



Box 129, Port Carling, ON, POB 1JO
Telephone (705) 765-3156
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
COMMITTEE OF ADJUSTMENT

FILE # A-16-23
ROLL # 1-3-032-07

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O., 1990, c.P.13,45(5), R.R.O., 1980, Reg. 787

APPLICATION MADE BY: David Ferguson & Lynn Grogan, 25 Saint Edmunds Drive,
Toronto, ON, M4N 2P7

LOCATION OF PROPERTY: Part of Lot 34, Concession 1, Parts 1 and 3, Plan 35R-24599
(Cardwell), Civic Address: 1247 Rosseau Lake 3 Road, Unit # 20,
Zoning Schedule: 14

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR1-7) and is located on a Category 1 Lake (Lake Rosseau).

The applicants propose to construct a new dock and a two storey boathouse.

Relief is requested from Sections 4.1.3 and 4.1.3.6 of By-law 2014-14, as amended, being the maximum permitted coverage of buildings and structures (lot coverage) on a lot on a Category 1 Lake. The maximum permitted lot coverage over the area of the entire lot is 10%. In this case, the lot area is 51,015 square feet. Therefore, the maximum permitted lot coverage is 5,101 square feet. The coverage of existing and proposed buildings and structures over the area of the entire lot is 5,258 square feet or 10.3%. The requested variance is 157 square feet or 0.3%.

Relief is also requested from Sections 4.1.3.6 and 4.1.3.7 of By-law 2014-14, as amended, being the maximum permitted coverage of buildings and structures (lot coverage) within 200 feet from the high water mark on a lot on a Category 1 Lake. The maximum permitted lot coverage within 200 feet from the high water mark is 10%. In this case, the lot area within 200 feet from the high water mark is 50,683 square feet. Therefore, the maximum permitted lot coverage is 5,068 square feet. The coverage of existing and proposed buildings and structures within 200 feet from the high water mark is 5,258 square feet or 10.4%. The requested variance is 190 square feet or 0.4%.

NOTICE: This notice has been sent to you for your information and does not require any response unless you wish to make one. The above noted application will be heard by the Committee of Adjustment on the date and at the time shown below.

DATE: April 11, 2023

TIME: 9:00 A.M.

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19 and

as part of the Township's response to stop the spread of COVID-19, this public hearing will be held in a virtual forum with electronic participation.

The hearing will be held electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via ZOOM and will commence at 9:00am. More information about viewing and/or participating in the ZOOM hearing is included in this Notice and can be found on our website at www.muskokalakes.ca.

PUBLIC HEARING: You or your representative are entitled to participate in this public hearing and make verbal representation by participating in the ZOOM hearing or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed Minor Variance. If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer at the email address shown below.

Members of the public may also observe the proceedings by accessing the live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

ADDITIONAL INFORMATION: There may be additional information relating to the proposed variance application available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4 p.m. or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone: (705)765-3156 or FAX (705)765-6755. Please email any submissions or requests to: planning@muskokalakes.ca Please quote the Committee's file number noted above.

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.

