



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

File #.: A-47/23

Roll #: 2-26-042

Civic Address: 1391 Rosseau Lake Rd. 1 Unit 29

Owners: Carol Ann Ballantyne, 1391 Rosseau Lake Rd. 1 Unit 29, Port Carling, Ontario, P0B 1J0

Legal Description: Part of Lot 30, Concession 13, Part 18, Plan BR-747, and Parts 2 and 3, Plan 35R-18418, (Watt)

Lake/River: Lake Rosseau (Category 1)

Zoning: Waterfront Residential (WR1-7)

Zoning Schedule: 15

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to construct a swim dock and a single storey boathouse with an associated dock.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	2014-14 4.1.7.	Maximum Permitted Cumulative Single Storey Boathouse Width	35 ft.	37 ft.	2 feet
B	2014-14 4.1.7	Maximum Permitted Cumulative Dock Width	55 ft.	65 ft.	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.

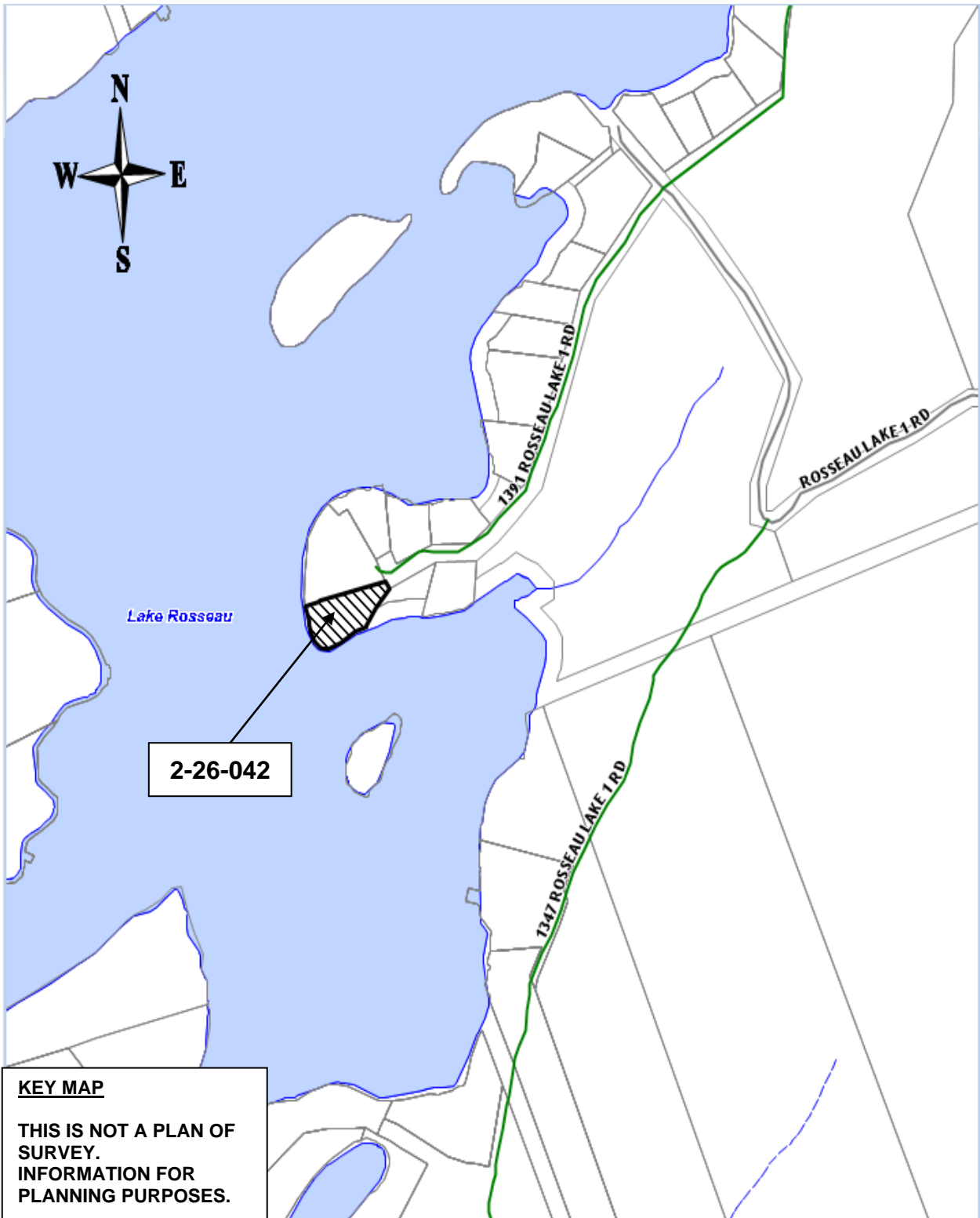
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 27th day of November, 2023.

