



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, February 12, 2024 at 9:00 a.m.

File #: A-02/24

Roll #: 9-14-066

Civic Address: 1092 Scarcliffe Road, Unit #10

Owners: Robin Lampard and Aaron Brady, 17 Heathdale Road, York, ON, M6C 1M7

Legal Description: Lot 34, Concession 13, Part 3, Plan BR-840, Part 2, Plan 35R-5627, (Monck)

Lake/River: Lake Muskoka (Category 1 Lake)

Zoning: Waterfront Residential (WR1-7)

Zoning Schedule: 37

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to demolish an existing dock and to construct a new dock and single-storey boathouse with a rooftop sundeck.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.7 and 4.1.7.8	Minimum Side Yard Setback for a Single Storey Boathouse with a Rooftop Sundeck from the Southerly Side Lot Line Projection	45 ft.	8.5 ft.	36.5 ft.
B	4.1.7 and 4.1.7.11 b.	Minimum Side Yard Setback for a Dock Addition from the Southerly Side Lot Line Projection	15 ft.	4 ft.	11 ft.

C	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Width for a Single Storey Boathouse with a Rooftop Sundeck	22 ft. (16%)	25 ft. (18.1%)	3 ft.
D	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width (Additions)	34.5 ft. (25%)	37 ft. (26.8%)	2.5 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 wishing 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.**

ZOOM Guide

More information about viewing and/or participating in the zoom hearing can be found on our website: <https://www.muskokalakes.ca/zoom/>

Members of the public may also observe the proceedings by accessing the live webcast at www.muskokalakes.ca. If the live webcast fails, the meeting recording will be posted at <https://muskokalakes.civicweb.net/Portal/>.

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.

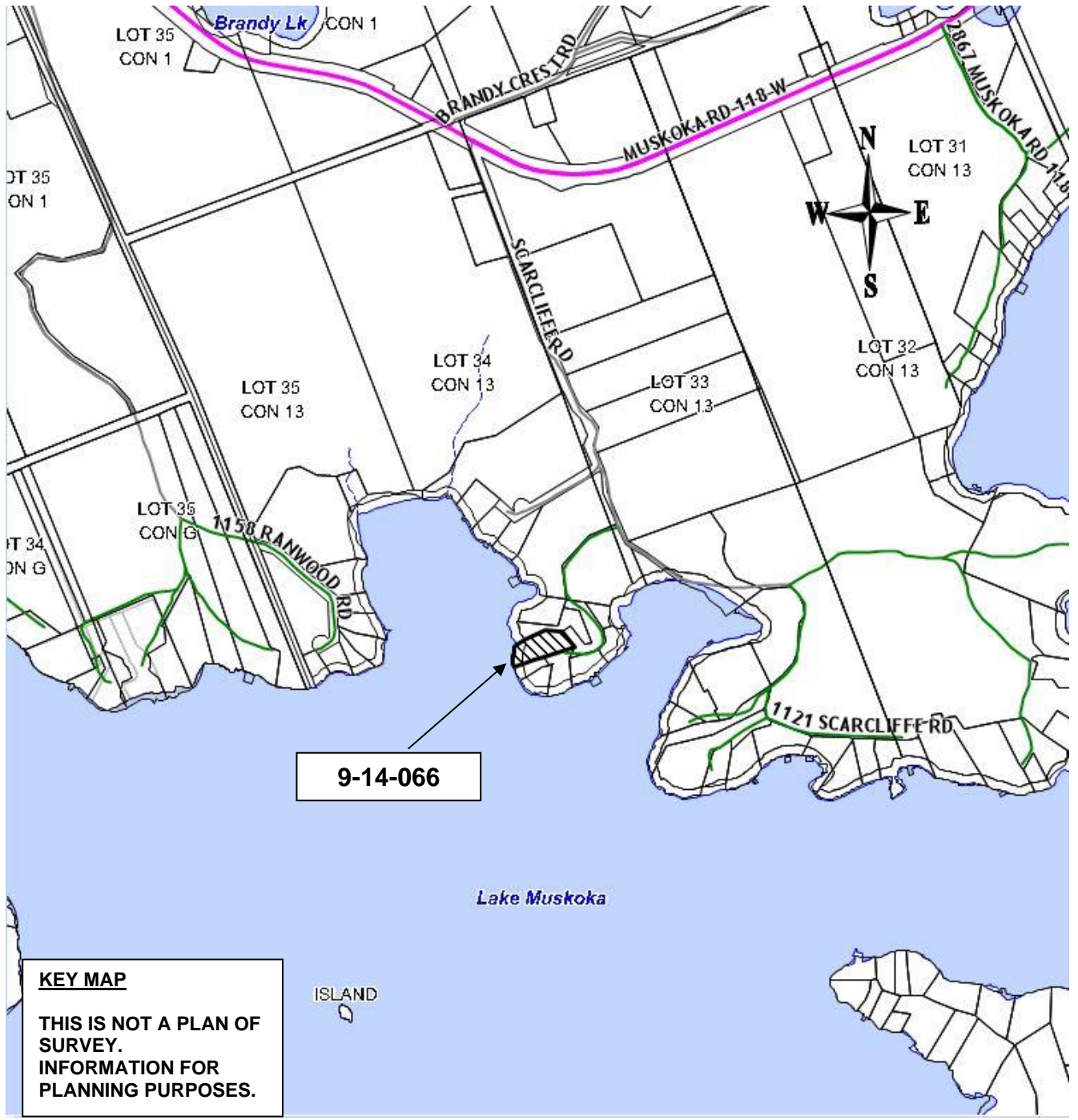
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 31st day of January, 2024.