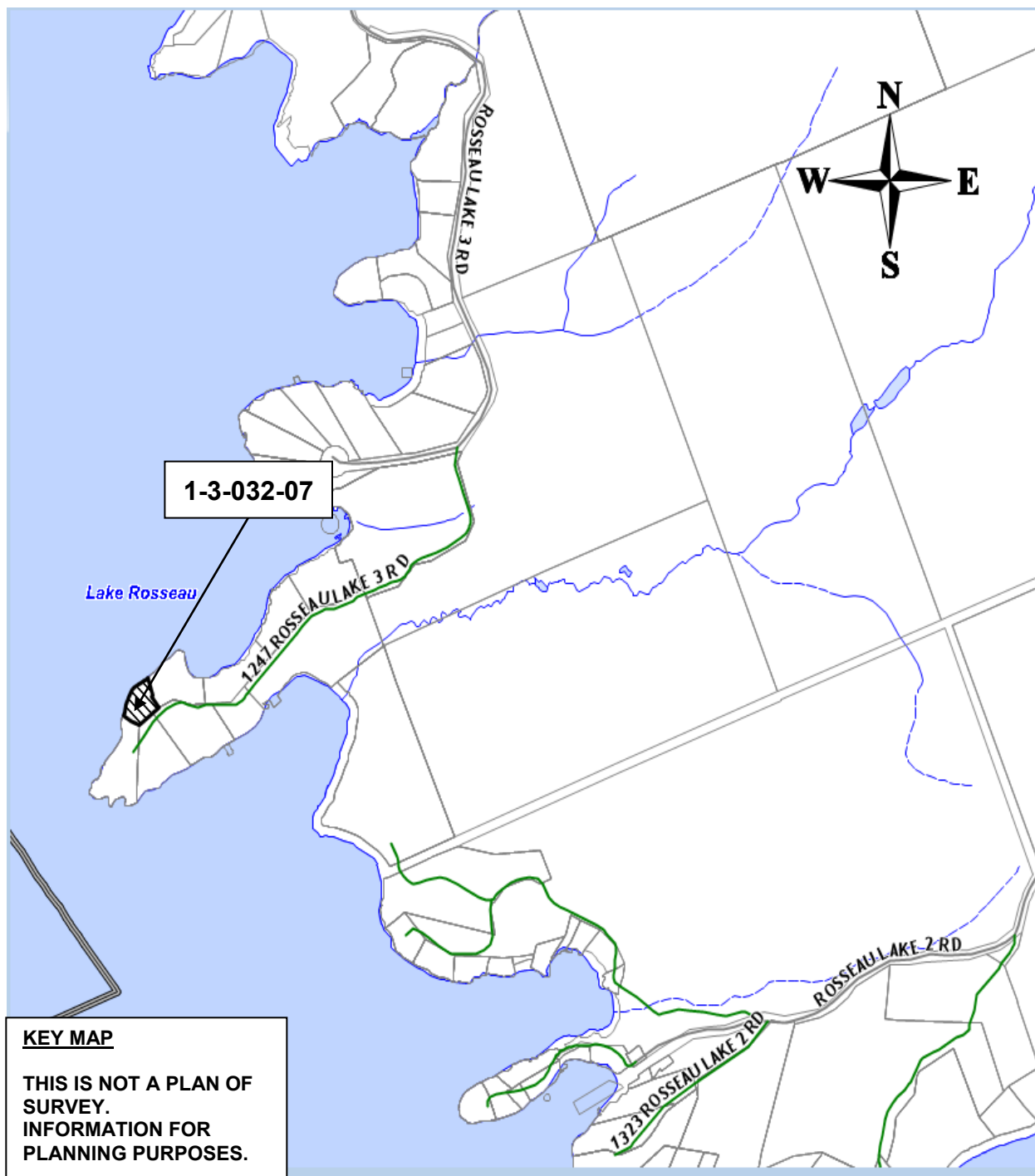
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 31st day of March, 2023.

"Original Signed by K. Bavington"
Kitty Bavington,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



NOT TO SCALE



DE KONING GROUP

Mail:	Office:
36 Beach Road	3-1A Lee Valley Drive
Utterson, Ontario	Port Carling, Ontario
P0B 1M0	P0B 1J0

705.640.3800
info@dekoninggroup.com

6	ISSUED FOR VARIANCE	MAR.28.2023
5	ISSUED FOR VARIANCE	MAR.14.2023
4	ISSUED FOR REVIEW	MAR.14.2023
3	ISSUED FOR REVIEW	OCT.07.2022
2	ISSUED FOR REVIEW	OCT.05.2022
1	ISSUED FOR REVIEW	SEPT.29.2022
No.	Revision/Issue Column	Date

DATE	
CLIENT	

DAVID FEGUSON & LYNN
GROGAN

PROJECT	
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ROSSEAU ROAD 3 BOATHOUSE
20-1247 ROSSEAU LAKE 3 ROAD
TOWNSHIP OF MUSKOKA LAKES
LAKE ROSSEAU

DRAWING

SITE PLAN

APPROVED

ISSUED FOR VARIANCE

DATE	SEPT.2022
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PROJECT	22-310-01
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DESIGNED	JTL
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REVIEWED	NdK
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SCALE	AS SHOWN
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SHEET

