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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, December 11th, 2023 at 9:00 a.m.**

**File #.:** A-58/23

**Roll #:** 2-19-037

**Civic Address:** 30 Clifton Island

**Owner:** 1000616063 Ontario Inc., 554510 Mono-Amaranth Line, RR 4, Amaranth, ON, L9W 0T2

**Legal Description:** Part of Island I, Parts 1 and 2, Plan 35R-26636, (Watt)

**Lake/River:** Skeleton Lake (Category 2)

**Zoning:** Waterfront Residential (WR5)

**Zoning Schedule:** 12

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicant proposes to demolish an existing one storey dwelling and proposes to construct a new one storey dwelling with an attached sundeck, as well as an addition to a dock.

Variance	ZBL 2014-14, as amended, Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.5.	Minimum Front Yard Setback (Sundeck)	40 ft.	0.5 ft.	39.5 ft.
B	4.1.3.5	Minimum Front Yard Setback (Dwelling)	50 ft.	9 ft.	41 ft.
C	4.1.3	Minimum Interior Side Yard Setback (Dwelling)	15 ft.	3.5 ft. (Westerly)	11.5 ft.

D	4.1.3	Minimum Interior Side Yard Setback (Sundeck)	15 ft.	0.3 ft.	14.7 ft.
E	By-law 2020-116, Section 1. iii)	Maximum Permitted Lot Coverage	1,989.4 sq. ft (8.2%)	1,989.4 sq. ft. (8.2%) in a Different Configuration Than Shown on Schedule II to By-law 2020-116	Permit Proposed Dwelling Reconfiguration
F	By-law 2020-116, Section 1. v)	Maximum Permitted Dock Width	55 feet	55 feet with Additions Not Indicated on Schedule II to By-law 2020-116	Permit Proposed Dock Additions
G	4.1.7 & 4.1.7.11 a.	Minimum Side Yard Setback (Dock Addition) from the Westerly Side Lot Line Projection	25.3 ft.	17 ft.	8.3 ft.

**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.

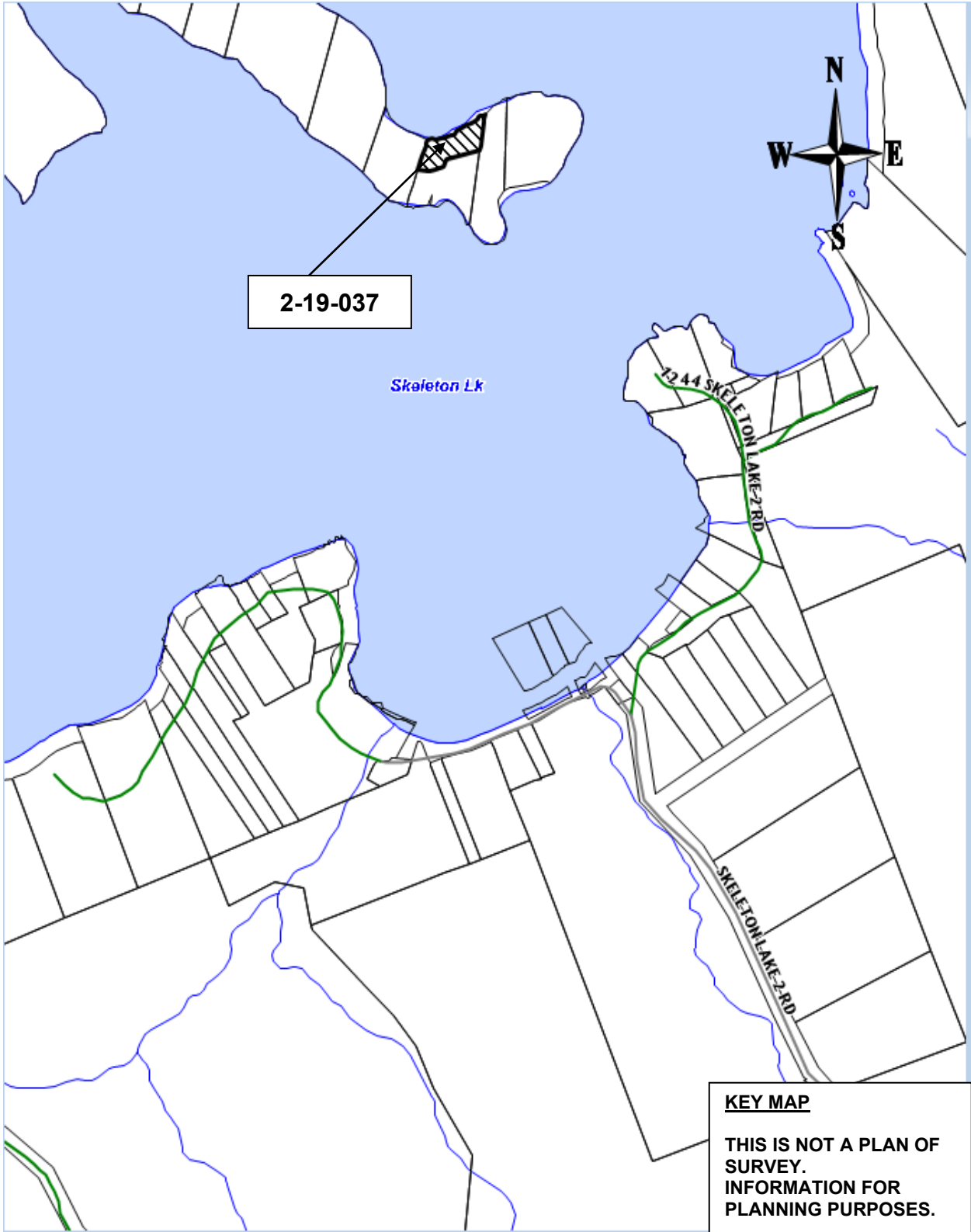
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

