



Box 129, Port Carling, ON, POB 1J0
Telephone (705) 765-3156
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A-19-23

ROLL # 3-1-065

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O., 1990, c.P.13,45(5), R.R.O., 1980, Reg. 787

APPLICATION MADE BY: Daniel Brackett, 1052 Longhurst Road, Unit # 8, Port Carling, ON P0B 1J0

LOCATION OF PROPERTY: Part of Lot 29, Concession 7, Part 1, Plan 35R-17609, and Part 1, Plan 35R-24486 (Watt), Civic Address: 1052 Longhurst Road, Unit # 8, Zoning Schedule: 22

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR1-7) and is located on a Category 1 Lake (Lake Rosseau).

The applicant proposes to construct a single storey boathouse addition.

Relief is requested from Sections 4.1.3.6 and 4.1.3.7 of By-law 2014-14, as amended, being the maximum permitted coverage of buildings (lot coverage) on a lot within 200 feet from the high water mark on a Category 1 Lake. The maximum permitted lot coverage of buildings within 200 feet from the high water mark is 10%. In this case, the lot area within 200 feet from the high water mark is 53,500 square feet. Therefore, the maximum permitted lot coverage within 200 feet from the high water mark is 5,350 square feet. The coverage of existing and proposed buildings within 200 feet from the high water mark is 5,884 square feet or 11%. The variance requested is 534 square feet or 1%.

NOTICE: This notice has been sent to you for your information and does not require any response unless you wish to make one. The above noted application will be heard by the Committee of Adjustment on the date and at the time shown below.

DATE: June 12, 2023

TIME: 9:00 A.M.

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.

PUBLIC HEARING: 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. This representation can be in support of or in opposition to the proposed Minor Variance. If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer at the email address shown below.

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: There may be additional information relating to the proposed variance application available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4 p.m. or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone: (705)765-3156 or FAX (705)765-6755. Please email any submissions or requests to: planning@muskokalakes.ca Please quote the Committee's file number noted above.

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.

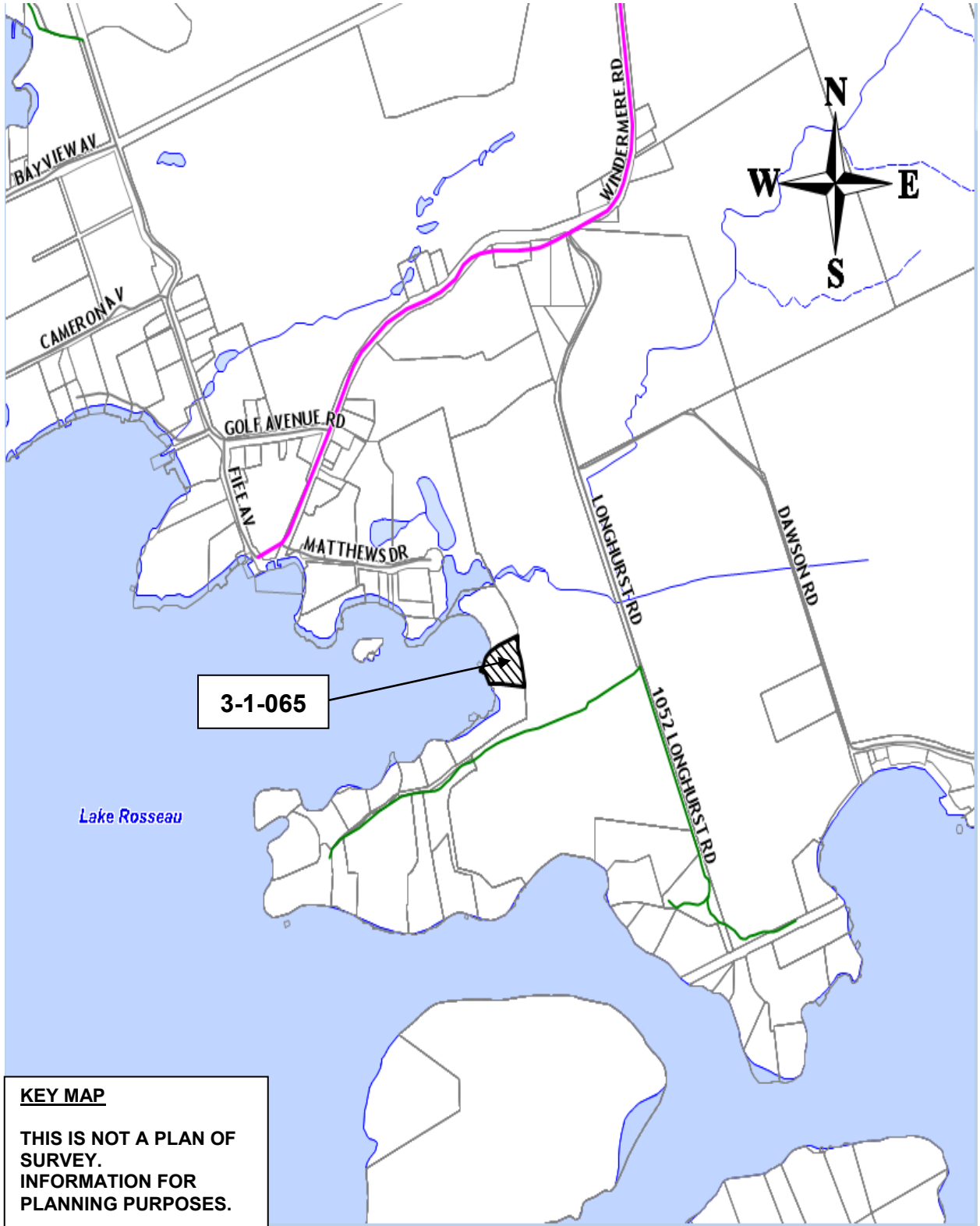
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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 23rd day of May, 2023.