"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.

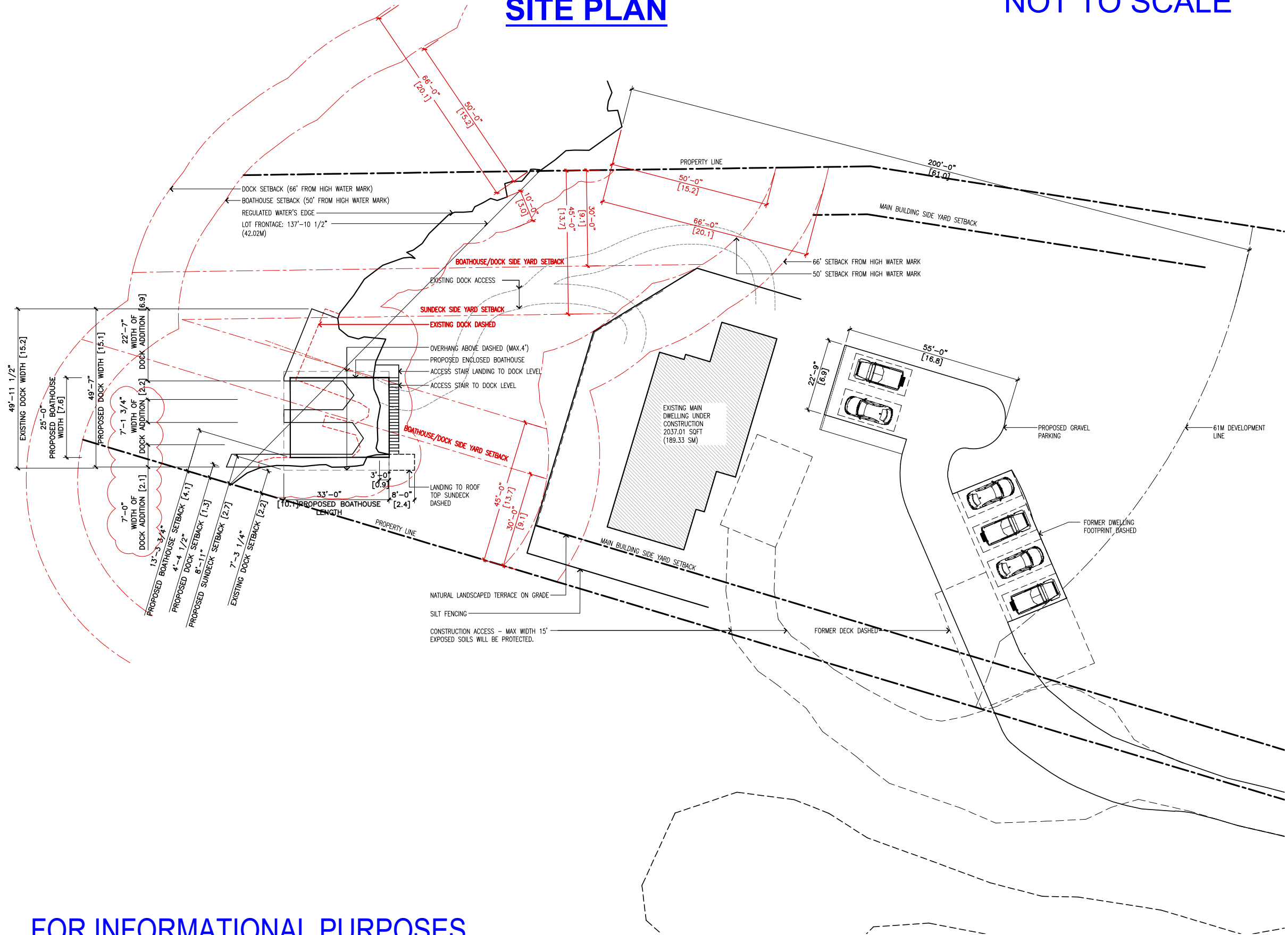
SITE PLAN

ZONING	WR1-7
--------	-------

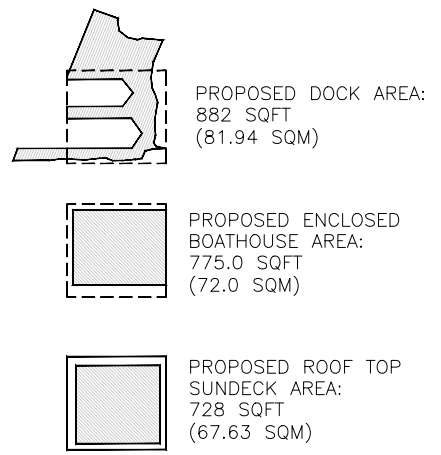
EXISTING MAIN DWELLING UNDER CONSTRUCTION			
	PROPOSED	REQUIRED	SECTION
LOT FRONTAGE	137'-10 1/2" (42.02 M)	137'-10 1/2" (42.02 M)	4.1.3.4
LOT AREA	59,477.74 SF (5,525.66 SM)	59,477.74 SF (5,525.66 SM)	4.1.3.4
LOT AREA WITHIN 61 M	33,000.26 SF (3,065.82 SM)	-	4.1.3.7
MAIN DWELLING LOT COVERAGE	2,037.01 SF (189.33 SM)		
% LOT COVERAGE	3.43%	MAX.10%	4.1.3.6
% LOT COVERAGE WITHIN 61 M	6.18%	MAX.10%	4.1.3.7

PROPOSED BOATHOUSE			
	PROPOSED	REQUIRED	SECTION
PROPOSED BOATHOUSE LOT COVERAGE	775 SF (72 SM)		
% LOT COVERAGE	1.30%	MAX.10%	4.1.3.6
% LOT COVERAGE WITHIN 61 M	2.35%	MAX.10%	4.1.3.7

TOTAL			
	PROPOSED	REQUIRED	SECTION
MAIN DWELLING AND BOATHOUSE	2812.01 SF (261.24 SM)		
% LOT COVERAGE	4.73%	MAX.10%	4.1.3.6
% LOT COVERAGE WITHIN 61 M	8.52%	MAX.10%	4.1.3.7



AREA DIAGRAM



FOR INFORMATIONAL PURPOSES

BOXER ARCHITECTS INC

68-2700 Dufferin St,
Toronto ON. M6B 4J3
416 558 5489
info@boxerarchitects.com
www.boxerarchitects.com

