



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-97/24

Roll No.: 9-14-075-03

Owners:	Sara Knapp & Jonathan Popper, 90 Walker Avenue, Toronto, ON, M4V 1G2		
Address & Description:	1158 Ranwood Road, Unit #33 Lot 35, Concession 13, Lot 5, Plan M487, Part 9, Plan 35R-2572, (Monck)		
Zoning:	Waterfront Residential (WR1-7)	Lake Muskoka (Category 1)	Schedule: 37
Hearing Date: Monday, March 10th, 2025 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:

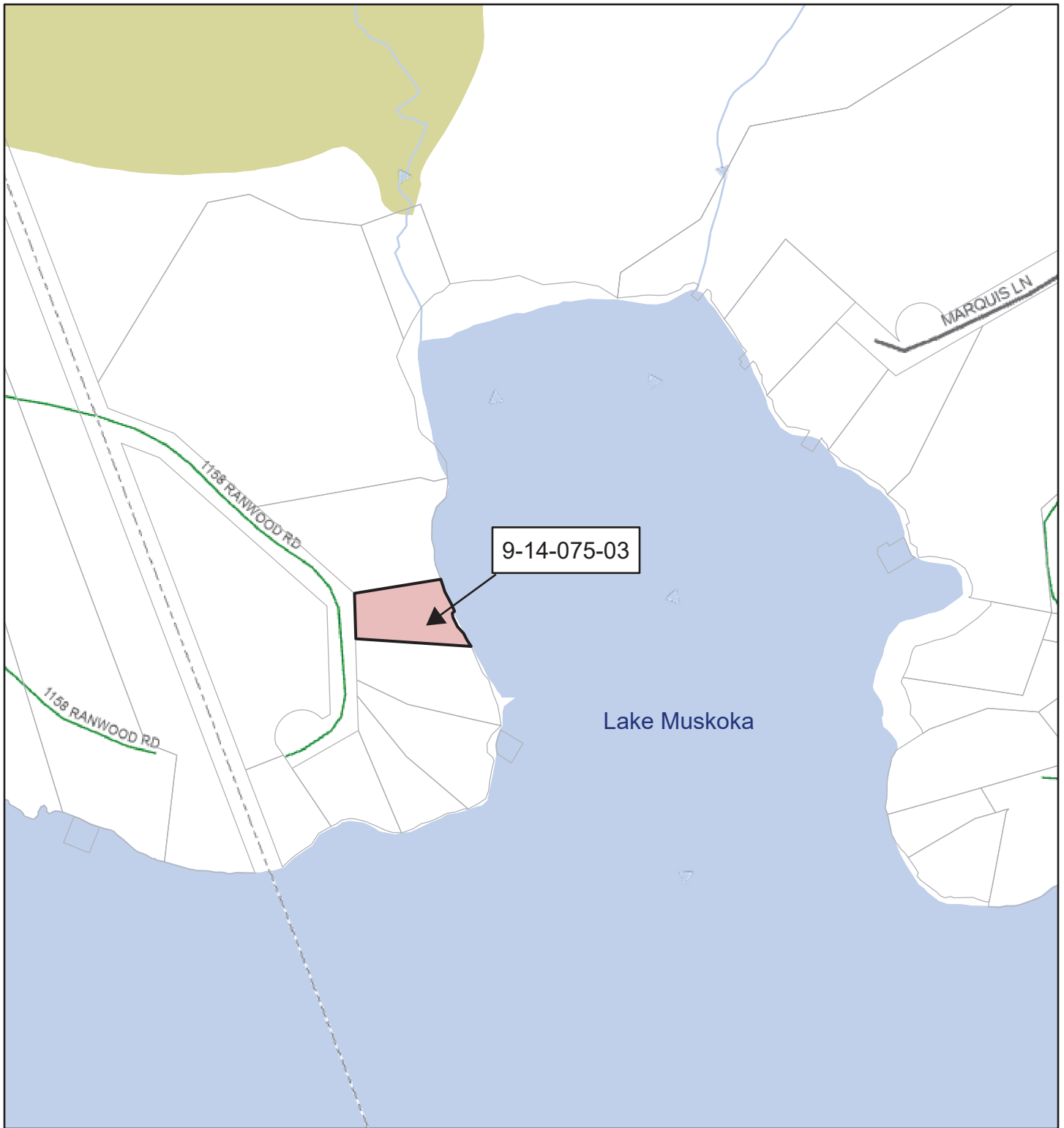
The applicants propose to construct a one-storey boathouse with a rooftop sundeck and attached dock, and a one-storey garage. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.6	Maximum Permitted Lot Coverage (Entire Lot)	10% (4,001 sq. ft.)	10.7% (4,291 sq. ft.)	0.7% (290 sq. ft.)	Construct a One-storey Boathouse with a Rooftop Sundeck and a One-storey Garage
B	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage (Within 200 Feet of the High Water Mark)	10% (3,506 sq. ft.)	11% (3,859 sq. ft.)	1% (353 sq. ft.)	Construct a One-storey Boathouse with a Rooftop Sundeck
C	3.23.1	Minimum Required Setback from an Unopened Road Allowance	25 ft.	15 ft.	10 ft.	Construct a One-storey Garage