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

KEY MAP



KEY MAP
**THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.**

SITE PLAN

NOT TO SCALE



DE KONING GROUP

Mail: 36 Beach Road
Utterson, Ontario
POB 1M0

Office: 3-1A Lee Valley Drive
Port Carling, Ontario
POB 1J0

705.640.3800
info@dekoninggroup.com

No.	Revision/Issue Column	Date
6	ISSUED FOR MINOR VARIANCE	MAY.16.2023
5	ISSUED FOR MINOR VARIANCE	MAY.15.2023
4	ISSUED FOR MINOR VARIANCE	APR.25.2023
3	ISSUED FOR MINOR VARIANCE	APR.12.2023
2	ISSUED FOR MINOR VARIANCE	MAR.29.2023
1	ISSUED FOR REVIEW	MAR.15.2023

CLIENT

STEVE QUINTON

PROJECT

BRACKET BOATHOUSE
8-1052 LONGHURST ROAD
WINDERMERE
TOWNSHIP OF MUSKOKA LAKES

DRAWING

SITE PLAN

APPROVED

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

DATE MAY.2019

PROJECT 19-67-03

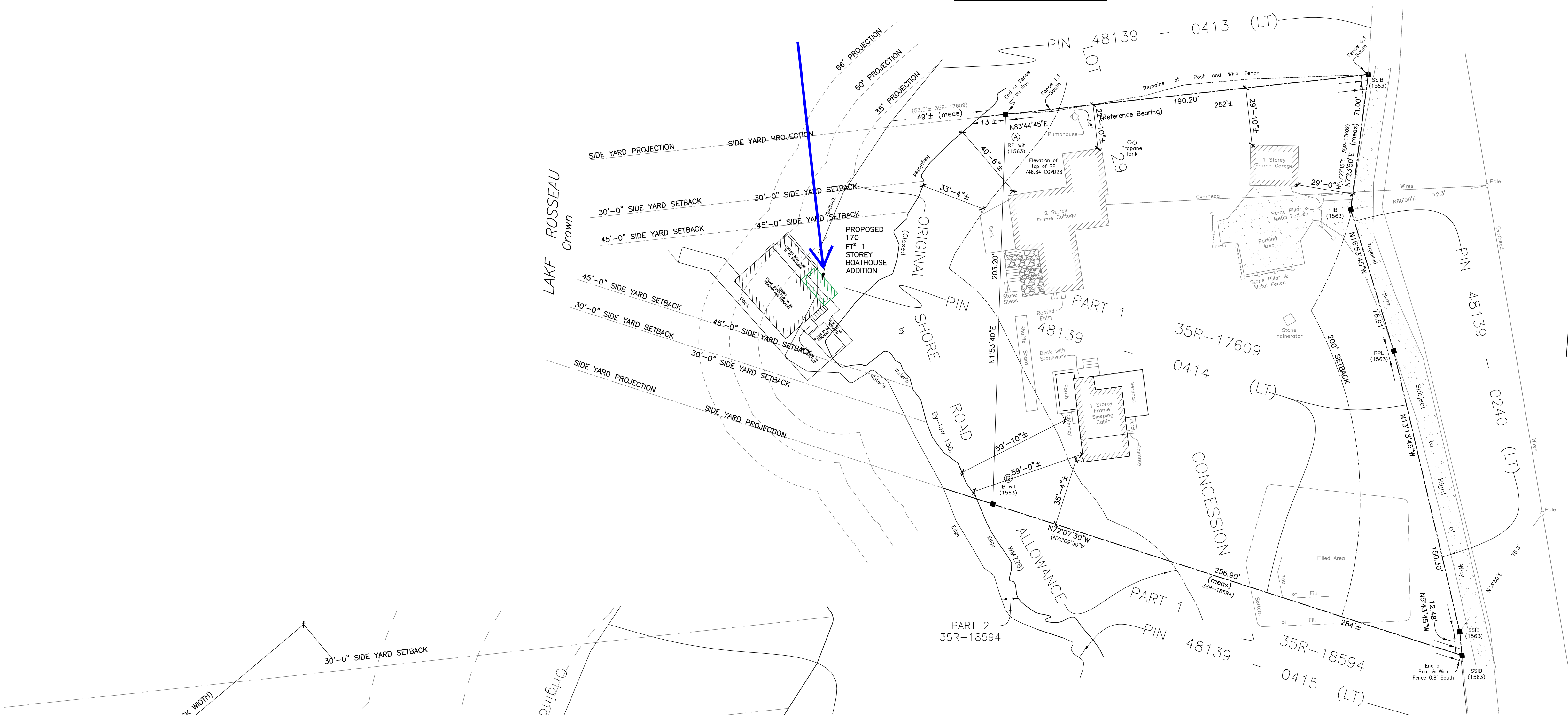
DESIGNED BK

REVIEWED NIK

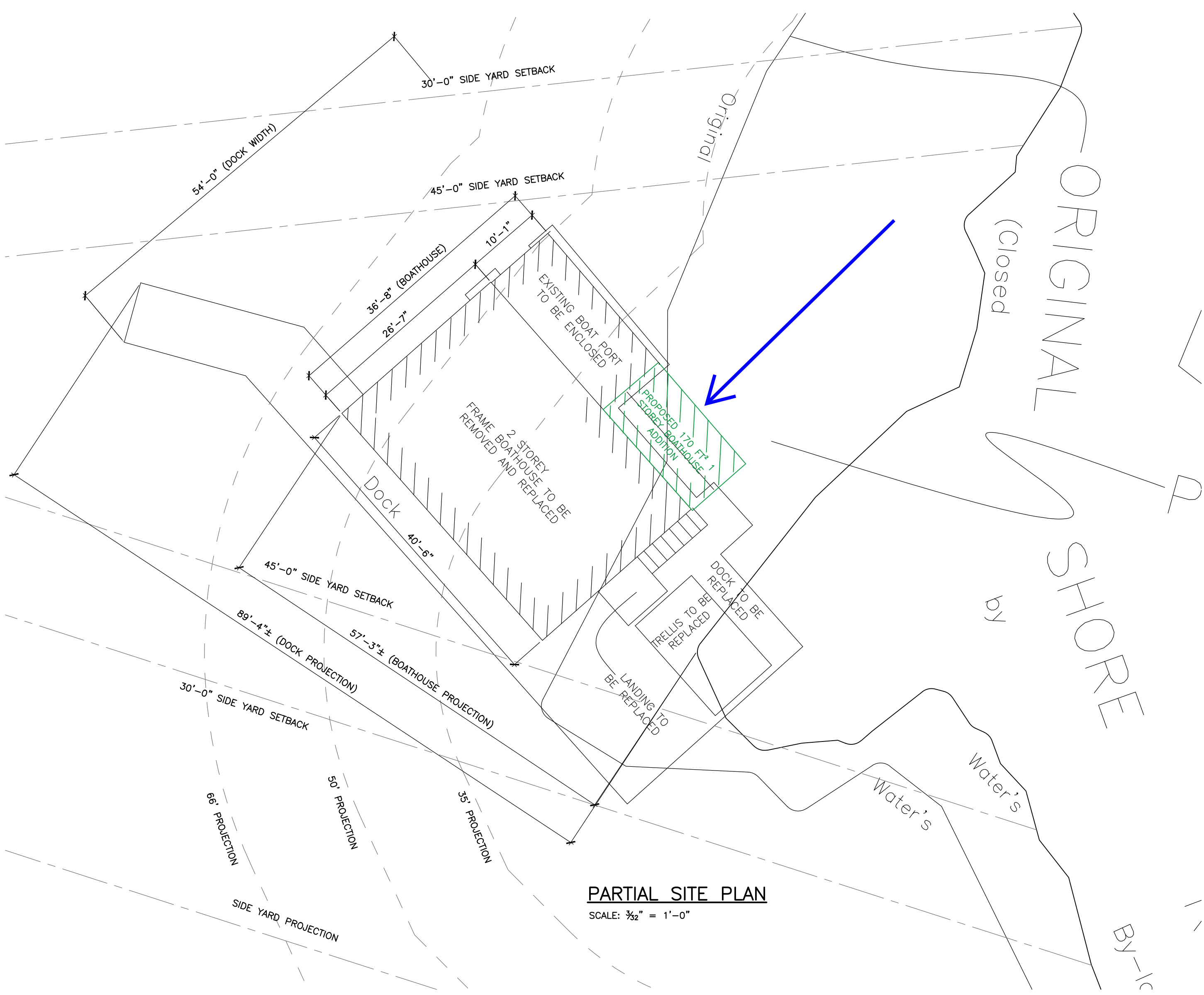
SCALE AS SHOWN

SHEET

SP1



SITE PLAN
SCALE: 1/32" = 1'-0"



PARTIAL SITE PLAN
SCALE: 1/32" = 1'-0"