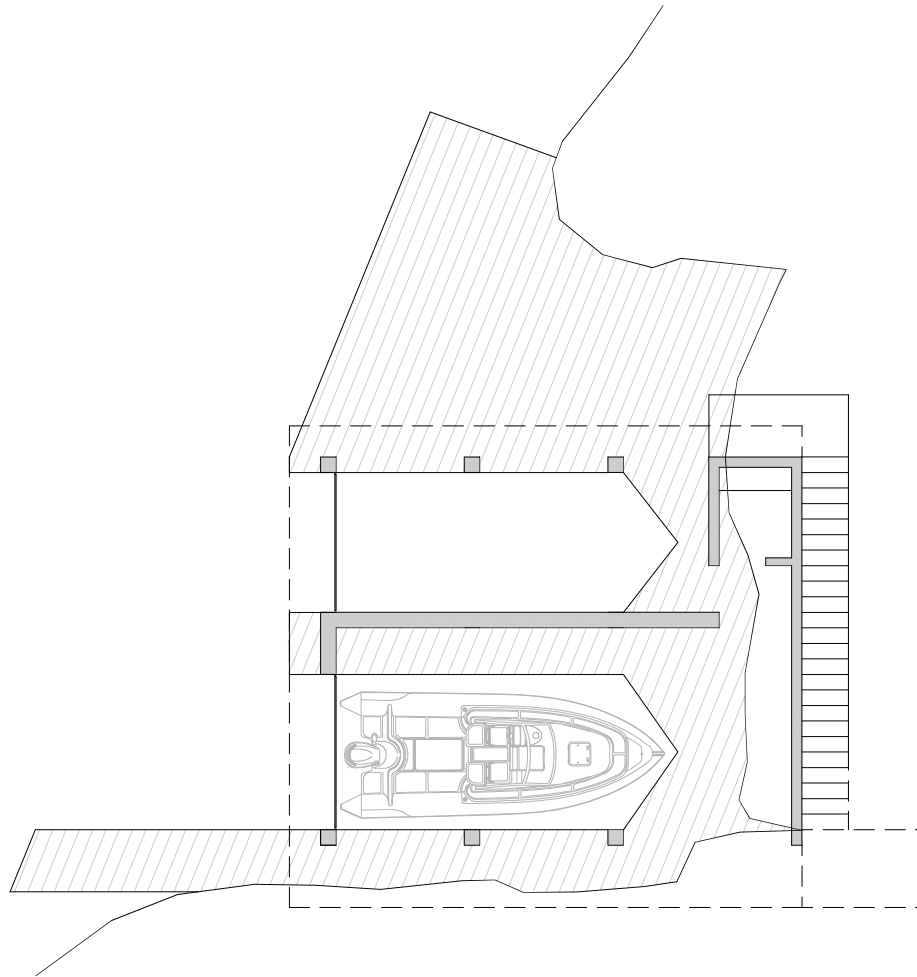


ADDRESS	DRAWING TYPE	START DATE	SCALE	ISSUE DESCRIPTION	DATE(S)	DRAWING NO.
SCARCLIFFE COTTAGE	SITE PLAN - BOATHOUSE	2023.08.04	1/32"=1'-0"	01 ISSUED FOR C of A	2023.09.07	A1.1.0
10 - 1092 SCARCLIFFE ROAD				02 ISSUED FOR REVIEW	2023.12.14	
LAKE MUSKOKA, PORT CARLING				03 ISSUED FOR C of A	2023.12.20	
				04 ISSUED FOR C of A	2024.01.30	



Boathouse - Floor Plan

NOT TO SCALE



Boathouse Plan - Sketch
Structural Option 2 - Flat Face (RESIZED)

1/8" = 1'-0"

