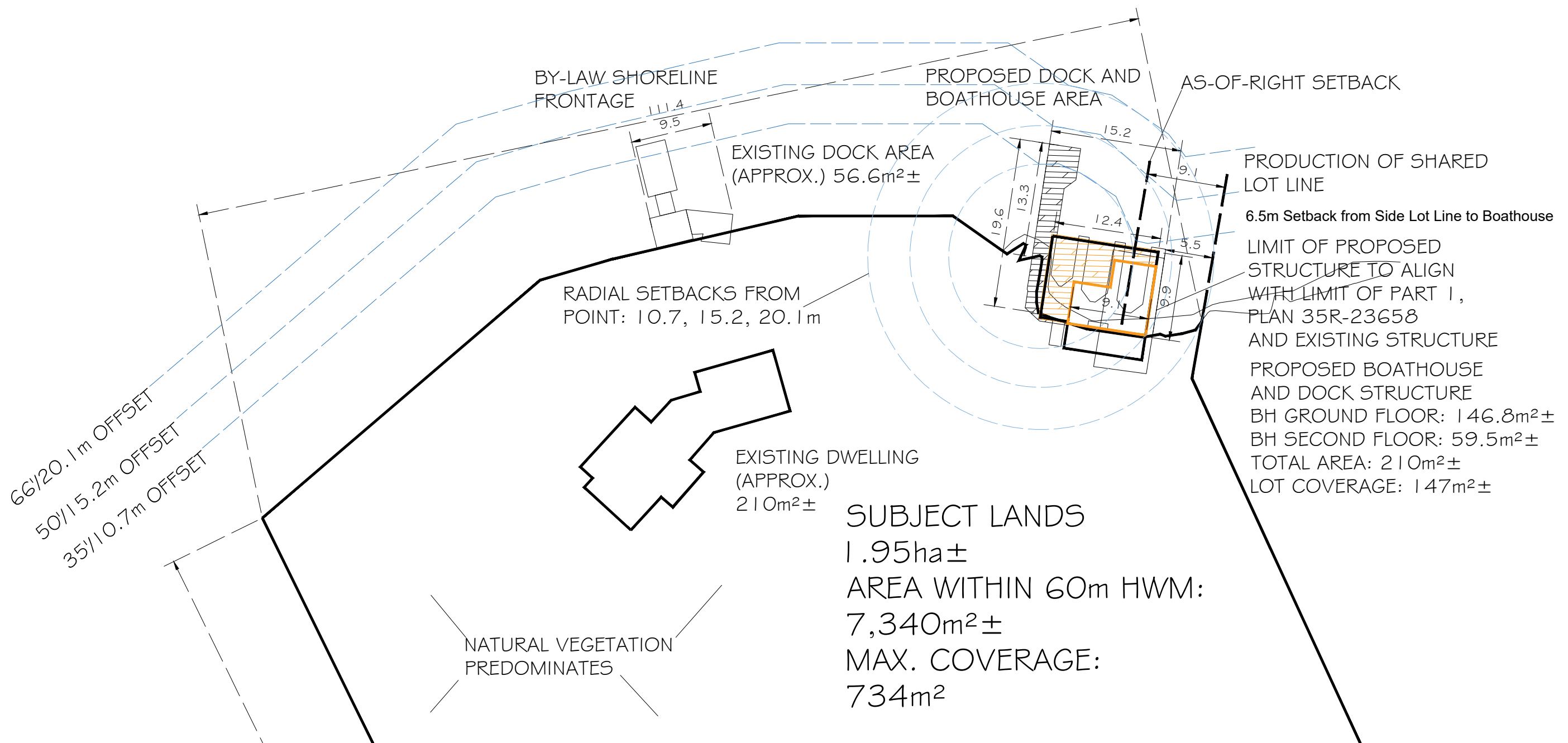




**SUBJECT LANDS**  
 1.95ha±  
 AREA WITHIN 60m HWM:  
 7,340m²±  
 MAX. COVERAGE:  
 734m²

PROJECT: <h2 style="text-align: center;">SITE SKETCH (EXISTING)</h2>	LEGAL DESCRIPTION: 4 ISLAND R12 ALSO KNOWN AS FLORENCE ISLAND TOWNSHIP OF MUSKOKA LAKES DISTRICT OF MUSKOKA PT LOTS 2-3, PLAN 4 WATT	 TULLOCH ENGINEERING 80 MAIN STREET WEST HUNTSVILLE, ONTARIO P1H 1W9 TEL: (705) 789-7851 FAX: (705) 789-7891 huntsville@tulloch.ca	DATE: JUNE 9, 2023
	CLIENT: CHARLES HILL		LOCATION: 4 FLORENCE ISLAND, LAKE ROSSEAU
			REVISION No.: DEC 13, 2023
			FILE NAME: CHARLESHILLCONCEPT.dwg

