



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-68/21- Amended

Roll #: 2-9-066

Civic Address: 1035 Montgomery Drive, Unit #1

Owners: Susan and Daniel Lemelin, 92 Whiteburn Street, Whitby, ON, L1R 1R6

Legal Description: Lot 28, Concession 5, Lot 17, Plan M-362, (Watt)

Lake/River: Lake Rosseau (Category 1)

Zoning: Waterfront Residential (WR5-7)

Zoning Schedule: 30

EXPLANATION OF THE PURPOSE AND EFFECT: The applicants propose demolish an existing dock and two storey boathouse and propose to construct a new dock and two storey boathouse.

Minor Variance Application A-68/21 (Lemelin) was originally heard by Committee of Adjustment on December 13, 2021. During this Hearing, the application was adjourned. The applicants have now submitted a revised proposal. The application has now been amended and is being re-circulated.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Effect
A	4.1.7 & 4.1.7.10	Minimum Required Lot Frontage for a Two Storey Boathouse	300 ft.	204 ft.	96 ft.	Permit the Redevelopment of a Two Storey Boathouse on a Lot with Less Than 300 Feet of Frontage in Accordance with the Provisions Applied

						to a Lot with 300 Feet of Frontage
B	4.1.7 & 4.1.7.12	Maximum Permitted Cumulative Dock Width	51 ft. (25%)	57 ft. (27.9%)	6 ft. (2.9%)	Permit a New Over Width Dock
C	4.1.7 & 4.1.7.12 a.	Maximum Permitted Cumulative Single Storey Boathouse Width	32.6 ft. (16%)	40 ft. (19.6%)	7.4 ft. (3.6%)	Permit a New Boathouse with an Over Width First Storey

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.

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/>

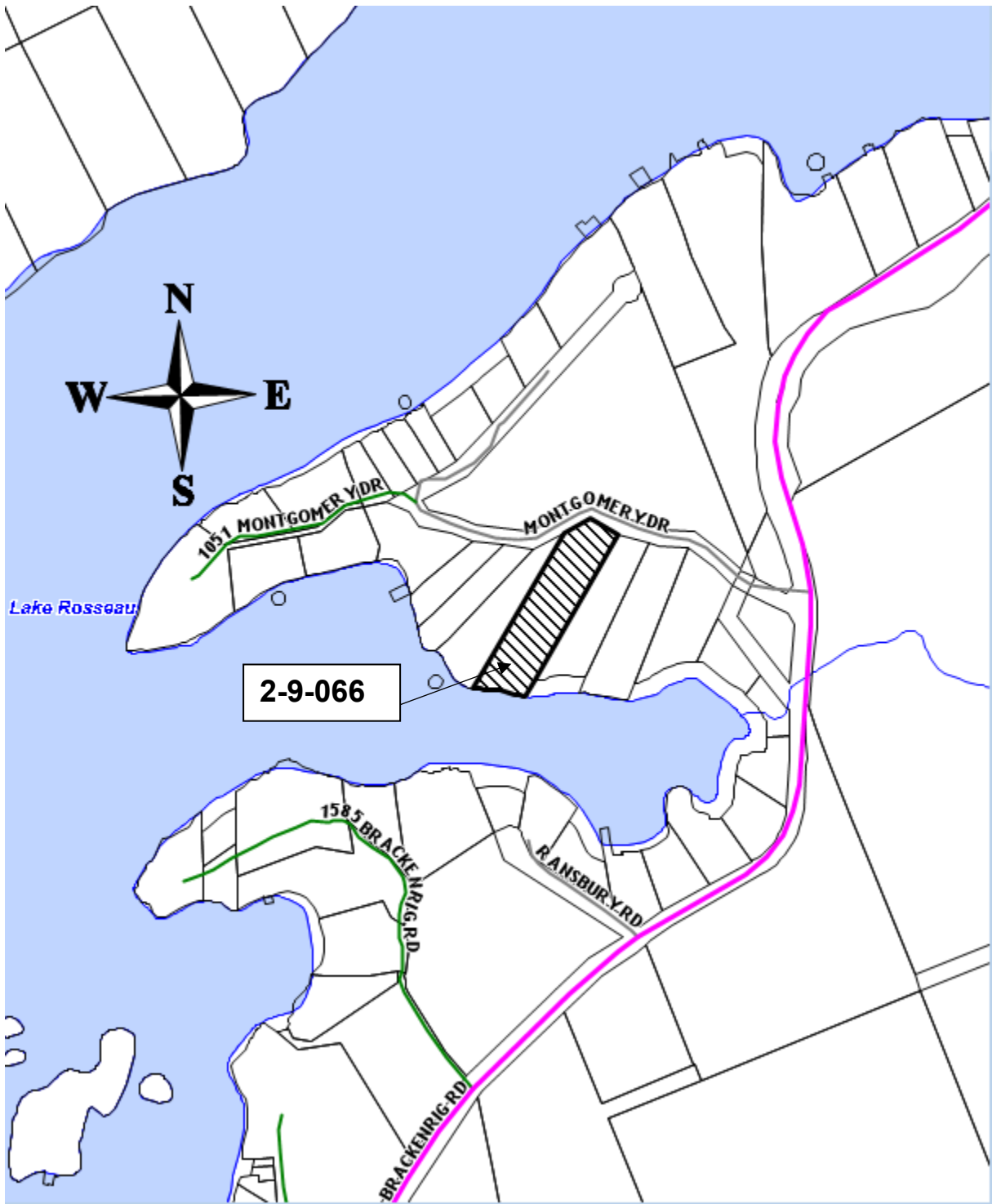
PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 29th day of November, 2023.