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.




Key Map, A-97/24 (KNAPP & POPPER)

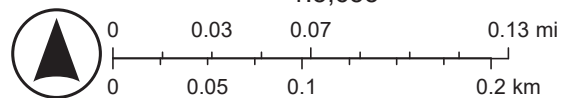


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NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:5,655

- | | |
|--|---|
|  Parcel: Assessment |  Civic Addresses |
|  District Municipality |  Road Network |
|  Area Municipality |  Township |
|  Geographic Township |  Private |



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau.

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. For correspondence to be included on the agenda, please submit your comments by: March 5th, 2025

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 14th day of February, 2025.

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



AREA - EXISTING LOT COVERAGE (OVERALL)

Name	Area	Area (SM)	Coverage %
EX. COTTAGE	2592 SF	240.76 m ²	6.48%
EX. COTTAGE COVERED ENTRANCE	272 SF	25.27 m ²	0.68%
EX. COTTAGE COVERED DECK	58 SF	5.37 m ²	0.14%
EX. BOATHOUSE (TO BE REMOVED)	669 SF	62.14 m ²	1.67%
EX. COVERED DECK (TO BE REMOVED)	315 SF	29.26 m ²	0.79%
Grand total: 5	3905 SF	362.80 m ²	9.76%

AREA - SITE

Name	Area	Area (SM)	Perimeter
SITE OVERALL	40018 SF	3717.79 m ²	874' - 7 1/4"
SITE (FIRST 61m)	35069 SF	3258.00 m ²	811' - 7 7/8"

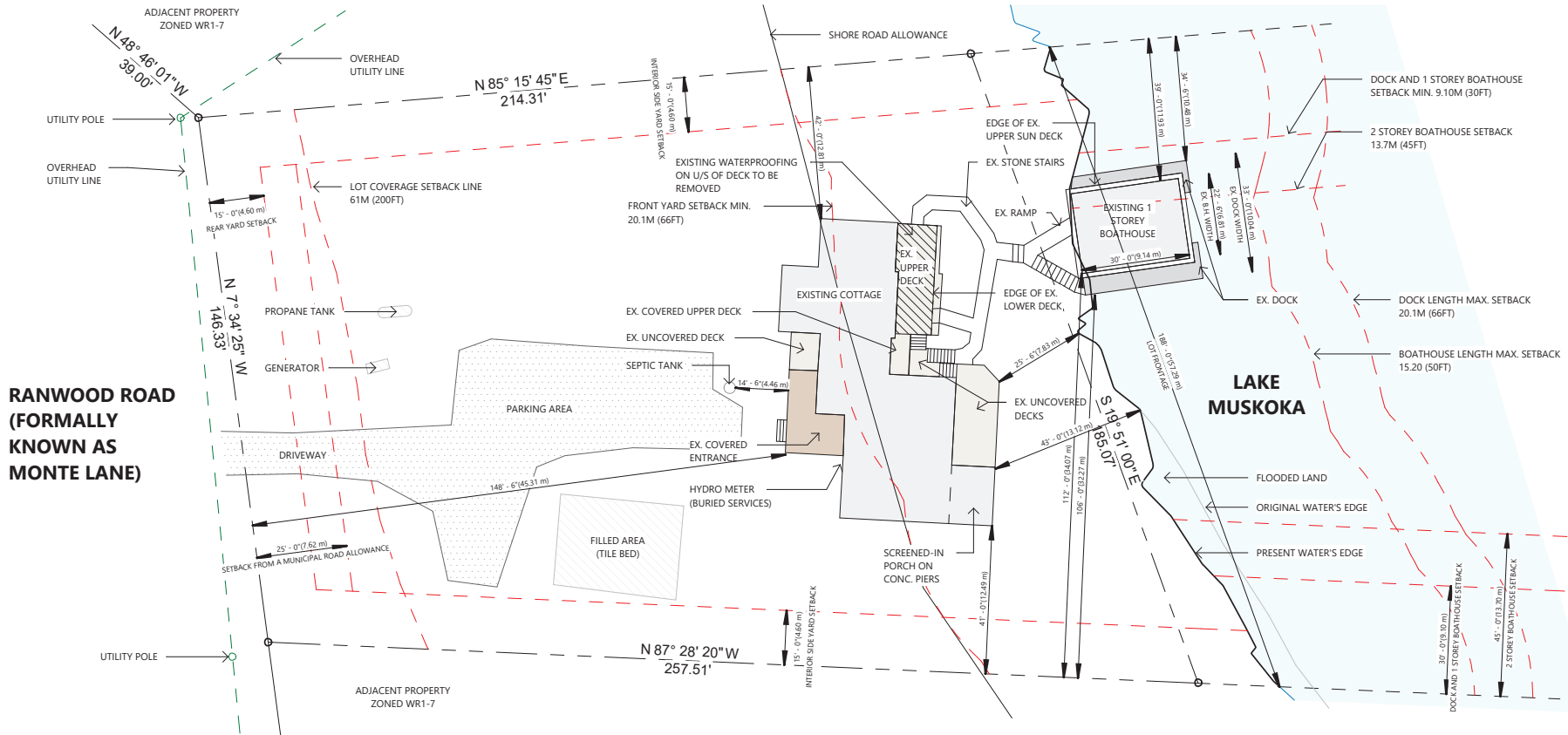
AREA - EXISTING LOT COVERAGE (Within 61m)

