



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, March 11th, 2024 at 9:00 a.m.**

**File #.:** A-06/24

**Roll #:** 2-22-076

**Civic Address:** 1348 Fish Hatchery Road, Unit #26

**Owners:** Kent and Kathleen Savage, 221 Moore Avenue, East York, ON, M4G 1C6

**Legal Description:** Part of Lot 14, Concession 14, Part 25, Plan BR-357, (Watt)

**Lake/River:** High Lake (Category 4 Lake)

**Zoning:** Waterfront Residential (WR4)

**Zoning Schedule:** 11

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicant proposes to recognize an as-built overwidth dock.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width	20.1 ft. (15%)	28.3 ft. (21.1%)	8.2 ft. (6.1%)

**A key map of the subject property and the applicants' site plan and any drawings are included in this notice.**

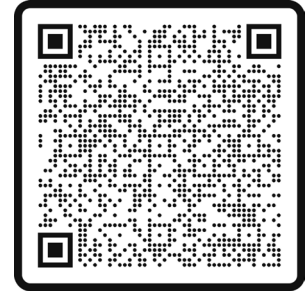
**TAKE FURTHER NOTICE** that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wishing to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence 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/>

### **Electronic Version of Notice of Hearing**

Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notice/> or scan the QR code:



### **Submit Comments in Writing**

Submit comments to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca), deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.



### **Active Verbal Participation in Person or on Zoom**

Hybrid hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit: [www.muskokalakes.ca/zoom](https://www.muskokalakes.ca/zoom)

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.



### **Watch the Meeting Online**

You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on [www.muskokalakes.ca](https://www.muskokalakes.ca)

For more information, please contact the Planning Department weekdays 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. **Please quote the file number noted above.**

**FAILURE TO PARTICIPATE:** 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.

**DECISION & APPEALS:** If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca). Furthermore, 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.

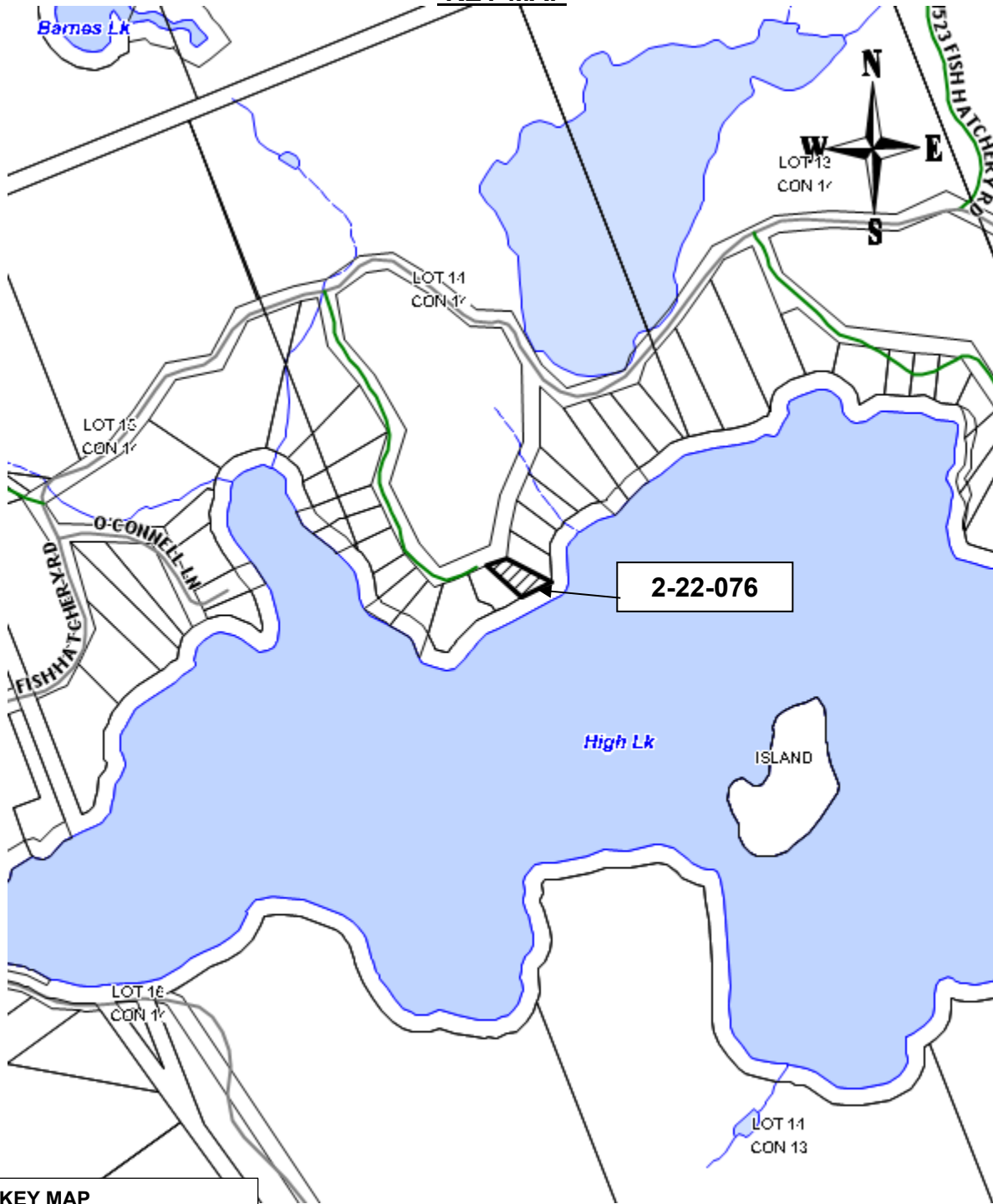
**PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.**

Dated this 1<sup>st</sup> day of March, 2024.