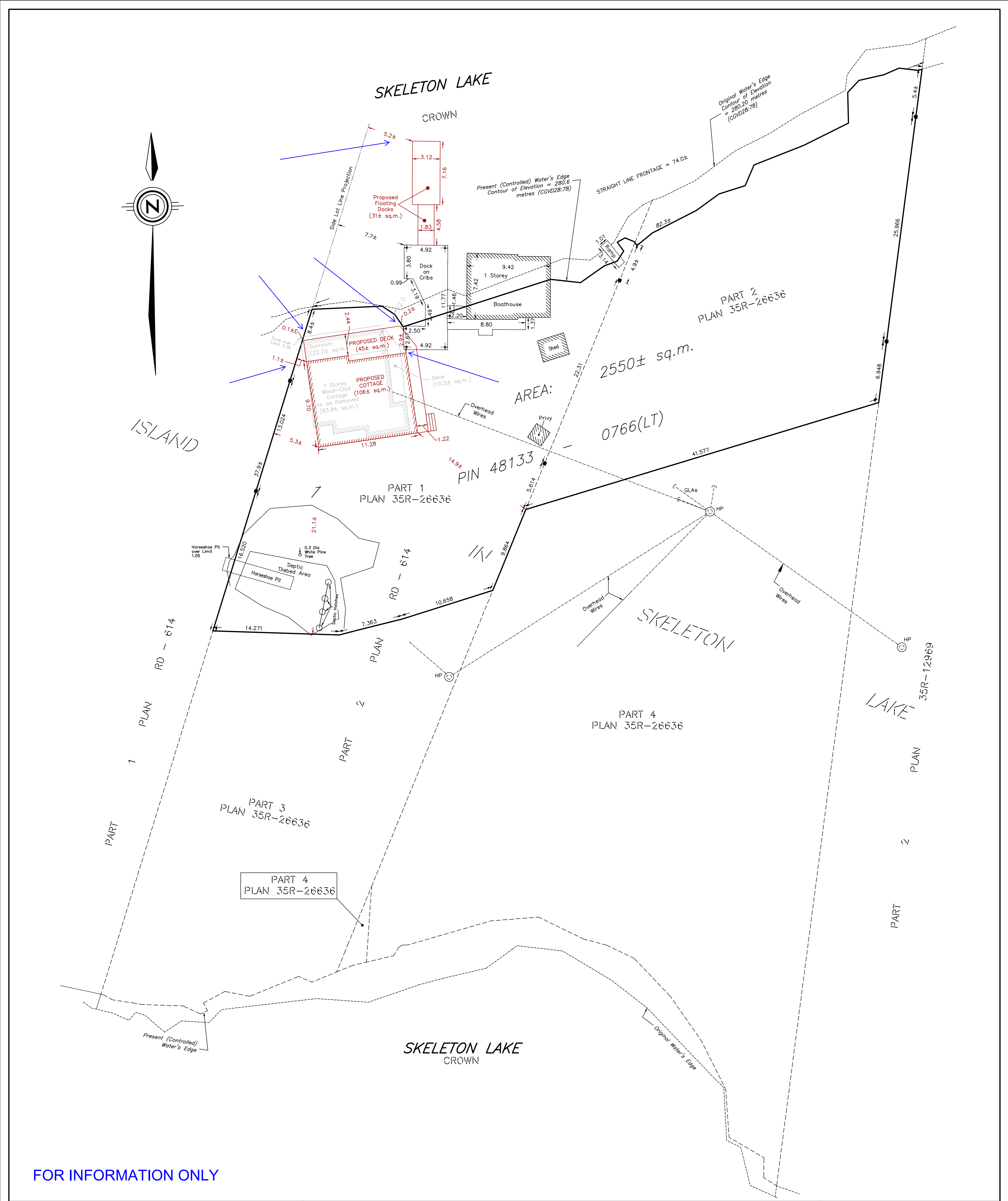
**PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.**

Dated this 27<sup>th</sup> day of November, 2023.

"Original Signed by C. Ward"  
Chelsea Ward,  
Secretary-Treasurer  
Committee of Adjustment

**KEY MAP**





FOR INFORMATION ONLY

ELEVATIONS SHOWN HEREON ARE REFERRED TO MNR BENCHMARK No. 2 EMBEDDED IN ROCK ALONG THE NORTH SHORE OF SKELETON LAKE (Lot 3, Concession 2, Stisted) HAVING AN ELEVATION OF 281.205 metres (CGVD:28:78), AS SHOWN ON PLAN 35R-22220.

FIELDWORK ASSOCIATED WITH THIS SKETCH WAS COMPLETED ON THE 22nd DAY OF MAY, 2019.

METRIC: DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL BE USED ONLY FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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No.	Revision	Date	Approved
6			
5			
4			
3			
2	Add Dock Dimensions	November 16, 2023	PNA
1	Released for Comment	November 15, 2023	PNA
No.	Revision	Date	Approved

SKETCH FOR PLANNING PURPOSES

PREPARED FOR  
SCOTT ARTHURS

1 : 200 (Metric)

LEGAL DESCRIPTION: PART OF ISLAND 1 IN SKELETON LAKE, GEOGRAPHIC TOWNSHIP OF WATT, NOW IN THE TOWNSHIP OF MUSKOKA LAKES, DISTRICT MUNICIPALITY OF MUSKOKA, AS DESCRIBED IN PIN 48133-0766 (LT)

**LEGEND**  
 ■ - DENOTES SURVEY MONUMENT  
 GLA - DENOTES GUY LINE ANCHOR  
 HP - DENOTES HYDRO POLE  
 1.9± - DENOTES APPROXIMATE PROPOSED DIMENSIONS

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