NOT TO SCALE

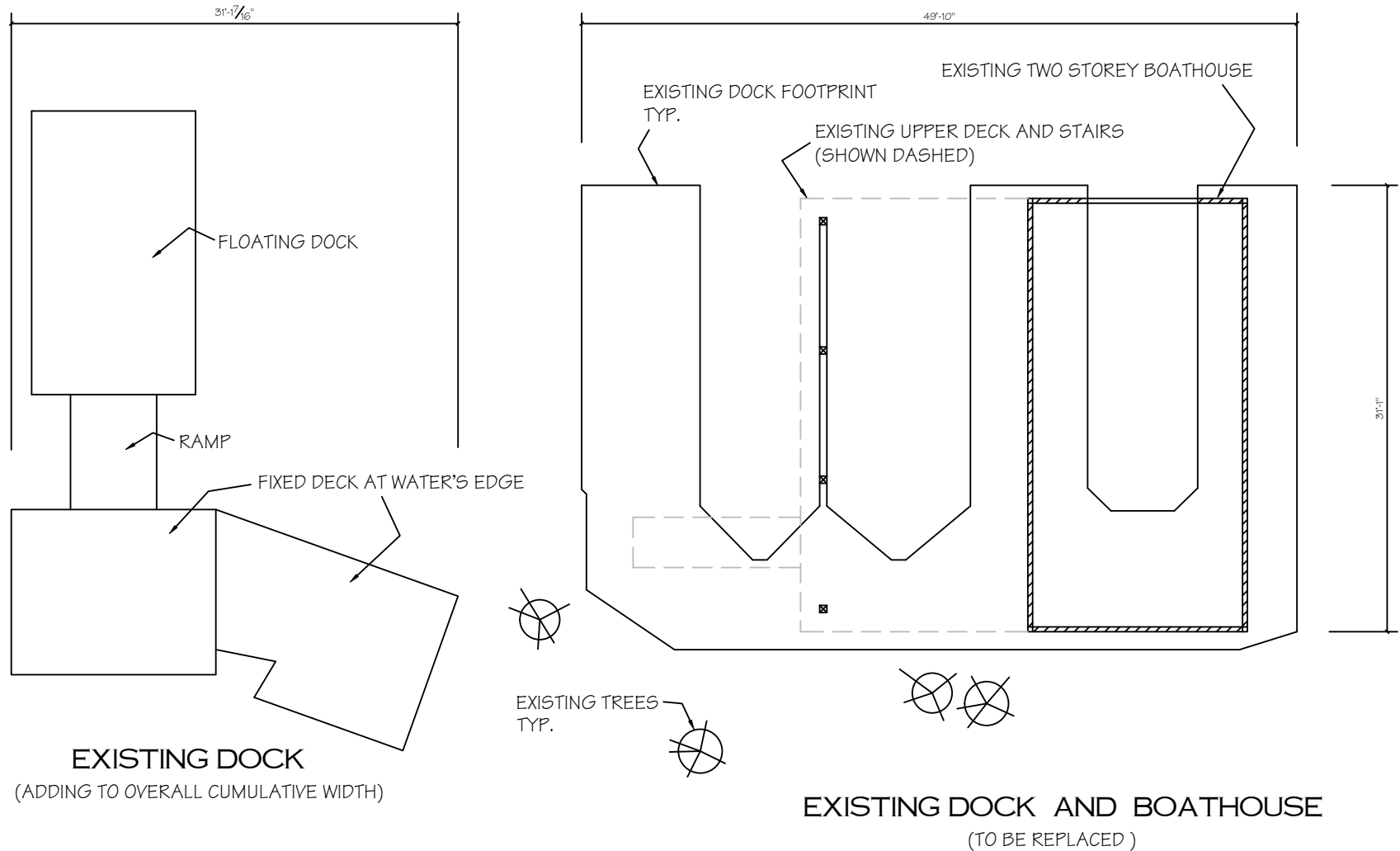


PROJECT: <b>SITE SKETCH (PROPOSED)</b>	LEGAL DESCRIPTION: 4 ISLAND R12 ALSO KNOWN AS FLORENCE ISLAND TOWNSHIP OF MUSKOKA LAKES DISTRICT OF MUSKOKA PT LOTS 2-3, PLAN 4 WATT	 TULLOCH ENGINEERING 80 MAIN STREET WEST HUNTSVILLE, ONTARIO P1H 1W9 TEL: (705) 789-7851 FAX: (705) 789-7891 huntsville@tulloch.ca	DATE: JUNE 9, 2023	
	CLIENT: CHARLES HILL		LOCATION: 4 FLORENCE ISLAND, LAKE ROSSEAU	TULLOCH FILE No.: 230699
			SCALE: 1:500 METRIC	REVISION No.: DEC 13, 2023
FILE NAME: CHARLESHILLCONCEPT.dwg				

