



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, January 15<sup>th</sup>, 2024 at 9:00 a.m.**

**File #.:** A-74/23  
**Roll #:** 6-19-046  
**Civic Address:** 1005 Ham Road  
**Owner:** Nathan Watkinson, PO Box 188, Port Carling, ON, P0B 1J0  
**Legal Description:** Lot 22, Concession D, Lot 3, Plan M-216, (Medora)  
**Lake/River:** Lake Muskoka (Category 1 Lake)  
**Zoning:** Waterfront Residential (WR1)  
**Zoning Schedule:** 42

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicant proposes to construct a single storey boathouse and associated dock. A garage is also proposed. A dwelling is currently under construction.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3 & 4.1.3.7	Maximum Lot Coverage (Within 200 Feet From the High Water Mark)	10% (3,029 sq. ft.)	11% (3,332 sq. ft.)	303 sq. ft.

**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](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.

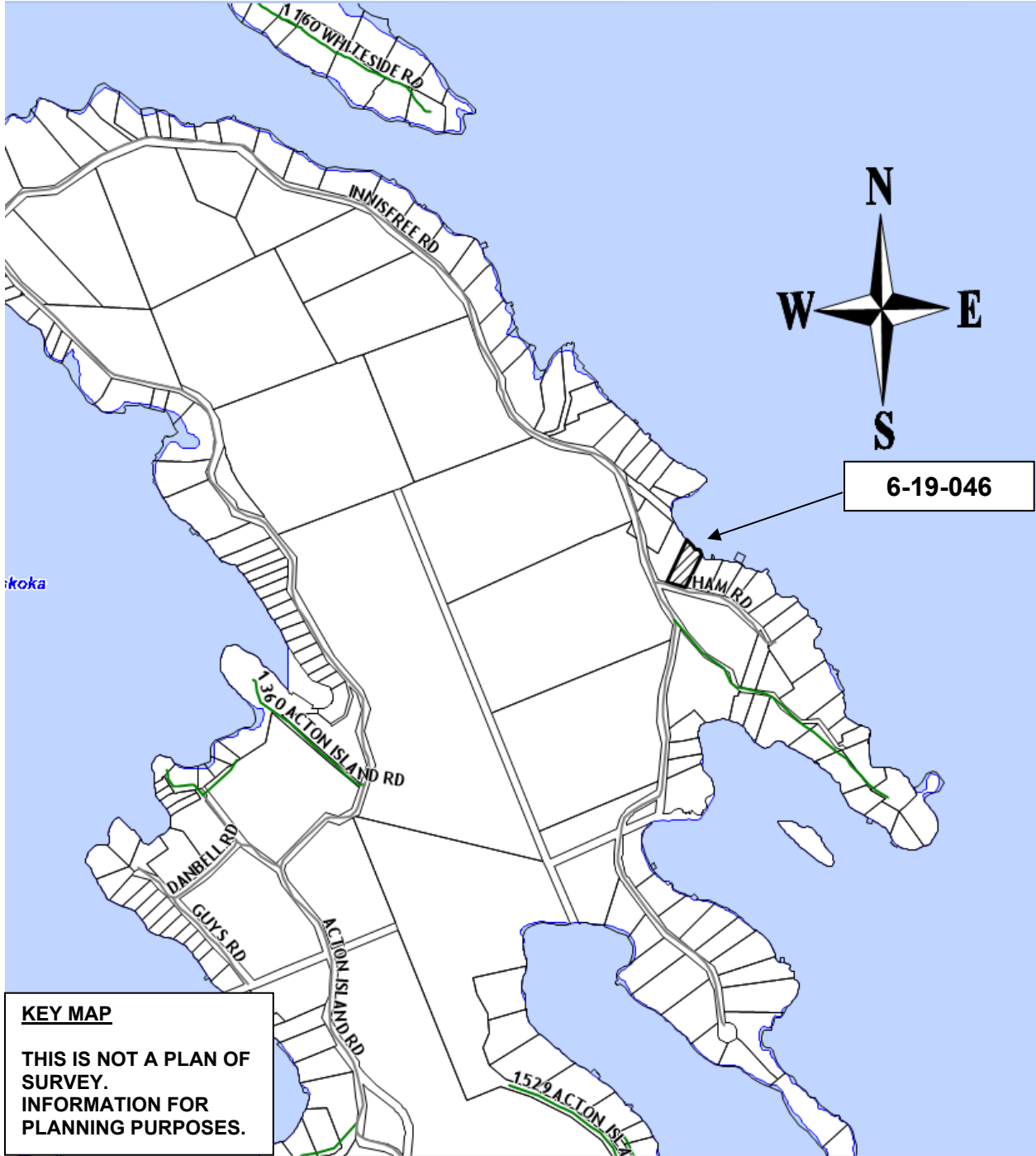
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 5<sup>th</sup> day of January, 2024.