SP1



SITE PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$

PROPERTY INFORMATION

ZONING: WR1-7

ROLL NUMBER:	445301000303207
STRAIGHT LINE FRONTAGE:	318'-2" FT.
MAXIMUM DOCK WIDTH:	25% (75'-0")
MAXIMUM BOATHOUSE FIRST FLOOR WIDTH:	16% (50'-10 $\frac{1}{2}$ ")
MAXIMUM BOATHOUSE SECOND FLOOR WIDTH:	13% 41'-4")
MAXIMUM LOT COVERAGE:	10%

ASSUMING 11% ALLOWABLE COVERAGE

LOT COVERAGE ANALYSIS OF PROPERTY WITHIN 200FT OF HIGH WATER MARK

PROPERTY AREA:	50683	SQ. FT.
ALLOWABLE COVERAGE WITHIN 200FT OF HIGH WATER MARK:	5575	SQ. FT. (11.00%)
AREA OF EXISTING DWELLING:	3882	SQ. FT. (7.66%)
AREA OF PROPOSED BOATHOUSE:	1376	SQ. FT. (2.71%)
TOTAL LOT COVERAGE WITHIN 200FT OF HIGH WATER MARK:	5258	SQ. FT. (10.37%)

LOT COVERAGE ANALYSIS OF ENTIRE PROPERTY

PROPERTY AREA:	51015	SQ. FT.
AREA OF EXISTING DWELLING:	3882	SQ. FT. (7.61%)
AREA OF PROPOSED BOATHOUSE:	1376	SQ. FT. (2.70%)
TOTAL LOT COVERAGE:	5258	SQ. FT. (10.31%)

FOR INFORMATIONAL PURPOSES ONLY

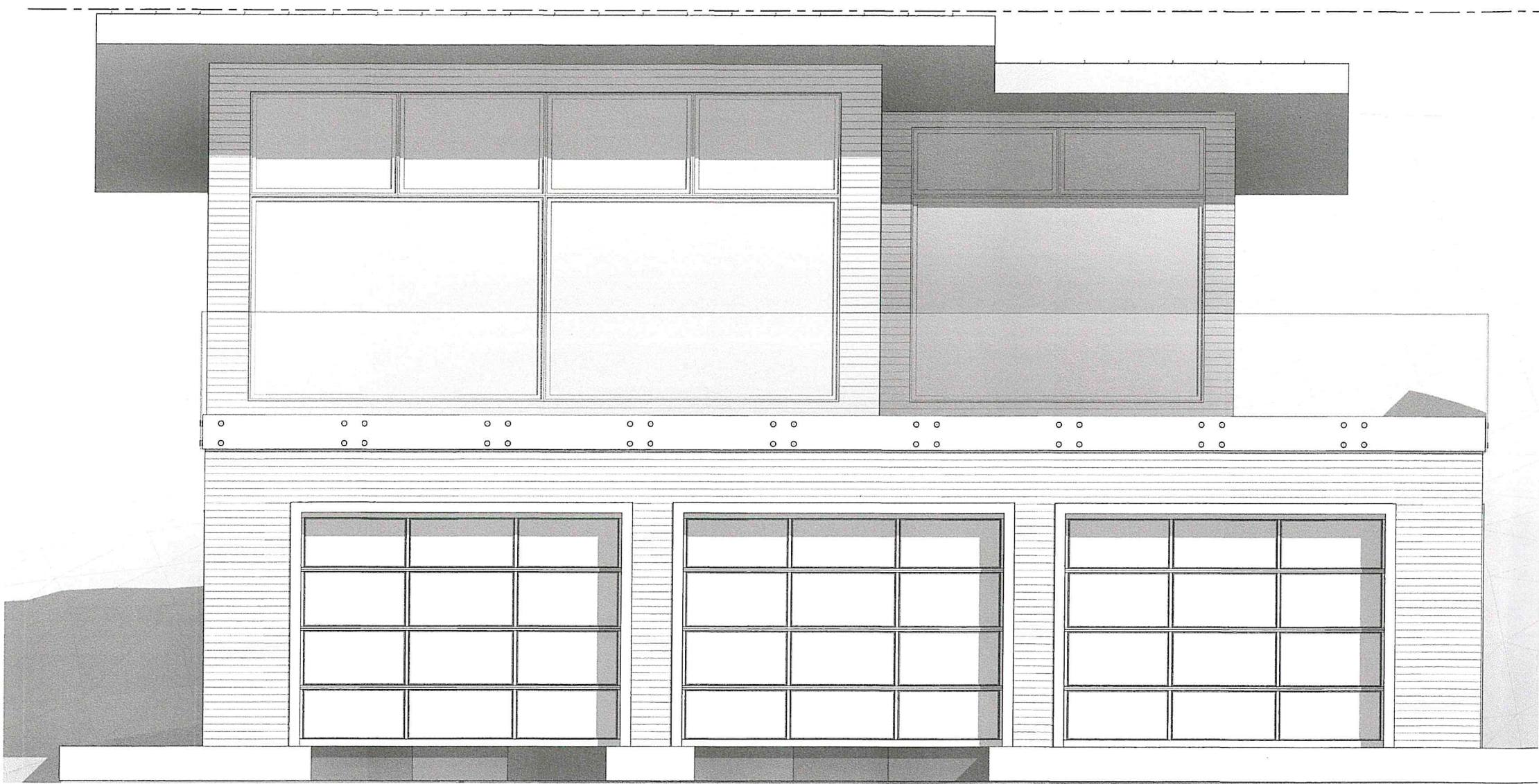
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FERGUSON-GROGAN BOATHOUSE
PERSPECTIVE VIEW