Name	Area	Area (SM)	Coverage %
EX. COTTAGE	2592 SF	240.76 m ²	7.39%
EX. COTTAGE COVERED ENTRANCE	272 SF	25.27 m ²	0.78%
EX. COTTAGE COVERED DECK	58 SF	5.37 m ²	0.16%
EX. BOATHOUSE (TO BE REMOVED)	669 SF	62.14 m ²	1.91%
EX. COVERED DECK (TO BE REMOVED)	315 SF	29.26 m ²	0.90%
Grand total: 5	3905 SF	362.80 m ²	11.14%

SITE PLAN - EXISTING

SITE PLAN LEGEND

	PROPERTY LINE		OPEN DECK / DOCK		GAS LINE LOCATION
	ZONING SETBACKS		ROOF OVERHANG		WATER LINE LOCATION
	BUILDING EXISTING		ROAD EXISTING		SEPTIC MANTLE LOCATION
	BUILDING PROPOSED		ROAD TO BE REMOVED		TREES
	TO BE REMOVED		ROAD PROPOSED		VEGETATION
	COVERED PATIO / DECK		UTILITY LINE LOCATION		WATER



**RANWOOD ROAD
(FORMALLY
KNOWN AS
MONTE LANE)**

**LAKE
MUSKOKA**

NOT TO SCALE



① SITE PLAN - EXISTING DESIGN
1" = 30'-0"