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

**KEY MAP**





**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY (SECONDARY)
- PROPERTY BOUNDARY (SETBACK)
- EASEMENT
- CONTOURS (MAJOR)
- CONTOURS (MINOR)
- CONTOURS (PROPOSED)
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- WATER BODY
- PROPOSED STRUCTURE ROOF OVERHANG
- PROPOSED ACCESSORY STRUCTURE
- GASLINE
- WATER/SANITARY
- PROPOSED DRIVEWAY
- ROAD
- TREELINE
- OBJECT REMOVAL
- TREE TRUNK PROTECTION
- PATIO COVERAGE
- LANDSCAPED AREA
- SILT FENCING
- EROSION CONTROL
- PRINCIPAL ENTRANCE

**NOT TO SCALE**

**GENERAL NOTES:**

- INFORMATION TAKEN FROM: N/A  
DATE: N/A
- SITE WORK IS NOT INCLUDED IN OUR SCOPE/DESIGN PACKAGE



**FORESHIEW  
DESIGN  
ASSOCIATES**

3 Lee Valley Drive, Unit 2  
Port Carling, Ontario, Canada  
POB 1J0

705-641-1762  
design@foreshewda.com

www.foreshewda.com

**PROFESSIONAL ENGINEER**

**WATKINSON BOATHOUSE  
1005 HAM ROAD  
BALA, ONTARIO**

REV. DESCRIPTION DATE

DRAWN BY  
ACF  
PROJECT NUMBER FDA22027  
SHEET NAME  
SITE PLAN

SHEET NUMBER

**A1-1**

CONCEPT SET : 10/03/2023



**CURRENT BY-LAW**

- TOWNSHIP = MUSKOKA LAKES
- ZONING = WR1
- LAKE CLASS = CATEGORY 1
- STRAIGHT LINE FRONTAGE (S.L.F.) = 150' 9" ( 45.94 m)
- DOCK  
DOCK MAX. LENGTH = 20.1 m. (66'-0")  
DOCK MAX. WIDTH = 25% OF S.L.F. (MAX. 75'-0")  
= 37'-8"
- DOCK SIDE YARD SETBACK = 9.1 m. (30'-0")
- BOATHOUSE  
BOATHOUSE MAX. LENGTH = 15.2 m. (50'-0")  
BOATHOUSE MAX. WIDTH = 16% OF S.L.F. (MAX. 75'-0")  
= 24'-1"
- BOATHOUSE SIDE YARD SETBACK = 9.1 m. (30'-0")  
UPPER LEVEL ALLOWED = NO  
UPPER LEVEL MAX. WIDTH = N/A  
HEIGHT LIMIT = 4.9 m. (16'-0")
- COTTAGE  
MAX. LOT COVERAGE = 10%  
FRONT YARD SETBACK = 20.1 m. (66'-0")  
INTERIOR YARD SETBACK = 4.6 m. (15'-0")  
REAR YARD SETBACK = 4.6 m. (15'-0")  
HEIGHT LIMIT = 10.7 m. (35'-0")  
MIN. GROSS FLOOR AREA = 69.7 m<sup>2</sup> (750 SQ. FT.)  
MAX. HABITABLE FLOOR AREA = 696.8 m<sup>2</sup> (7,500 SQ. FT.)  
ACCESSORY BUILDING HEIGHT LIMIT = 6.1 m. (20'-0")