FOR INFORMATIONAL PURPOSES ONLY

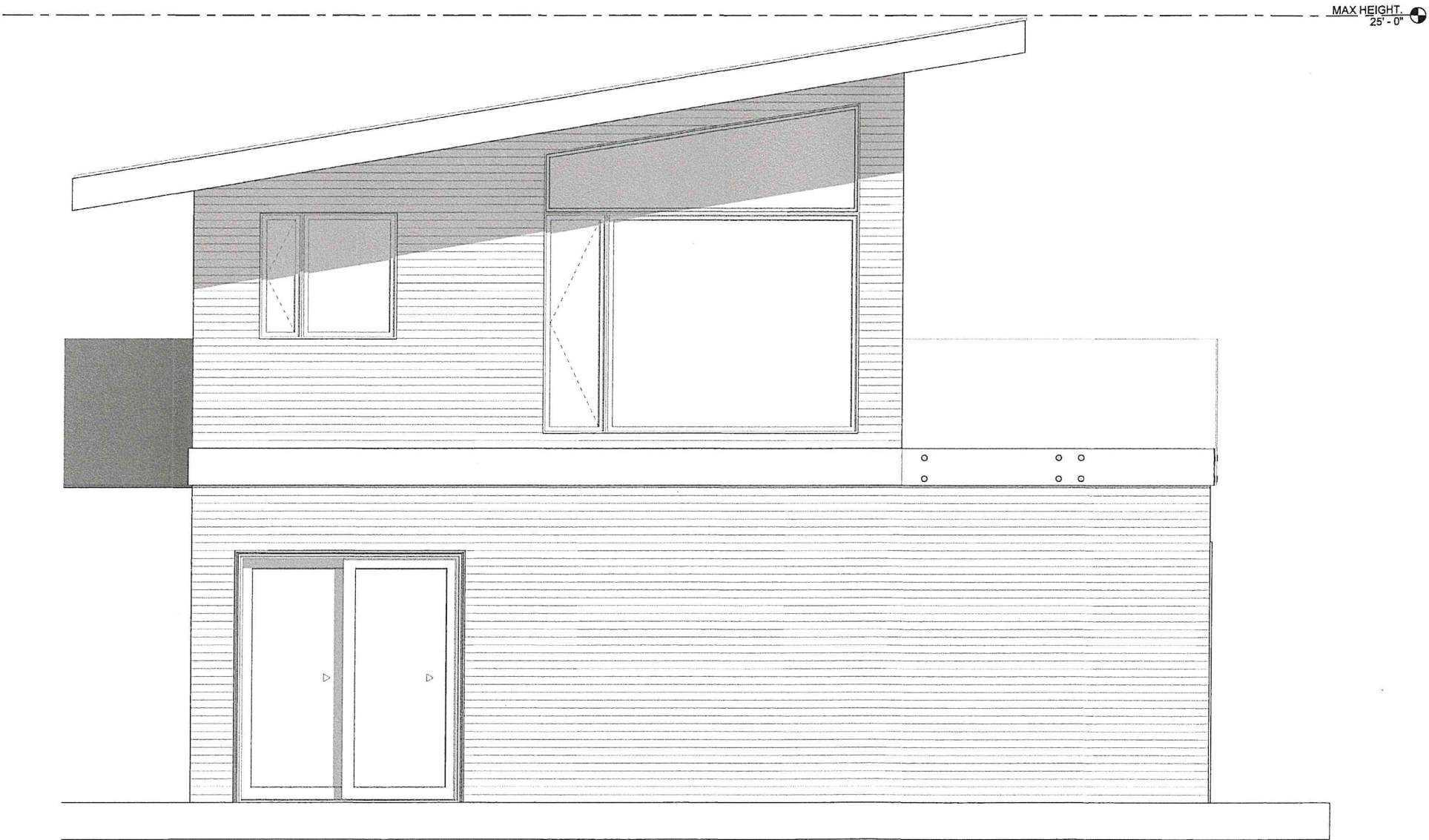
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FERGUSON-GROGAN BOATHOUSE
FRONT ELEVATION

