



Box 129, Port Carling, ON, POB 1JO
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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-23/23
Roll #: 4-28-088-03
Civic Address: 170-R60 Island Tobins
Owners: Douglas Harold Weldon Gould, 5 Forest Glen Crescent, Toronto, ON, M4N 2E7
Legal Description: Part of Lot 1, Concession A, Tobins Island, Parts 3 and 4, Plan 35R-14487 (Medora)
Lake/River: Lake Rosseau (Category 1)
Zoning: Waterfront Residential (WR3 and WR3-7)
Zoning Schedule: 22

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to construct a new dock.

Variance	ZBL Section(s)	Description	Permitted	Proposed	Variance
A	2014-14 4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width	75 feet	85 feet	10 feet

A key map of the subject property and the applicant’s 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.

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 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 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 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.

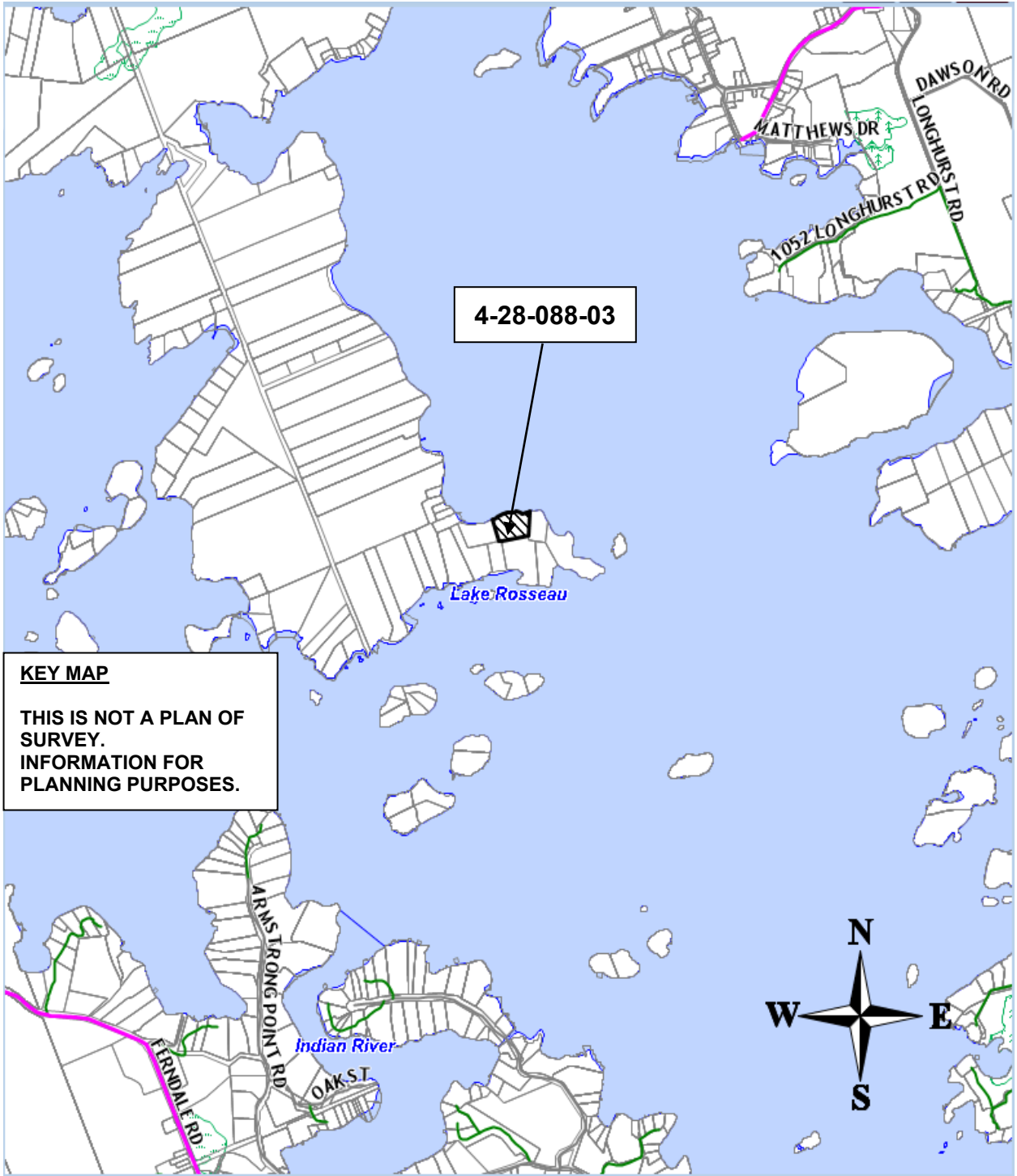
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 1st 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.**