**SITE INFORMATION (EXISTING)**

- LOT AREA = 5,301 m<sup>2</sup> (57,057 SQ. FT.)  
(TOTAL) (1.30 AC.)
- MAX. LOT COVERAGE = 530.1 m<sup>2</sup> (5,705.7 SQ. FT.)
- LOT AREA = 2,814 m<sup>2</sup> (30,293 SQ. FT.)  
(WITHIN 200ft OF SHORELINE)
- MAX. LOT COVERAGE = 281.4 m<sup>2</sup> (3,029.3 SQ. FT.)  
(WITHIN 200ft OF SHORELINE)
- MAX. LOT COVERAGE + 1% = 309.54 m<sup>2</sup> (3,332.23 SQ. FT.)  
(WITHIN 200ft OF SHORELINE)

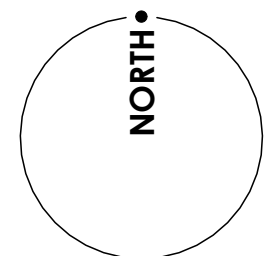
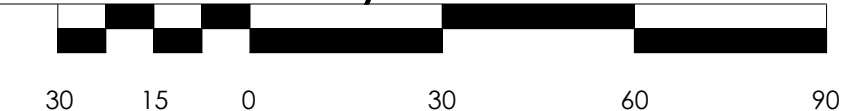
**PROPOSED STRUCTURE COVERAGE**

- WITHIN 200 FEET:  
COTTAGE = 2,582 SQ.FT.  
BOATHOUSE = 750 SQ.FT.  
= 3,332 SQ.FT.
- OVER 200 FEET:  
GARAGE = 720 SQ.FT.  
= 4,052 SQ.FT.

- PROPOSED LOT COVERAGE (WITHIN 200ft OF SHORELINE) = 3,332 SQ.FT.
- REMAINING COVERAGE (WITHIN 200ft OF SHORELINE) = 0.23 SQ.FT.
- PROPOSED LOT COVERAGE (TOTAL) = 4,052 SQ.FT.
- REMAINING COVERAGE (TOTAL) = 1,653.70 SQ.FT.

**1 SITE PLAN (PROPOSED)**

1" = 30'-0"





NOT TO SCALE

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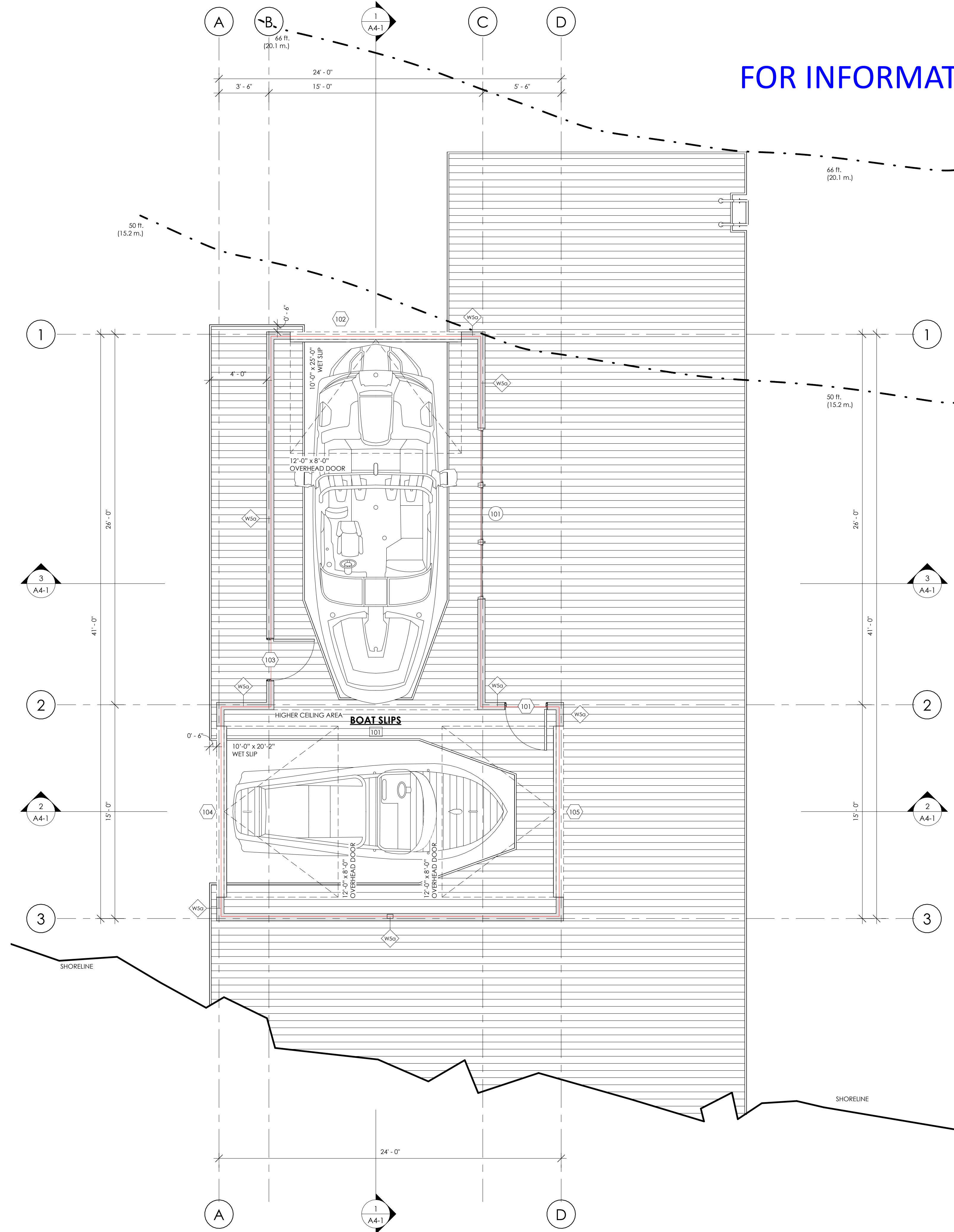
**FORESHEW**  
DESIGN  
ASSOCIATES INC.

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design@foreshewda.com

www.foreshewda.com

PROFESSIONAL ENGINEER



**WALL SCHEDULE**

W5a - Exterior - 2x4 Wall, w/ Horizontal Siding

W5a	Description
W5a	EXTERIOR
	<ul style="list-style-type: none"> <li>HORIZONTAL CLAPBOARD SIDING - 6" REVEAL (FINISH: TBD)</li> <li>1x4 VERTICAL STRAPPING AT 24" O.C.</li> <li>TYPAR BUILDING AIR BARRIER</li> <li>1/2" EXTERIOR GRADE PLYWOOD</li> <li>2x4 SPF No. 1/NO. 2 FRAMED WALL @ 16" O.C.</li> <li>1x6 TONGUE &amp; GROOVE CEDAR (FINISH: TBD)</li> </ul>
	INTERIOR

