



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-88/24**

**Roll No.: 4-5-045**

<b>Owners:</b>	Maureen & Amy Kappus, 1181 Hamill's Point Road, Mactier, ON, P0C 1H0		
<b>Address &amp; Description:</b>	1181 Hamill's Point Road, Unit #5 Lot 8, Concession 9, Part 1, Plan BR-767, (Medora)		
<b>Zoning:</b>	Waterfront Residential (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 27
<b>Hearing Date: Monday, February 10<sup>th</sup>, 2025 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:

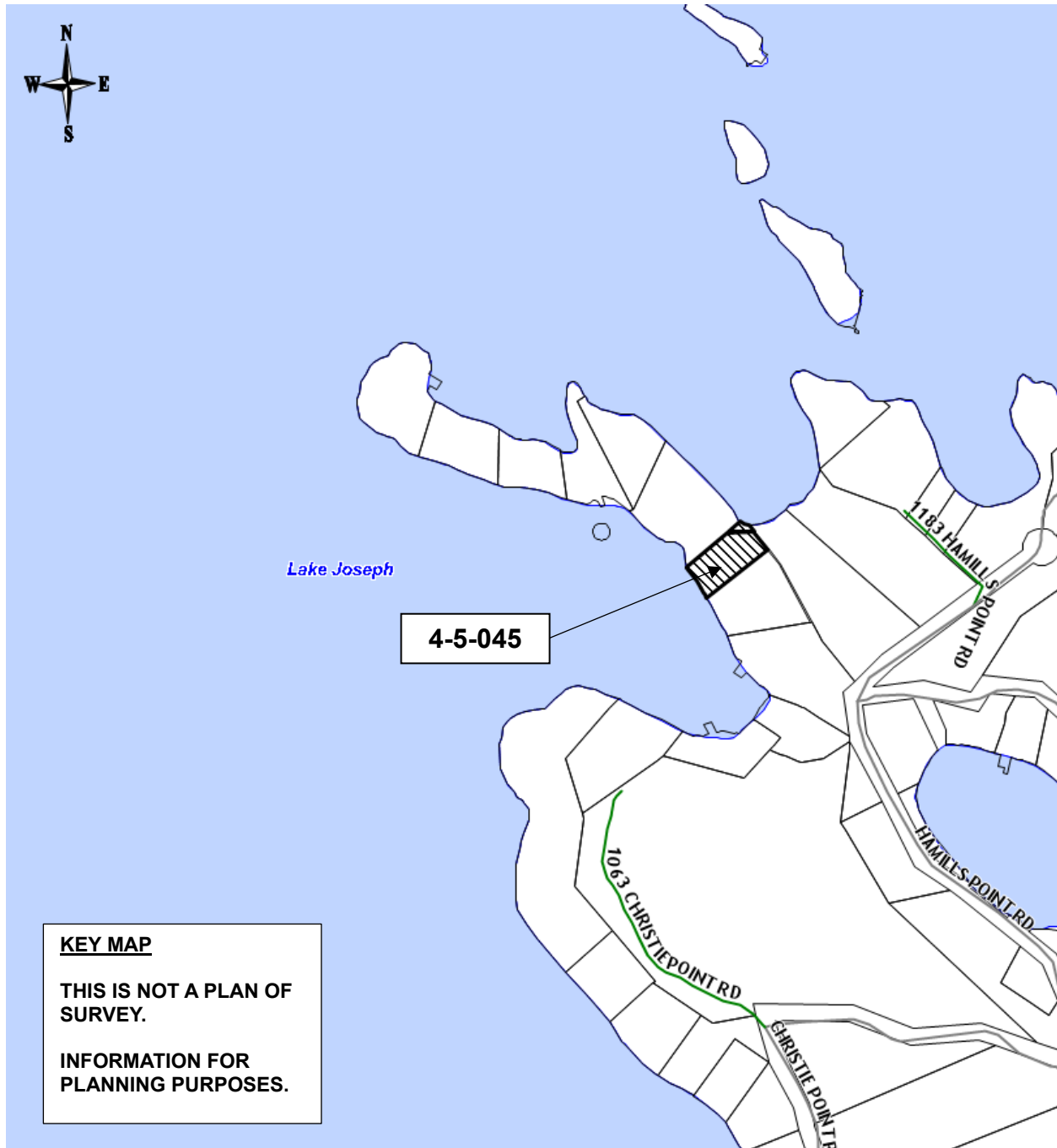
The applicants propose to construct a dock addition and a single-storey boathouse with a rooftop sundeck. Part of the existing dock is to be demolished. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7	Minimum Required Side Yard Setback	30 ft.	0 ft.	30 ft.	Construct a Dock Addition
B	4.1.7	Minimum Required Side Yard Setback	45 ft.	5ft.	40 ft.	Construct a Single-Storey Boathouse with Rooftop Sundeck

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.

---

### **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.

---

### **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)

---

**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 16th day of January, 2025.

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



ZONING DETAILS	
ZONING	WR4
LOT AREA	35,366 ft <sup>2</sup>
AREA WITHIN 200' OF HW MARK	34,866 ft <sup>2</sup>
MAX. LOT COVERAGE	10%

