



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 15th, 2024 at 9:00 a.m.**

**File #.:** A-72/23

**Roll #:** 8-1-036

**Civic Address:** 1254 Barlochan Road, Unit #15

**Owners:** Eric Hurowitz and Beth Warren, 38 Wychwood Park, Toronto, ON, M6G 2V5

**Legal Description:** Part of Lot 11, Concession 1, (Wood)

**Lake/River:** Lake Muskoka (Category 1 Lake)

**Zoning:** Waterfront Residential (WR1-7)

**Zoning Schedule:** 43

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

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.7 & 4.1.7.1	Minimum Side Yard Setback (Dock)	30 ft.	0 ft.	30 ft.
B	4.1.7 & 4.1.7.8	Minimum Side Yard Setback (Single Storey Boathouse with Rooftop Sundeck)	45 ft.	0 ft.	45 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.

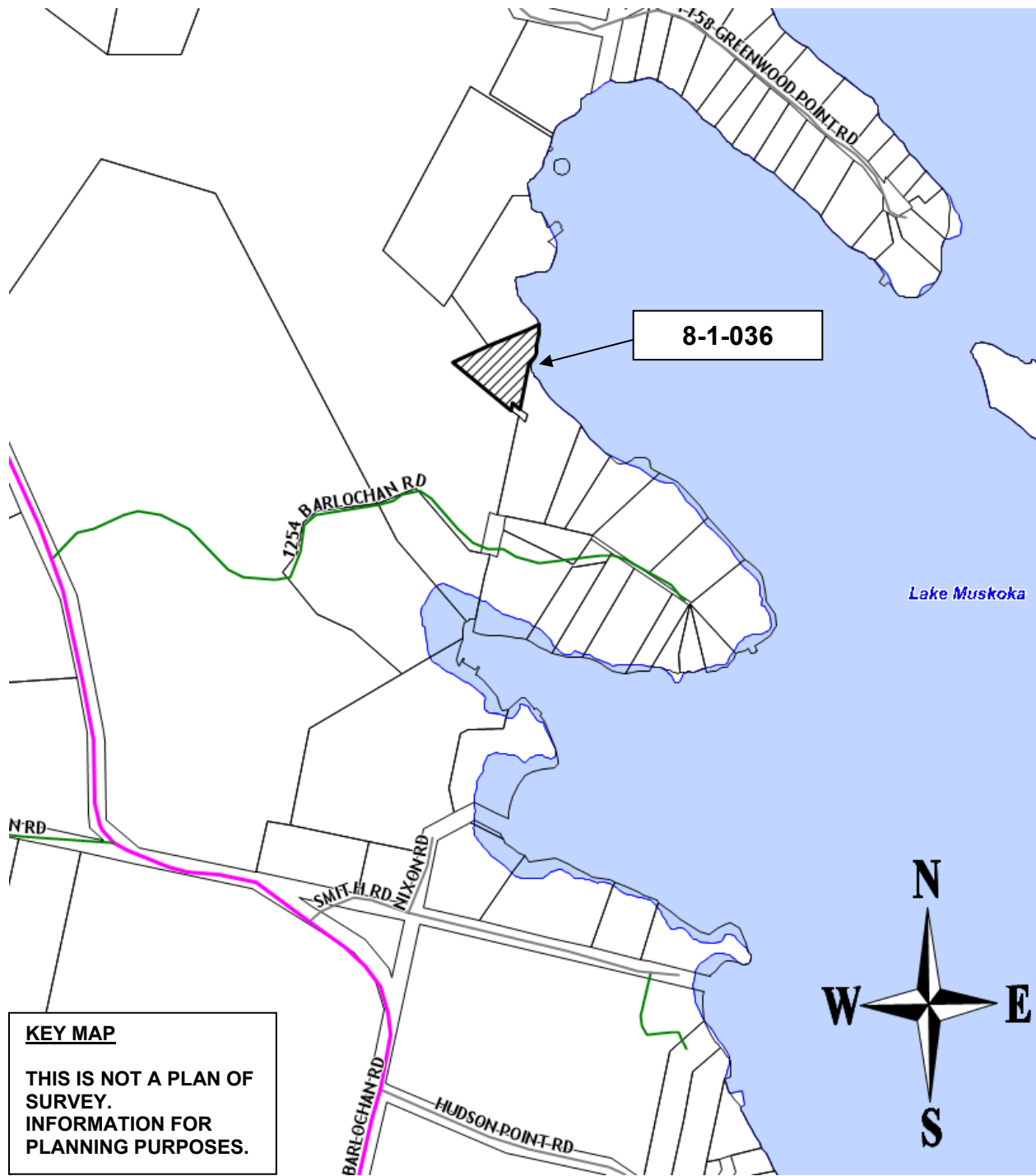
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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

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

**KEY MAP**





Design By Bobbi

**CONTACT INFORMATION:**

Name: Bobbi Leppington  
 Phone: 705-321-8916  
 Email: designbybobbi@gmail.com  
 Location: 379 Regent St  
 Orillia, Ontario  
 L3V 1V4

**GENERAL NOTE:**

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER.