SITE PLAN

NOT TO SCALE

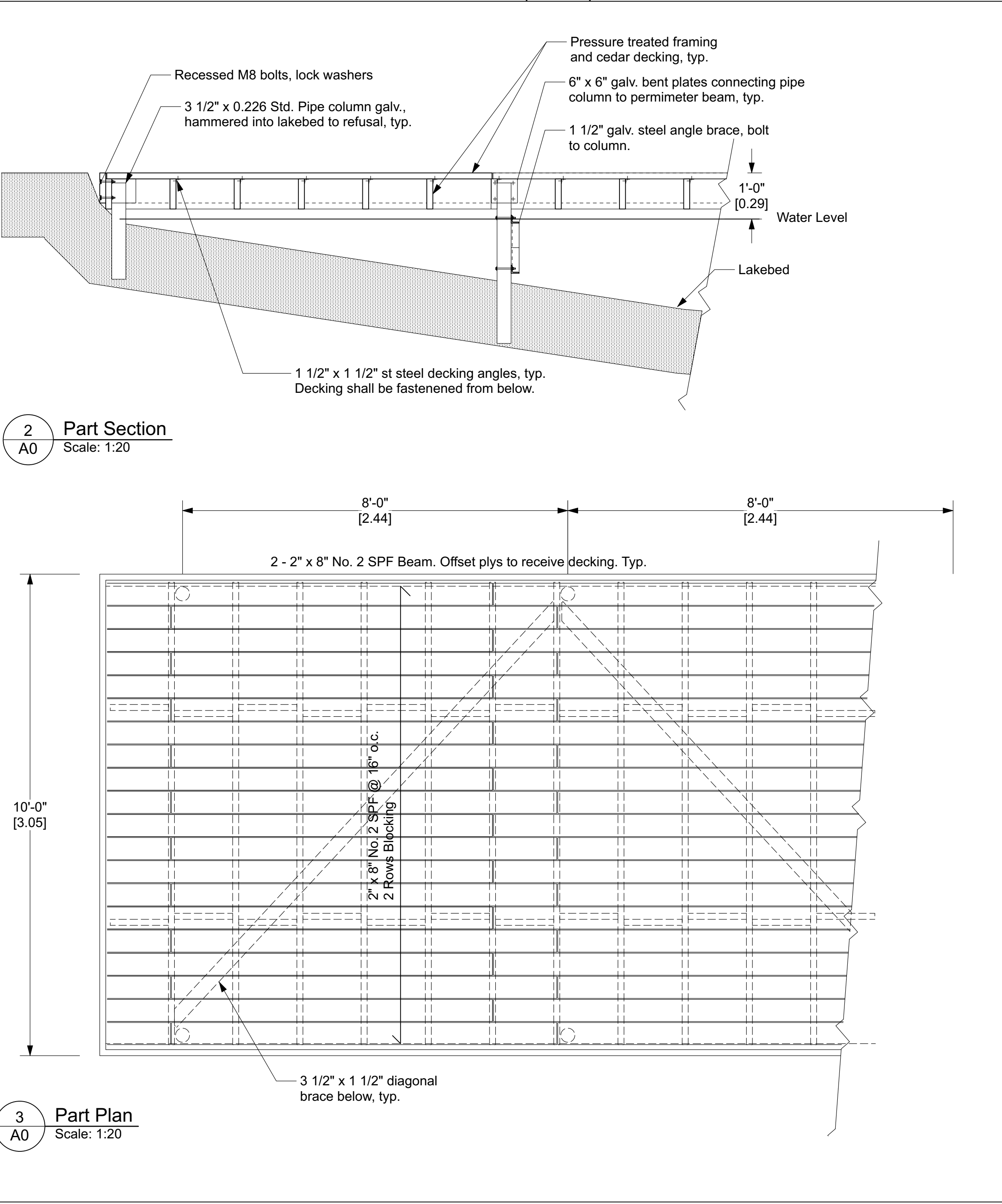
PLAN OF SURVEY OF
**PART OF LOT I, CONCESSION A
 (TOBIN'S ISLAND) and
 PART OF THE ORIGINAL SHORE ROAD
 ALLOWANCE IN FRONT THEREOF**

(Closed by by-law 876, registered as Inst. 39912)