FOR INFORMATIONAL PURPOSES ONLY

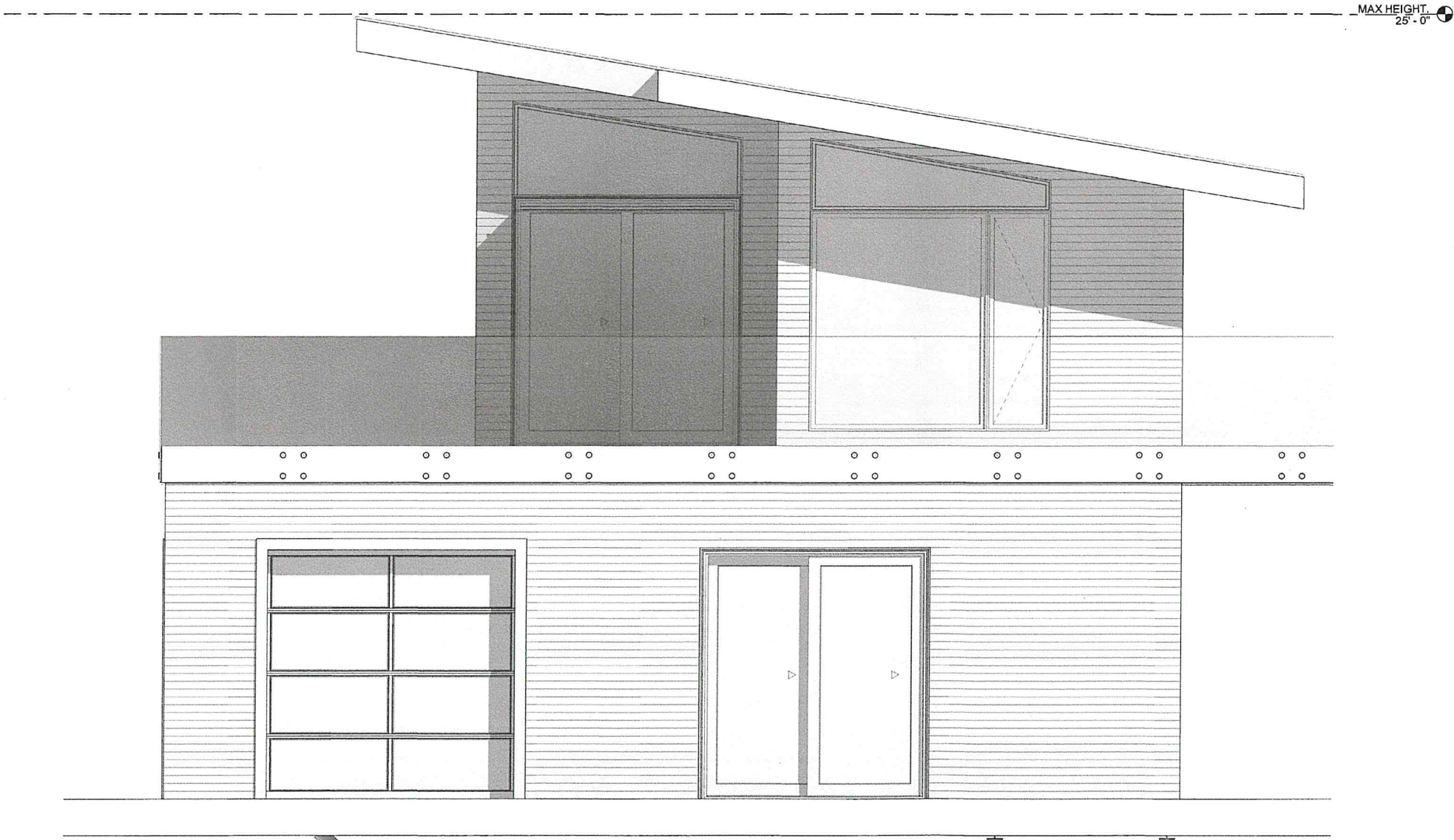
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FERGUSON-GROGAN BOATHOUSE
LEFT ELEVATION