**PROJECT INFORMATION:**

Beth Warren and Eric Hurwitz  
 1254 Barlochan Road Unit 15  
 Muskoka Lakes

**THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.**

**QUALIFICATION INFORMATION:**

18465 **B. Leppington**

BCIN SIGNATURE

**REGISTRATION INFORMATION:**

103806 **Design by Bobbi**

BCIN FIRM NAME

REVISIONS			
NUM	DATE	REVISED BY	DESCRIPTION
01	23.07.06	SLR	SITE PLAN
02	23.09.06	SLR	UPDATE
03	24.01.02	SLR	UPDATE
04			

**DRAWN BY:**  
 STEVE ROSSITER

**SCALE:**  
 1 : 500

**DRAWING:**  
 SITE PLAN

**PROJECT NUMBER:**  
 2023-064

**SHEET NUMBER:**  
 SP 1.0

NOT TO SCALE

Lot Coverage		Required	Existing	Proposed	Acceptable
Existing Dwelling	168.13m <sup>2</sup>	10%	1.7%	1.9%	Yes
Existing Garage	83.62m <sup>2</sup>				
Existing Shed	7.1m <sup>2</sup>	10%	1.8%	2.0%	Yes
Existing Boathouse	44.88m <sup>2</sup>				
<b>Total</b>	<b>303.73m<sup>2</sup></b>				
Proposed Boathouse	72.45m <sup>2</sup>				
<b>Total</b>	<b>331.3m<sup>2</sup></b>				

**MUSKOKA LAKES ZONING: WR1-7**

**ACCESSORY STRUCTURES OVER WATER:**  
 Straight Line Frontage - 73.3m ( 240ft )

**DOCKS:**  
 Max Length 20.1m ( 66ft )  
 Max Width 25% ( 18.3m or 60ft of Docks )  
 Side Yard Setback 9.1m ( 30ft )

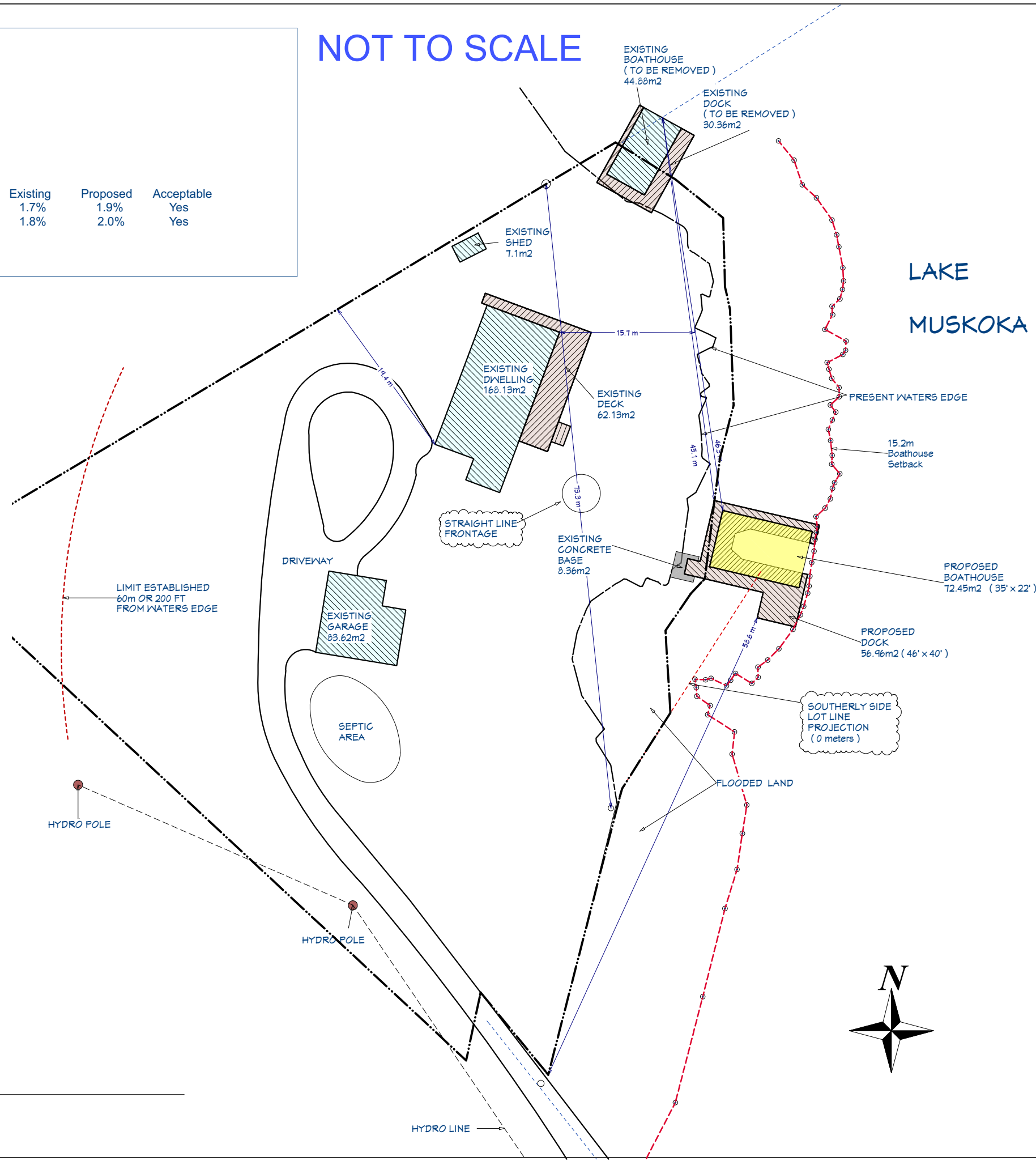
**BOATHOUSES :**  
 Max Length 15.2m ( 50ft )  
 Max Width 16% ( 11.7m or 38.4ft )  
 No Habitable space allowed  
 Max Height 4.9m ( 16ft )  
 1 Storey Side Yard Setback 9.1m ( 30ft )  
 2 Storey or Sundeck Side Yard Setback 13.7m ( 45ft )