"Original Signed by C. Ward"

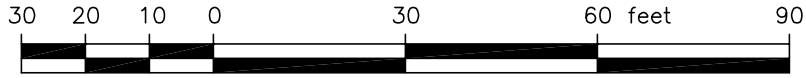
Chelsea Ward,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



PART OF LOT 28, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF WATT
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 30'



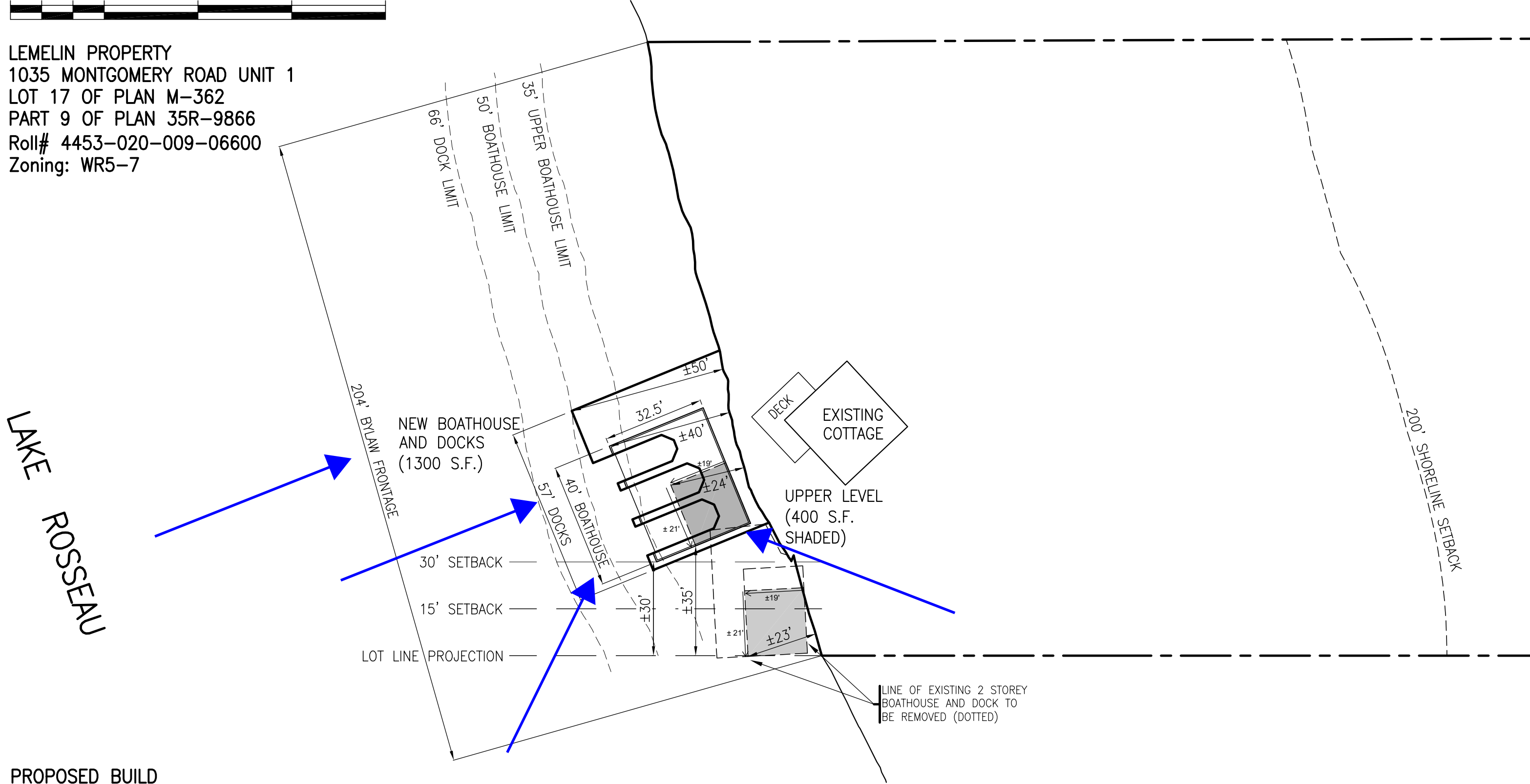
LEMELIN PROPERTY
 1035 MONTGOMERY ROAD UNIT 1
 LOT 17 OF PLAN M-362
 PART 9 OF PLAN 35R-9866
 Roll# 4453-020-009-06600
 Zoning: WR5-7

NOT TO SCALE

AREA ANALYSIS

TOTAL SITE AREA:	150610 S.F.	3.46 Ac.
LOT AREA WITHIN 200' OF SHORE	41180 S.F.	0.95 Ac.
EXISTING COTTAGE COVERAGE AREA:	783 S.F.	
EXISTING BOATHOUSE COVERAGE AREA:	(400 S.F.)	
PROPOSED BOATHOUSE COVERAGE AREA:	1300 S.F.	
TOTAL LOT COVERAGE	2083 S.F.	

