



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

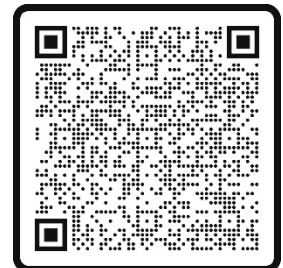
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-68/24

Roll No.: 3-1-065

Owners:	Alexandria and Daniel Brackett, 713117 1 st Line EHS, Mono, ON, L9W 5S9		
Address & Description:	1052 Longhurst Road Part of Lot 29, Concession 7, Part 1, Plan 35R-17609, Part 1, Plan 35R-24486, (Watt)		
Zoning:	Waterfront Residential (WR1-7)	Lake Rosseau (Category 1 Lake)	Schedule: 22
Hearing Date: Monday, September, 9th, 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 relocate an existing dock, boatlifts, a two-storey boathouse with an existing second storey storage use, and a trellis/ pergola, and propose to construct a single storey boathouse addition. Please note that Minor Variance Application A-19/23 was approved by the Township's Committee of Adjustment on June 13, 2023 to permit a total lot coverage of 11%. The applicants have now altered their proposal to relocate the existing boathouse and associated dock. The size of the proposed single storey boathouse addition has not changed from that approved through Minor Variance Application A-19/23. The following is a summary of the requested variances

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.10	Minimum Lot Frontage Requirement for a Two	300 ft.	203 ft.	Permit the Relocation of a Two Storey Boathouse on a Lot	Relocate a Two Storey Boathouse



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
		Storey Boathouse			with Less than 200 Feet of Lot Frontage in Accordance with Zoning Provisions for a Two Storey Boathouse on a Lot with 300 Feet of Lot Frontage	
B	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage within 200 feet of the High Water Mark	10% (5,350 sq. ft.)	11% (5,884 sq. ft.)	1% (534sq. ft.)	Relocate a Two Storey Boathouse and Construct A One Storey Boathouse Addition
C	4.1.7	Maximum Permitted Cumulative Dock Width	50.8 ft. (25%)	59.9 ft. (29%)	9.1 ft.	Relocate a Dock and Boatlifts
D	4.1.7 & 4.1.7.12 c	Maximum Permitted Cumulative Single Storey Boathouse Width	32.5 ft. (16%)	36.8 ft. (18.1%)	4.3 ft.	Relocate a Two Storey Boathouse
E	4.1.7 & 4.1.7.12 c	Maximum Permitted Cumulative Second Storey Boathouse Width	26.4 ft. (13%)	26.6 ft. (13.1%)	0.2 ft.	Relocate a Two Storey Boathouse



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
F	4.1.7 & 4.1.7.3	Maximum Permitted Dock Length	66 ft.	93.5 ft.	27.5 ft.	Relocate a Dock
G	4.1.7 & 4.1.7.9	Maximum Permitted Single Storey Boathouse Length	50 ft.	61.6 ft.	11.6 ft.	Relocate a Two Storey Boathouse
H	4.1.7	Maximum Permitted Second Storey Boathouse Length	35 ft.	61.6 ft.	26.6 ft.	Relocate a Two Storey Boathouse
I	4.1.7 & 4.1.7.1	Minimum Required Side Yard Setback (Dock)	30 ft.	20.5 ft	9.5 ft.	Relocate a Dock
J	4.1.7 & 4.1.7.8	Minimum Required Side Yard Setback for a Two Storey Boathouse	45 ft.	38 ft.	7 ft.	Relocate a Two Storey Boathouse
K	4.1.7 & 4.1.7.15	Permitted Structures on the Second Storey of a Two Storey Boathouse	Sleeping Cabin, Covered Area, Sundeck	Storage	Permit the Relocation of a Two Storey Boathouse with an Existing Second Storey Storage Use	Relocate a Two Boathouse