**PROPOSED 2 STOREY BOATHOUSE**

SETBACKS	Required	Proposed	Acceptable
SY (N)	13.7m	46.3m	Yes
SY (S)	13.7m	64.1m	Yes

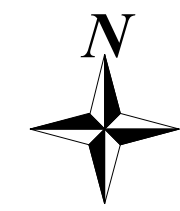
**PROPOSED DOCK**

SETBACKS	Required	Proposed	Acceptable
SY (N)	9.1m	45.4m	Yes
SY (S)	9.1m	60.5m	Yes



Information for Site Plan taken from Survey By Chapple , Galbraith Surveyors Ltd Dated Sept.2013

**SP SITE PLAN AND ZONING ANALYSIS**  
**SP-1.0. MUSKOKA LAKES**



**IMPERIAL**  
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048.

THIS REPORT WAS PREPARED FOR ERIC HUROWITZ AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED SEPTEMBER 20, 2013.

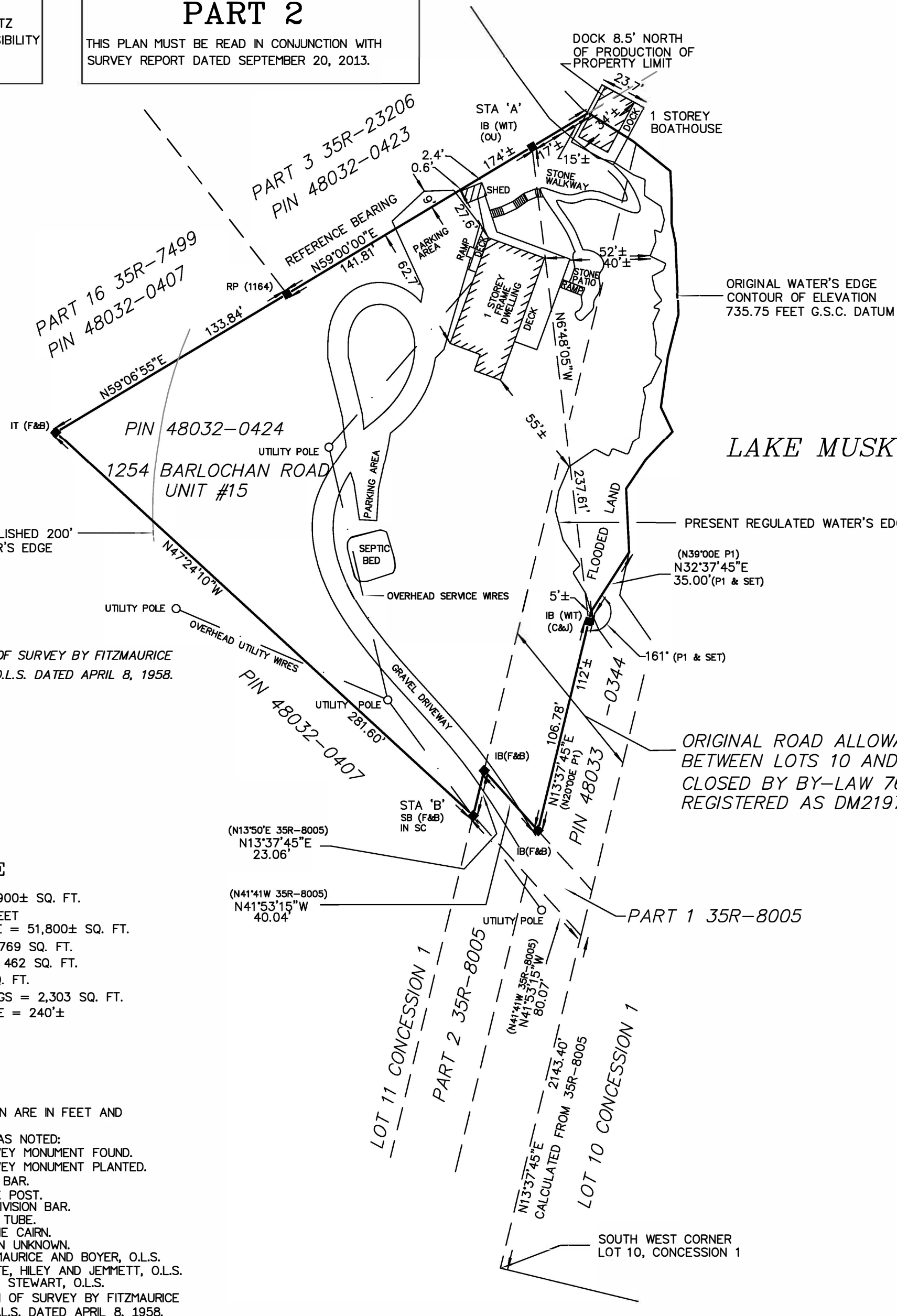
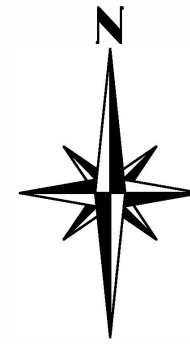
**SURVEYOR'S REAL PROPERTY REPORT  
 PART 1  
 PLAN OF SURVEY  
 OF PART OF  
 LOT 11, CONCESSION 1  
 AND PART OF THE  
 ORIGINAL ROAD ALLOWANCE  
 BETWEEN LOTS 10 AND 11, CONCESSION 1  
 CLOSED BY BY-LAW 769, REGISTERED AS DM21976  
 GEOGRAPHIC TOWNSHIP OF WOOD  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA**

**NOTE:**  
 LAKE MUSKOKA IS ARTIFICIALLY REGULATED TO ELEVATION 739.3' G.S.C. DATUM.

THE LIMIT OF LAKE MUSKOKA AS SHOWN ON THIS PLAN WAS ESTABLISHED AT CONTOUR OF ELEVATION 735.75' G.S.C. DATUM AND IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WOOD.