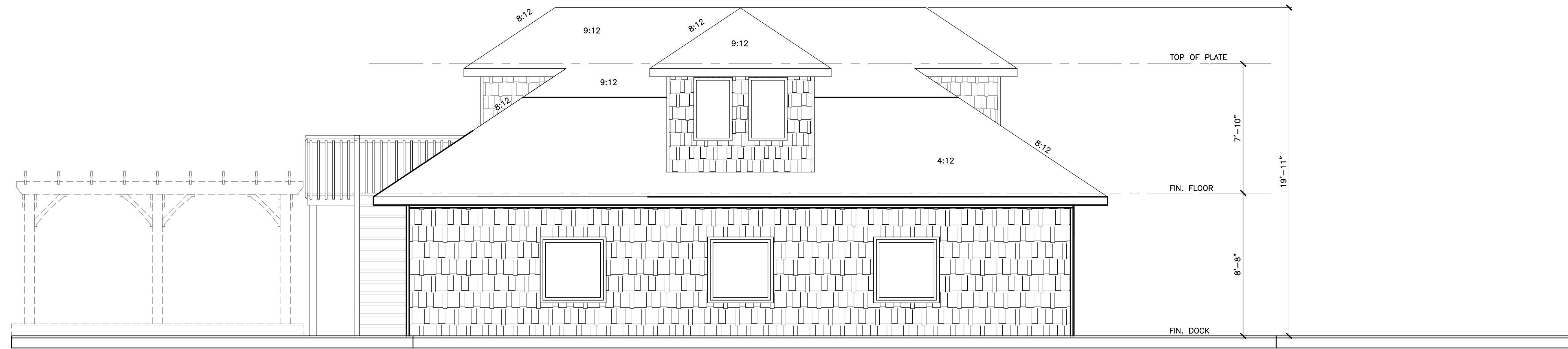
ZONING DETAILS	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	203.20'
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	NA
MAX. SIZE 2ND STOREY	NA
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	16'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W SUNDECK)	45'

ZONING DETAILS	
ZONING	WR1
LOT AREA	61,000 ft ²
AREA WITHIN 200' OF HW MARK	53,500 ft ²
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	20'

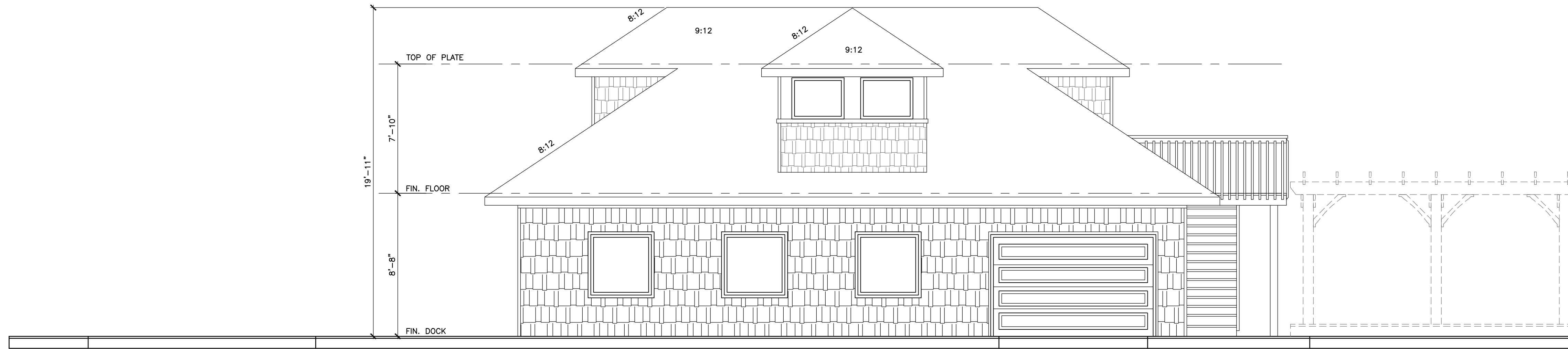
EXISTING LOT AREA STATS		
DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	61,000	-
AREA WITHIN 200' OF HW MARK	53,500	-
EXISTING STRUCTURES		
2 STOREY COTTAGE	2,236	
1 STOREY SLEEPING CABIN W COVERED PORCH & VERANDA	1,561	
1 STOREY GARAGE	525	
2 STOREY BOATHOUSE	1,382	
PUMP HOUSE	10	
EXISTING TOTAL	5,714	10.68%
PROPOSED STRUCTURES		
BOATHOUSE ADDITION	170	
PROPOSED TOTAL WITHIN 200' OF HW MARK	5,884	11.00%
PROPOSED TOTAL	5,884	9.65%