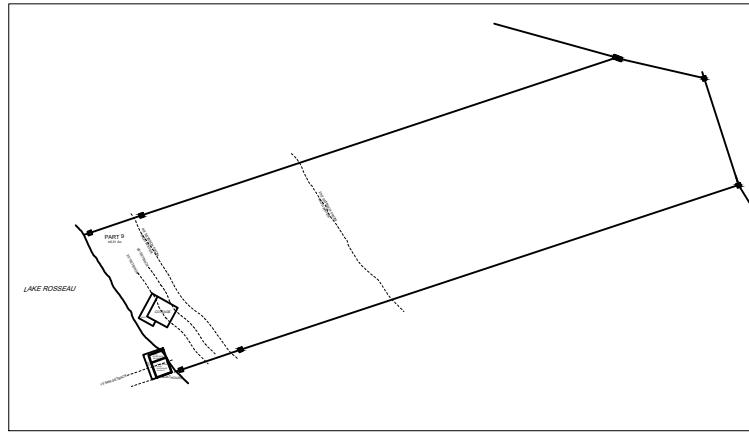
PERCENT COVERAGE WITHIN 200' OF SHORE: 5.1%



PROPOSED BUILD



KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA WEBMAP



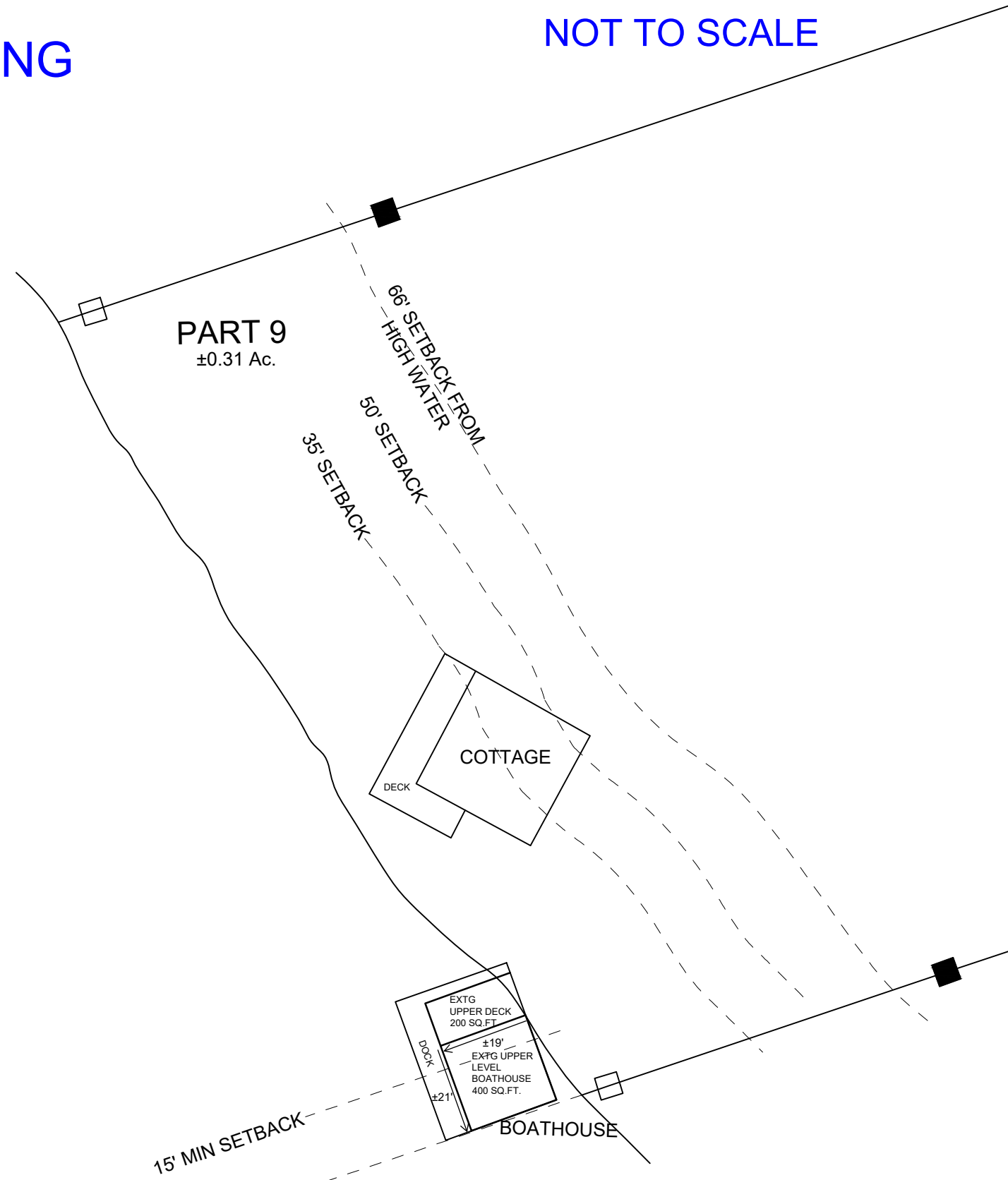
KEY PLAN (N.T.S)