ELEVATIONS SHOWN HEREON WERE OBTAINED BY WATER TRANSFER FROM THE CANADIAN HYDROGRAPHIC SURVEY BENCHMARK LOCATED AT THE LOCKS IN PORT CARLING HAVING AN ELEVATION OF 744.88' G.S.C. DATUM.

**NOT TO SCALE**



CHAPPLE, GALBRAITH SURVEYORS LTD.  
 ONTARIO LAND SURVEYORS  
 © COPYRIGHT 2013

SCALE: 1 INCH = 50 FEET  
 0 10 50 100 FEET

RADIAL SURVEY TO LOCATE THE PRESENT WATER'S EDGE.

STA	BEARING	DISTANCE
'A'	N31°29'E	16.5'
	N59°00'E	17.1'
	N74°34'E	19.5'
	S80°19'E	32.7'
	S79°32'E	40.8'
	S74°30'E	52.4'
	S73°47'E	58.3'
	S66°43'E	61.0'
	S65°07'E	70.6'
	S61°07'E	75.0'
	S56°29'E	76.6'
	S55°46'E	73.7'
	S52°37'E	77.4'
	S47°25'E	79.8'
	S48°48'E	87.9'
	S46°44'E	89.4'
	S42°49'E	87.7'
	S40°38'E	93.8'
	S40°14'E	99.5'
	S37°15'E	100.1'
	S38°03'E	102.4'
	S34°25'E	106.2'
	S32°24'E	115.1'
	S30°40'E	120.2'
	S31°12'E	123.9'
	S26°42'E	131.2'
	S24°43'E	132.0'
	S24°21'E	136.5'
	S21°51'E	145.5'
	S20°12'E	153.8'
	S18°50'E	155.0'
	S17°15'E	159.9'
	S14°53'E	155.5'
	S13°52'E	158.2'
	S11°44'E	153.7'
	S6°36'E	160.1'
	S4°24'E	171.7'
	S3°41'E	181.2'
	S4°31'E	196.0'
	S6°30'E	209.2'
	S5°32'E	213.0'
	S6°50'E	223.6'
	S7°14'E	232.9'
	S7°52'E	242.3'
	S9°00'E	251.9'

RADIAL SURVEY TO LOCATE THE ORIGINAL WATER'S EDGE AT ELEVATION 735.75' G.S.C. DATUM.