FOR INFORMATIONAL PURPOSES ONLY

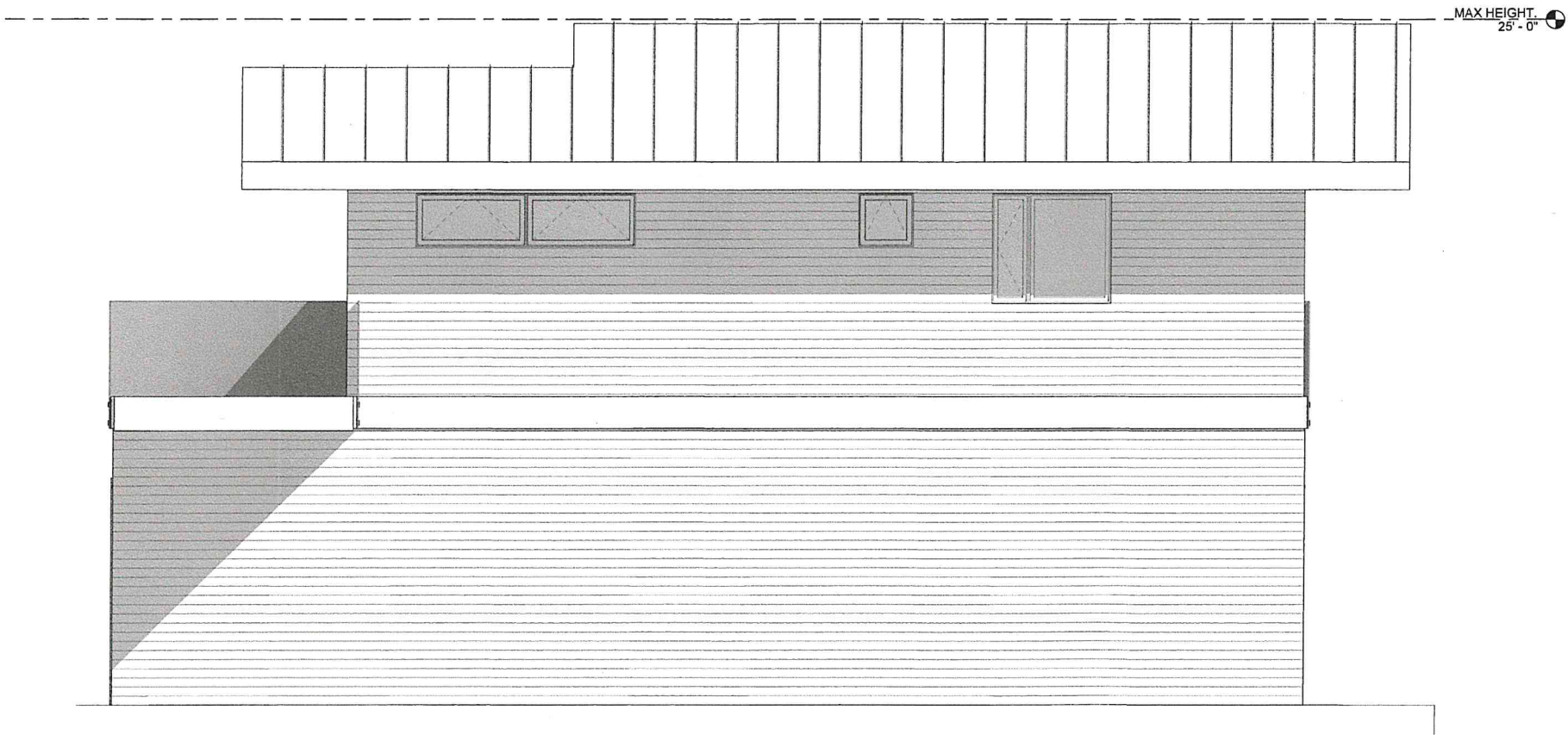
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FERGUSON-GROGAN BOATHOUSE
RIGHT ELEVATION