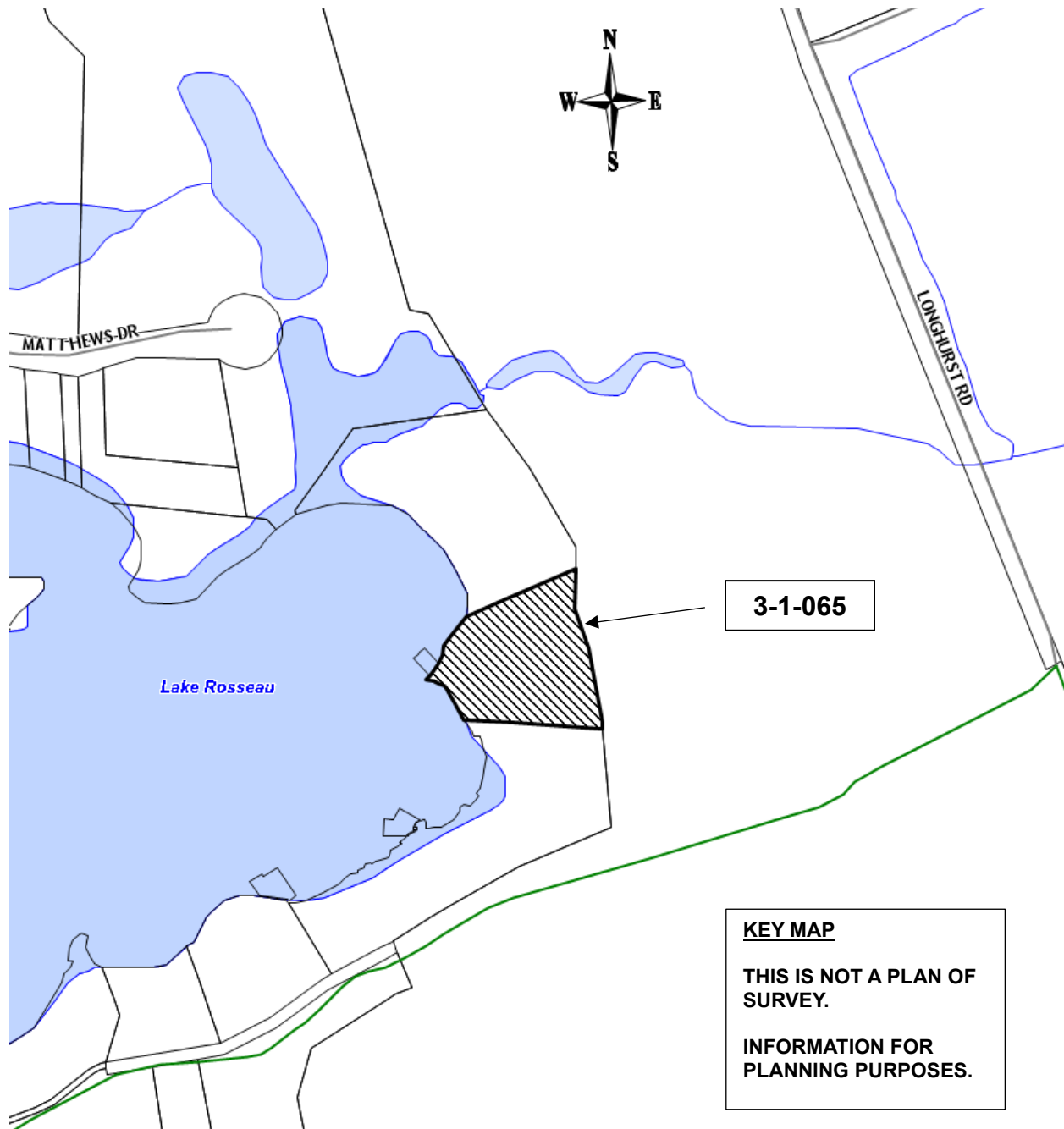


Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
L	4.1.7 & 9.1.2	Permitted Structures in a Waterbody Open Space (WOS) Zone	Dock, Sun Shelter, Boathouse, Boatport	Trellis/Pergola	Permit the Relocation of a Pergola in a Waterbody Open Space (WOS) Zone	Relocate a Pergola

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.

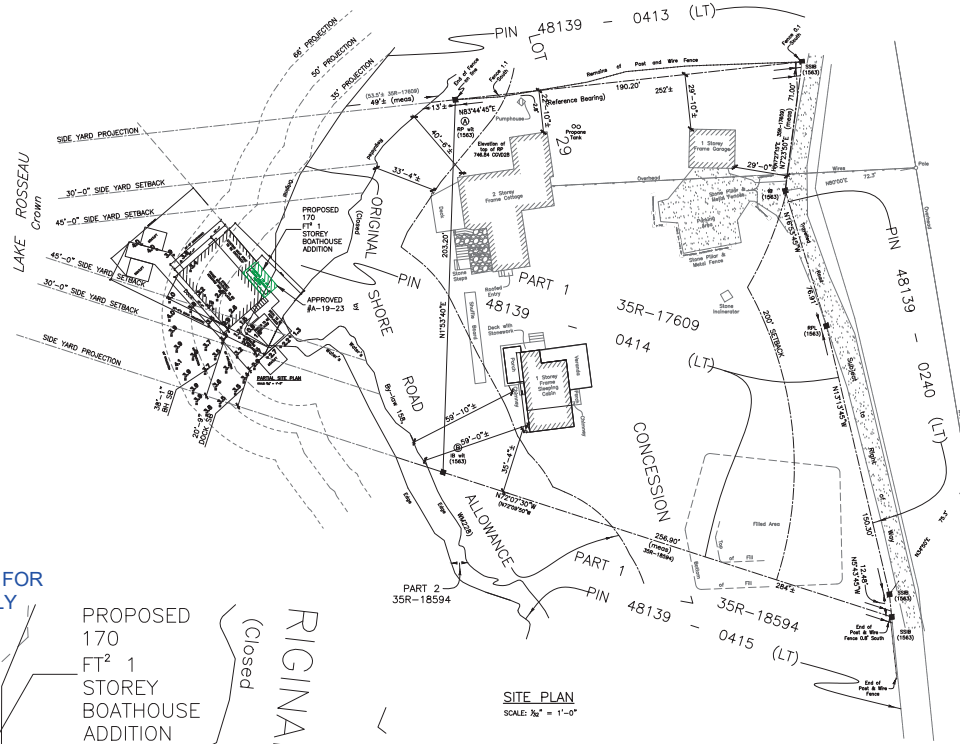
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 30th day of August 2024.