STA	BEARING	DISTANCE
'A'	N53°01'E	31.1'
	N59°00'E	32.6'
	N86°48'E	50.2'
	S80°04'E	69.7'
	S71°54'E	72.8'
	S61°01'E	79.2'
	S56°14'E	85.7'
	S41°11'E	110.4'
	S32°52'E	124.2'
	S26°19'E	144.2'
	S26°15'E	157.7'
	S19°58'E	165.5'
	S15°22'E	176.3'
	S13°27'E	207.3'
	S11°04'E	227.1'
	S13°31'E	252.0'

RADIAL SURVEY TO LOCATE UTILITY POLES.

STA	BEARING	DISTANCE
'B'	S35°55'E	57.9'
	N55°08'W	179.8'
	N36°28'W	71.4'
	N21°25'W	196.6'

**AREA SCHEDULE**

AREA OF PARCEL = 57,900± SQ. FT.  
 AREA OF PARCEL 200 FEET FROM THE WATER'S EDGE = 51,800± SQ. FT.  
 AREA OF DWELLING = 1,769 SQ. FT.  
 AREA OF BOATHOUSE = 462 SQ. FT.  
 AREA OF SHED = 72 SQ. FT.  
 TOTAL AREA OF BUILDINGS = 2,303 SQ. FT.  
 STRAIGHT LINE FRONTAGE = 240'±

**LEGEND**

DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.  
 MONUMENTS FOUND ARE AS NOTED:  
 ■ DENOTES SURVEY MONUMENT FOUND.  
 □ DENOTES SURVEY MONUMENT PLANTED.  
 IB DENOTES IRON BAR.  
 RP DENOTES ROCK POST.  
 SB DENOTES SUBDIVISION BAR.  
 IT DENOTES IRON TUBE.  
 SC DENOTES STONE CAIRN.  
 OU DENOTES ORIGIN UNKNOWN.  
 (F&B) DENOTES FITZMAURICE AND BOYER, O.L.S.  
 (C&J) DENOTES COOTE, HILEY AND JEMMETT, O.L.S.  
 (1164) DENOTES R. C. STEWART, O.L.S.  
 (P1) DENOTES PLAN OF SURVEY BY FITZMAURICE AND BOYER, O.L.S. DATED APRIL 8, 1958.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 (2) THE SURVEY WAS COMPLETED ON THE 16TH DAY OF SEPTEMBER, 2013.

SEPTEMBER 20, 2013  
 DATE  
 D.B. CHAPPLE  
 ONTARIO LAND SURVEYOR

**NOTE:**  
 BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 3, 35R-23206 HAVING A BEARING OF N59°00'E AS SHOWN HEREON.

ALL BUILDING TIES SHOWN HEREON ARE MEASURED TO THE MAIN FRAME BUILDING CORNERS AND ARE PERPENDICULAR TO PROPERTY LINES.

ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1879291

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

SEAL

CHAPPLE, GALBRAITH SURVEYORS LTD.  
 ONTARIO LAND SURVEYORS  
 2 BAILEY STREET, P.O. BOX 496  
 PORT CARLING, ONTARIO, POB 1JO  
 TEL. (705) 765-3579 FAX (705) 765-3599

DRAWN BY RJN	CHECKED BY DBC, OLS	SCALE 1 IN = 50 FEET	FILE 13-73
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NOT TO SCALE

**PROJECT DESCRIPTION:**

THIS PROJECT INVOLVES THE NEW CONSTRUCTION OF A BOATHOUSE W/ SURROUNDING FLOATING DOCK.

**CONTENTS:**

- C - 0.0. TITLE SHEET
- C - 1.0. ARCHITECTURAL FLOOR PLAN
- C - 2.0. EXTERIOR ELEVATIONS
- C - 3.0. EXTERIOR RENDERINGS

FOR INFORMATIONAL PURPOSES ONLY



Design By Bobbi

**CONTACT INFORMATION:**

Name: Bobbi Leppington  
Phone: 705-321-8916  
Email: designbybobbi@gmail.com  
Location: 379 Regent Street, Orillia, ON. L3V 4E1

**PROJECT INFORMATION:**

Name: BETH WARREN & ERIC HUROWITZ  
Phone:  
Email:  
Location: 1254 BARLOCHAN ROAD - UNIT 15, MUSKOKA LAKES