SCARCLIFFE COTTAGE

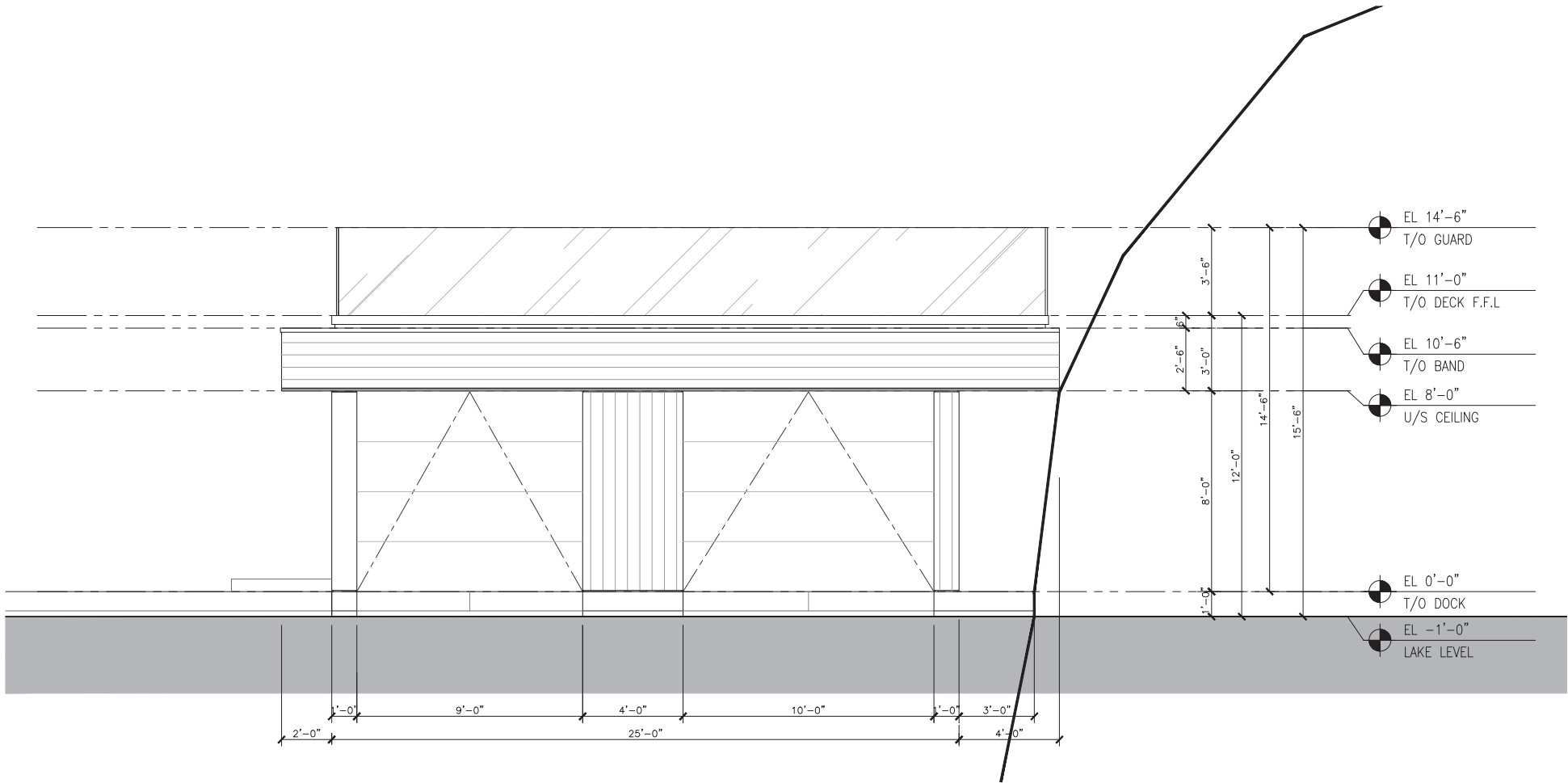
10 - 1092 Scarcliffe Road,
Lake Muskoka - Port Carling
November 30 2023

FOR INFORMATIONAL PURPOSES ONLY

BOXER ARCHITECTS INC

Boathouse - Elevation

NOT TO SCALE



BOXER ARCHITECTS INC

68-2700 Dufferin St.
 Toronto ON, M6B 4J3
 416 558 5489
 info@boxerarchitects.com
 www.boxerarchitects.com



ADDRESS	DRAWING TYPE	START DATE	SCALE	ISSUE DESCRIPTION	DATE(S)	DRAWING NO.
SCARCLIFFE COTTAGE 10 - 1092 SCARCLIFFE ROAD LAKE MUSKOKA, PORT CARLING	FRONT ELEVATION	2023.12.20	1/4"=1'-0"	01 ISSUED FOR C of A	2023.12.20	A3.0.0

FOR INFORMATIONAL PURPOSES ONLY