NOT TO SCALE

# EXISTING DOCKS & BOATHOUSE

EXISTING OVERALL CUMULATIVE WIDTH : 80'- 11 7/16"



Not To Scale

For Informational Purposes Only

## Blueprint

DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

PROJECT :

## HILL BOATHOUSE

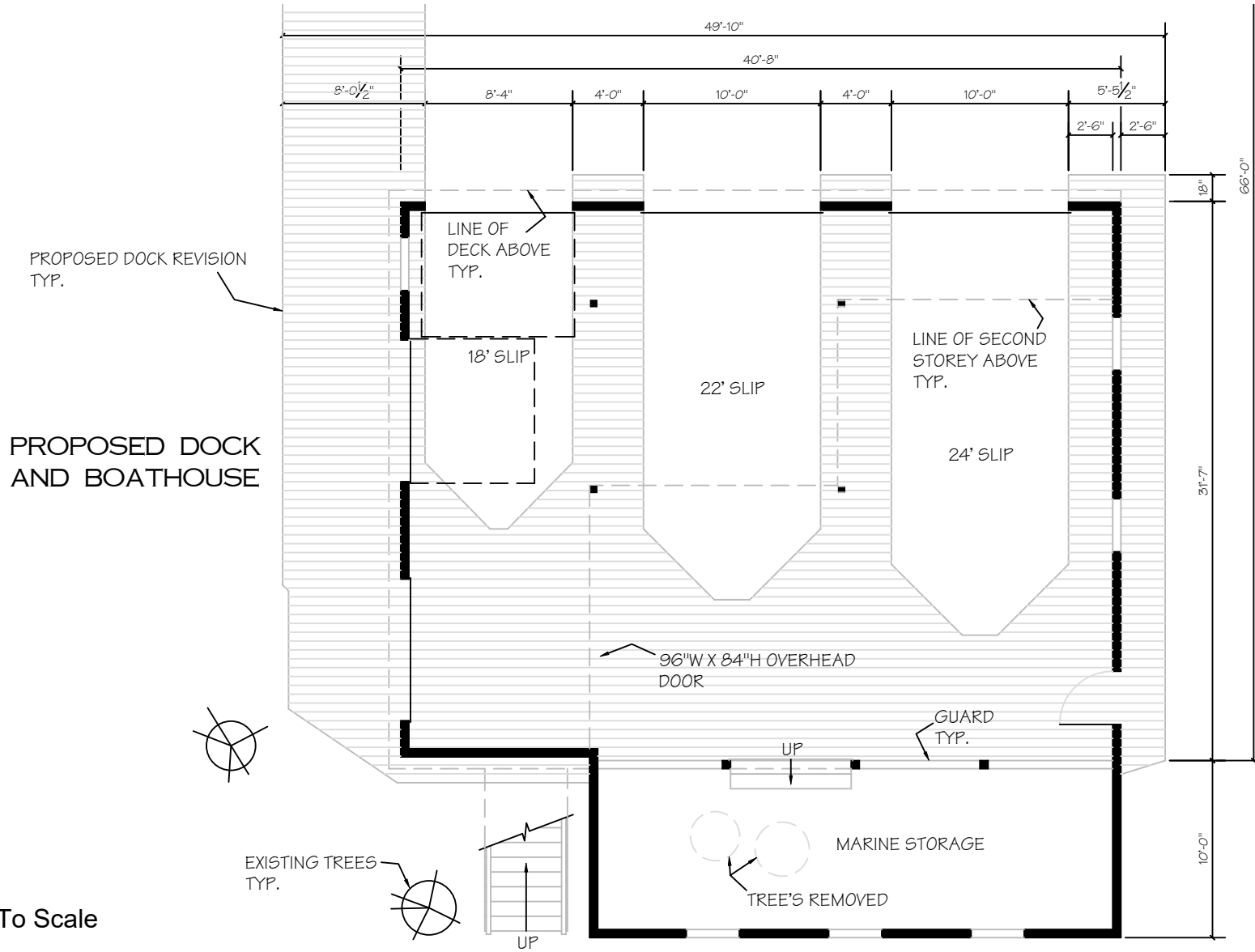
PRELIMINARY PROPOSAL

BY : J. CRAIG

DATE : JAN. 13 2023

SCALE : 3/32" = 1'-0"