ELEVATION DRAWINGS

NOT TO SCALE
FOR INFORMATIONAL PURPOSES ONLY

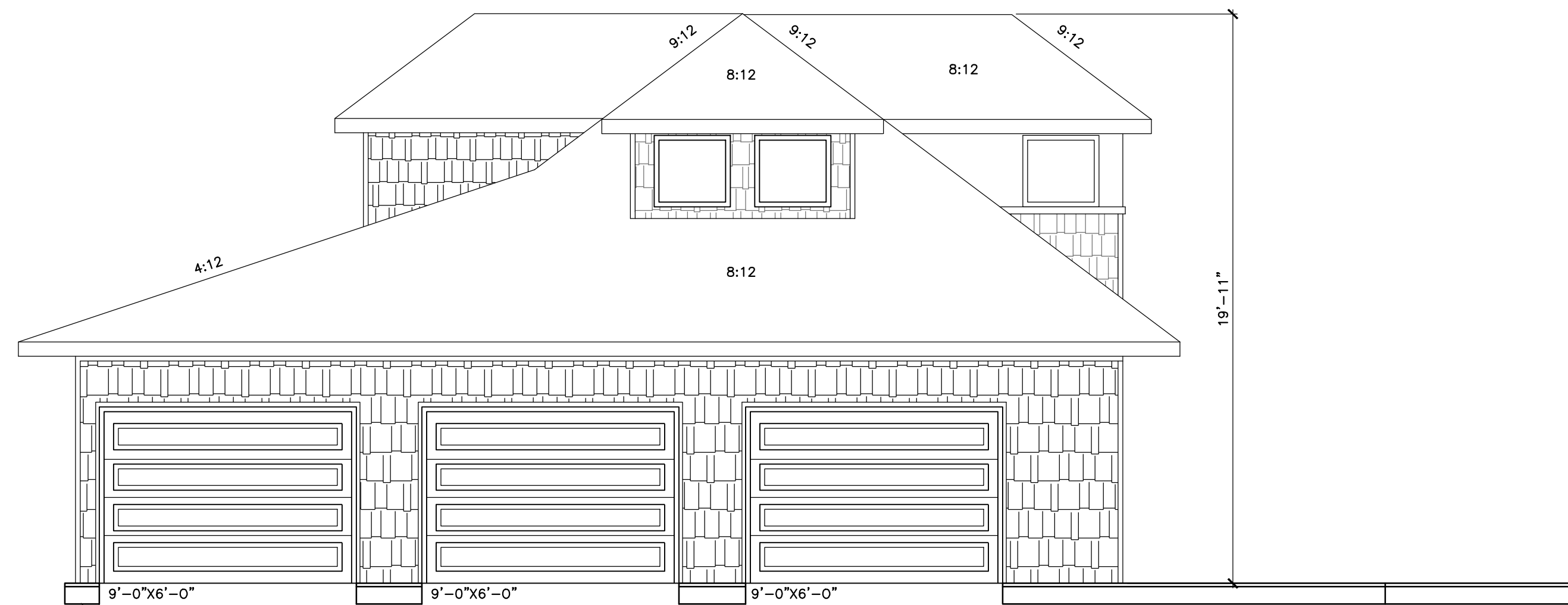


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



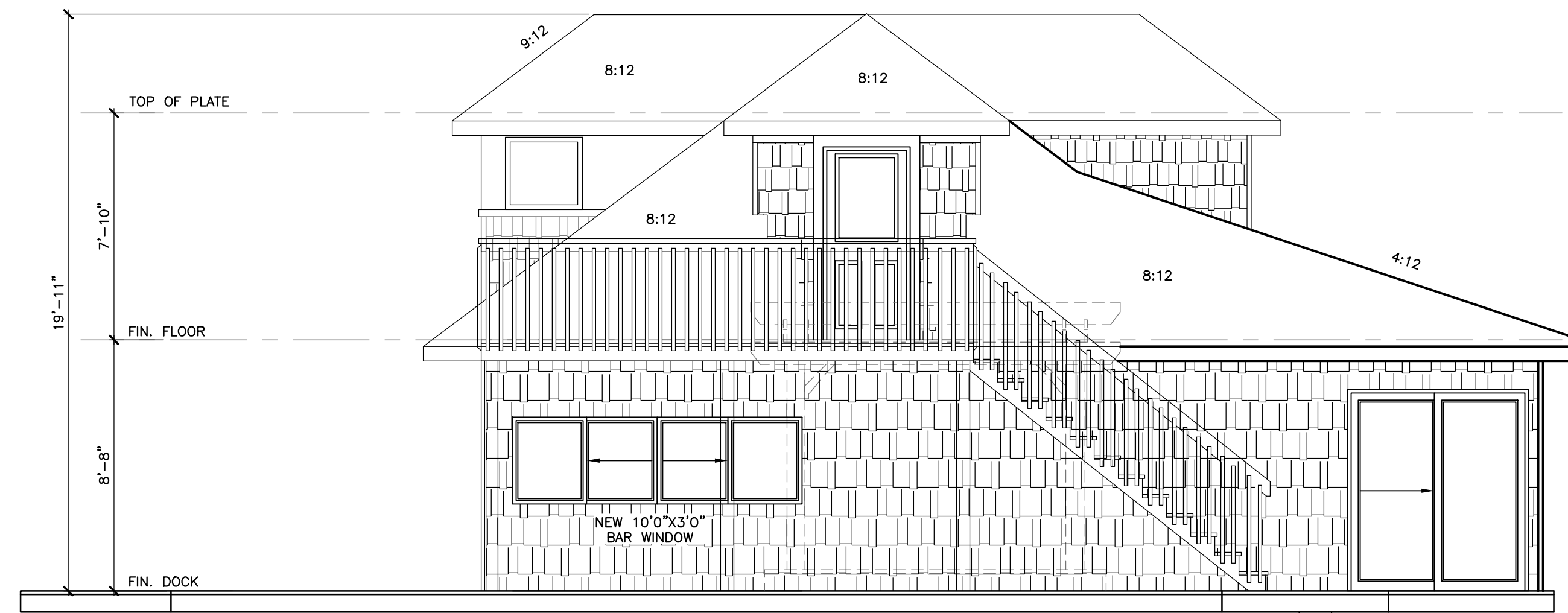
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