LOT 28 CON 5
WR5-7

AREA CALCULATIONS			
EXISTING: (PRIOR TO CONSTRUCTION)		PROPOSED:	
COTTAGE	784.00 SQ.FT.	COTTAGE	784.00 SQ.FT.
BOATHOUSE	600.00 SQ.FT.	BOATHOUSE	1260.00 SQ.FT.
TOTAL =	1,240.00 SQ.FT.	TOTAL =	2,044.00 SQ. FT.
TOTAL LOT AREA:		149,411 SQ. FT.	
LOT AREA W/IN 200' HIGH WATER:		57,440 SQ. FT.	
ALLOWABLE COVERAGE (10%):		14,941 SQ. FT.	
ALLOWABLE COVERAGE W/IN 200' HIGH WATER MARK (10%):		5,744 SQ. FT.	
TOTAL PROPOSED COVERAGE:		2,044 SQ.FT. (1.37%)	
TOTAL W/IN 200' HIGH WATER MARK:		2,044 SQ.FT. (3.56%)	
STRAIGHT LINE FRONTAGE:		206 FT.	

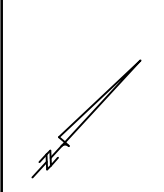
EXISTING

NOT TO SCALE



GENERAL NOTES
 1. Do not scale drawings.
 2. Should there appear to be any discrepancies, please contact designers prior to proceeding.
 3. All materials and installation methods shall adhere to the Ontario Building Code.
 4. Any substitutions shall be approved by the designers prior to proceeding with any work.

P 705.765.5428 F 705.765.1334
 167 Medora Street
 Port Carling ON P0B 1J0
 BCIN # 27436



I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
 FIRM BCIN: 27436



TERRY LEDGER

CONSULTANTS

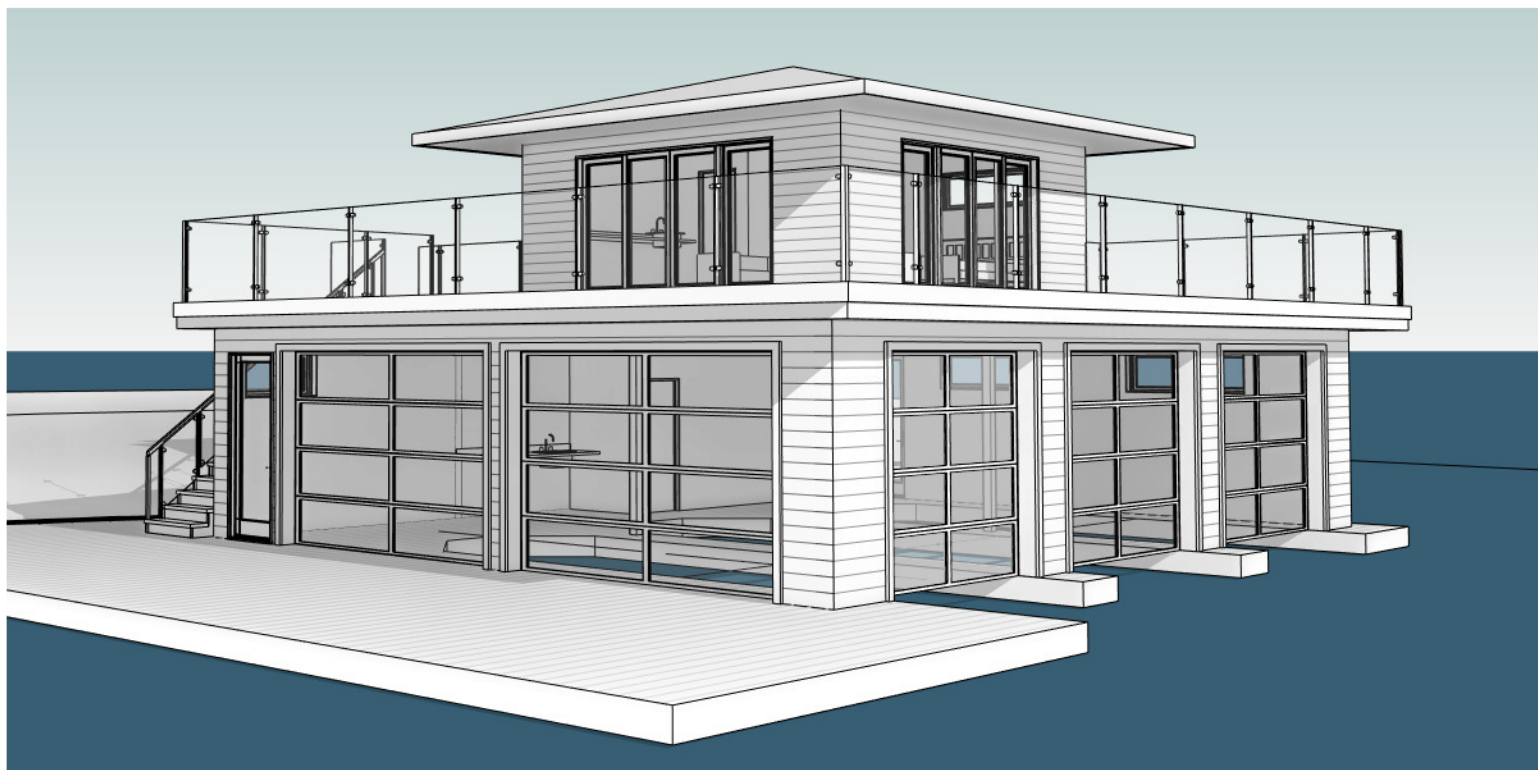
LEMELIN
BOATHOUSE
 1-1035 MONTGOMERY RD
 TOWNSHIP OF
 MUSKOKA LAKES