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



SITE PLAN - PROPOSED

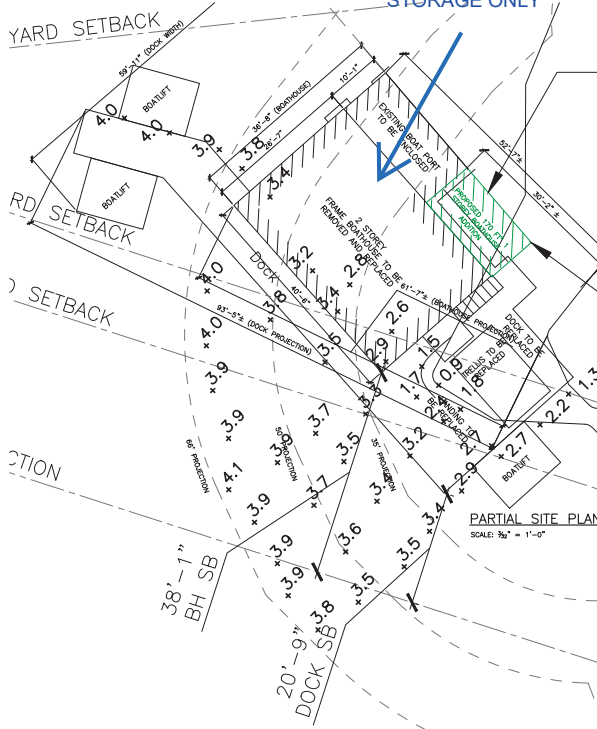


UPPER LEVEL FOR STORAGE ONLY

PROPOSED 170 FT² 1 STOREY BOATHOUSE ADDITION

APPROVED #A-19-23

SITE PLAN
SCALE: 3/8" = 1'-0"



PARTIAL SITE PLAN
SCALE: 3/8" = 1'-0"

ZONING DETAILS STRUCTURES OVER WATER	
LINE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	253.20'
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	NA
MAX. SIZE 2ND STOREY	NA
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	15'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W SUNDECK)	45'

ZONING DETAILS	
ZONING	WR1
LOT AREA	61,000 ft ²
AREA WITHIN 200' OF HW MARK	53,500 ft ²
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	20'

EXISTING LOT AREA STATS		
DEFINITION	AREA (SF)	% COVERAGE
TOTAL LOT AREA	61,000	--
AREA WITHIN 200' OF HW MARK	53,500	--
EXISTING STRUCTURES		
2 STOREY COTTAGE	2,236	
1 STOREY SLEEPING CABIN W COVERED PORCH & VERANDA	1,561	
1 STOREY GARAGE	525	
2 STOREY BOATHOUSE	1,382	
PUMP HOUSE	10	
EXISTING TOTAL	5,714	10.68%
PROPOSED STRUCTURES		
BOATHOUSE ADDITION	170	
PROPOSED TOTAL WITHIN 200' OF HW MARK	5,884	11.00%
PROPOSED TOTAL	5,884	9.65%

NOT TO SCALE



DE KONING GROUP

Mail: 36 Beach Road
Utterson, Ontario
POB 1M0

Office: 3-1A Lee Valley Drive
Port Carling, Ontario
POB 1J0

705.640.3800
info@dekoningroup.com

4	REISSUED FOR MINOR VARIANCE	AUG. 30, 2024
4	REISSUED FOR MINOR VARIANCE	AUG. 28, 2024
3	REISSUED FOR MINOR VARIANCE	AUG. 13, 2024
2	ISSUED FOR REVIEW	AUG. 07, 2024
1	ISSUED FOR REVIEW	JUL. 15, 2024
NO.	Revision/Issue Column	Date

STEVE QUINTON

PROJECT
BRACKET BOATHOUSE
8-1052 LONGHURST ROAD
WINDERMERE
TOWNSHIP OF MUSKOKA LAKES

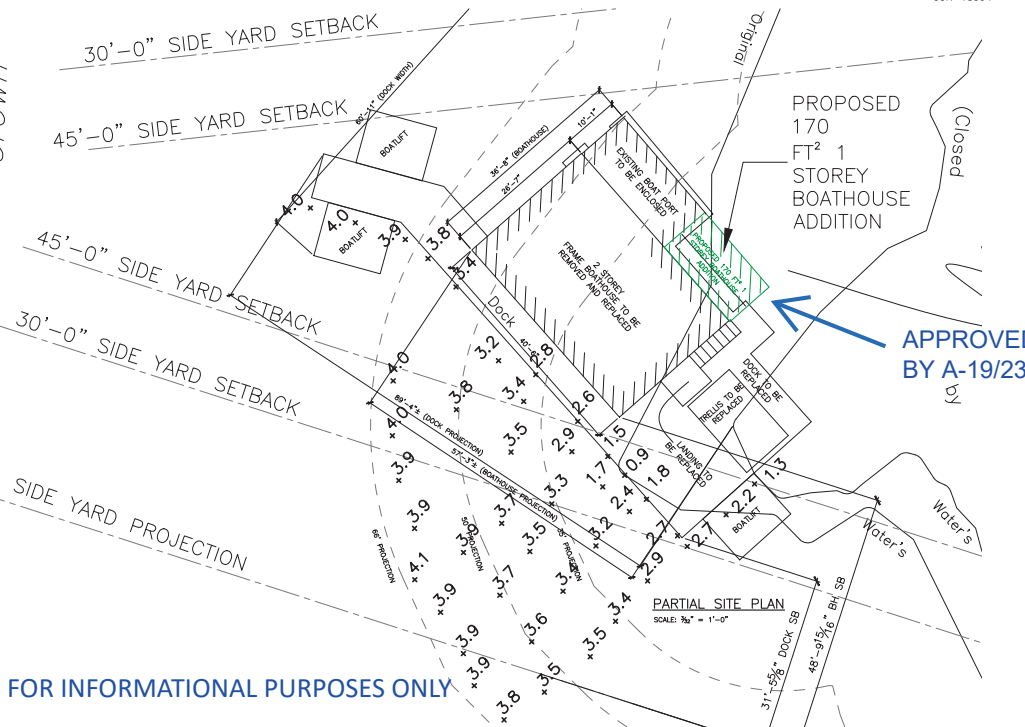
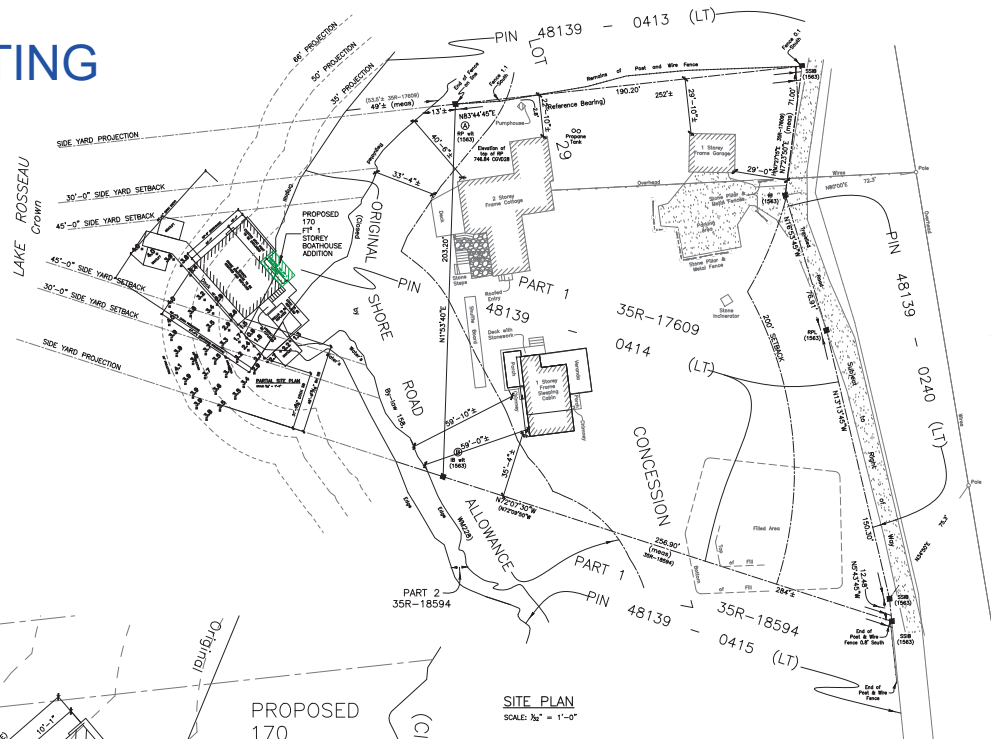
DRAWING
SITE PLAN

APPROVED
ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

DATE	JULY 2024
PROJECT	19-47-03
DESIGNED	SK
REVIEWED	NJK
SCALE	AS SHOWN
SHEET	

SP2

SITE PLAN - EXISTING



ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	203.20'
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
TIMBERLINE FLOOR AREA	NA
MAX. SIZE 2ND STOREY	NA
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	15'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W SUNDECK)	45'

ZONING DETAILS	
ZONING	WR1
LOT AREA	61,000 SF
AREA WITHIN 200' OF HW MARK	53,500 SF
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	20'

EXISTING LOT AREA STATS		
DEFINITION	AREA (SF)	% COVERAGE
TOTAL LOT AREA	61,000	-
AREA WITHIN 200' OF HW MARK	53,500	-
EXISTING STRUCTURES		
2 STOREY COTTAGE	2,236	
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EXISTING TOTAL	5,714	10.68%
PROPOSED STRUCTURES		
BOATHOUSE ADDITION	170	
PROPOSED TOTAL WITHIN 200' OF HW MARK	5,884	11.00%
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 Port Carling, Ontario
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 info@dekoninggroup.com

NO.	REVISION/ISSUE COLUMN	DATE
7	ISSUED FOR MINOR VARIANCE	AUG 28, 2024
8	ISSUED FOR MINOR VARIANCE	MAY 16, 2023
9	ISSUED FOR MINOR VARIANCE	MAY 15, 2023
4	ISSUED FOR MINOR VARIANCE	APR 25, 2023
3	ISSUED FOR MINOR VARIANCE	APR 13, 2023
2	ISSUED FOR MINOR VARIANCE	MAR 29, 2023
1	ISSUED FOR REVIEW	MAR 15, 2023

CLIENT

STEVE QUINTON

PROJECT

BRACKET BOATHOUSE
 8-1052 LONGHURST ROAD
 WINDERMERE
 TOWNSHIP OF MUSKOKA LAKES

DRAWING

EXISTING SITE PLAN

APPROVED

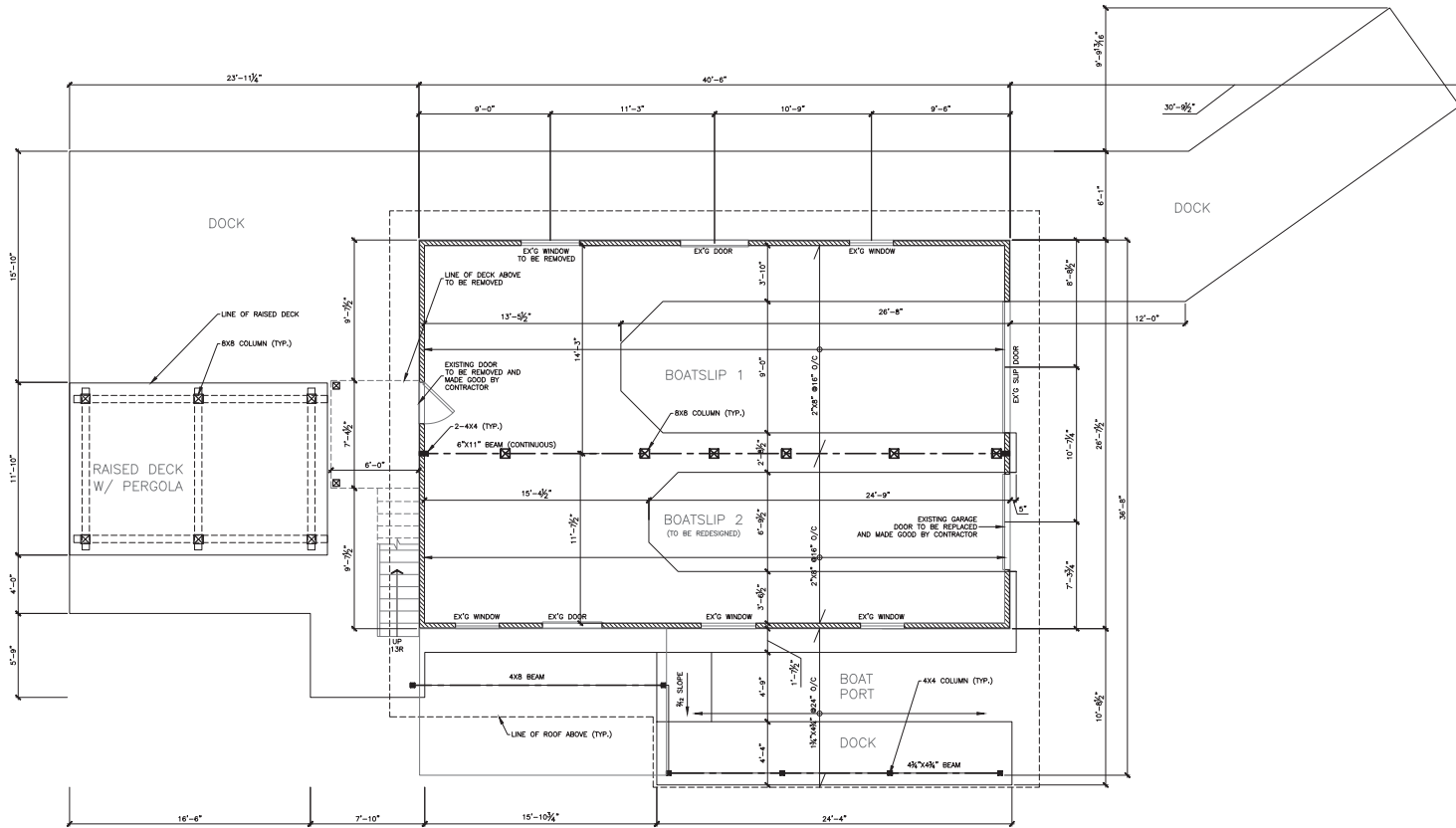
ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

DATE: MAY 2019
 PROJECT: 19-67-03
 DESIGNED: BK
 REVIEWED: NAK
 SCALE: AS SHOWN
 SHEET: **SP1**

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

BOATHOUSE FLOORPLAN - EXISTING



EXISTING LOWER BOAT HOUSE
SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

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No.	Revision/Issue Column	Date
8	ISSUED FOR MINOR VARIANCE	AUG 13, 2024
5	ISSUED FOR MINOR VARIANCE	MAY 15, 2023
4	ISSUED FOR REVIEW	AUG 01, 2022
3	ISSUED FOR REVIEW	MAR 09, 2022
2	ISSUED FOR REVIEW	MAR 04, 2022
1	ISSUED FOR REVIEW	JUL 24, 2019

CLIENT

STEVE QUINTON

PROJECT

BRACKET BOATHOUSE
8-1052 LONGHURST ROAD
WINDERMERE
TOWNSHIP OF MUSKOKA LAKES

DRAWING

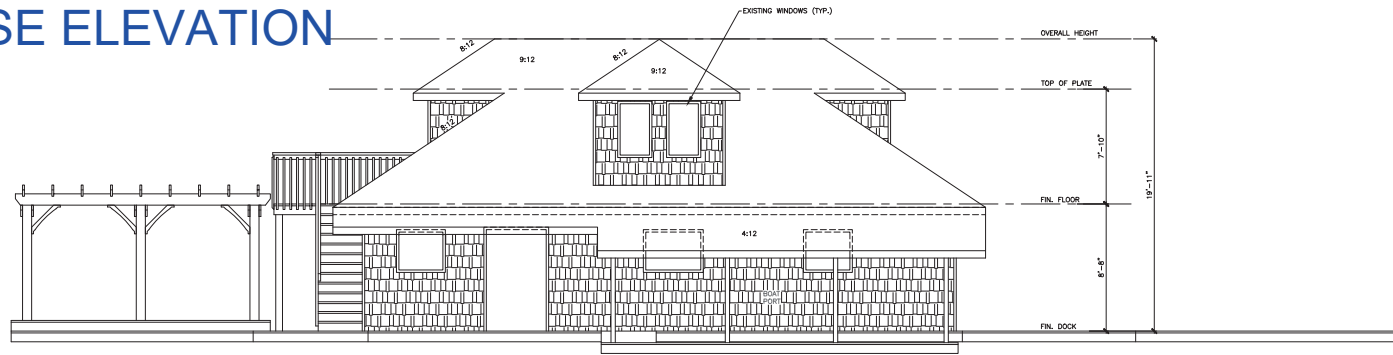
EXISTING LOWER BOATHOUSE
FLOOR PLAN

APPROVED

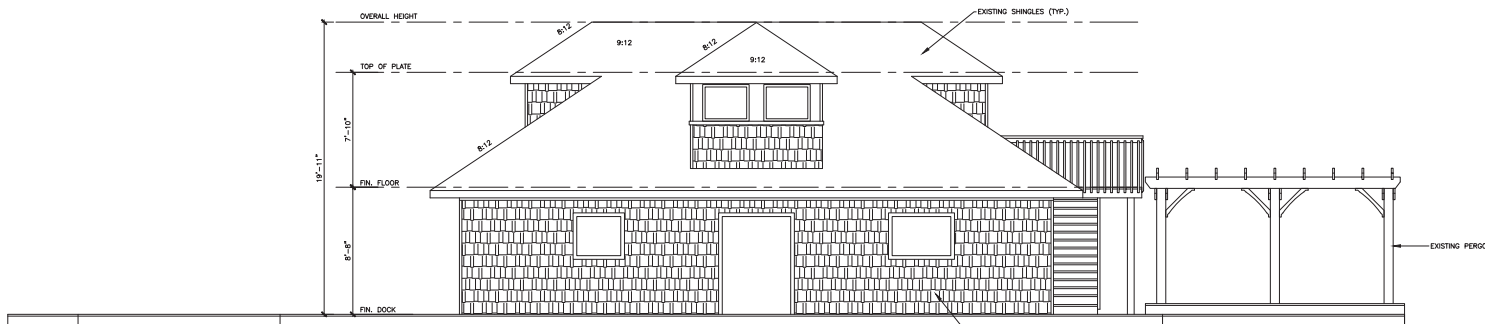
ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

DATE	MAY 2019
PROJECT	19-07-03
DESIGNED	NT
REVIEWED	NBK
SCALE	AS SHOWN
SHEET	A1

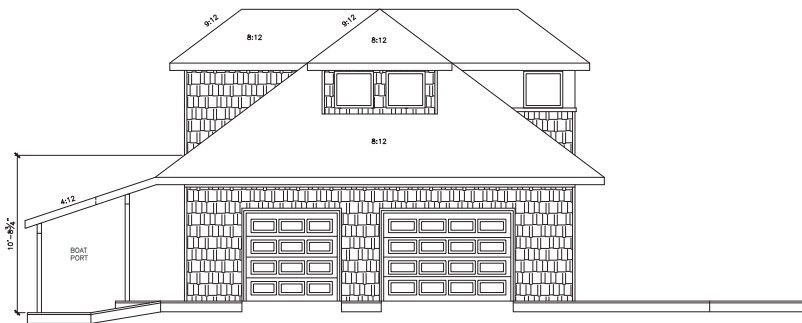
BOATHOUSE ELEVATION - EXISTING



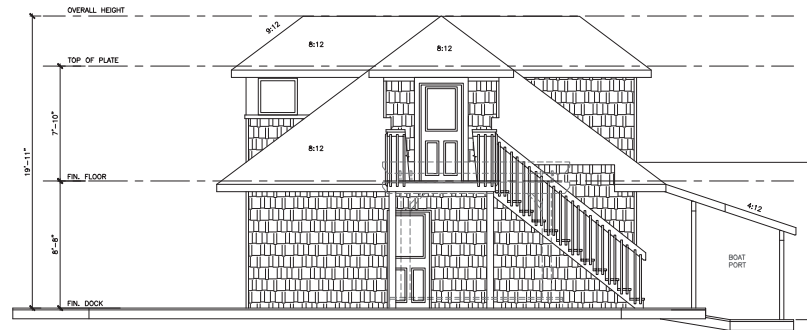
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

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7	ISSUED FOR MINOR VARIANCE	AUG 13 2024
8	ISSUED FOR MINOR VARIANCE	APR 25 2023
9	ISSUED FOR REVIEW	AUG 01 2022
4	ISSUED FOR REVIEW	JUL 08 2022
3	ISSUED FOR REVIEW	MAR 03 2022
2	ISSUED FOR REVIEW	MAR 04 2022
1	ISSUED FOR REVIEW	JUL 24 2019

