



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, July 10th, 2023 at 9:00 a.m.

File #: A-28/23

Roll #: 4-10-055

Civic Address: 1224 Hemlock Point Road

Owners: Jennifer Cancellieri, 31606 Peppertree Bend, San Juan Capistrano, California, USA, 92675

Legal Description: Part of Lots 7 and 8, Plan M-6, Parts 4, 13 and 14, Plan BR-1010, and Part 1, Plan 35R-2985 (Medora)

Lake/River: Lake Joseph (Category 1)

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 28

EXPLANATION OF THE PURPOSE AND EFFECT: The applicants propose to reconstruct and enlarge an existing single storey boathouse and dock.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.7	Maximum height for a single storey boathouse	16 feet	18 feet	2 feet
B	4.1.7	Maximum cumulative width of a single storey boathouse on a lot with less than 200 feet of lot frontage (lot has 135.8 feet of frontage)	21.7 feet	27 feet	5.3 feet
C	4.17 & 4.1.7.9	Maximum length of a single storey boathouse on a lot with less than 200 feet of lot frontage (lot has 135.8 feet of lot frontage)	50 feet	51.8 feet	1.8 feet
D	4.1.7 & 4.1.7.3	Maximum length of a dock	66 feet	67.6 feet	1.6 feet

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.

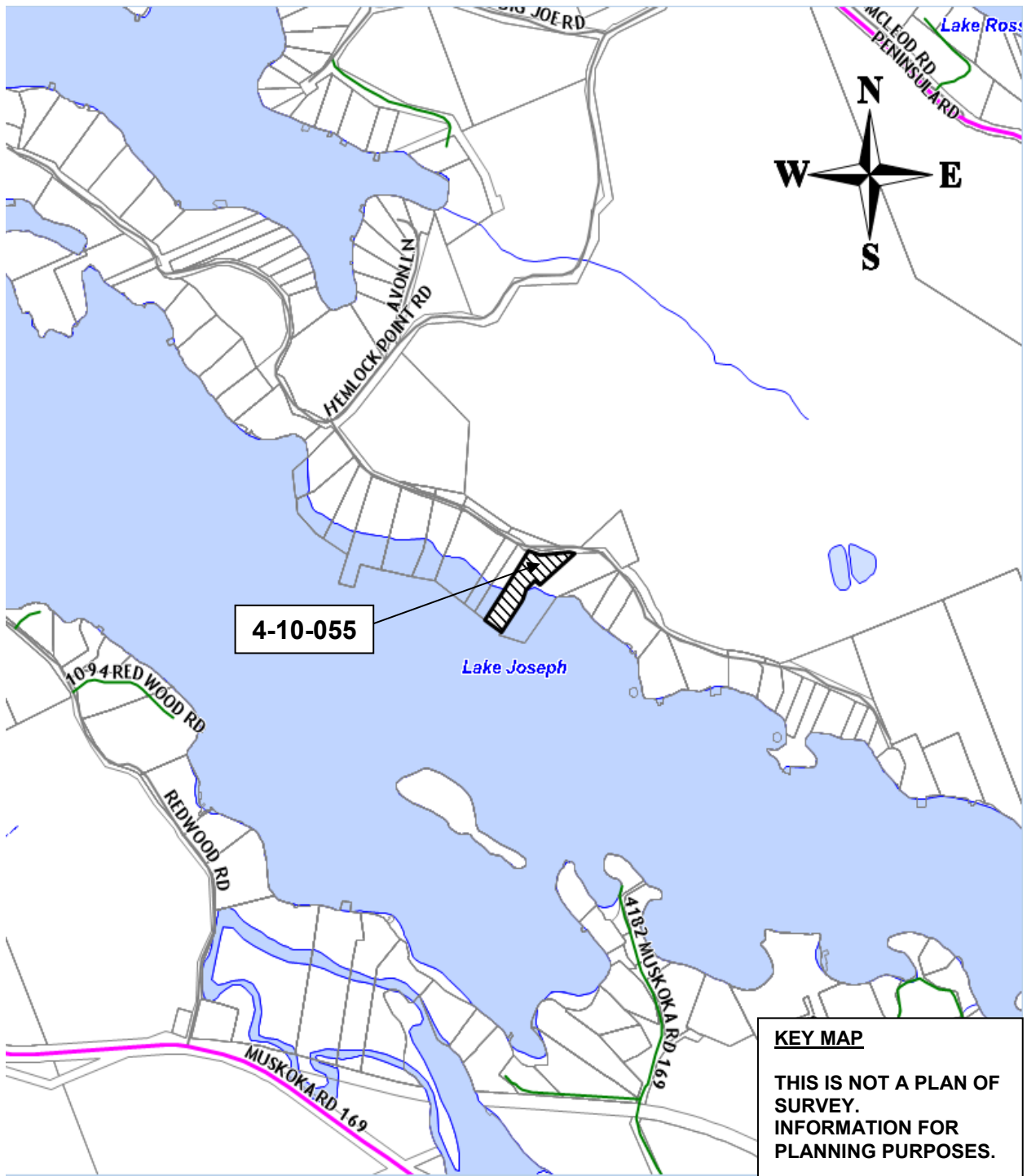
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 June, 2023.