4		
3		
2		
1		
MARK	DATE	DESCRIPTION
SCALE: 1"= 30'		
PROJECT NO: TL-20-23		
CAD DWG FILE: LEMELIN-SITE PLAN		
DRAWN BY:		
CHECKED BY: TERRY LEDGER		

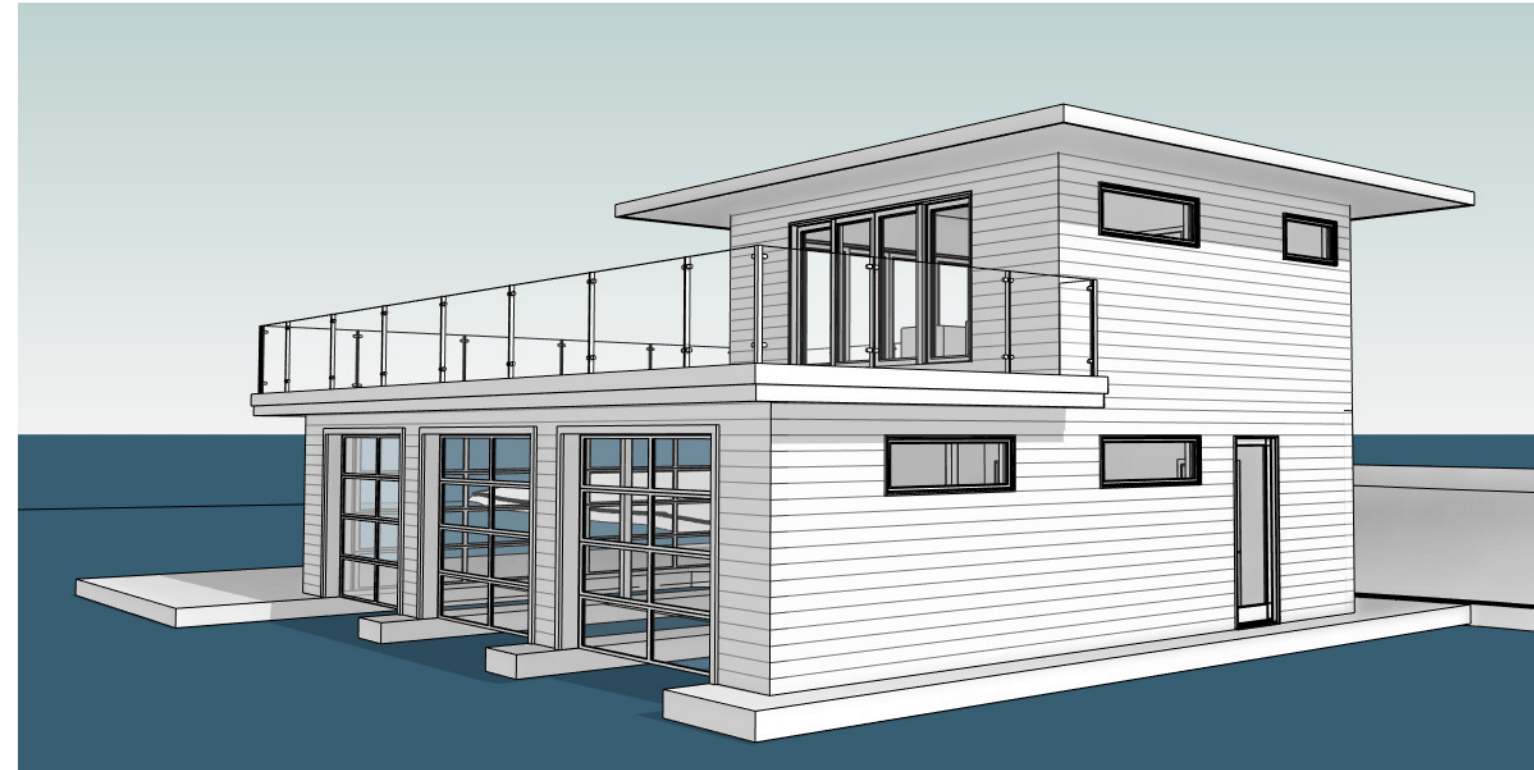
SHEET TITLE

SITE PLAN

A0

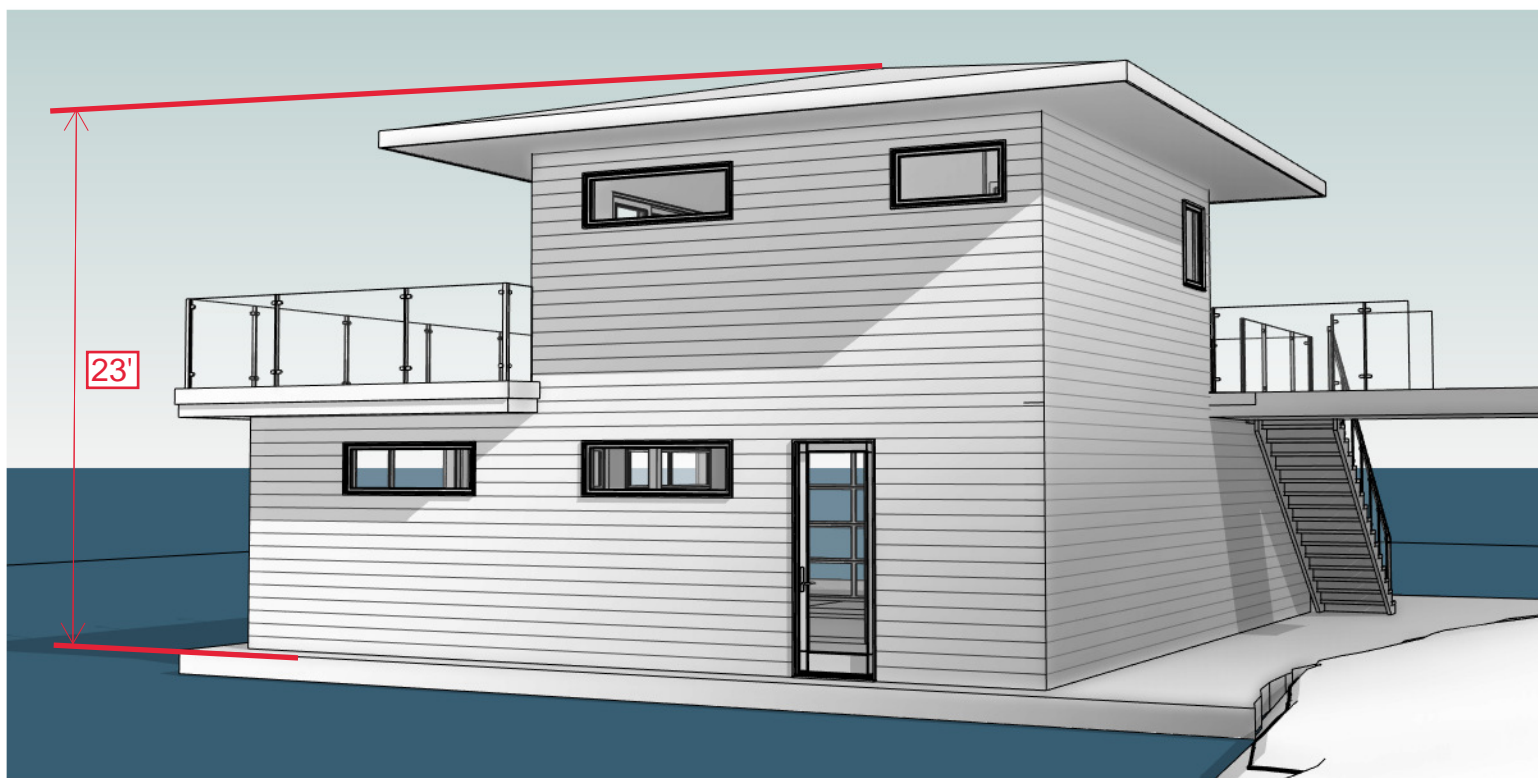


1 FRONT LEFT
SK3

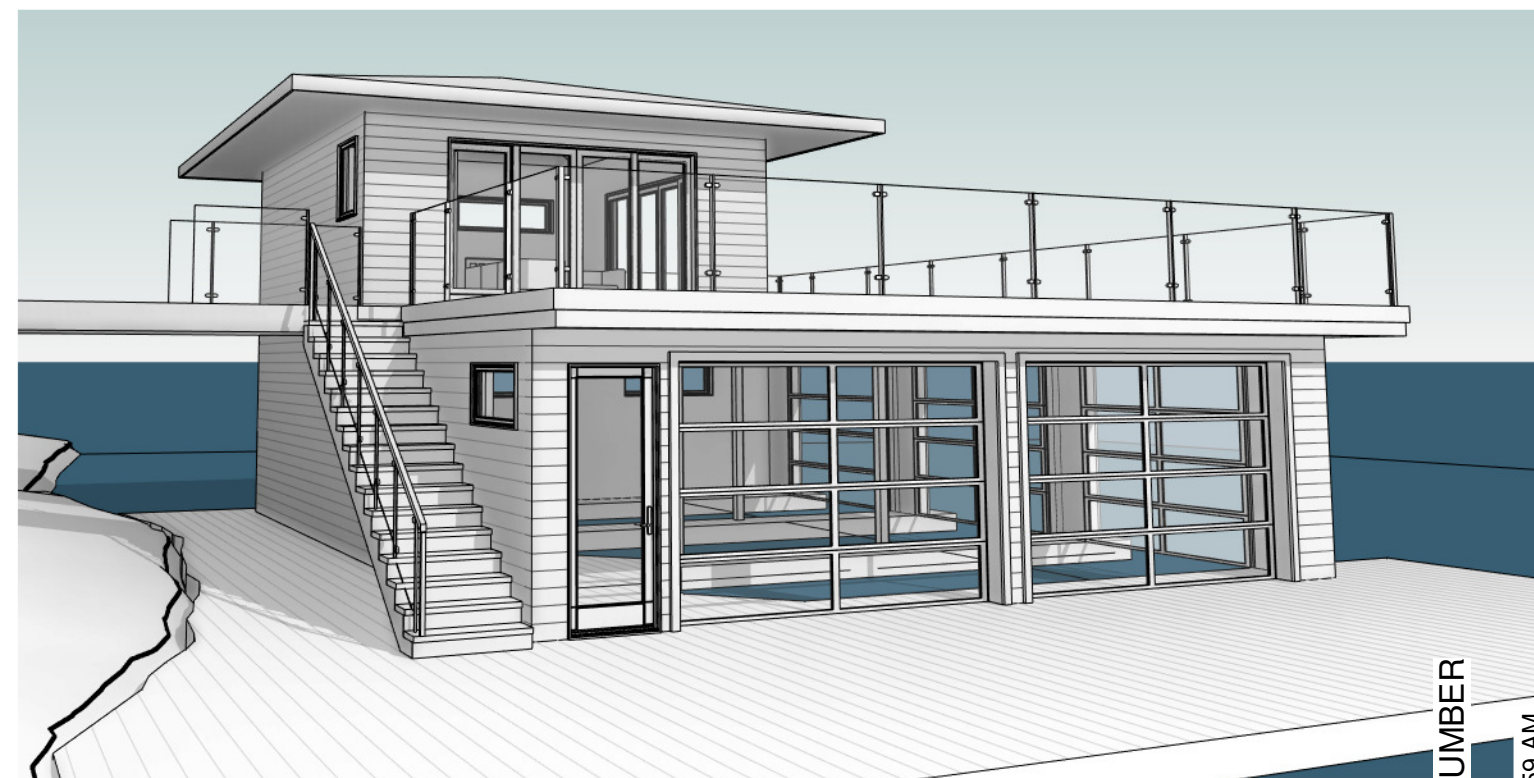