**PROJECT DESCRIPTION:**

**BOATHOUSE**

**DRAWING TITLE:**

**TITLE SHEET**

**DRAWN BY:**

**JESSICA DAVIES-THOMPSON**

**DESIGNER CONTACT INFORMATION:**

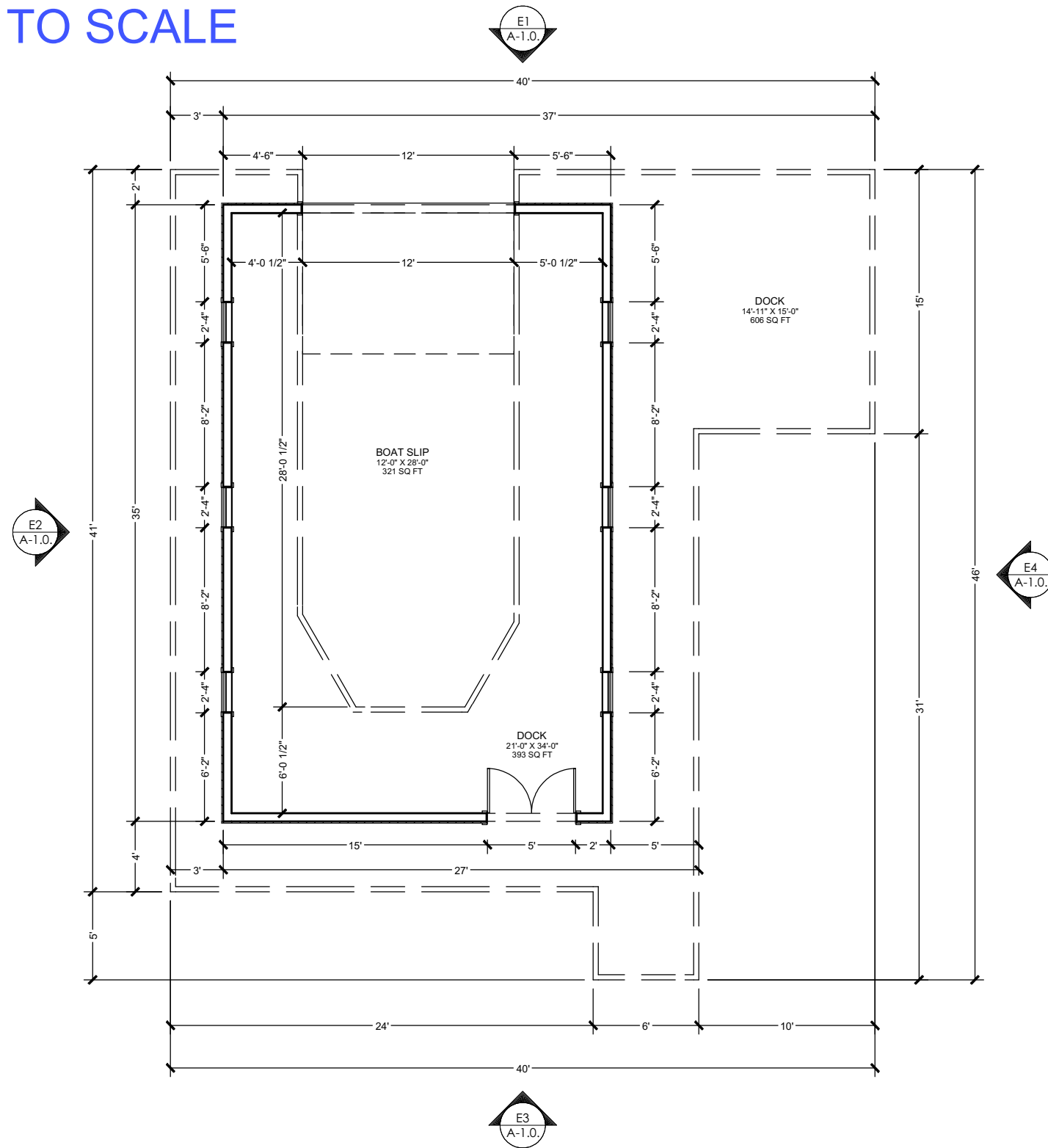
**JESS@DESIGNBYBOBBI.COM**

DATE: 2023 - 11 - 16

PROJECT NUMBER: 2023 - 064

SHEET NUMBER: C - 0.0.

NOT TO SCALE



FOR INFORMATIONAL PURPOSES ONLY

P1  
C - 1.0.