CLIENT

STEVE QUINTON

PROJECT

BRACKET BOATHOUSE
8-1052 LONGHURST ROAD
WINDERMERE
TOWNSHIP OF MUSKOKA LAKES

DRAWING

EXISTING BOATHOUSE ELEVATIONS

APPROVED

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

DATE: MAY 2019

PROJECT: 19-07-03

DESIGNED: NT

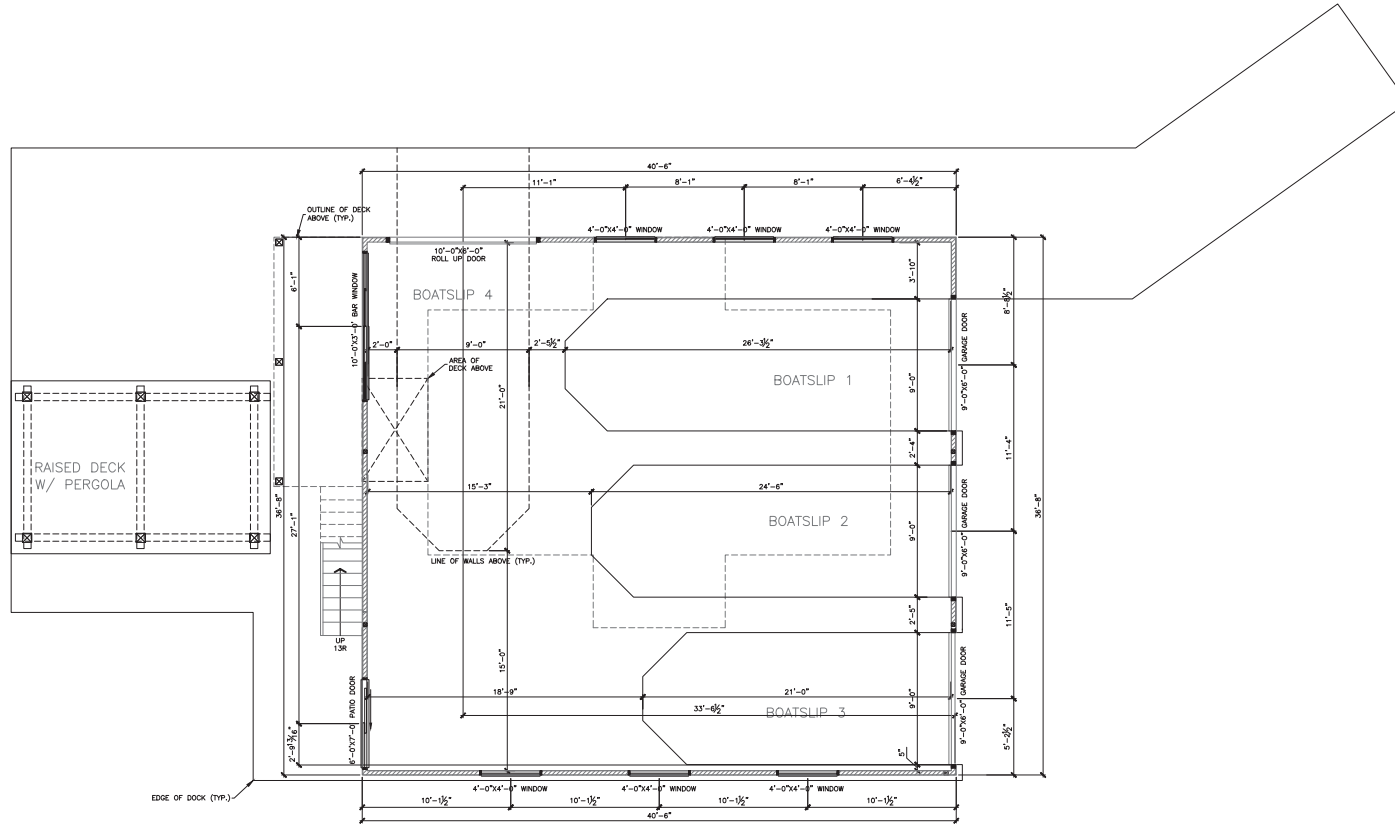
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SCALE: AS SHOWN

SHEET

A2

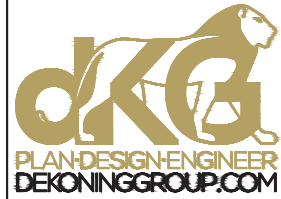
BOATHOUSE FLOORPLAN - PROPOSED



PROPOSED LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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POB 1M0

Office: 3-1A Lee Valley Drive
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CLIENT