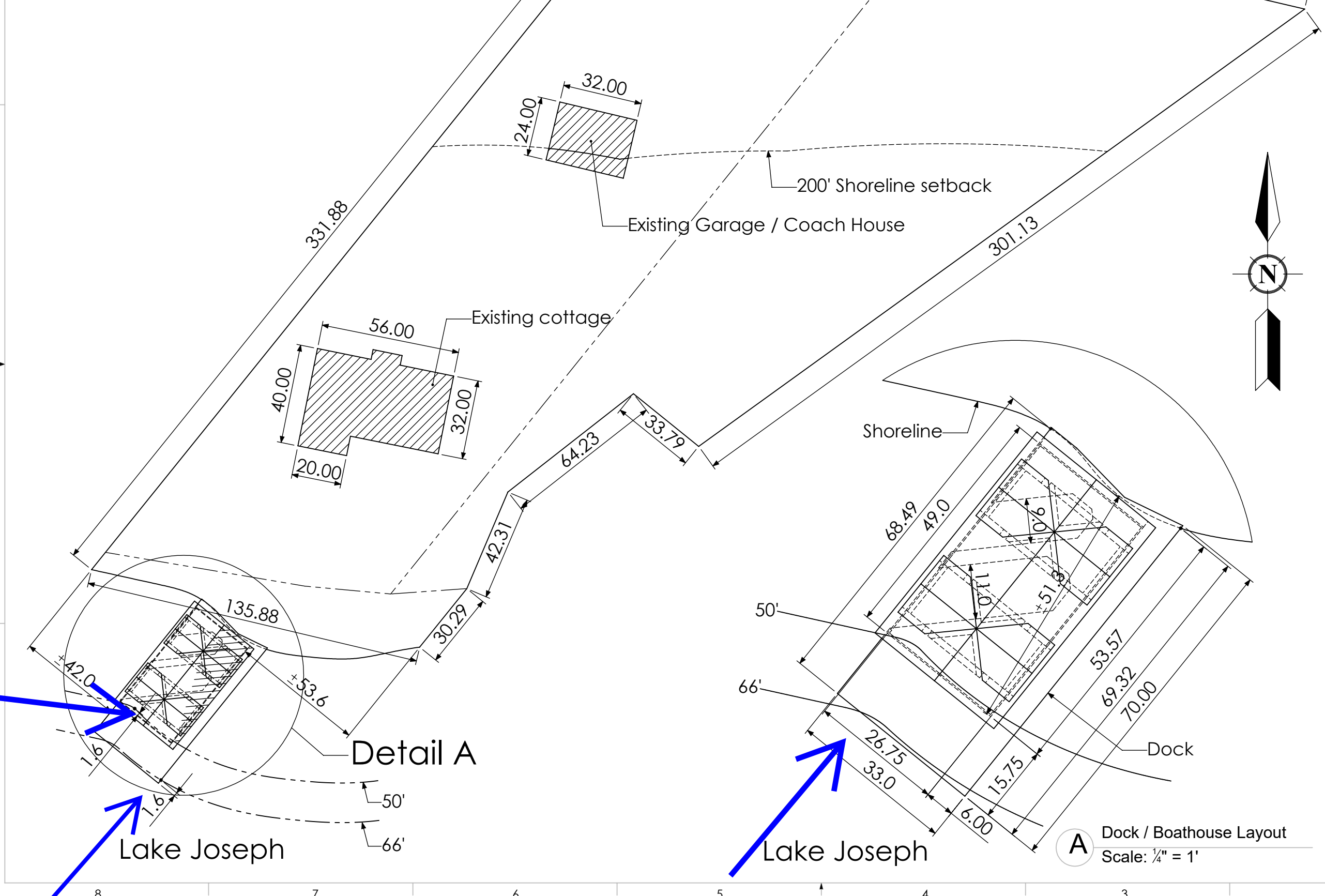
"Original Signed by K. Bavington"
Kitty Bavington,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



Structure	Existing Area	Proposed Area
Existing cottage	2000 Sq.Ft.	
Existing garage	203 Sq.Ft.	
Existing boathouse	832 Sq.Ft.	
Proposed boathouse		1311 Sq.Ft.
Lot Coverage	3035 Sq.Ft. (7.81%)	3514 Sq.Ft. (9.05%)

PROPOSED SITE PLAN NOT TO SCALE



LOT INFORMATION

ZONE: WR4 LOT: Pt. Lot 17
 PLAN #: 35R17854 Part 1 CON: 6
 FRONTAGE: 136' (Xm) Lot Area: 58232 Ft²(5410m²)
 200' Area: 38838 Ft²(3608m²)

EXISTING DEVELOPMENT:

SHORELINE DEV: X% COVERAGE: 7.81%
 3035 Ft²

PROPOSED DEVELOPMENT:

SHORELINE DEV: X% COVERAGE: 9.05%
 3514 Ft²

ALLOWED DEVELOPMENT:

SHORELINE DEV: X% COVERAGE: 10%
 3884 Ft²

All dimensions and measurements in Feet

This is not an official survey. The information shown is derived from survey data and site measurements.

FITZMAURICE BROS. CARPENTRY
 Est. 1943

~ DESIGN SERVICES ~
 21 ARMSTRONG ST., BRACEBRIDGE, ONTARIO, P1L 1C1
 TEL: (705) 645-6467 EMAIL: office@fitzbros.ca

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BCIN 45317/36302 JOB No. 2022-15

Jennifer & Dino Cancellieri
 1224 Hemlock Point Road

MUSKOKA LAKES ONTARIO

	NAME	DATE
DRAWN	Grant Cleveland	12/08/2022
CHECKED		
APPROVED		

DRAWING TITLE

Boathouse Re-build ~ Proposed Site Plan ~

SIZE	DWG. NO.	REV
11x17	SP.01	1b

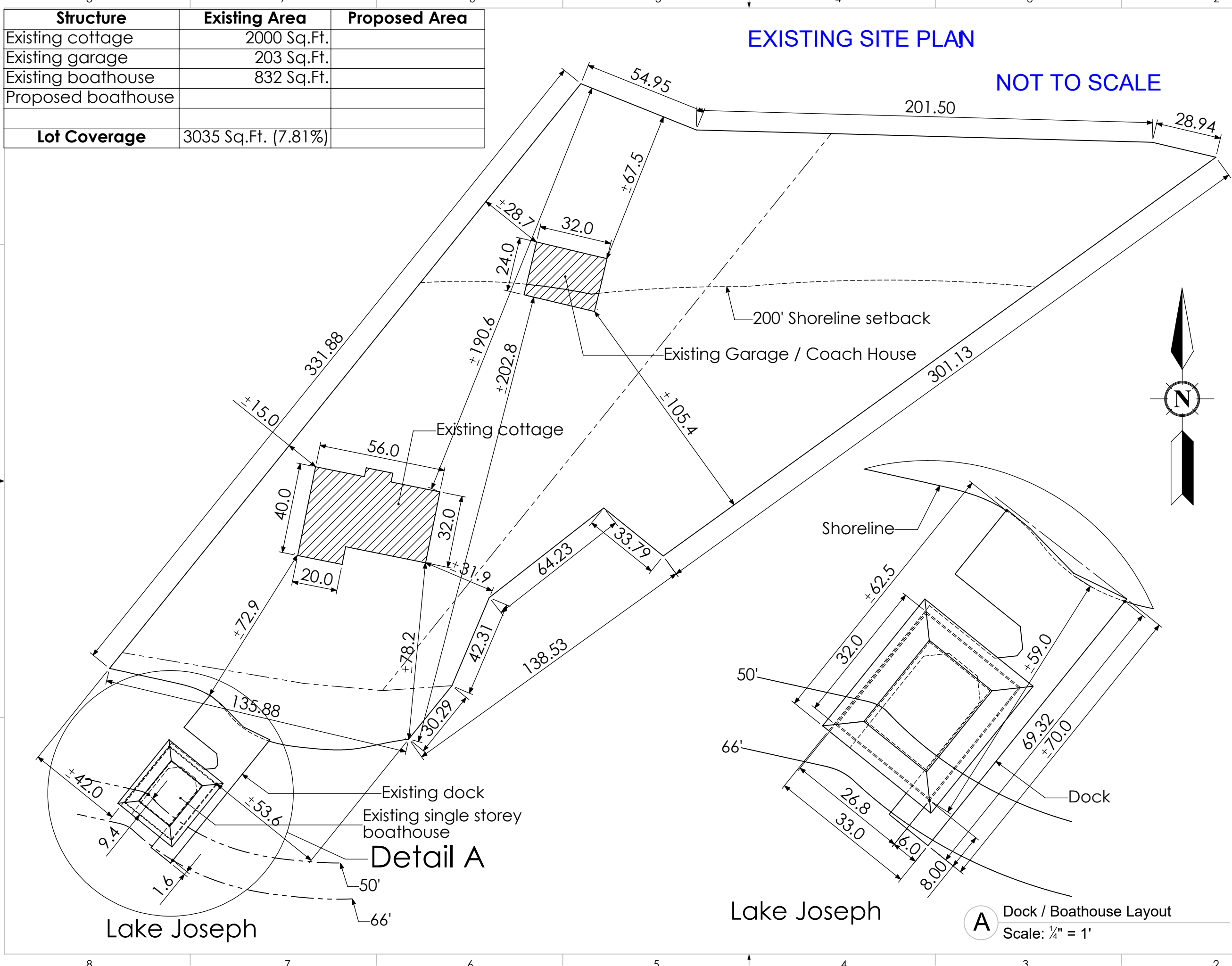
SCALE: 1/4" = 1' SHEET: 1 OF 1

A Dock / Boathouse Layout Scale: 1/4" = 1'