**TOWNSHIP OF MEDORA now in the
 TOWNSHIP OF MUSKOKA LAKES**

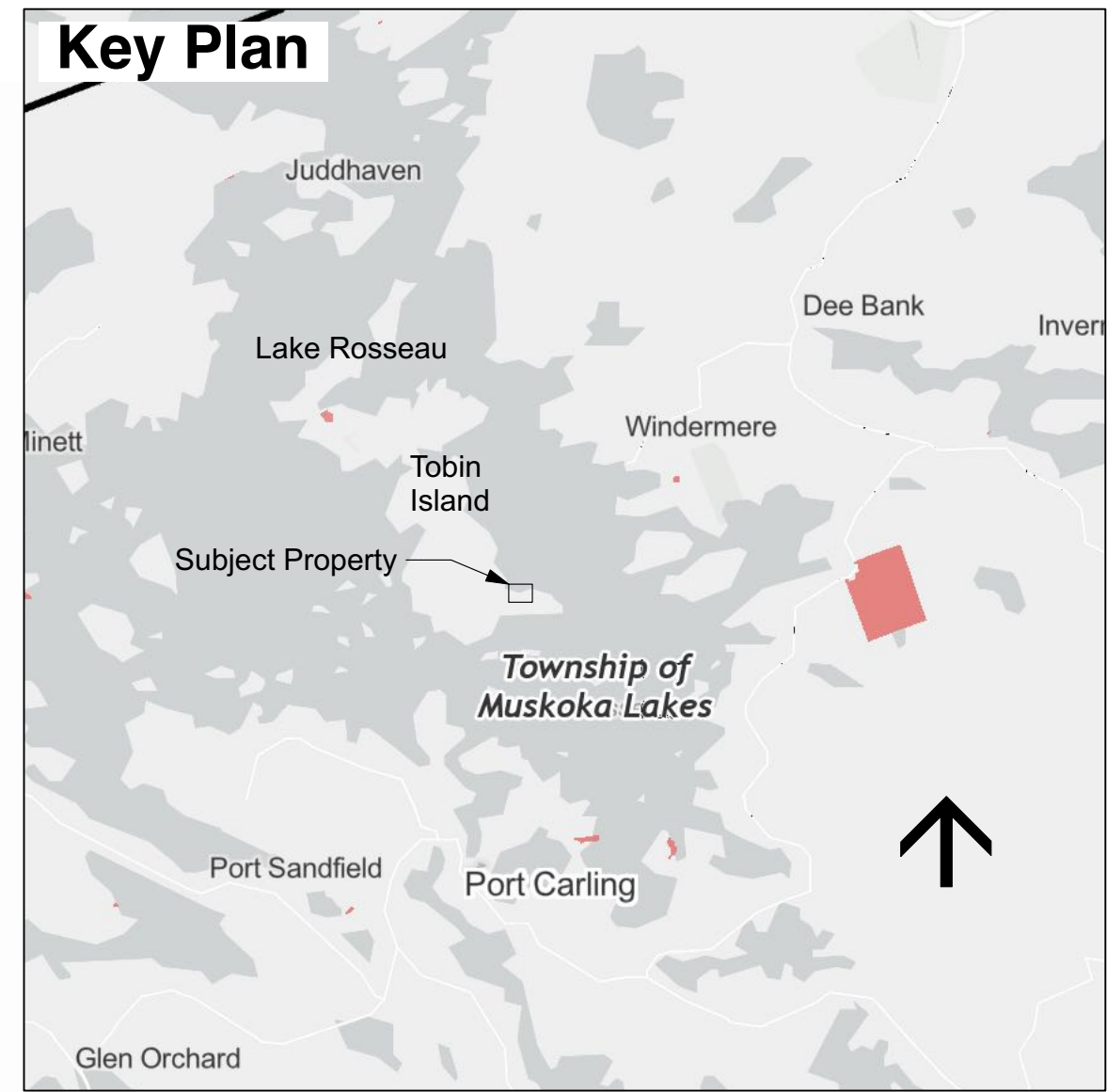
DISTRICT MUNICIPALITY OF MUSKOKA
 COOTE, JACKSON & HILEY LIMITED
 1991

SCALE - 1" = 100'