FOR INFORMATIONAL PURPOSES ONLY

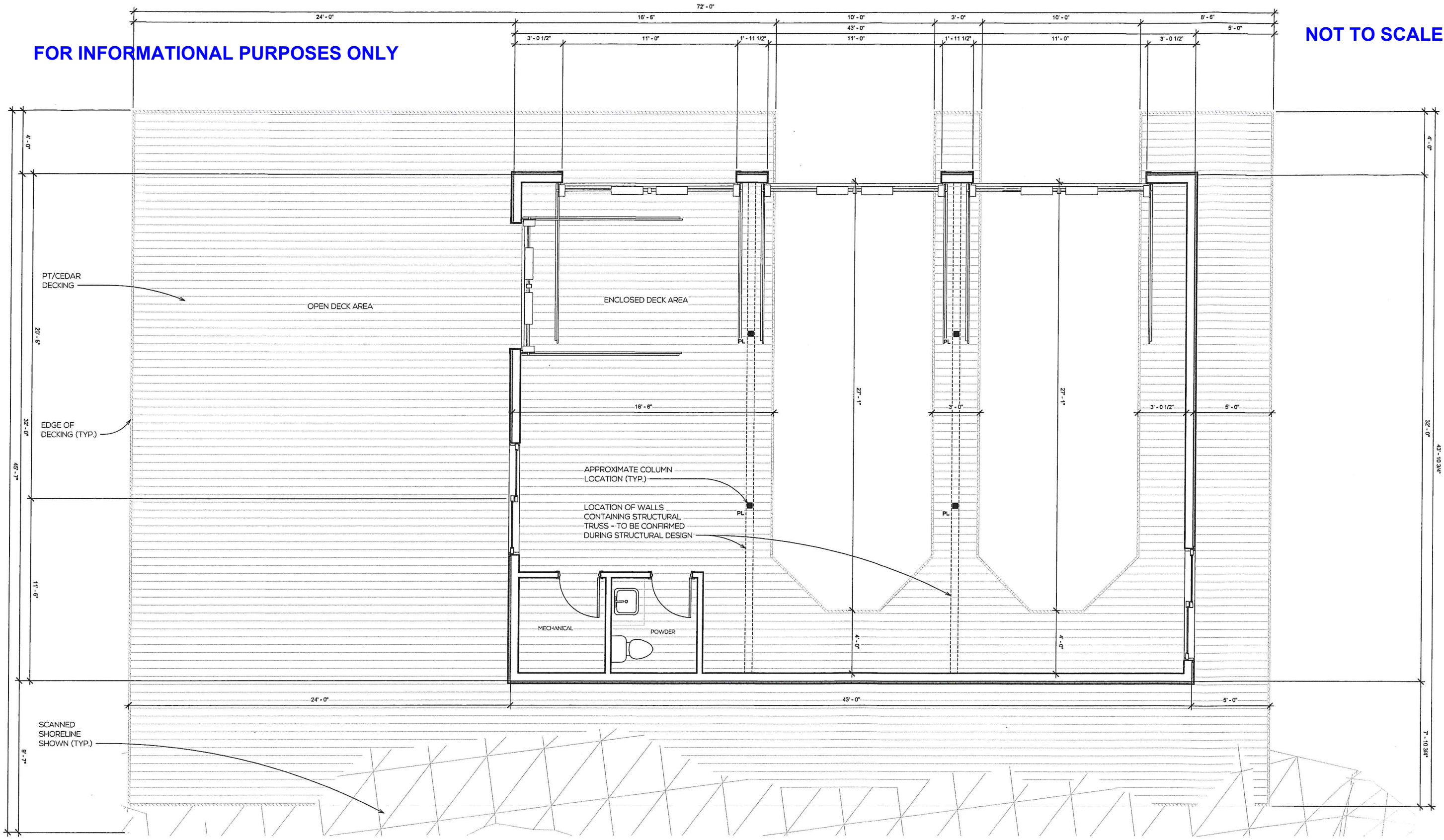
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FERGUSON-GROGAN BOATHOUSE
REAR ELEVATION