Structure	Existing Area	Proposed Area
Existing cottage	2000 Sq.Ft.	
Existing garage	203 Sq.Ft.	
Existing boathouse	832 Sq.Ft.	
Proposed boathouse		
Lot Coverage	3035 Sq.Ft. (7.81%)	

EXISTING SITE PLAN

NOT TO SCALE



LOT INFORMATION			
ZONE:	WR4	LOT:	Pt. Lot 17
PLAN #:	35R17854 Part 1	CON:	6
FRONTAGE:	136' (Xm)	Lot Area:	58232 Ft ² (5410m ²)
		200' Area:	38838 Ft ² (3608m ²)

EXISTING DEVELOPMENT:			
SHORELINE DEV:	X%	COVERAGE:	7.81%
		3035 Ft ²	

PROPOSED DEVELOPMENT:			
SHORELINE DEV:	X%	COVERAGE:	7.81%
		3035 Ft ²	

ALLOWED DEVELOPMENT:			
SHORELINE DEV:	X%	COVERAGE:	10%
		3884 Ft ²	

All dimensions and measurements in Feet
 This is not an official survey. The information shown is derived from survey data and site measurements.



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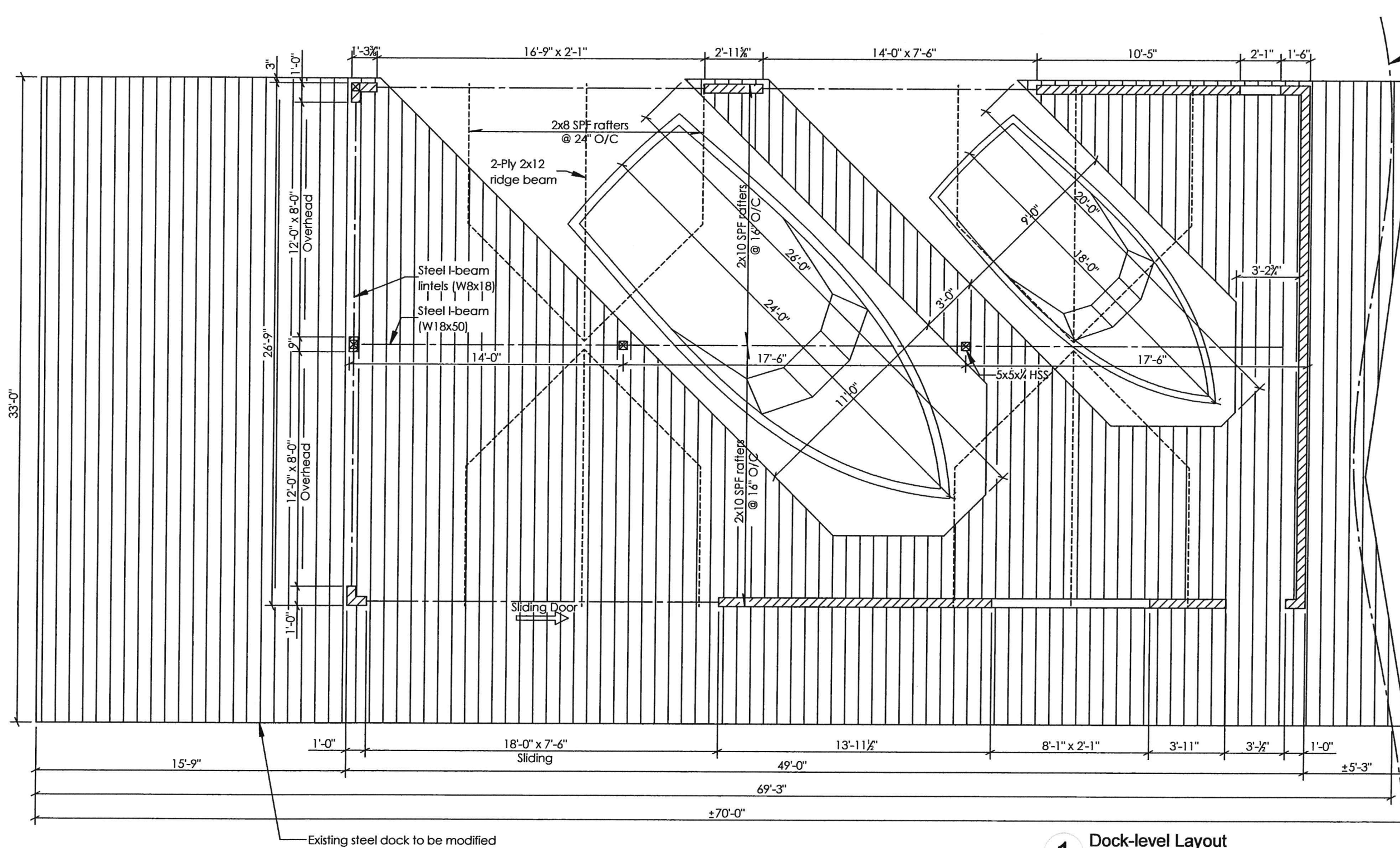
DRAWING TITLE
As-Is Boathouse ~ Site Plan ~

SIZE	DWG. NO.	REV
11x17	SP.01	1
SCALE:	1/4" = 1'	SHEET: 1 OF 1

A Dock / Boathouse Layout
 Scale: 1/4" = 1'

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NOT TO SCALE



Approximate shoreline

Scribed to shoreline

REV	GRID	DESCRIPTION	DATE
1	-	RELEASE FOR PERMIT	dd/mmm/yyyy

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MUSKOKA LAKES		ONTARIO	
NAME	DATE	NAME	DATE
DRAWN Grant Cleveland	06/09/2022		
CHECKED			
APPROVED			

DRAWING TITLE

Boathouse Reno
~ Dock-level Layout ~

SIZE	DWG. NO.	REV
11x17	A2.01	2
SCALE: 3/16" = 1'	SHEET: 1 OF 5	

1 Dock-level Layout
Scale: 3/16" = 1'

D

C

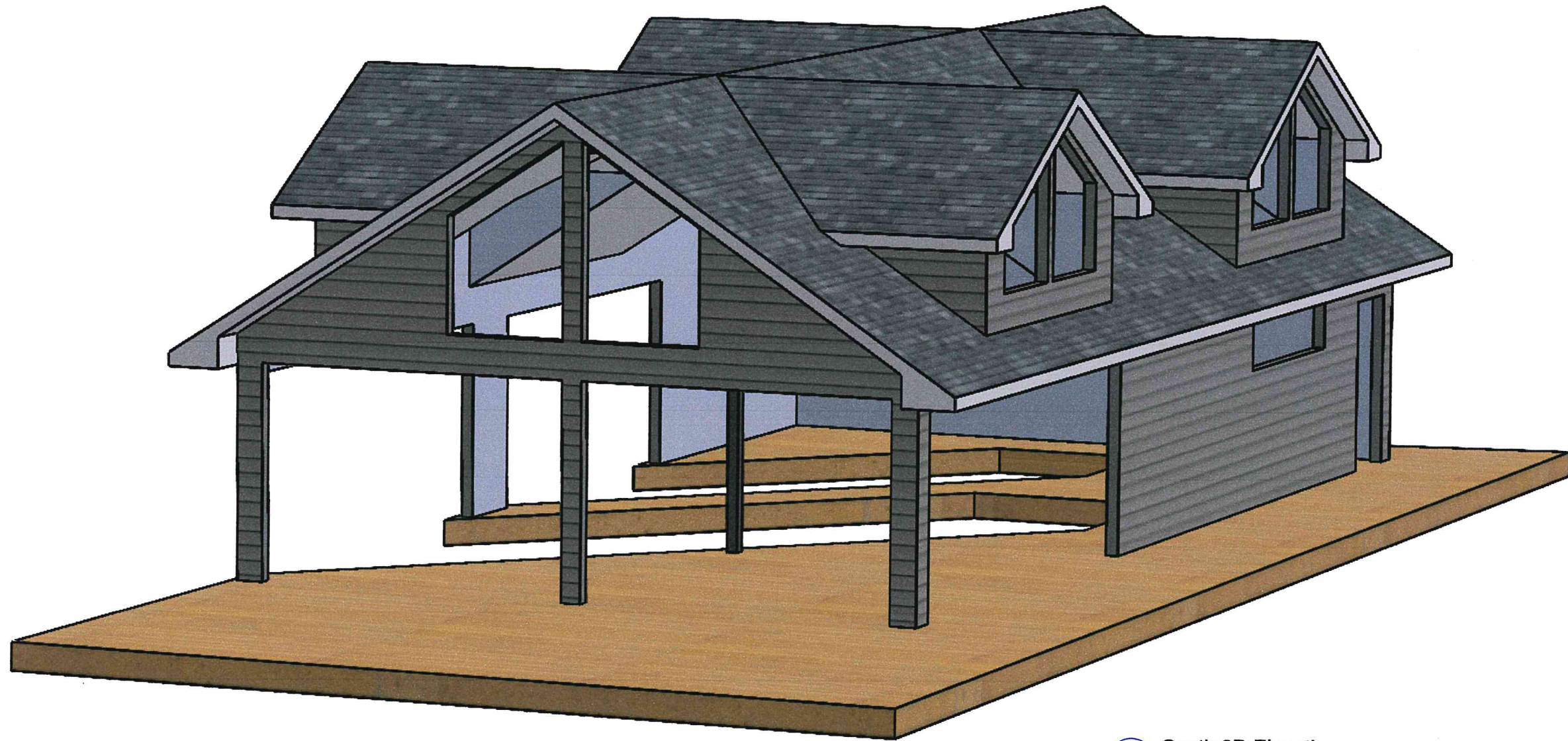
B

A

8 7 6 5 4 3 2 1

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NOT TO SCALE



1 South 3D Elevation
Scale: NTS

REV	GRID	DESCRIPTION	DATE
1	-	RELEASE FOR PERMIT	dd/mmm/yyyy

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NAME	DATE
DRAWN Grant Cleveland	06/09/2022
CHECKED	
APPROVED	