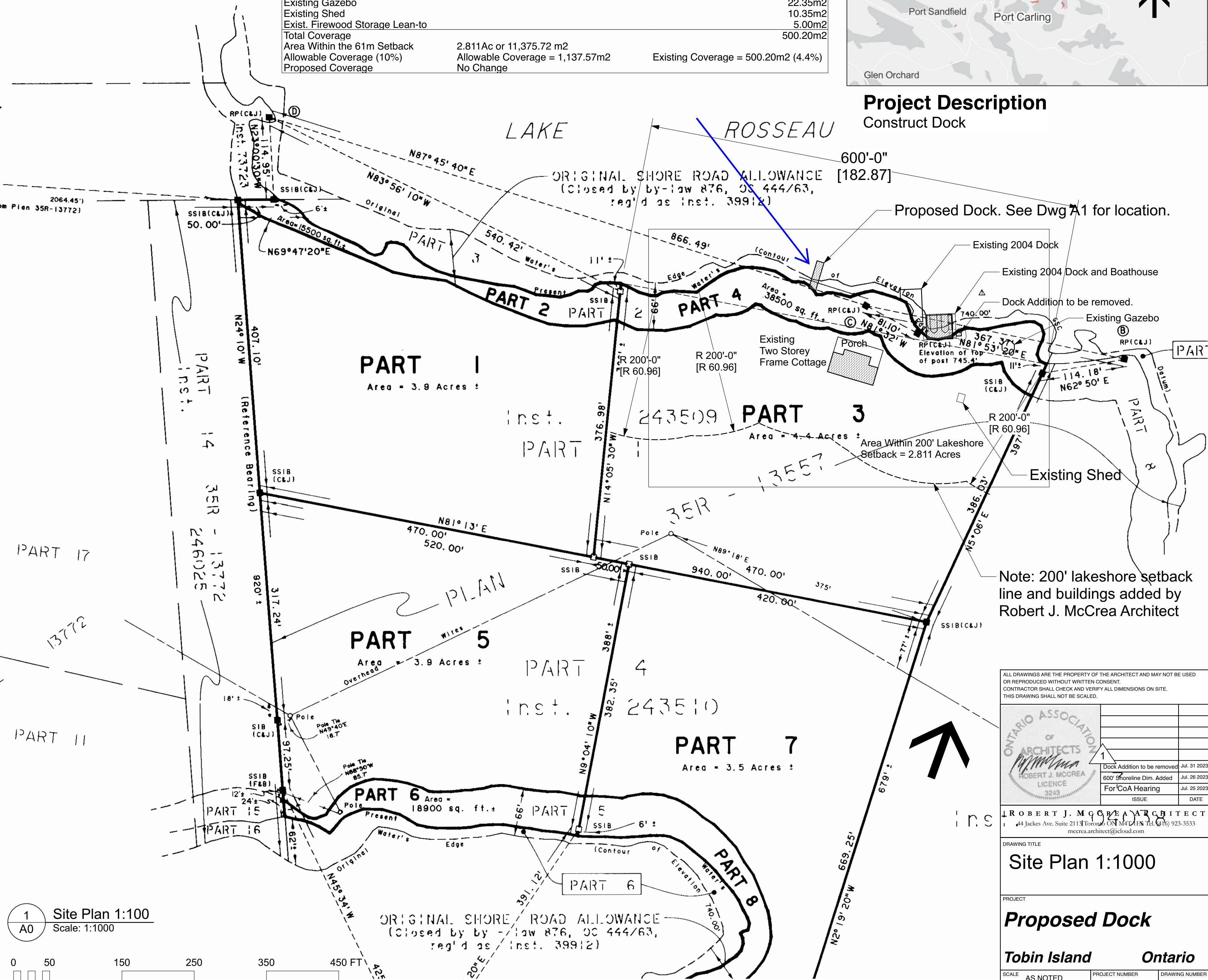


Design Data			
	Snow Load	Snow Roof Factor	Rain
Huntsville	Cb	Ss	Sr
Roof width > 4.3n	0.55	2.90	0.40
S=(Cb*Ss)+Sr=	2.00		
Therefore	2.00	kPa min.	
Reference	OBC 9.4.2.2(2) Table SB-1		