FOR INFORMATIONAL PURPOSES ONLY

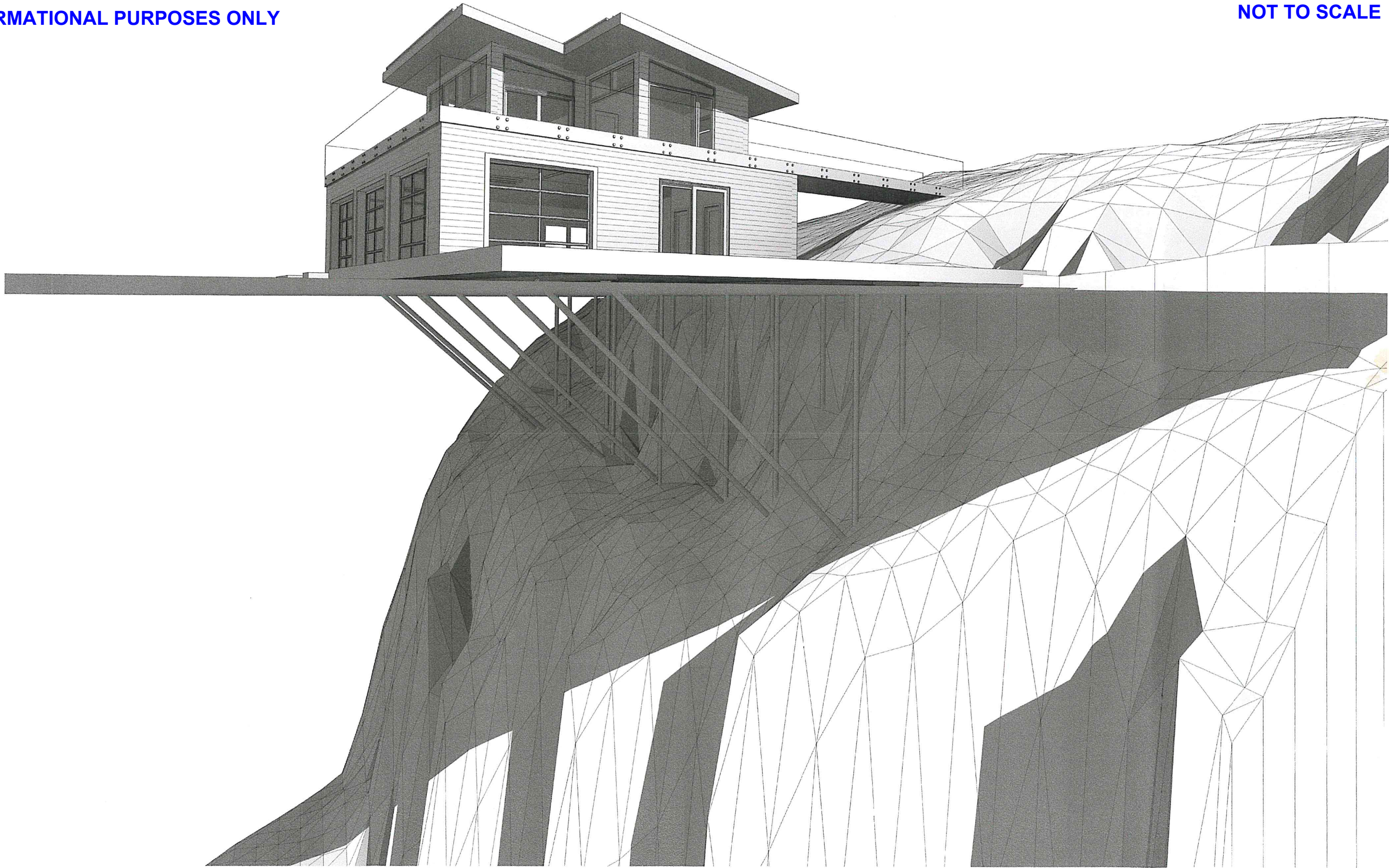
NOT TO SCALE



FERGUSON-GROGAN BOATHOUSE
DOCK LEVEL PLAN

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



FERGUSON-GROGAN BOATHOUSE
SHELF LOCATION