DRAWING TITLE

Boathouse Reno
~ South 3D Elevation ~

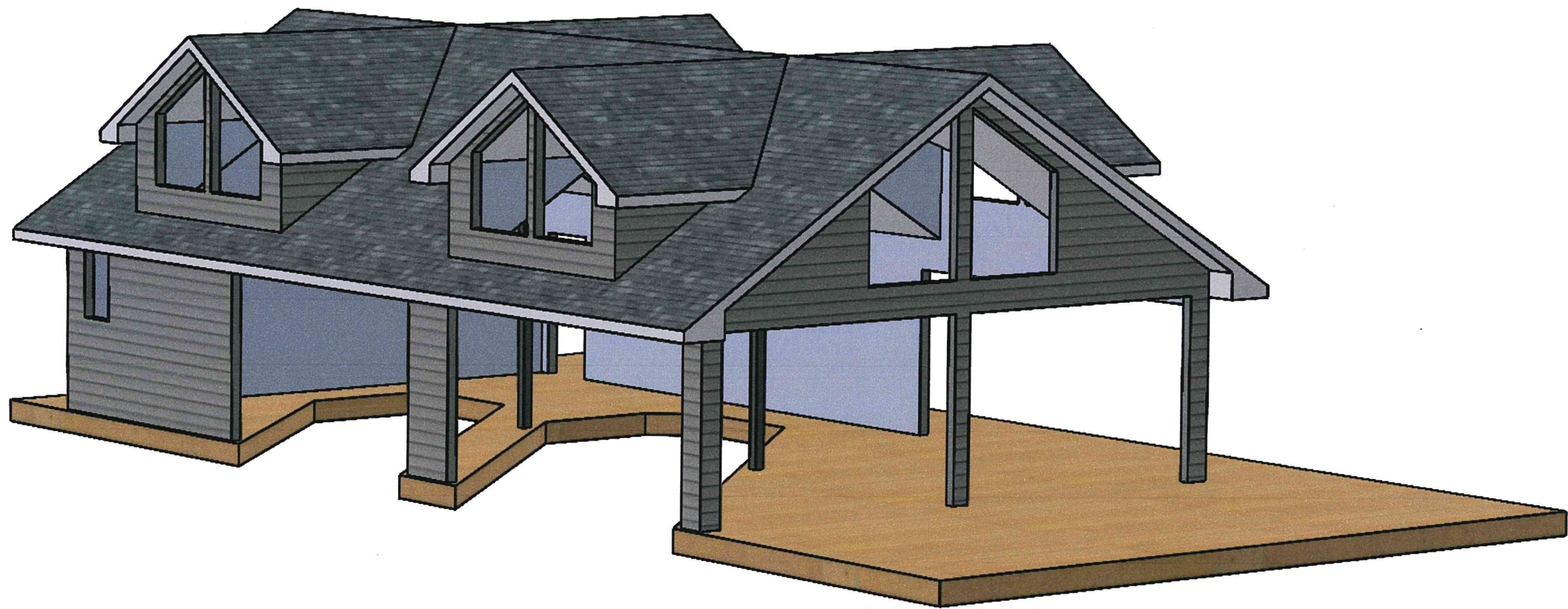
SIZE	DWG. NO.	REV
11x17	A3.01	2

SCALE: NTS SHEET: 2 OF 5

8 7 6 5 4 3 2 1

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



1 West 3D Elevation
Scale: NTS

1	-	RELEASE FOR PERMIT	dd/mm/yyyy
REV	GRID	DESCRIPTION	DATE



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MUSKOKA LAKES ONTARIO

NAME	DATE
DRAWN Grant Cleveland	13/09/2022
CHECKED	
APPROVED	

DRAWING TITLE

Boathouse Reno
~ Elevations ~