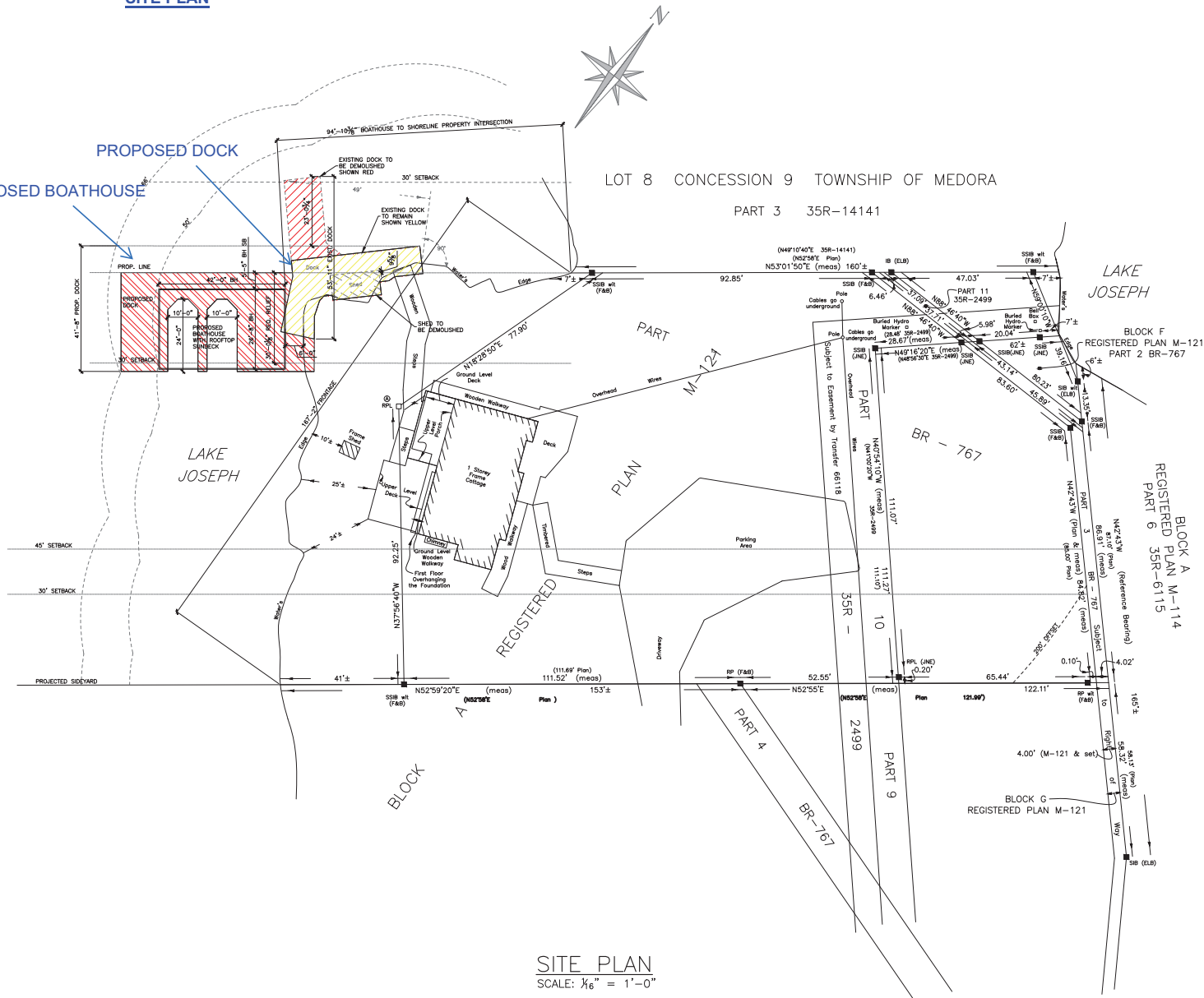
ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	167'-2"
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
MAX. HEIGHT	16'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY w/ SHEDS)	45'

PROPOSED LOT AREA STATS		
DEFINITION	AREA (ft <sup>2</sup> )	% COVERAGE
TOTAL LOT AREA	35,366	-
AREA WITHIN 200' OF HW MARK	34,866	-
STRUCTURES WITHIN 200' HWM		
COTTAGE	1588	4.55%
FRAME SHED	24	0.01%
SHED (TO BE DEMOLISHED)	132	0.38%
BOATHOUSE (TO BE CONSTRUCTED)	1123.5	3.22%
PROPOSED TOTAL WITHIN 200' HWM	2,867.5	8.22%

LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	176'-0"	-
EXISTING DOCK	53'-11"	32.3%
EXISTING DOCK TOTAL	53'-11"	32.3%
PROPOSED DOCK TOTAL	41'-8"	25%
PROPOSED BOATHOUSE	26'-8"	16%

**SITE PLAN**

**PROPOSED DOCK**  
**PROPOSED BOATHOUSE**



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

**NOT TO SCALE**



705.640.3800  
INFO@DEKONINGGROUP.COM  
3 ARMSTRONG POINT ROAD  
PORT CARLING, ONTARIO  
POB 1J0

**PROFESSIONAL ENGINEER**

BICON REGISTRATION INFORMATION 154300  
DE KONING GROUP INC. FIRM NAME FIRM BCIN  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

NO.	DESCRIPTION	DATE
7	ISSUED FOR VARIANCE	NOV 01 2024
8	ISSUED FOR REVIEW	OCT 29 2024
5	ISSUED FOR REVIEW	OCT 15 2024
4	ISSUED FOR REVIEW	OCT 03 2024
3	ISSUED FOR REVIEW	OCT 01 2024
2	ISSUED FOR REVIEW	SEPT 06 2024
1	ISSUED FOR REVIEW	SEPT 04 2024
101	REGISTERED PLAN	DATE

**STRAIGHTLINE CONSTRUCTION**

**KAPPUS BOATHOUSE**  
5-1181 HAMILLS POINT ROAD  
TOWNSHIP OF MUSKOKA LAKES

**SITE PLAN**

**ISSUED FOR VARIANCE**

**PROJECT 24-82-03**

DATE SEPT 2024

DESIGNED JTL

REVIEWED NHR

SCALE AS SHOWN

SHEET

**SP1**