ARCHITECTURAL FLOOR PLAN  
SCALE: 1/8" = 1' - 0"



CONTACT INFORMATION:

Name: Bobbi Leppington  
 Phone: 705-321-8916  
 Email: designbybobbi@gmail.com  
 Location: 379 Regent Street, Orillia, ON. L3V 4E1

PROJECT INFORMATION:

Name: BETH WARREN & ERIC HUROWITZ  
 Phone:  
 Email:  
 Location: 1254 BARLOCHAN ROAD - UNIT 15, MUSKOKA LAKES

PROJECT DESCRIPTION:

**BOATHOUSE**  
  
 DRAWING TITLE:  
**FLOOR PLAN**

DRAWN BY:

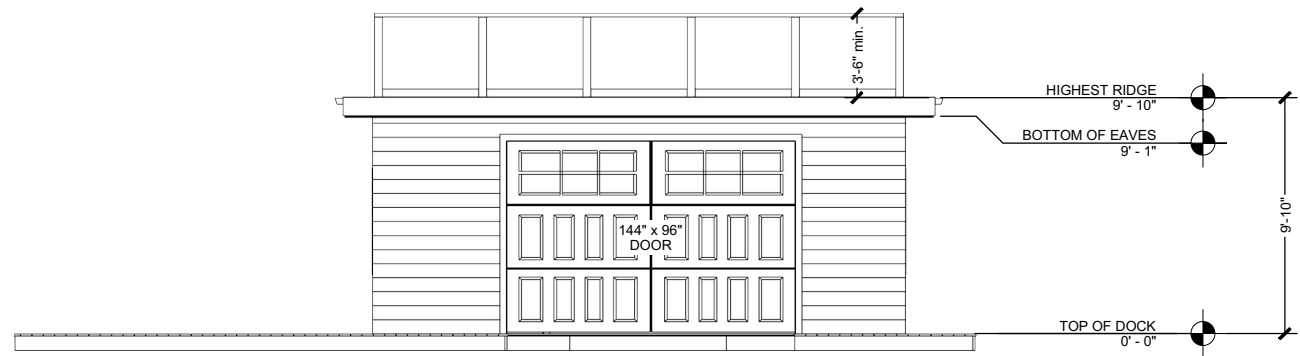
**JESSICA DAVIES-THOMPSON**  
  
 DESIGNER CONTACT INFORMATION:  
**JESS@DESIGNBYBOBBI.COM**

DATE: 2023 - 11 - 16

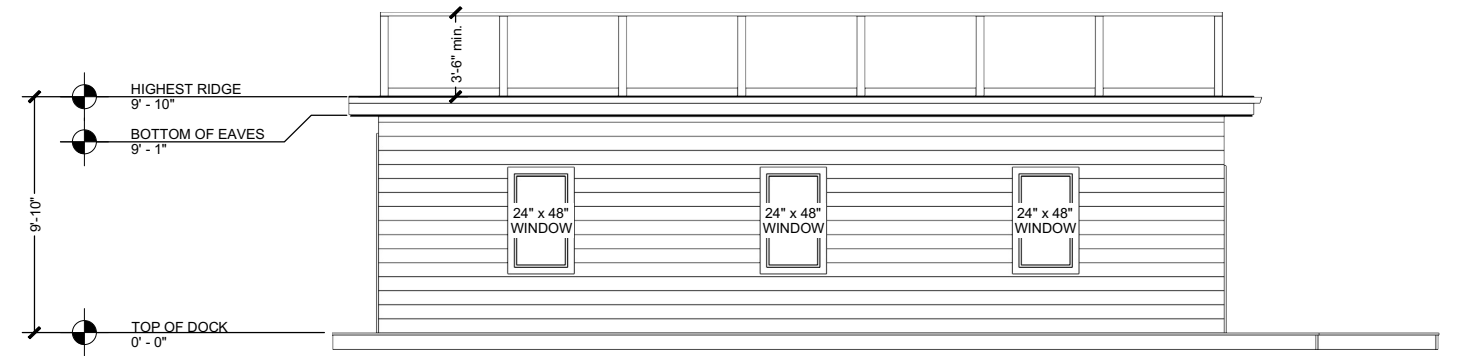
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SHEET NUMBER: C - 1.0.