SIZE	DWG. NO.	REV
11x17	A3.02	2
SCALE: NTS	SHEET: 3 OF 5	

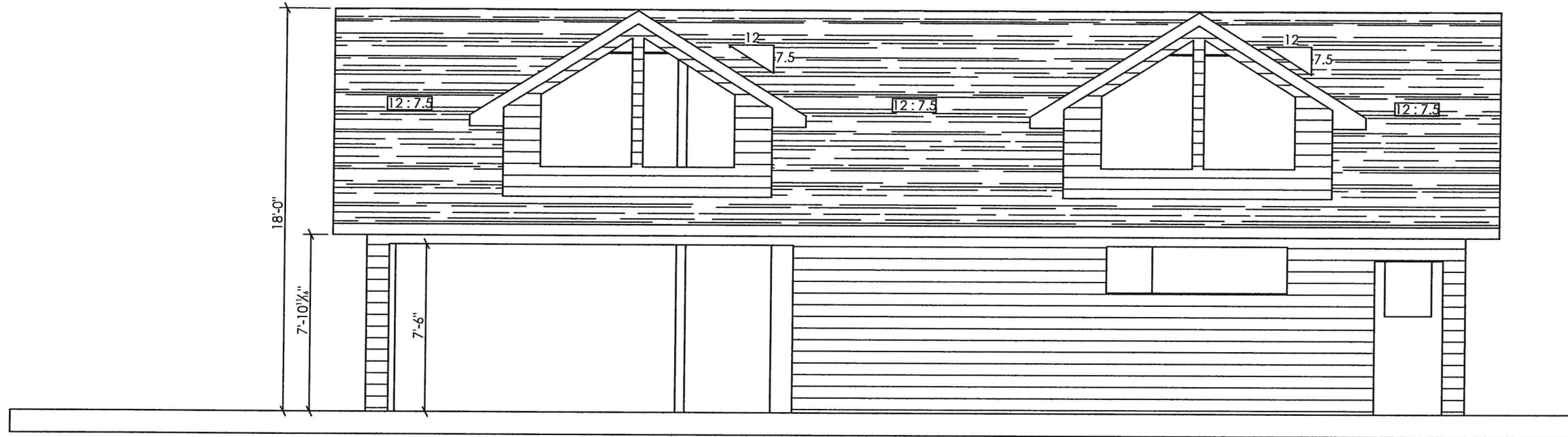
D
C
B
A

D
C
B
A

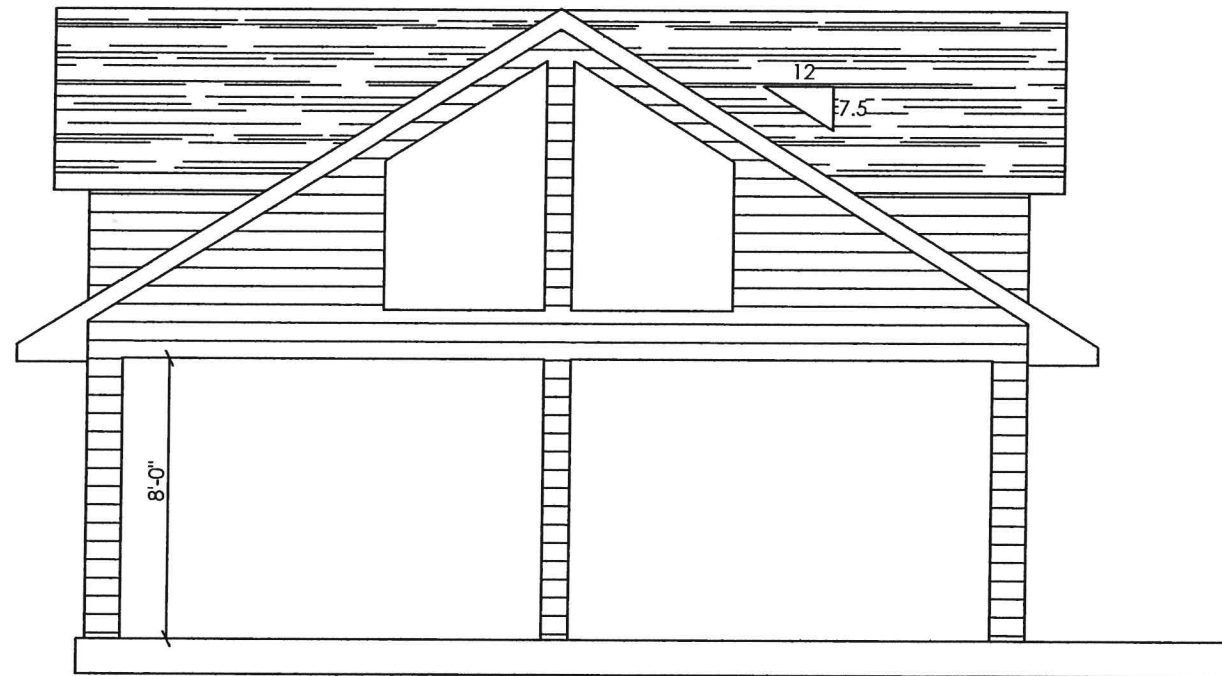
8 7 6 5 4 3 2 1

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



1 East Elevation
Scale: 3/16" = 1'



1 South Elevation
Scale: 3/16" = 1'

REV	GRID	DESCRIPTION	DATE
1	-	RELEASE FOR PERMIT	dd/mmm/yyyy



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NAME	DATE
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CHECKED	
APPROVED	