WATKINSON BOATHOUSE  
1005 HAM ROAD  
BALA, ONTARIO

REV.	DESCRIPTION	DATE

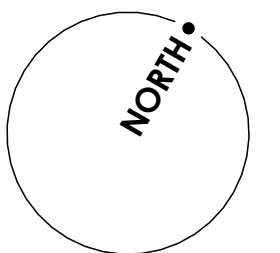
**DRAWN BY**  
ACF

**PROJECT NUMBER** FDA22027

**SHEET NAME**  
DOCK LEVEL PLAN

**SHEET NUMBER**  
**A2-1**

**1 DOCK LEVEL PLAN**  
1/4" = 1'-0"



CONCEPT SET : 10/03/2023

NOT TO SCALE



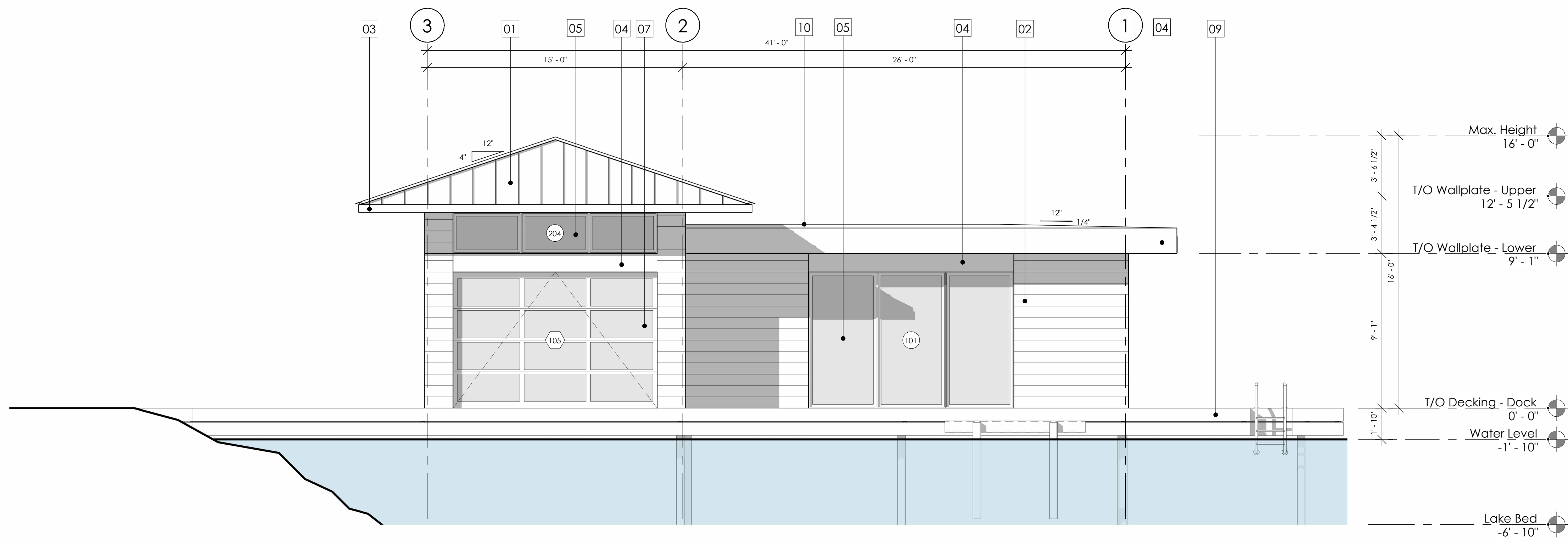
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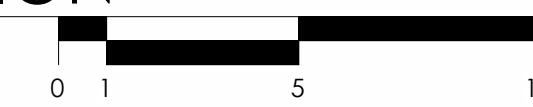
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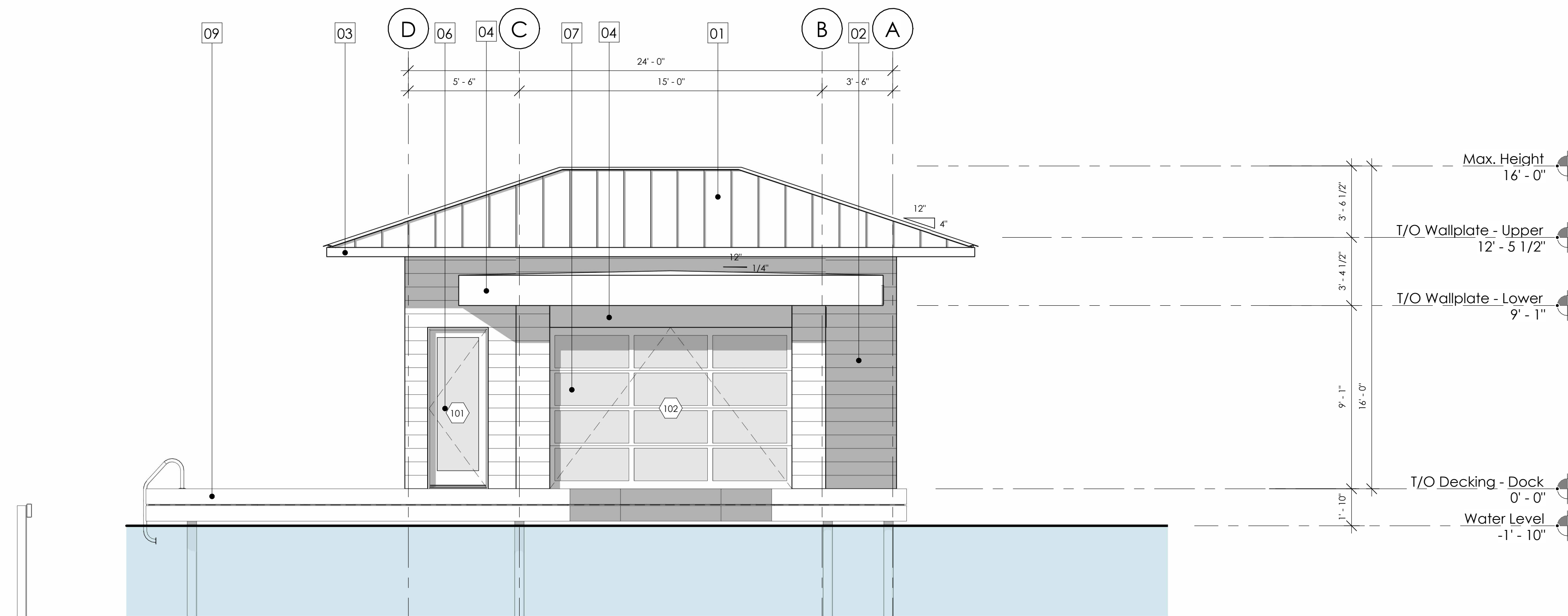
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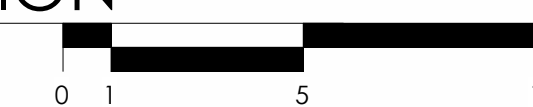
1 LEFT EXTERIOR ELEVATION  
1/4" = 1'-0"