2 FRONT RIGHT
SK3

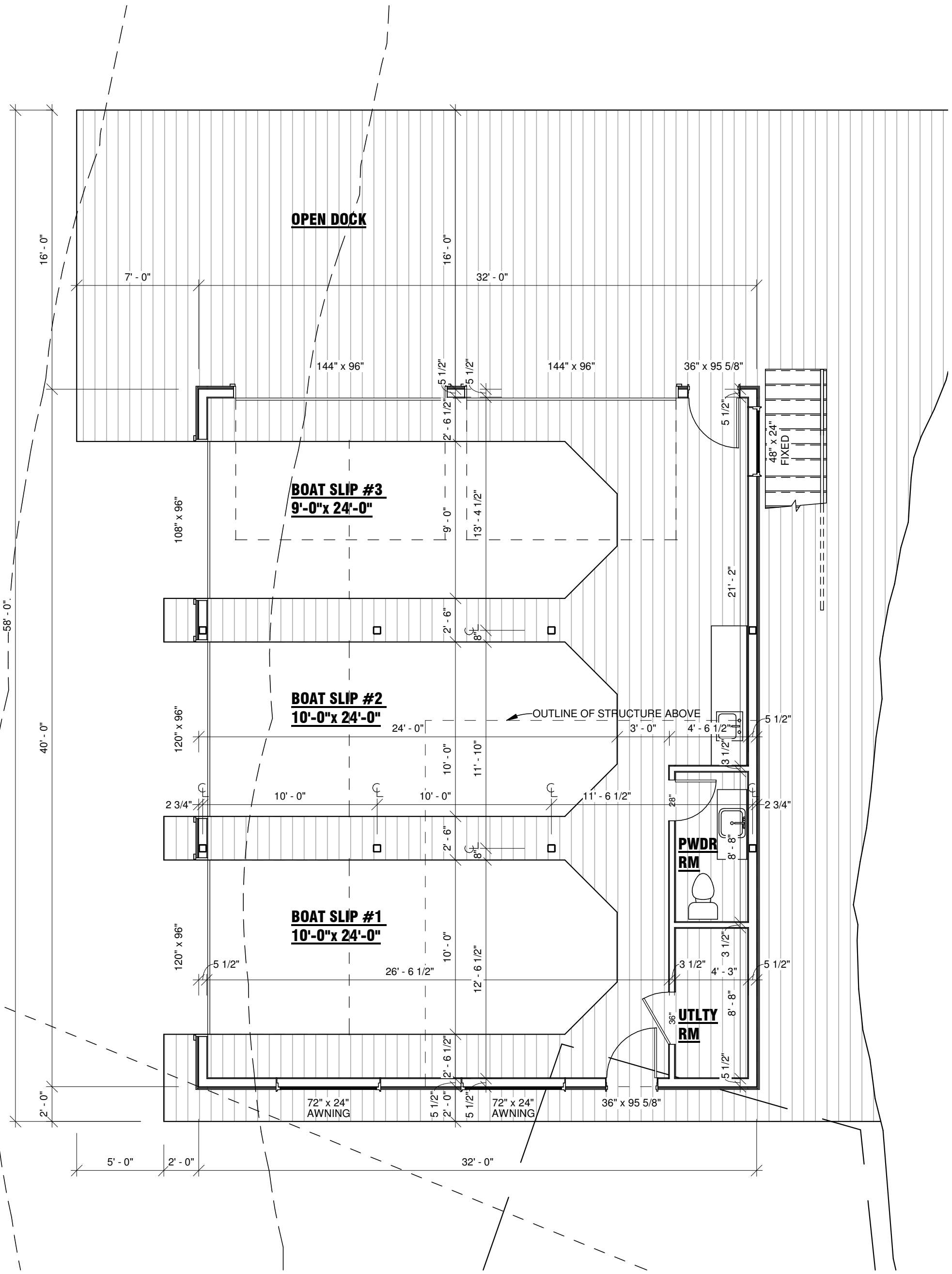
FOR INFORMATIONAL PURPOSES ONLY



3 REAR LEFT
SK3



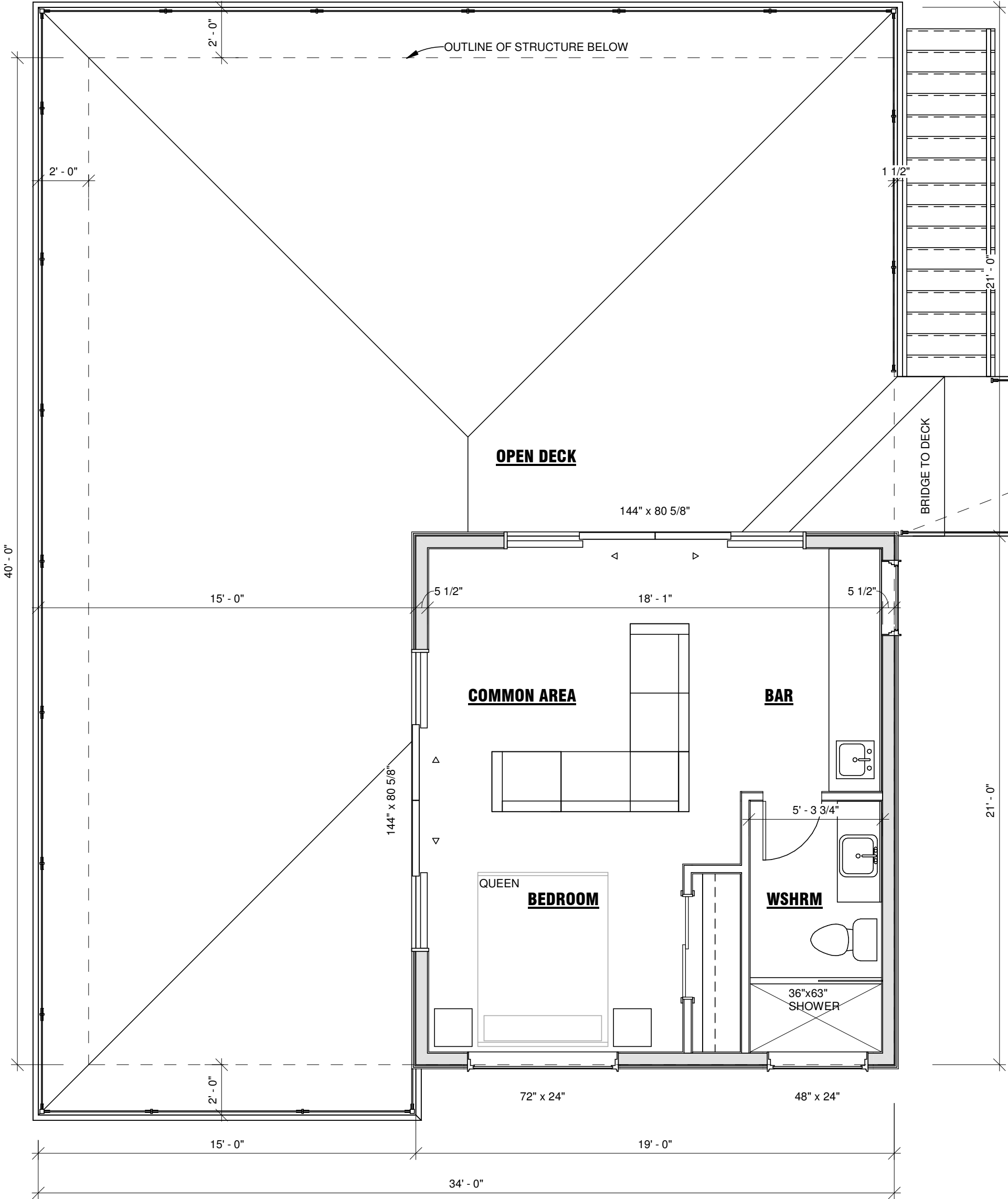
4 REAR RIGHT
SK3



1 MAIN FLOOR PLAN
SK1 3/16" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



1 UPPER FLOOR PLAN
SK2 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY