



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**

**NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE**

This notice has been sent to you for your information and does not require any response unless you wish to make one.

**TAKE NOTICE THAT** the Committee of Adjustment for The Corporation of the Township of Muskoka Lakes will be considering the following proposed minor variance to Zoning By-Law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13.

**Hearing Date: Monday, August 14th, 2023 at 9:00 a.m.**

**File #.:** A-40/23

**Roll #:** 4-10-033

**Civic Address:** 1107 Elgin House Road

**Owners:** Global Fuels Properties Inc., 1107 Elgin House Road, Port Carling, ON, P0B 1J0

**Legal Description:** Part of Lot 21, Concession 5 (Medora)

**Lake/River:** Lake Joseph (Category 1)

**Zoning:** Waterfront Residential (WR4)

**Zoning Schedule:** 28

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicant proposes to demolish an existing dock and construct a new dock.

Variance	ZBL 2014-14 Section(s)	Description	Permitted/ Required	Proposed	Variance
A	4.1.3 and 4.1.3.6	Maximum Lot Coverage	2,040 sq. ft. (10%)	3,076 sq. ft. (15.1%)	1,036 sq. ft.
B	4.1.7	Maximum Cumulative Width for a Dock	38 ft. (25%)	57.9 ft. (38%)	20 ft.

**Please note that the existing lot coverage equates to 3,103 square feet or 15.2% and the existing cumulative dock width equates to 57.9 feet. A key map of the subject property and the applicants' site plan and any drawings are included in this notice.**

**TAKE FURTHER NOTICE** that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wish to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at**

**9:00 a.m.** 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](http://www.muskokalakes.ca).

**ADDITIONAL INFORMATION** relating to the proposed variance application is available from the Planning Department week days 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, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.  
**Please quote the file number noted above.**

**YOU OR YOUR REPRESENTATIVE** are entitled to participate in this public hearing and make verbal representation and/or make written representation prior to the meeting. Comments can be submitted by emailing [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

**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.

**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.

**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 written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 4<sup>th</sup> day of August, 2023.