10'-0" x 6'-0"
ROLL UP DOOR



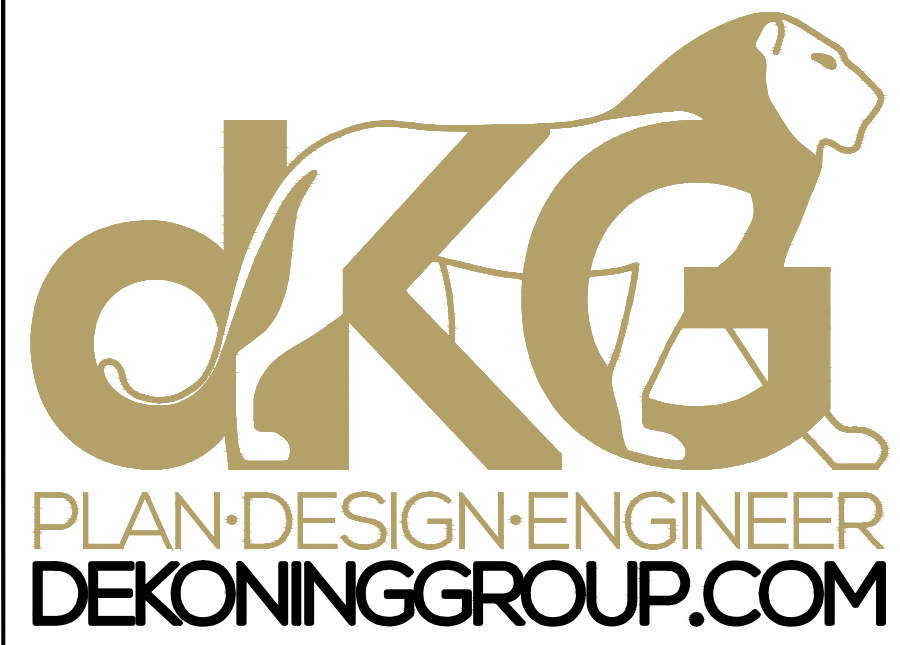
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NEW DOCK TO MATCH
EXISTING DOCK HEIGHT



REAR ELEVATION
SCALE: 1/4" = 1'-0"

NEW DOCK TO MATCH
EXISTING DOCK HEIGHT



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No.	Revision/Issue Column	Date
7	ISSUED FOR MINOR VARIANCE	MAY 15 2023
6	ISSUED FOR REVIEW	AUG 11 2022
5	ISSUED FOR REVIEW	AUG 01 2022
4	ISSUED FOR REVIEW	JUL 08 2022
3	ISSUED FOR REVIEW	MAR 09 2022
2	ISSUED FOR REVIEW	MAR 04 2022
1	ISSUED FOR REVIEW	JUL 04 2019

CLIENT

STEVE QUINTON

PROJECT

BRACKET BOATHOUSE
8-1052 LONGHURST ROAD
WINDERMERE
TOWNSHIP OF MUSKOKA LAKES

DRAWING

PROPOSED ELEVATIONS

APPROVED

ISSUED FOR REVIEW
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DATE	MAY 2019
PROJECT	19-67-03
DESIGNED	NT/BK
REVIEWED	NK
SCALE	AS SHOWN
SHEET	