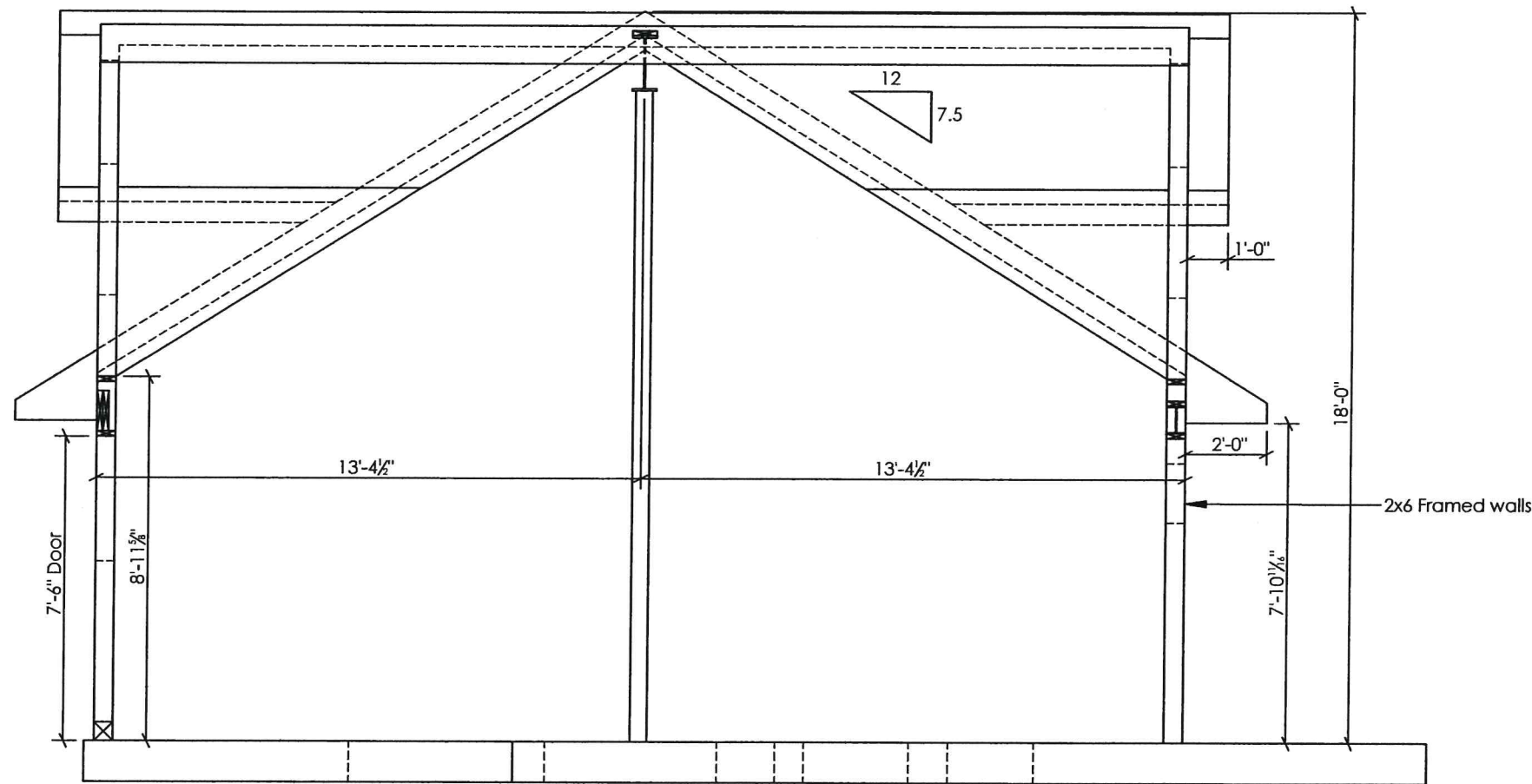
DRAWING TITLE
Boathouse Reno
~ Elevations ~

SIZE	DWG. NO.	REV
11x17	A3.03	2

SCALE: 3/16" = 1' SHEET: 4 OF 5

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NOT TO SCALE



1 Front Cross Section
Scale: 1/4" = 1'

1	-	RELEASE FOR PERMIT	dd/mmm/yyyy
REV	GRID	DESCRIPTION	DATE



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MUSKOKA LAKES ONTARIO

NAME	DATE
DRAWN Grant Cleveland	07/09/2022
CHECKED	
APPROVED	

DRAWING TITLE

Boathouse Reno
~ Cross Section ~

SIZE	DWG. NO.	REV
11x17	A4.01	2

SCALE: 1/4" = 1' SHEET: 5 OF 5