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2 FRONT EXTERIOR ELEVATION  
1/4" = 1'-0"



WATKINSON BOATHOUSE  
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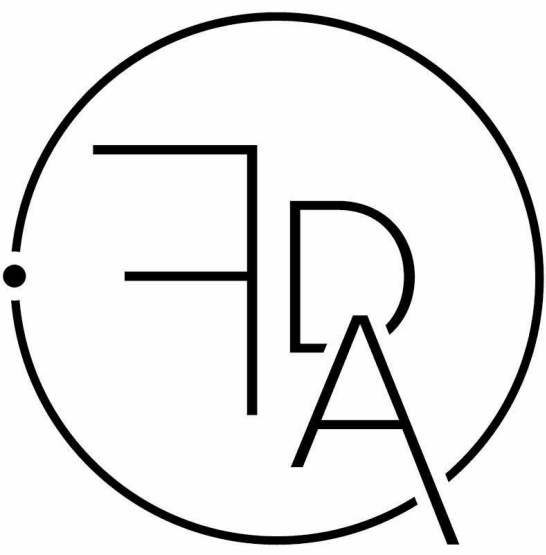
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ACF  
PROJECT NUMBER FDA22027  
SHEET NAME  
EXTERIOR ELEVATIONS

SHEET NUMBER

A3-1

CONCEPT SET : 10/03/2023

NOT TO SCALE



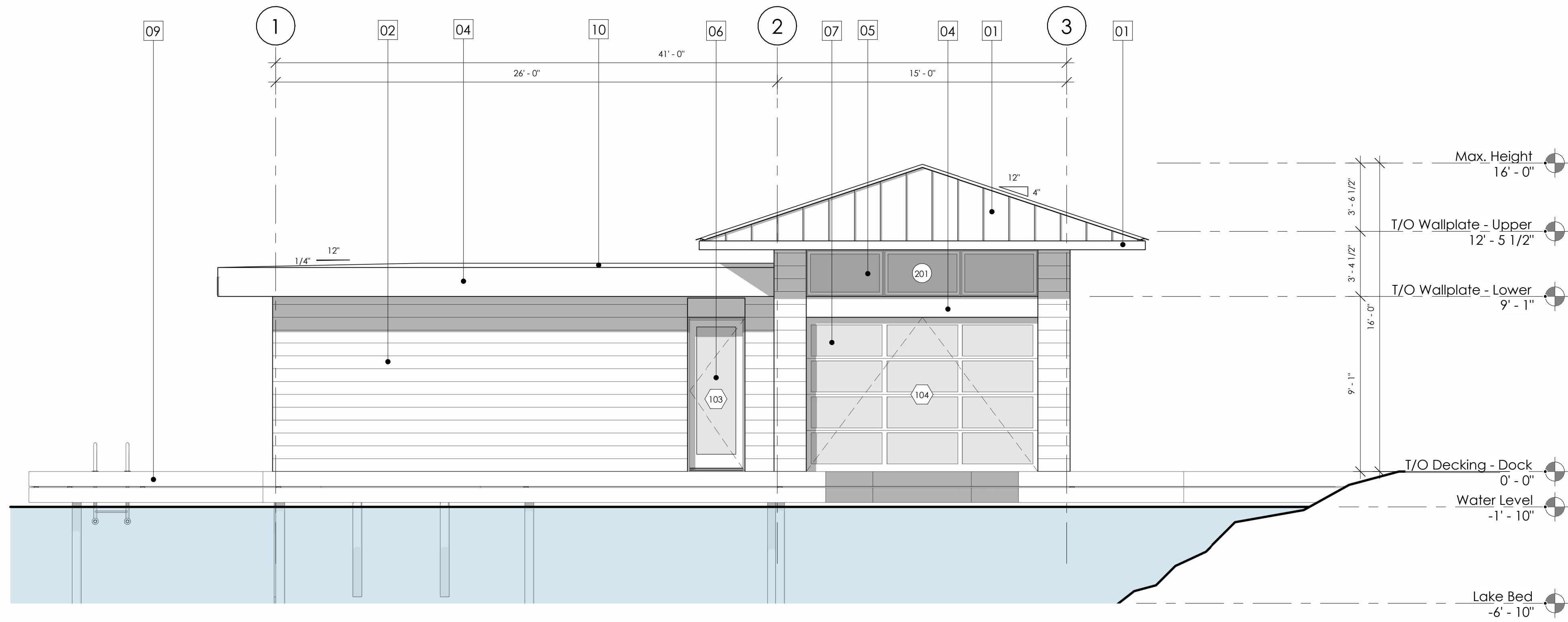
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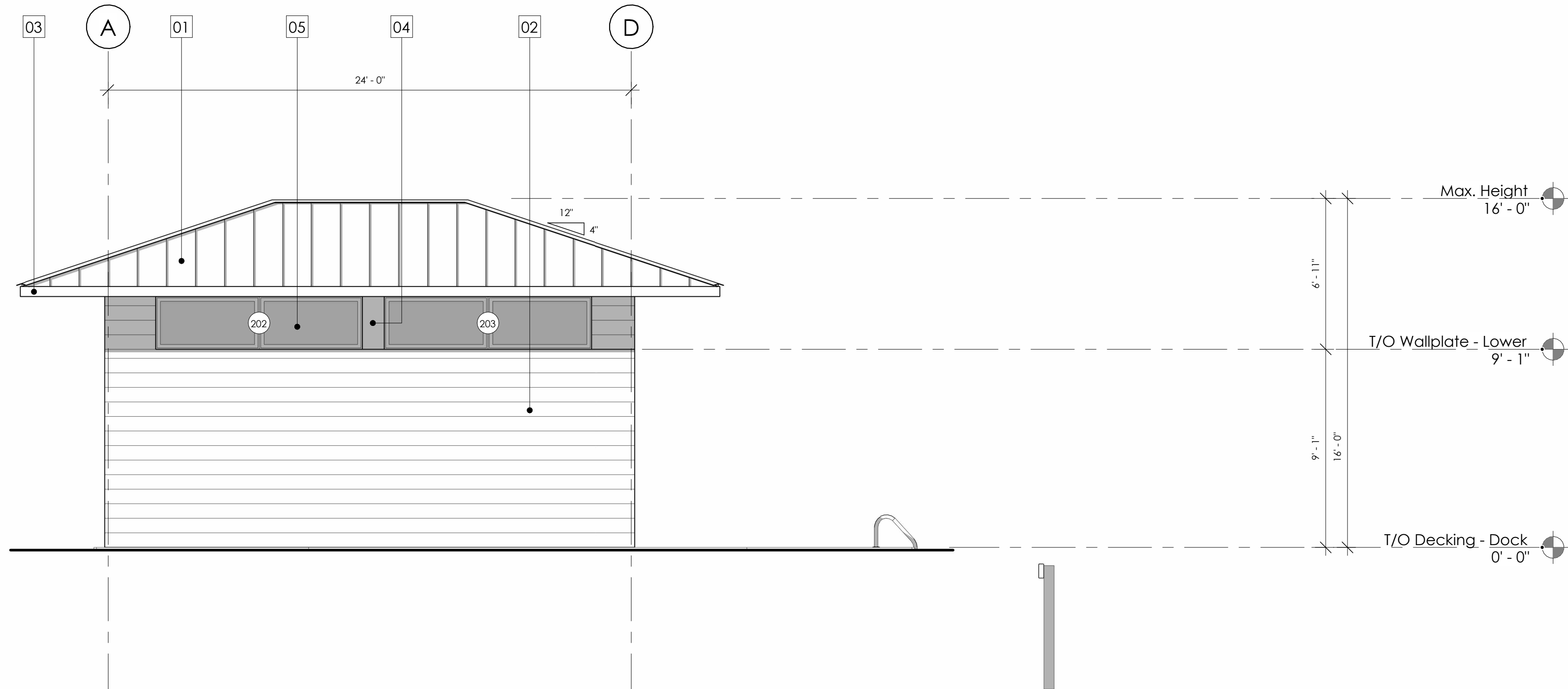
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2 RIGHT EXTERIOR ELEVATION  
1/4" = 1'-0"