Site Information		
Civic Address	170 Island R60	
Lot/Conc.	Lot 1 Con, A Medora	
Municipality	Township of Muskoka Lakes	
Property Number	44530400280803	
Area	5.28 Ac	From Municipal Website
Lakeshore Frontage	Part 3 = 4.4 Ac., Part 4 = .885 ac	From Thaler Survey
Zone	660 feet	201.22m
Zone Description	WR3-7	
Lake Classification	Waterfront Residential Category 1	From Table 1
Proposed Dock	Max. Allowable Length = 20.1m	Proposed = 12.2m
Existing Dock		Existing = 10.89
Existing Boathouse	Max. Allowable Length = 15.2m	Existing = 10.06
Existing 2 Storey Boathouse Setback	Min. Allowable Side Yard Setback = 13.7m	Existing = 41.25m
Existing 2 Storey Boathouse Area	Max. 2nd Storey Area = 60.4m2	Existing = 53.18m2
Lot Coverage	Max. 10%	Category 1 Lake Rosseau
Areas		305.50m2
Existing Cottage		157.00m2
Existing Boathouse		22.35m2
Existing Gazebo		10.35m2
Existing Shed		5.00m2
Exist. Firewood Storage Lean-to		500.20m2
Total Coverage		500.20m2
Area Within the 61m Setback	2.811Ac or 11,375.72 m2	
Allowable Coverage (10%)	Allowable Coverage = 1,137.57m2	Existing Coverage = 500.20m2 (4.4%)
Proposed Coverage	No Change	



Project Description
 Construct Dock



ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING SHALL NOT BE SCALED.

ONTARIO ASSOCIATION OF ARCHITECTS
 ROBERT J. MCCREA ARCHITECT
 444 Jackson Ave. Suite 2113 Toronto, ON M6P 1K6 Tel: (416) 923-3533
 mcreea.architect@icad.com

DRAWING TITLE	Site Plan 1:1000		
PROJECT	Proposed Dock		
	Tobin Island	Ontario	
SCALE	AS NOTED	PROJECT NUMBER	DRAWING NUMBER
DATE	July 31, 2023	2309	A0

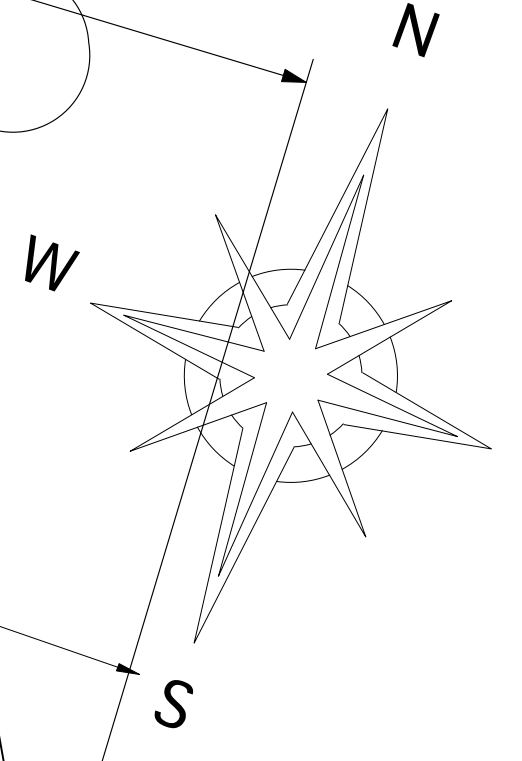
LAKE ROSSEAU
(ELEVATION OF THE WATER LEVEL ON THE DATE OF THE SURVEY - 741.2' G.S.C.)

Proposed Dock subject to CoA decision.

PRESENT WATER'S EDGE

Existing 1 1/2 Storey Boathouse and Dock

Dock Addition As-Built to be removed.



Thaler Survey

Existing Gazebo

Existing Shed

Existing Two Storey Frame Cottage

Covered Porch

Existing Bunkie to become storage shed.

LOCATION OF 50' BUILDING SETBACK

15' BUILDING SETBACK

300'
50'
LOCATION OF 50' BUILDING SETBACK

ISLAND
AREA = 2.44 Acres±
PART 3
35R-14487
430'±

AREA = 2.84 Acres±

SKETCH TO ILLUSTRATE CERTAIN TOPOGRAPHICAL INFORMATION ON PARTS 3 AND 4, PLAN 35R-14487, BEING PART OF LOT 1, CONCESSION A (TOBIN'S ISLAND) GEOGRAPHIC TOWNSHIP OF MEDORA TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA

50

1 Site Plan 1:200
A1 Scale: 1:200

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ONTARIO ASSOCIATION OF ARCHITECTS

ROBERT J. MCCREA ARCHITECT
44 Jakes Ave. Suite 2113 Toronto ON M4T 1E5 Tel: (416) 923-3533
mccrea.architect@icloud.com

Doc# Addition to be removed	Jul. 31 2023
600' Shoreline Dim. Added	Jul. 26 2023
For CoA Hearing	Jul. 25 2023
ISSUE	DATE

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DRAWING TITLE Site Plan 1:200		
PROJECT Proposed Dock		
SCALE AS NOTED		DRAWING NUMBER A1
DATE July 31, 2023	PROJECT NUMBER 2309	