# PROPOSED DOCK AND BOATHOUSE



Not To Scale

For Informational Purposes Only

**Blueprint**

DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

PROJECT :

**HILL BOATHOUSE**

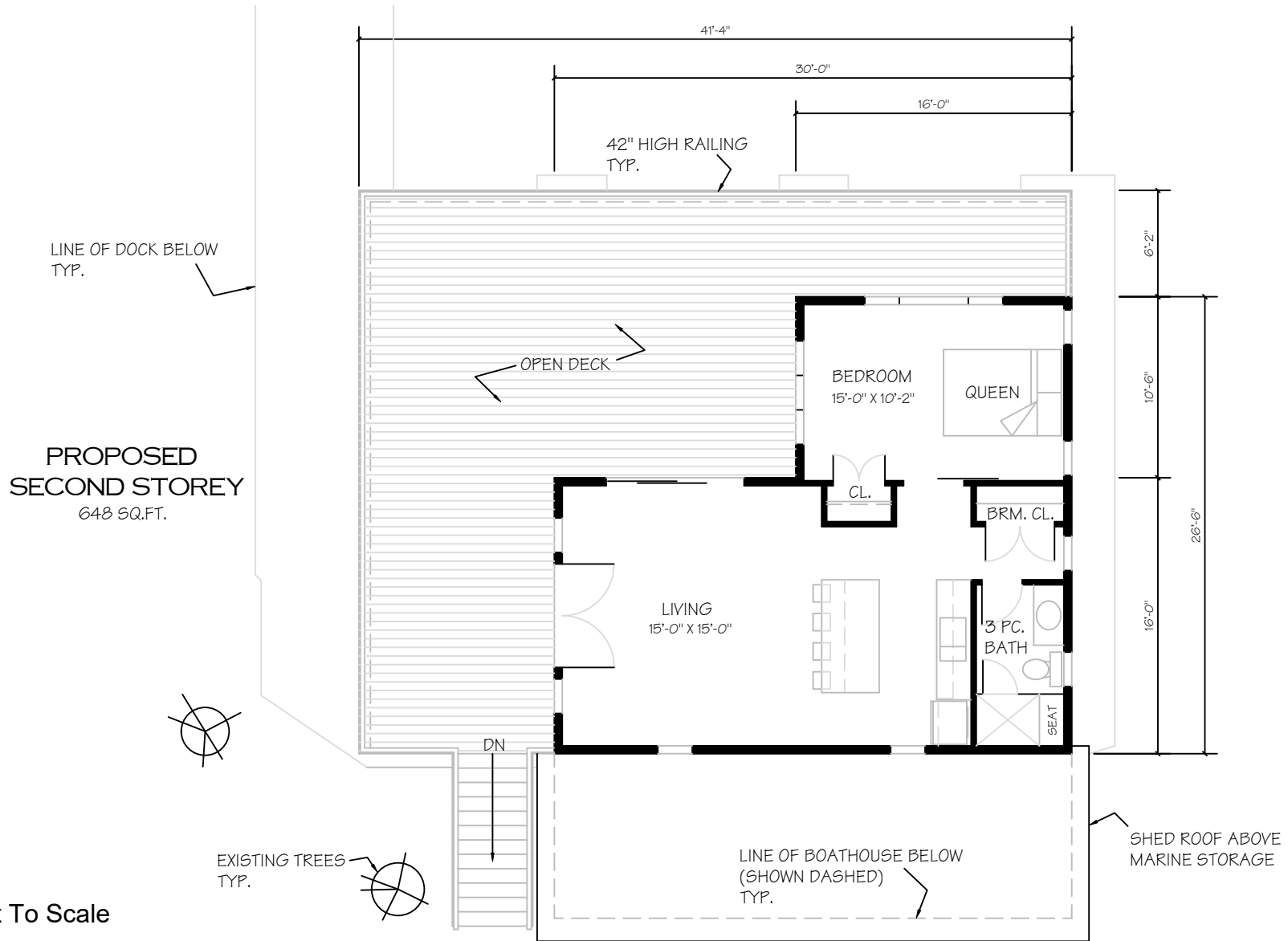
PRELIMINARY PROPOSAL

BY : J. CRAIG

DATE : JAN. 13 2023

SCALE : 1/8" = 1'-0"