STEVE QUINTON

PROJECT

BRACKET BOATHOUSE
8-1052 LONGHURST ROAD
WINDERMERE
TOWNSHIP OF MUSKOKA LAKES

DRAWING

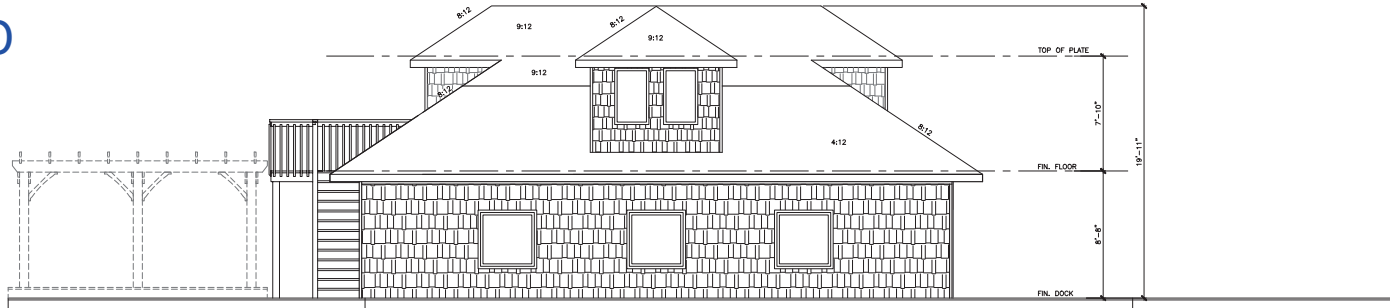
PROPOSED LOWER FLOOR PLAN

APPROVED

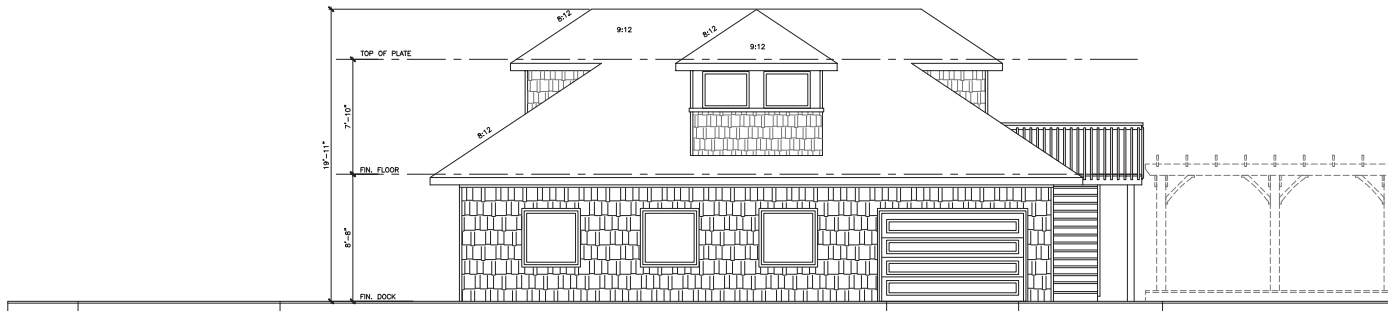
ISSUED FOR REVIEW
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DATE	MAY 2019
PROJECT	19-07-03
DESIGNED	NT
REVIEWED	NBK
SCALE	AS SHOWN
SHEET	A3

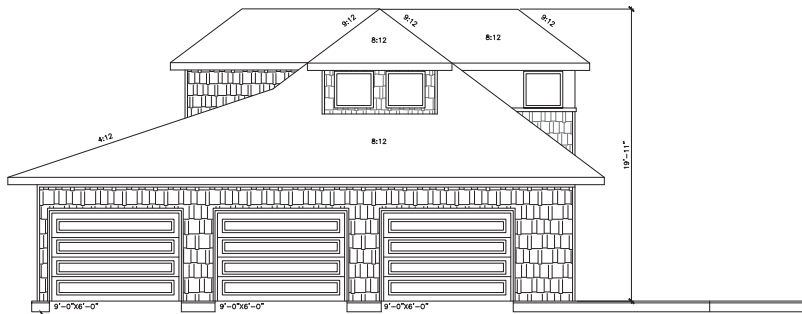
BOATHOUSE ELEVATION - PROPOSED



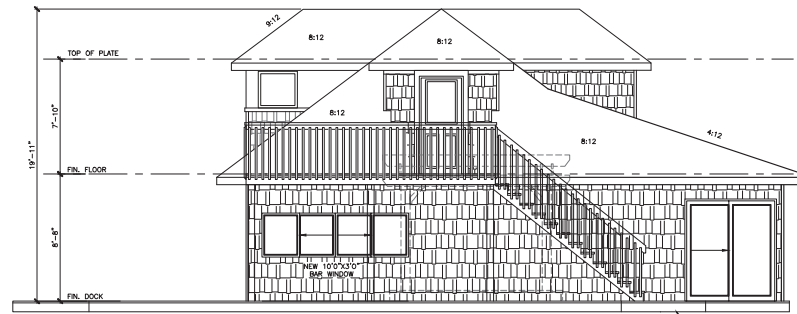
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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3	ISSUED FOR REVIEW	MAR 03, 2022
2	ISSUED FOR REVIEW	MAR 04, 2022
1	ISSUED FOR REVIEW	JUL 24, 2019

CLIENT

STEVE QUINTON

PROJECT

BRACKET BOATHOUSE
8-1052 LONGHURST ROAD
WINDERMERE
TOWNSHIP OF MUSKOKA LAKES

DRAWING

PROPOSED ELEVATIONS

APPROVED

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DATE: MAY 2019

PROJECT: 19-07-03

DESIGNED: NTK

REVIEWED: NTK

SCALE: AS SHOWN

SHEET: A5