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

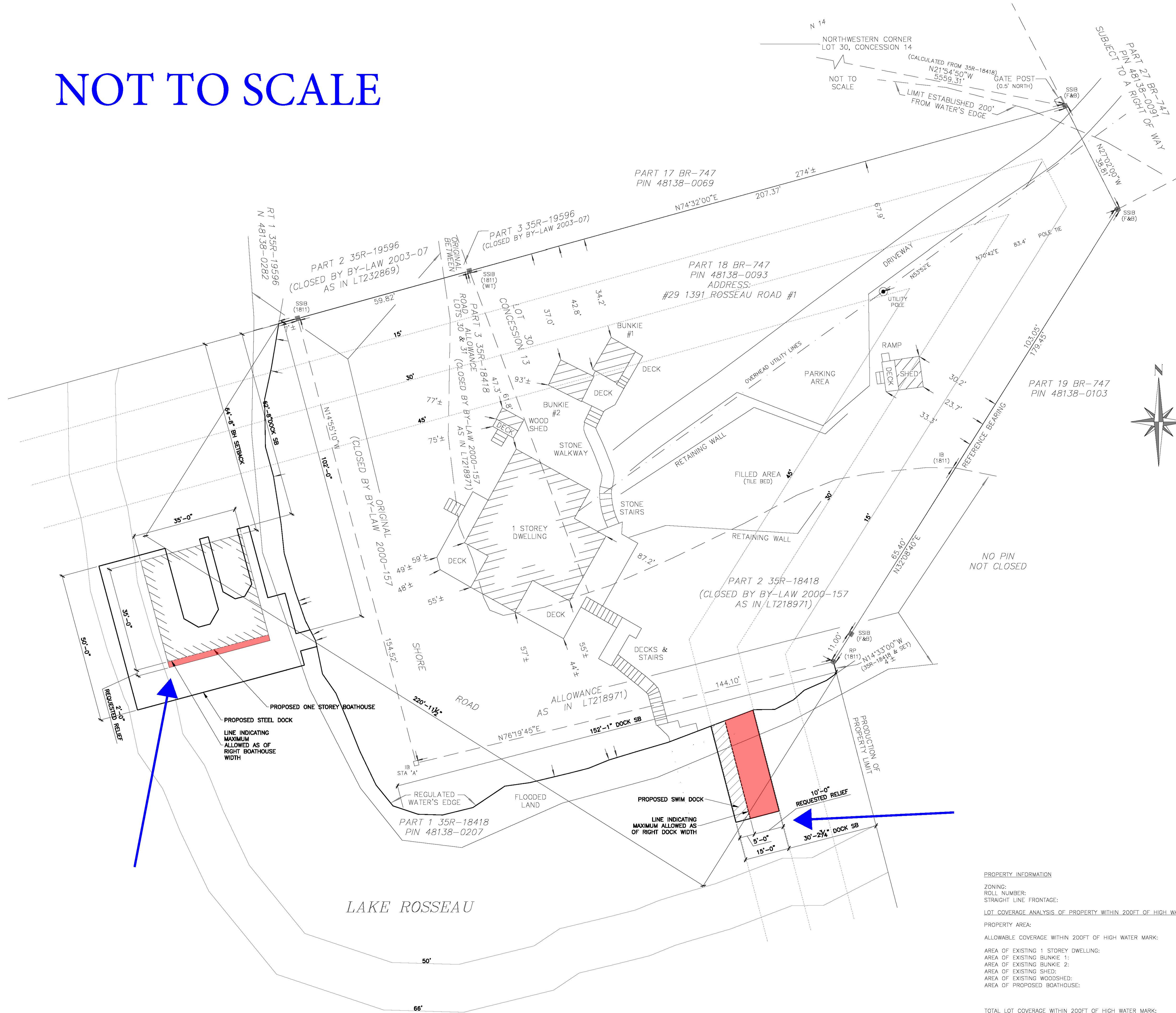
KEY MAP



KEY MAP

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

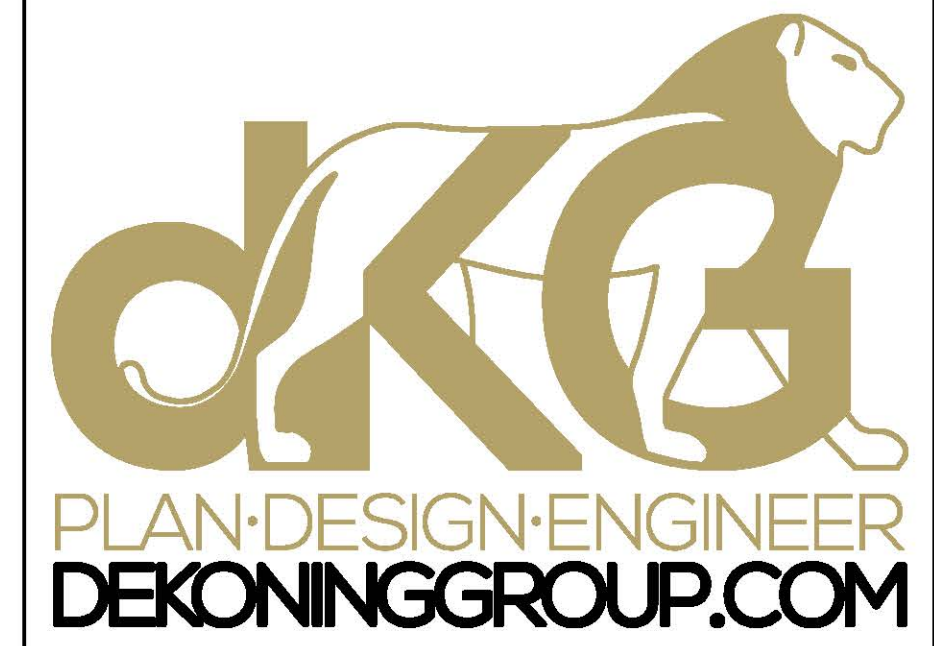
NOT TO SCALE



PROPOSED SITE PLAN (VARIANCE REQUIRED)
SCALE: 1/8" = 1'-0"

PROPERTY INFORMATION	
ZONING:	WR1-7
ROLL NUMBER:	445302002604200
STRAIGHT LINE FRONTAGE:	220'-1 1/2"
LOT COVERAGE ANALYSIS OF PROPERTY WITHIN 200FT OF HIGH WATER MARK	
PROPERTY AREA:	40546 SQ. FT.
ALLOWABLE COVERAGE WITHIN 200FT OF HIGH WATER MARK:	4055 SQ. FT. (10.00%)
AREA OF EXISTING 1 STOREY DWELLING:	1523 SQ. FT. (3.76%)
AREA OF EXISTING BUNKIE 1:	117 SQ. FT. (0.28%)
AREA OF EXISTING BUNKIE 2:	117 SQ. FT. (0.28%)
AREA OF EXISTING SHEDS:	85 SQ. FT. (0.21%)
AREA OF EXISTING WOODSHED:	35 SQ. FT. (0.09%)
AREA OF PROPOSED BOATHOUSE:	1369 SQ. FT. (3.38%)
TOTAL LOT COVERAGE WITHIN 200FT OF HIGH WATER MARK:	3246 SQ. FT. (8.00%)
DOCK WIDTH ANALYSIS	
ALLOWABLE CUMULATIVE DOCK WIDTH:	55'-2 3/4" (25% OF FRONTAGE)
PROPOSED BOATHOUSE DOCK WIDTH:	50'-0"
PROPOSED SWIM DOCK WIDTH:	15'-0"
PROPOSED CUMULATIVE DOCK WIDTH:	65'-0"

PROPOSED DOCK WIDTH IS 10'-0" OVER ALLOWABLE DOCK WIDTH - VARIANCE WOULD BE REQUIRED
PROPOSED BOATHOUSE WIDTH IS 2'-0" OVER ALLOWABLE BOATHOUSE WIDTH - VARIANCE WOULD BE REQUIRED



DE KONING GROUP

Mail: 36 Beach Road
Utterson, Ontario
POB 1M0

Office: 3 Armstrong Point Road
Port Carling, Ontario
POB 1J0

705.640.3800
info@dekoningroup.com

No.	Revision/Issue Column	Date
4	ISSUED FOR VARIANCE	AUG. 14. 2023
3	ISSUED FOR REVIEW	AUG. 01. 2023
2	ISSUED FOR REVIEW	JUL. 17. 2023
1	ISSUED FOR REVIEW	MAY. 29. 2023

CLIENT
CAROL ANN BALLANTYNE

PROJECT
**BALLANTYNE BOATHOUSE
29-1391 ROSSEAU LAKE 1 ROAD
TOWNSHIP OF MUSKOKA LAKES
LAKE ROSSEAU**

DRAWING
**PROPOSED SITE PLAN
(VARIANCE REQUIRED)**

APPROVED
**ISSUED FOR REVIEW
NOT FOR CONSTRUCTION**

DATE	DEC 2022
PROJECT	22-67-05
DESIGNED	JTL
REVIEWED	Ndk
SCALE	AS SHOWN
SHEET	SP5

NOT TO SCALE

FOR REVIEW
NOT PERMIT



1 LAKESIDE VIEW
1/4" = 1'-0"



2 SHORESIDE VIEW
1/4" = 1'-0"



3 LEFT SIDE VIEW
1/4" = 1'-0"



4 RIGHT SIDE VIEW
1/4" = 1'-0"

BALLANTYNE BOATHOUSE
29-1391 ROSSEAU LAKE ROAD 1
TOWNSHIP OF MUSKOKA LAKES, LAKE ROSSEAU

Client:
CAROL ANN BALLANTYNE

REV.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.06.22
2	ISSUED FOR REVIEW	2023.07.17

Elevations Op.
1

P/N	22-67-05
Project Date	DEC 2022
Drawn / Checked	CF / NdK

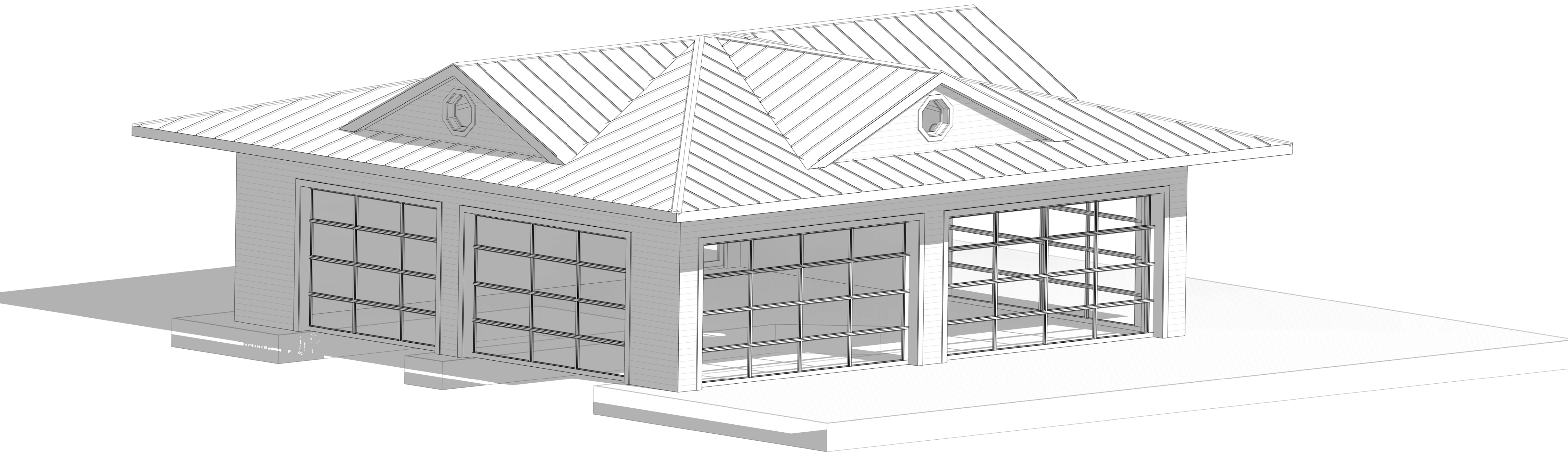
A2.0
Scale 1/4" = 1'-0"

FOR INFORMATION PURPOSES ONLY

REVIEWSET: 2023.07.17

NOT TO SCALE

FOR REVIEW
NOT PERMIT



BALLANTYNE BOATHOUSE

29-1391 ROSSEAU LAKE ROAD 1
TOWNSHIP OF MUSKOKA LAKES, LAKE ROSSEAU

Client:
CAROL ANN BALLANTYNE

REV.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.06.22
2	ISSUED FOR REVIEW	2023.07.17

Isometric
Views

P/N	22-67-05
Project Date	DEC 2022
Drawn / Checked	CF / NdK

A5.0

Scale 1/4" = 1'-0"

REVIEWSET: 2023.07.17

FOR INFORMATION PURPOSES ONLY