# PROPOSED SECOND STOREY OF BOATHOUSE



Not To Scale

For Informational Purposes Only

**Blueprint**

DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

PROJECT :

**HILL BOATHOUSE**

PRELIMINARY PROPOSAL

BY : J. CRAIG

DATE : JAN. 13 2023

SCALE : 1/8" = 1'-0"



# ELEVATION DRAWINGS



WEST ELEVATION



NORTH ELEVATION

Not To Scale

For Informational Purposes Only

**Blueprint**

DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

PROJECT :

**HILL BOATHOUSE**

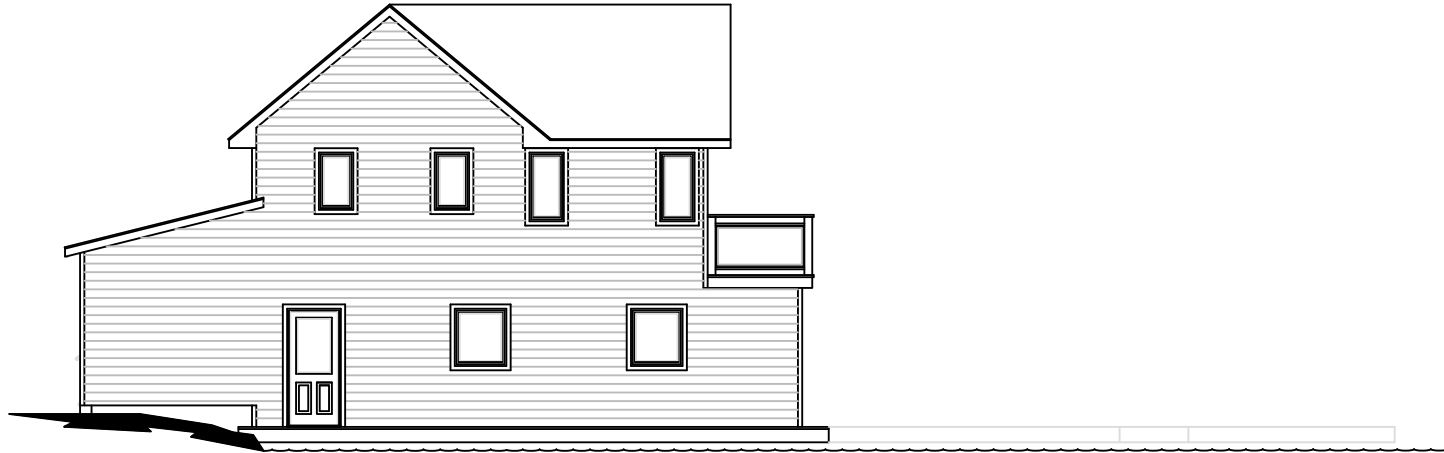
PRELIMINARY PROPOSAL

BY : J. CRAIG

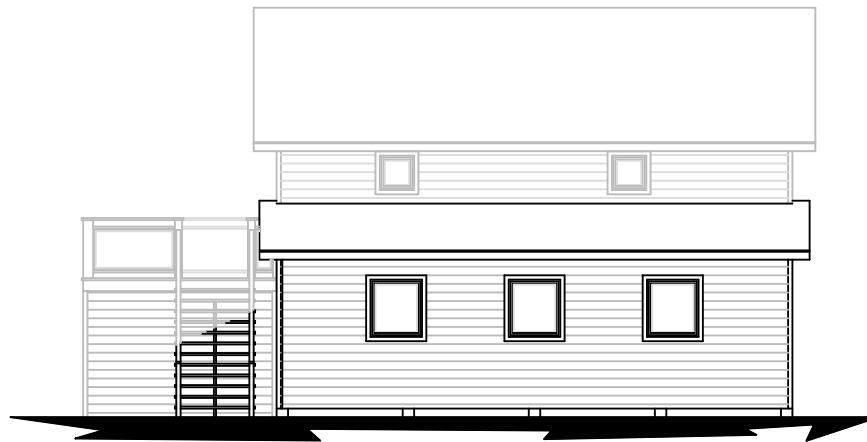
DATE : JAN. 13 2023

SCALE : 3/32" = 1'-0"

# ELEVATION DRAWINGS



EAST ELEVATION



SOUTH ELEVATION

Not To Scale

For Informational Purposes Only

**Blueprint**

DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

PROJECT :

**HILL BOATHOUSE**

PRELIMINARY PROPOSAL

BY : J. CRAIG

DATE : JAN. 13 2023

SCALE : 3/32" = 1'-0"