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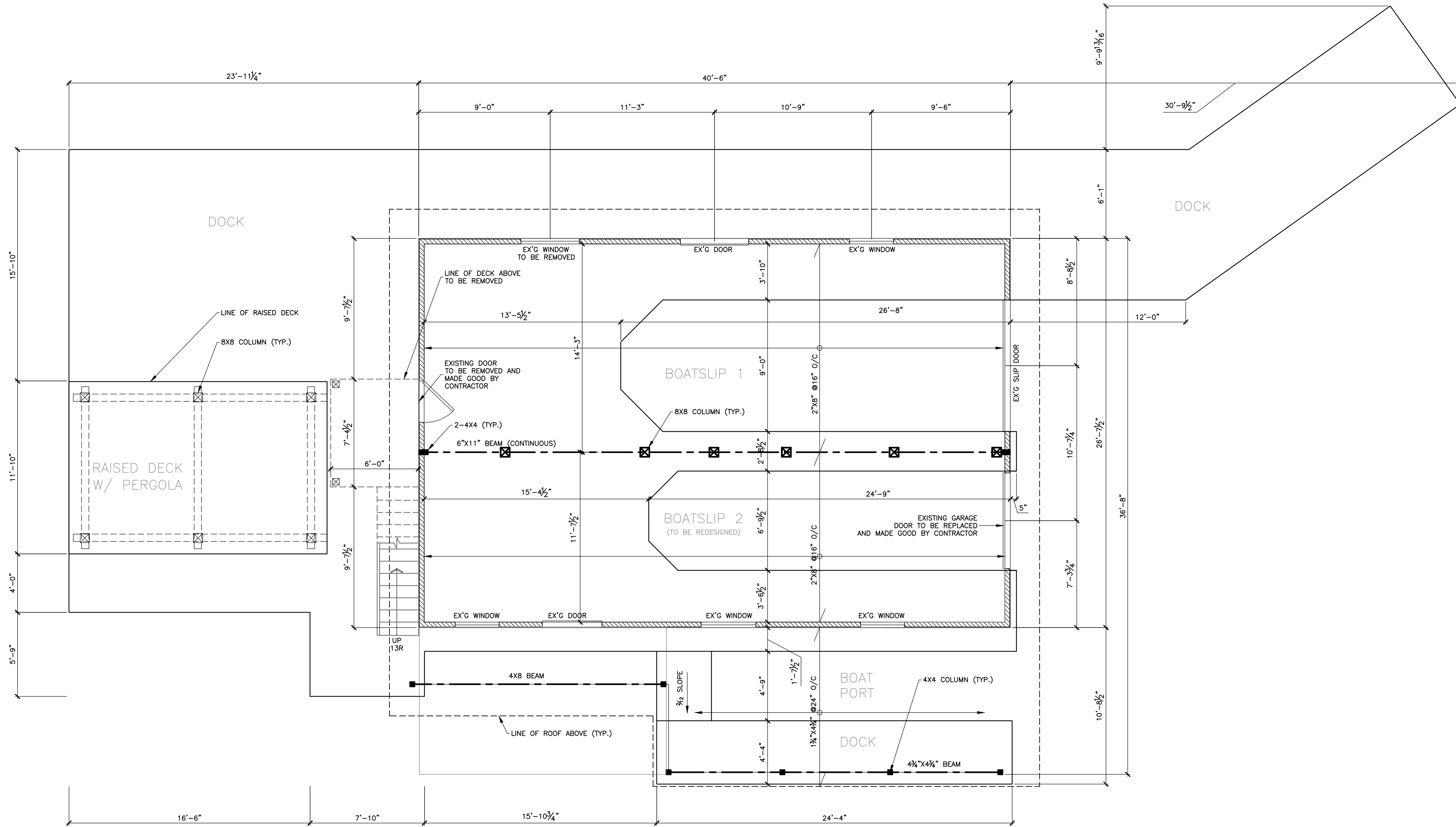
CLIENT
STEVE QUINTON

PROJECT
**BRACKET BOATHOUSE
8-1052 LONGHURST ROAD
WINDERMERE
TOWNSHIP OF MUSKOKA LAKES**

DRAWING
**EXISTING LOWER BOATHOUSE
FLOOR PLAN**

APPROVED
**ISSUED FOR REVIEW
NOT FOR CONSTRUCTION**

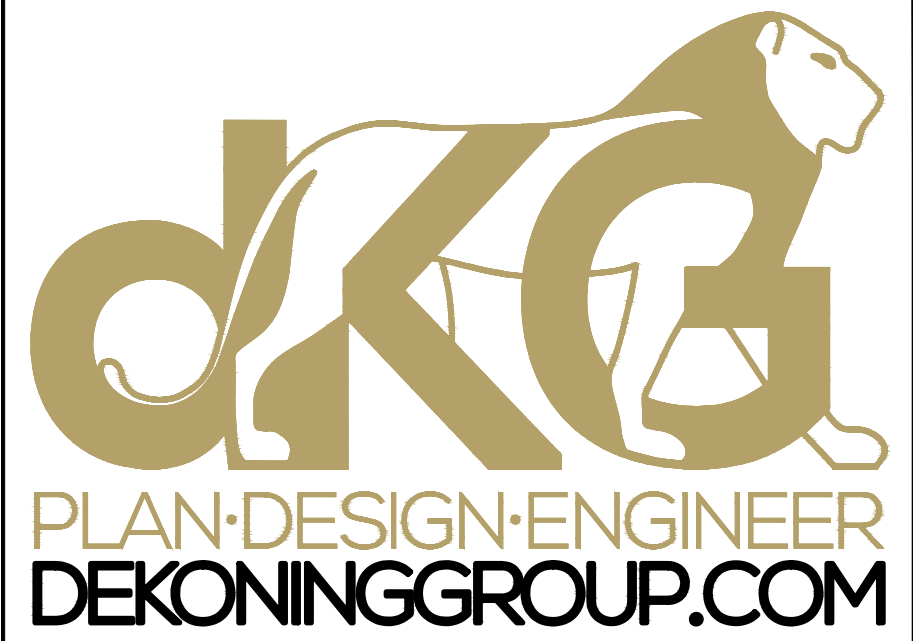
DATE	MAY 2019
PROJECT	19-67-03
DESIGNED	NT
REVIEWED	NK
SCALE	AS SHOWN
SHEET	A1



EXISTING LOWER BOAT HOUSE
SCALE: 1/4" = 1'-0"