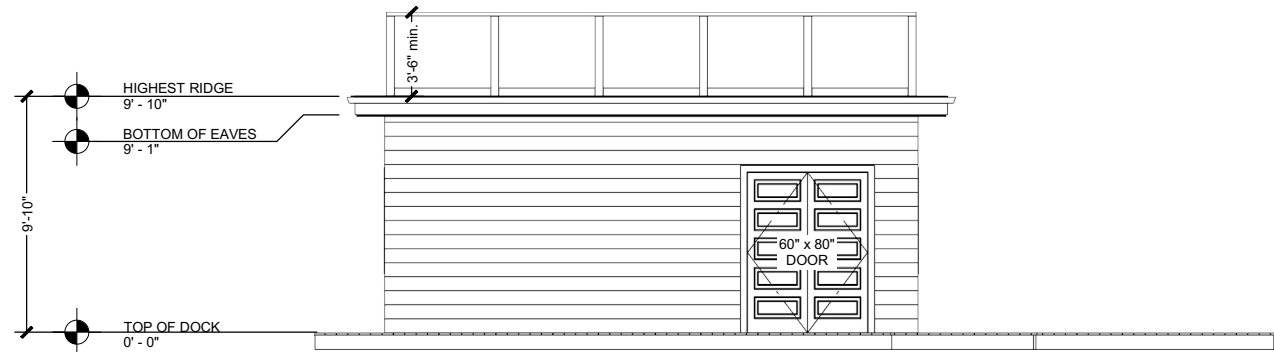
NOT TO SCALE



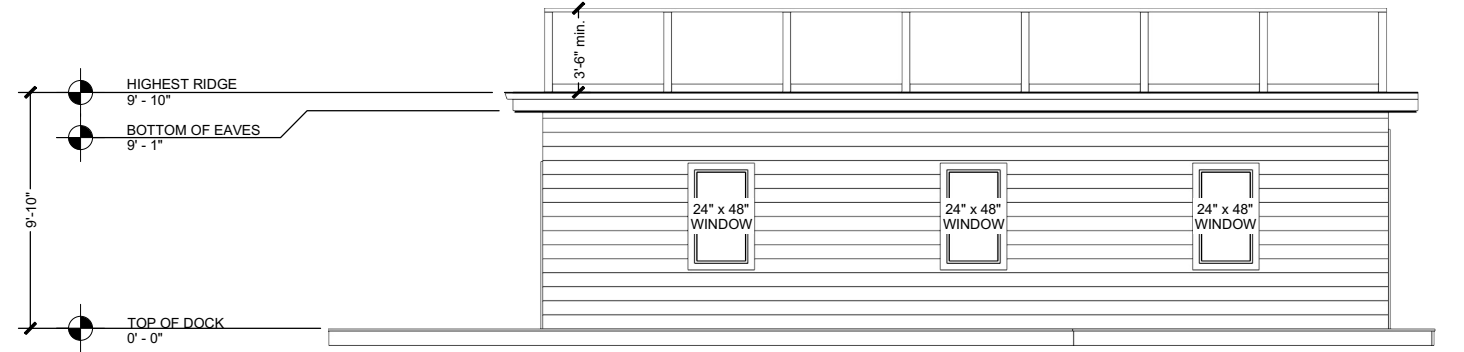
**E1**  
C - 2.0. EXTERIOR ELEVATION: FRONT  
SCALE: 1/8" = 1' - 0"



**E2**  
C - 2.0. EXTERIOR ELEVATION  
SCALE: 1/8" = 1' - 0"



**E3**  
C - 1.0. EXTERIOR ELEVATION: REAR  
SCALE: 1/8" = 1' - 0"



**E4**  
C - 2.0. EXTERIOR ELEVATION  
SCALE: 1/8" = 1' - 0"

FOR INFORMATIONAL PURPOSES ONLY



**CONTACT INFORMATION:**

Name: Bobbi Leppington  
Phone: 705-321-8916  
Email: designbybobbi@gmail.com  
Location: 379 Regent Street, Orillia, ON. L3V 4E1

**PROJECT INFORMATION:**

Name: BETH WARREN & ERIC HUROWITZ  
Phone:  
Email:  
Location: 1254 BARLOCHAN ROAD - UNIT 15, MUSKOKA LAKES

**PROJECT DESCRIPTION:**

**BOATHOUSE**  
  
DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

**DRAWN BY:**

**JESSICA DAVIES-THOMPSON**  
  
DESIGNER CONTACT INFORMATION:  
**JESS@DESIGNBYBOBBI.COM**

DATE: 2023 - 11 - 16

PROJECT NUMBER: 2023 - 064

SHEET NUMBER: C - 2.0.



NOT TO SCALE



EXTERIOR RENDERING



EXTERIOR RENDERING



EXTERIOR RENDERING



EXTERIOR RENDERING

FOR INFORMATIONAL PURPOSES ONLY



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Phone: 705-321-8916  
Email: designbybobbi@gmail.com  
Location: 379 Regent Street, Orillia, ON. L3V 4E1

**PROJECT INFORMATION:**

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Phone:  
Email:  
Location: 1254 BARLOCHAN ROAD - UNIT 15, MUSKOKA LAKES

**PROJECT DESCRIPTION:**

**BOATHOUSE**  
  
DRAWING TITLE:  
**EXTERIOR RENDERINGS**

**DRAWN BY:**

**JESSICA DAVIES-THOMPSON**  
  
DESIGNER CONTACT INFORMATION:  
**JESS@DESIGNBYBOBBI.COM**

DATE: 2023 - 11 - 16

PROJECT NUMBER: 2023 - 064

SHEET NUMBER: C - 3.0.