



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-74/24

Roll No.: 4-5-031

Owners:	Adam & Marla Brown, 40 Holly Street, Suite 404, Toronto, ON, M4S 3C3		
Address & Description:	1218 Hamills Point Road Lot 9, Concession 9, Lot 4, Plan M-432, (Medora)		
Zoning:	Waterfront Residential (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 27
Hearing Date: Tuesday, October 15th, 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:

In August 2023, Council approved By-law 2023-039, permitting, among other matters, a maximum cumulative dock width of 57.5 feet, and prohibiting dock additions. Through the current application, the applicants propose to recognize as-built boat lifts/dock additions. The following is a summary of the requested variances:

Variance	ZBL 2014-14, as amended, Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	By-law 2023-039, Section 1. iv.	Maximum Permitted Cumulative Dock Width	As Shown in the Location and Extent on Schedules II and III to By-law 2023-039	62.5 ft.	5 ft.	Recognize As-Built Boat Lifts/Dock Additions Exceeding the Maximum Permitted Cumulative Dock Width, in a Different Location and Extent Than Shown on Schedules II and III to By-law 2023-039

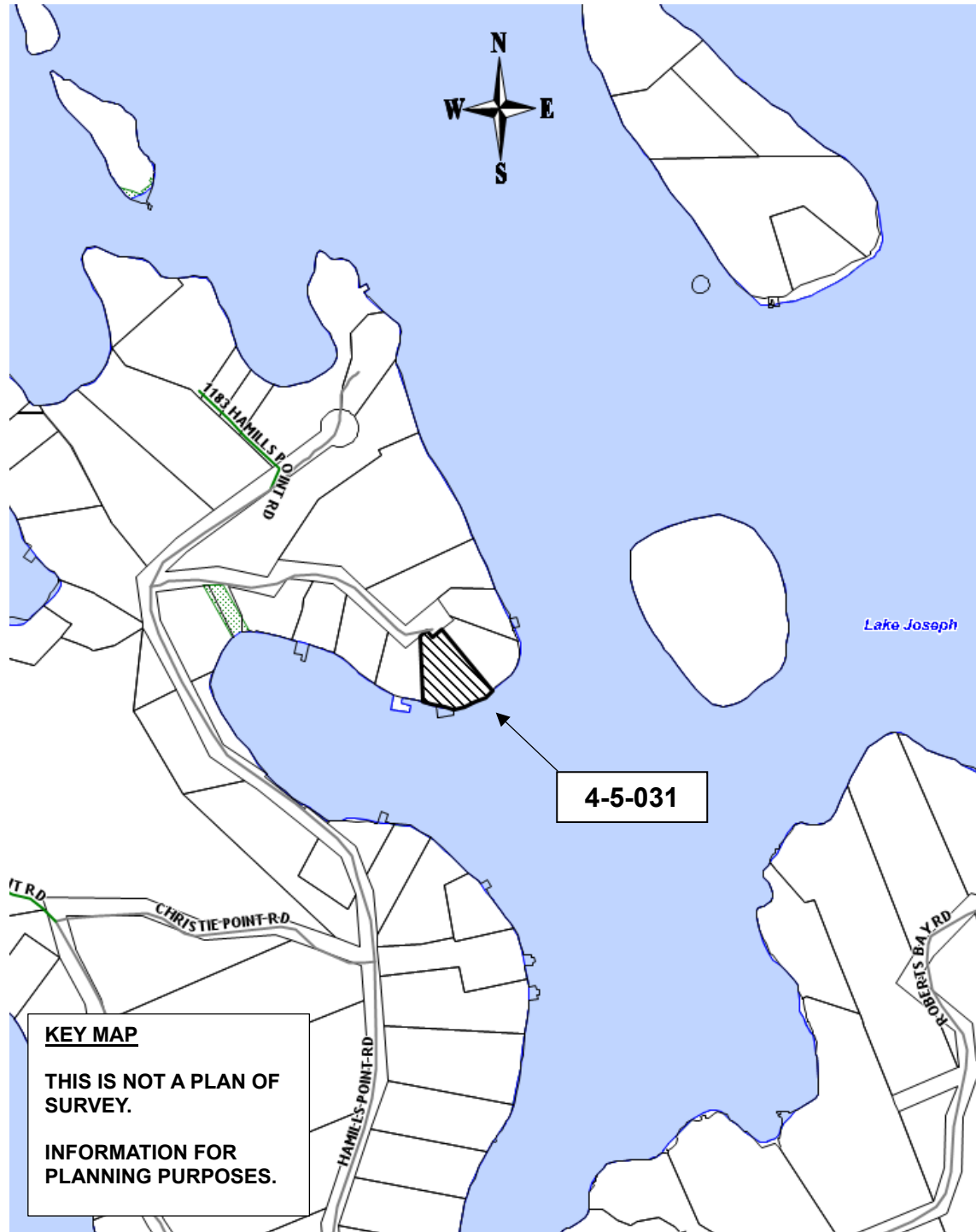


Variance	ZBL 2014-14, as amended, Section(s)	Description	Permitted	Proposed	Variance	Proposal
B	By-law 2023-039, Section 1. v)	Boathouse and Dock Additions Prohibited	As Shown in the Location and Extent on Schedules II and III to By-law 2023-039	As-Built Boat Lifts/ Dock Additions	-	Recognize As-Built Boat Lifts/Dock Additions

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 3rd day of October, 2024.

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



SITE PLAN

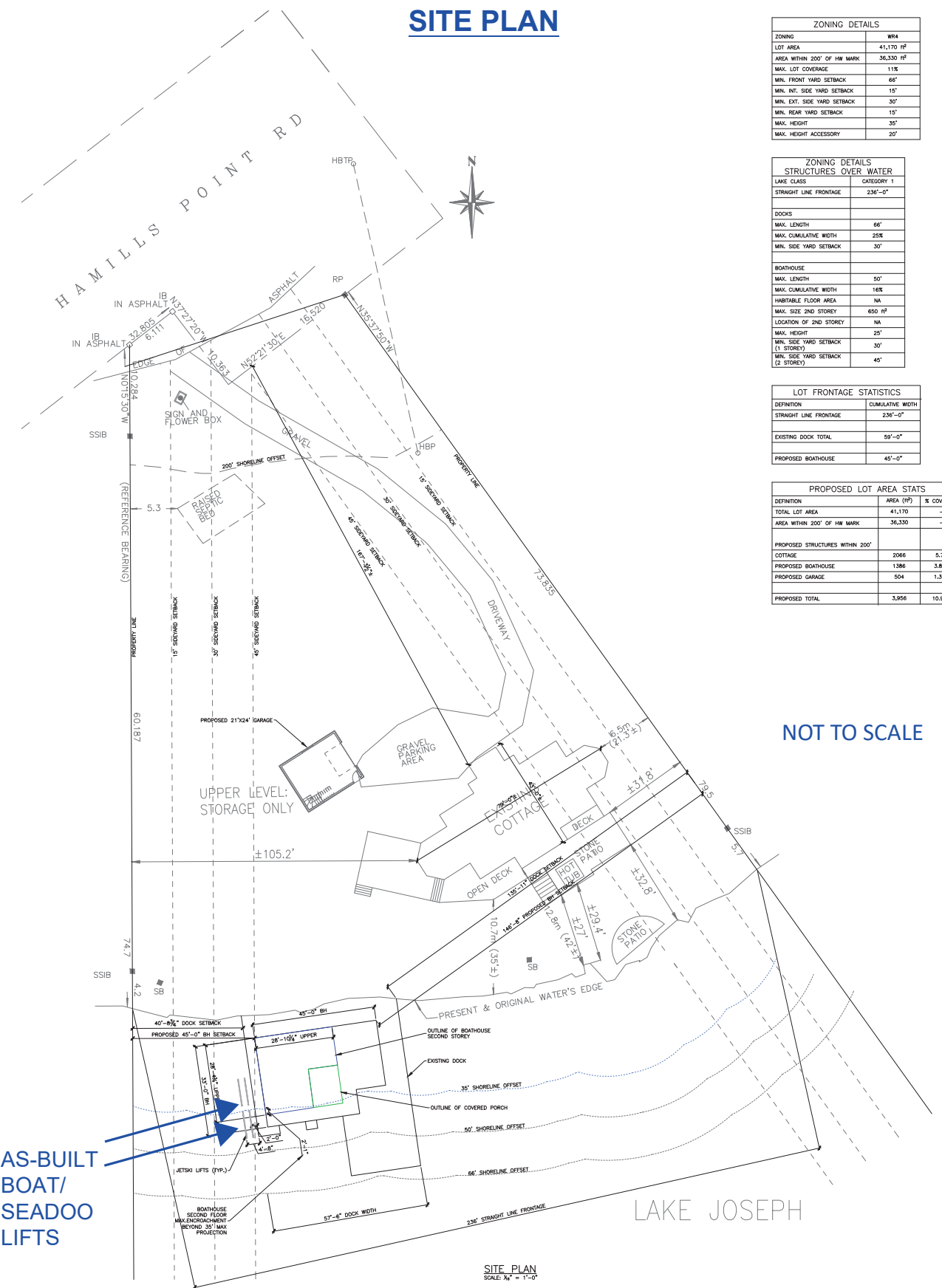
ZONING DETAILS	
ZONING	MR4
LOT AREA	41,170 R ²
AREA WITHIN 200' OF HW MARK	36,330 R ²
MAX. LOT COVERAGE	11%
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	20'

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	236'-0"
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	650 R ²
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	25'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (2 STOREY)	45'

LOT FRONTAGE STATISTICS	
DEFINITION	CUMULATIVE WIDTH
STRAIGHT LINE FRONTAGE	236'-0"
EXISTING DOCK TOTAL	59'-0"
PROPOSED BOATHOUSE	45'-0"

PROPOSED LOT AREA STATS		
DEFINITION	AREA (R ²)	% COVERAGE
TOTAL LOT AREA	41,170	-
AREA WITHIN 200' OF HW MARK	36,330	-
PROPOSED STRUCTURES WITHIN 200'		
COTTAGE	2066	5.7%
PROPOSED BOATHOUSE	1386	3.85%
PROPOSED GARAGE	504	1.39%
PROPOSED TOTAL	3,956	10.84%

NOT TO SCALE



AS-BUILT
BOAT/
SEADOO
LIFTS

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

<p>PROJECT</p> <p>BROWN BOATHOUSE 1218 HAMILLS POINT ROAD TOWNSHIP OF WUSKOKA LAKES LAKE JOSEPH</p>	<p>DATE</p> <p>JAN 2023</p>	<p>PROJECT</p> <p>23-18-00</p>	<p>DESIGNED BY</p> <p>DT</p>	<p>REVISIONS</p> <p>NA</p>	<p>SCALE</p> <p>AS SHOWN</p>	<p>SHEET</p> <p>SP8</p>	<p>ADAM BROWN</p>	<p>OWNER</p> <p>BROWN BOATHOUSE</p>	<p>DATE</p> <p>JAN 2023</p>	<p>PROJECT</p> <p>23-18-00</p>	<p>DESIGNED BY</p> <p>DT</p>	<p>REVISIONS</p> <p>NA</p>	<p>SCALE</p> <p>AS SHOWN</p>	<p>SHEET</p> <p>SP8</p>	<p>OWNER</p> <p>BROWN BOATHOUSE</p>
<p>PLANNING ENGINEER</p> <p>DEKONING GROUP INC.</p> <p>705-640-3800</p> <p>INFO@DEKONINGGROUP.COM</p> <p>3 ARMSTRONG POINT ROAD</p> <p>PORT CARLING, ONTARIO</p> <p>POB 1J0</p>															