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1 REAR EXTERIOR ELEVATION  
1/4" = 1'-0"

**MATERIAL KEYNOTE LEGEND**

KEY VALUE	KEYNOTE DESCRIPTION
01	STANDING SEAM STEEL ROOFING 1 1/2" SEAM, 16" PAN & 24 GAUGE STEEL (COLOUR/FINISH: TBD)
02	1 x 8 HORIZONTAL WOOD SIDING (AS PER APPROVED CONTROL SAMPLE) (COLOUR/STAIN: TBD)
03	1 x 6 METAL CLAD FASCIA (GAUGE TBD, COLOUR TO MATCH EXISTING FASCIA)
04	ACM PANEL - COLOUR: BLACK (SPEC. TBD)
05	ALUMINUM CLAD WINDOWS (FRAME COLOUR: TBD; INTERIORS: TBD)
06	PRE-FINISHED ALUMINUM CLAD DOORS (FRAME COLOUR: TBD; INTERIORS: TBD)
07	OVERHEAD DOOR - 8'0" x 12'0" (COLOUR TO MATCH EXISTING GARAGE)
09	DOUBLE 2 x 10 P.T. CEDAR DOCK FASCIA (COLOUR:TBA)(SEE DETAILS)
10	EPDM ROOFING MEMBRANE

WATKINSON BOATHOUSE  
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REV. DESCRIPTION DATE

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PROJECT NUMBER FDA22027  
SHEET NAME  
EXTERIOR ELEVATIONS

SHEET NUMBER

A3-2

CONCEPT SET : 10/03/2023