SITE PLAN EXISTING DESIGN
KNAPP | BOATHOUSE
CORBIN PATTEN DESIGNS
877.562.1959 | DESIGN@CORBINPATTEN.COM

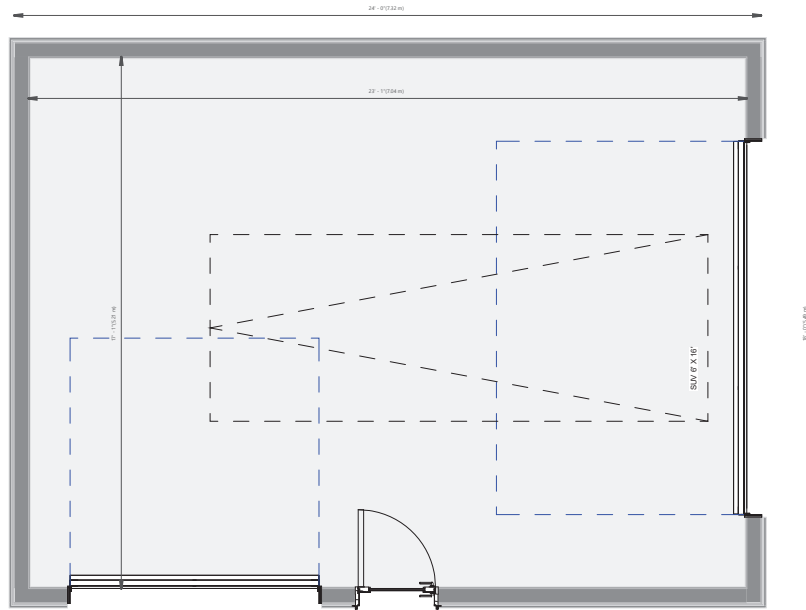


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ROOM SCHEDULE - LEVEL 1

Name	Area	Area M2

GARAGE FLOOR PLAN



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

① 1ST FL. - DESIGN
1/4" = 1'-0"

GROUND FLOOR
POPPER KNAPP | GARAGE
CORBIN PATTEN DESIGNS
877.562.1959 | DESIGN@CORBINPATTEN.COM



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GARAGE ELEVATIONS



① EAST ELEVATION - DESIGN
1/8" = 1'-0"

③ NORTH ELEVATION - DESIGN
1/8" = 1'-0"

NOT TO SCALE



② WEST ELEVATION - DESIGN
1/8" = 1'-0"

④ SOUTH ELEVATION - DESIGN
1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



BOATHOUSE ELEVATIONS



① EAST ELEVATION - DESIGN
1/8" = 1'-0"

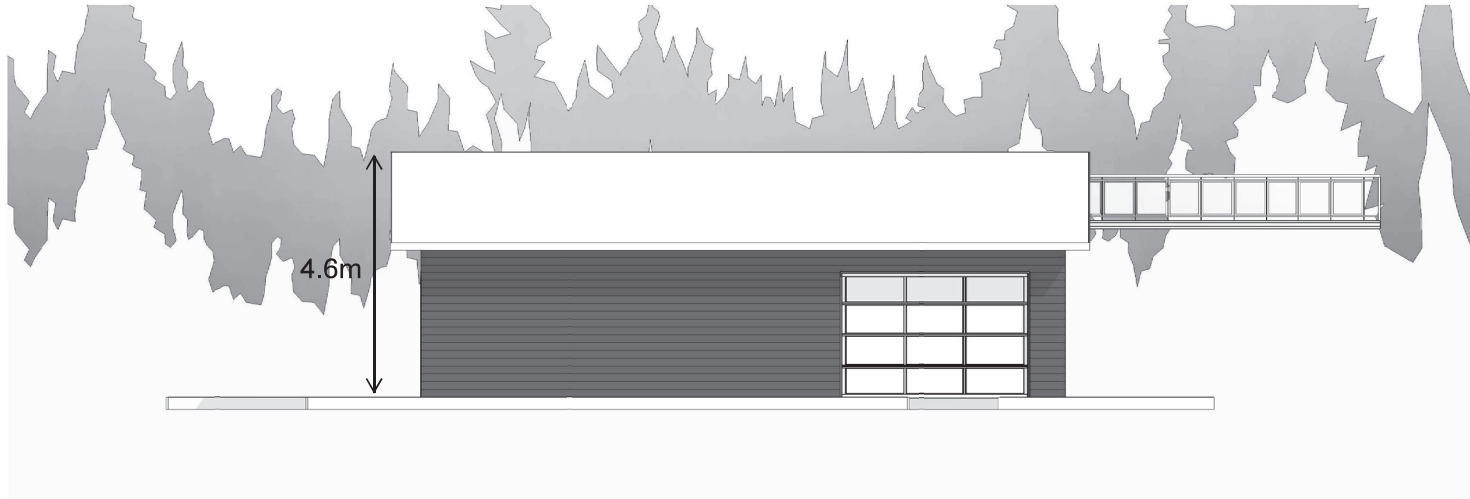
NOT TO SCALE



② WEST ELEVATION - DESIGN
1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

BOATHOUSE ELEVATIONS



① NORTH ELEVATION - DESIGN
1/8" = 1'-0"

NOT TO SCALE



② SOUTH ELEVATION - DESIGN
1/8" = 1'-0"

N/S ELEVATION
KNAPP | BOATHOUSE
CORBIN PATTEN DESIGNS
877.562.1959 | DESIGN@CORBINPATTEN.COM



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