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

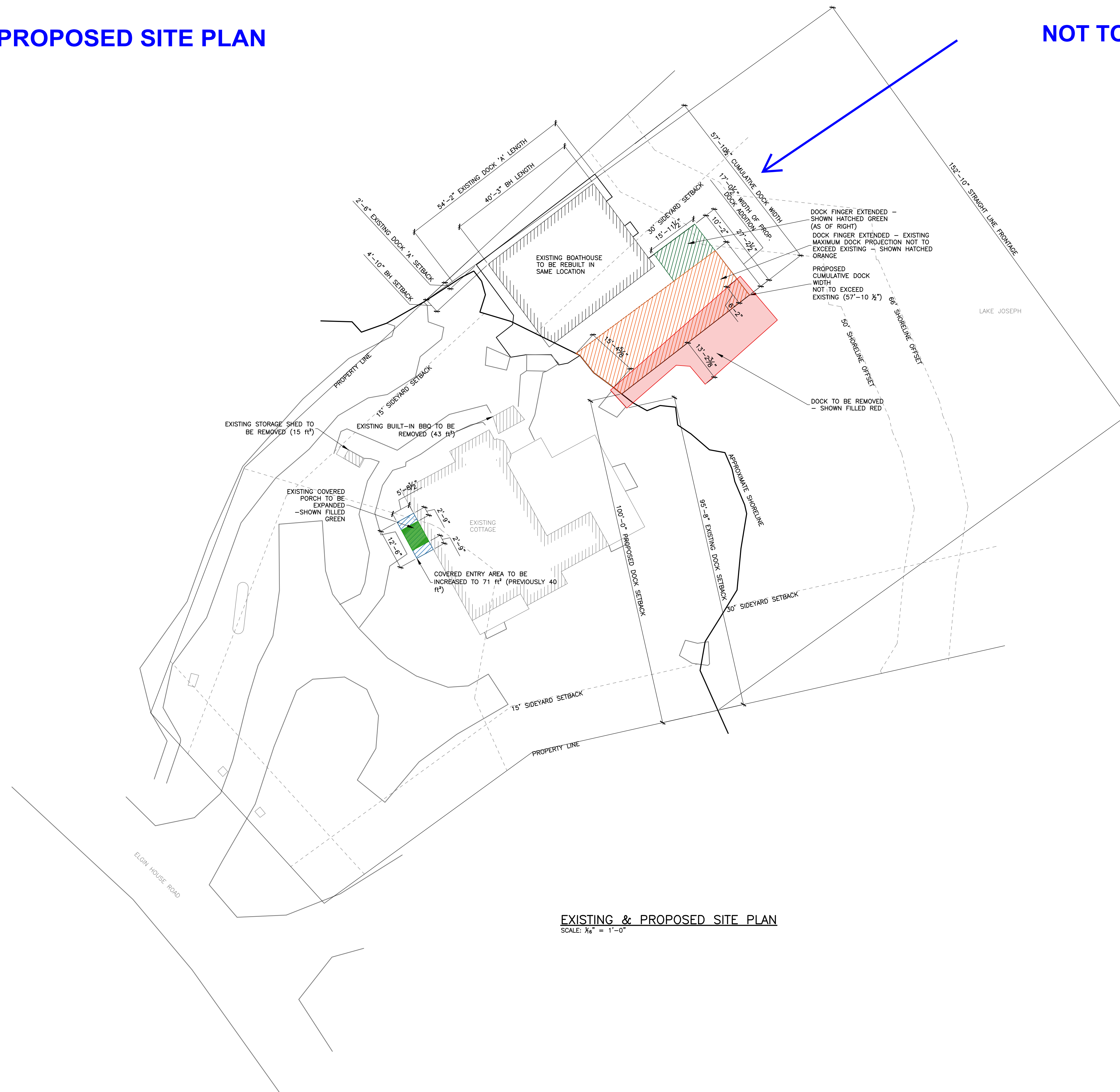
**KEY MAP**



**KEY MAP**  
**THIS IS NOT A PLAN OF SURVEY.  
INFORMATION FOR PLANNING PURPOSES.**

# PROPOSED SITE PLAN

NOT TO SCALE



**EXISTING & PROPOSED SITE PLAN**  
SCALE: 1/4" = 1'-0"

ZONING DETAILS	
ZONING	WR4
LOT AREA	20,402 ft <sup>2</sup>
AREA WITHIN 200' OF HW MARK	20,402 ft <sup>2</sup>
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'

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	152'-10"
<b>DOCKS</b>	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30'
<b>BOATHOUSE</b>	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	NA
MAX. SIZE 2ND STOREY	0 ft <sup>2</sup>
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	16'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (2 STOREY)	45'

EXISTING LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	152'-10"	-
EXISTING/PROPOSED DOCK TOTAL	57'-10 1/2"	-
EXISTING BOATHOUSE	31'-4"	-

PROPOSED LOT AREA STATS		
DEFINITION	AREA (ft <sup>2</sup> )	% COVERAGE
TOTAL LOT AREA	20,402	-
AREA WITHIN 200' OF HW MARK	20,402	-
<b>PROPOSED STRUCTURES WITHIN 200'</b>		
COTTAGE	1744	8.55%
EXISTING BOATHOUSE	1261	6.18%
COVERED ENTRY	71	0.35%
<b>PROPOSED TOTAL</b>	<b>3,076</b>	<b>15.08%</b>



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

**PROFESSIONAL ENGINEER**  
BCIN REGISTRATION INFORMATION  
DE KONING GROUP INC. 124300  
FIRM NAME FIRM BCIN  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE.

No.	Revision/Issue Column	Date
2	ISSUED FOR VARIANCE	AUG.03.2023
2	ISSUED FOR VARIANCE	AUG.02.2023
1	ISSUED FOR VARIANCE	JUL.31.2023

CLIENT  
**INTERIORS BY MARCIA**

PROJECT  
**ARMSTRONG BOATHOUSE / DOCK**  
1107 ELGIN HOUSE ROAD  
TOWNSHIP OF MUSKOKA LAKES  
LAKE JOSEPH

DRAWING  
**EXISTING & PROPOSED OVERLAY**

**ISSUED FOR REVIEW**

DATE	MAY.2023
PROJECT	23-130-03
DESIGNED	JTL
REVIEWED	N&K
SCALE	AS SHOWN
SHEET	SP5

**EXISTING SITE PLAN**

**NOT TO SCALE**



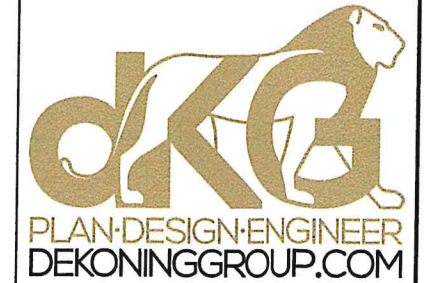
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SCALE: 1/8" = 1'-0"

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EXISTING LOT AREA STATS		
DEFINITION	AREA (ft <sup>2</sup> )	% COVERAGE
TOTAL LOT AREA	20,402	-
AREA WITHIN 200' OF HW MARK	20,402	-
<b>EXISTING STRUCTURES WITHIN 200'</b>		
COTTAGE	1744	8.55%
EXISTING BOATHOUSE	1261	6.16%
EXISTING BUILT-IN BBQ	43	0.21%
EXISTING STORAGE SHED	15	0.07%
COVERED ENTRY	40	0.20%
<b>EXISTING TOTAL</b>	<b>3,103</b>	<b>15.21%</b>



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DE KONING GROUP INC. 124300  
FIRM NAME FIRM BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE

No.	Revision/Issue Column	Date
3	ISSUED FOR VARIANCE	JUL.07.2023
2	ISSUED FOR REVIEW	JUL.01.2023
1	ISSUED FOR REVIEW	JUN.08.2023

CLIENT

**INTERIORS BY MARCIA**

PROJECT

**ARMSTRONG BOATHOUSE / DOCK**  
1107 ELGIN HOUSE ROAD  
TOWNSHIP OF MUSKOKA LAKES  
LAKE JOSEPH

DRAWING

**EXISTING SITE PLAN**

DATE MAY.2023

PROJECT 23-130-03

DESIGNED CF

REVIEWED N&K

SCALE AS SHOWN

SHEET

**SP2**