FLOOR PLANS - PROPOSED

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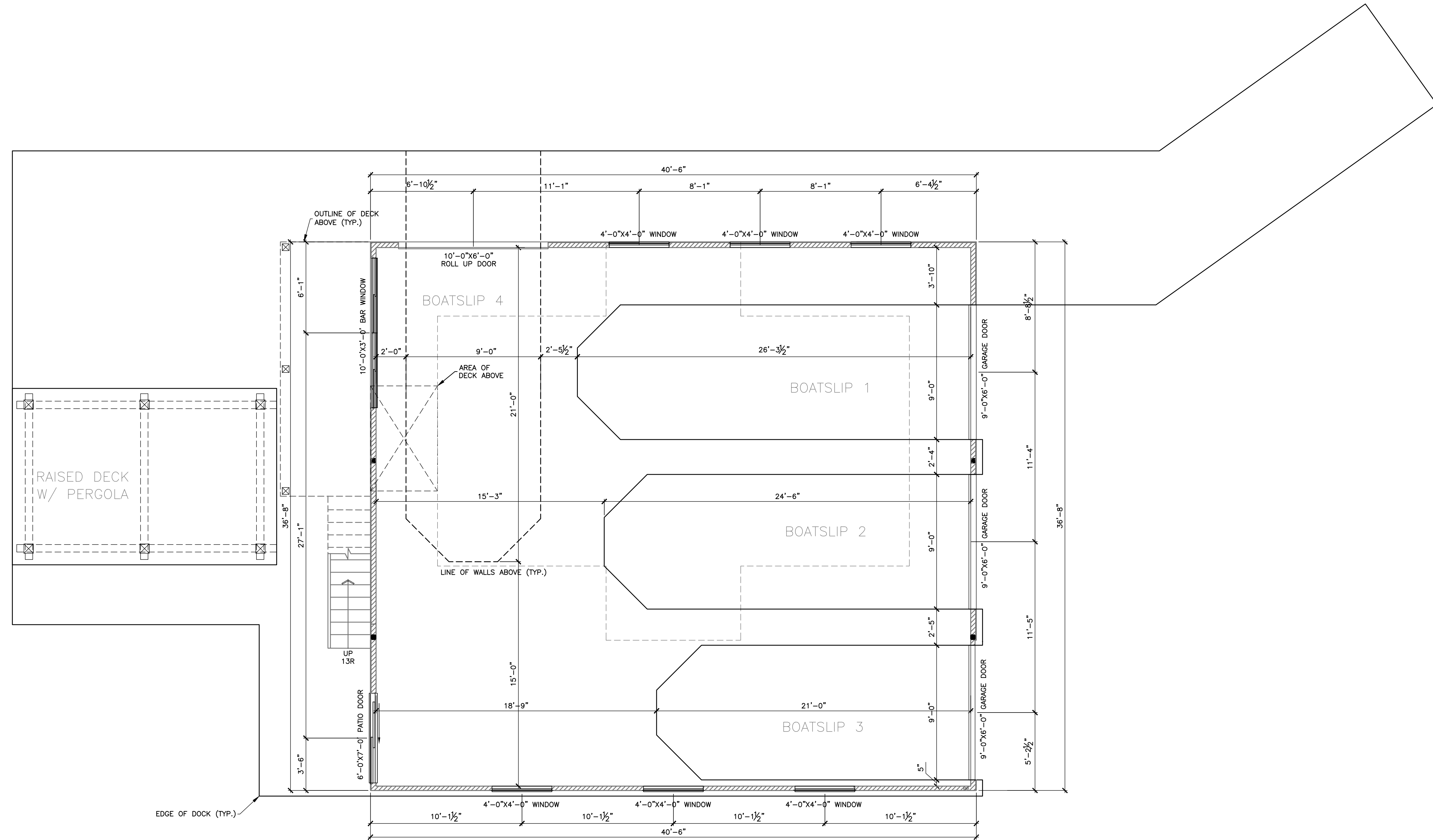
CLIENT
STEVE QUINTON

PROJECT
**BRACKET BOATHOUSE
8-1052 LONGHURST ROAD
WINDERMERE
TOWNSHIP OF MUSKOKA LAKES**

DRAWING
PROPOSED LOWER FLOOR PLAN

APPROVED
**ISSUED FOR REVIEW
NOT FOR CONSTRUCTION**

DATE	MAY 2019
PROJECT	19-67-03
DESIGNED	NT
REVIEWED	N&K
SCALE	AS SHOWN
SHEET	A3



PROPOSED LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"