"Original Signed by C. Ward"

Chelsea Ward,  
Secretary-Treasurer  
Committee of Adjustment

**KEY MAP**

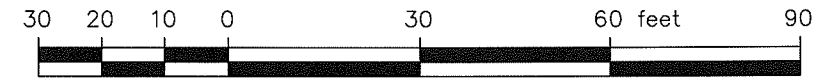


**KEY MAP**

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

# SKETCH FOR PLANNING APPLICATION PURPOSES

SCALE 1" = 30'

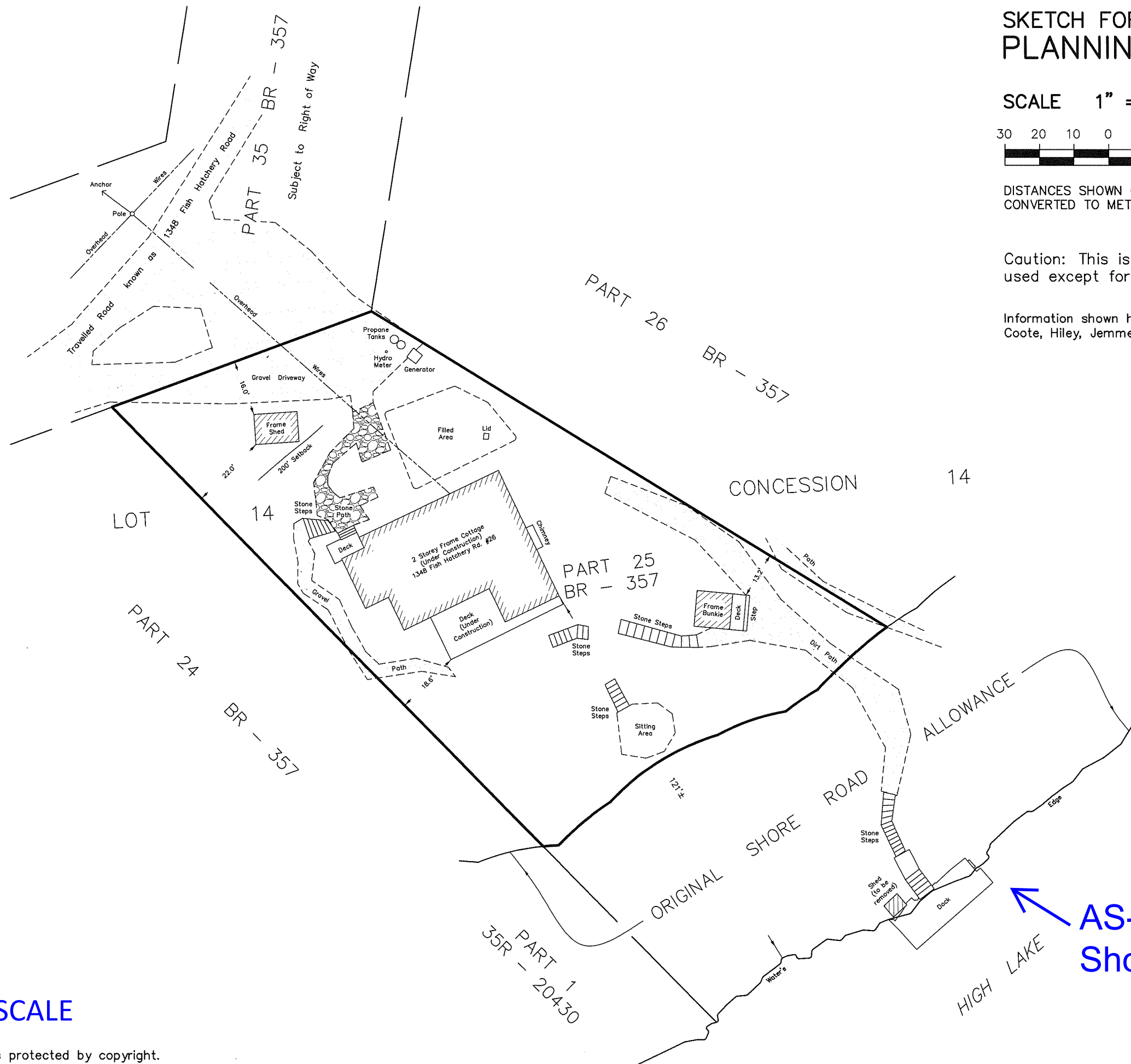


DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

Caution: This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

Information shown hereon was derived from a Surveyor's Real Property Report by Coote, Hiley, Jemmett Limited dated November 10, 2023 and field survey work.

## Sketch A

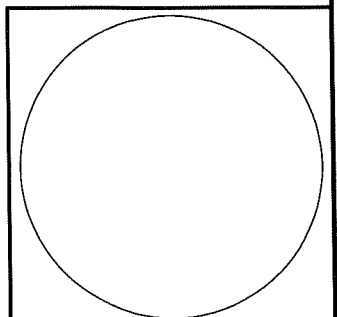


AS-Built Docks  
Shown on Sketch B

NOT TO SCALE

© This sketch is protected by copyright.

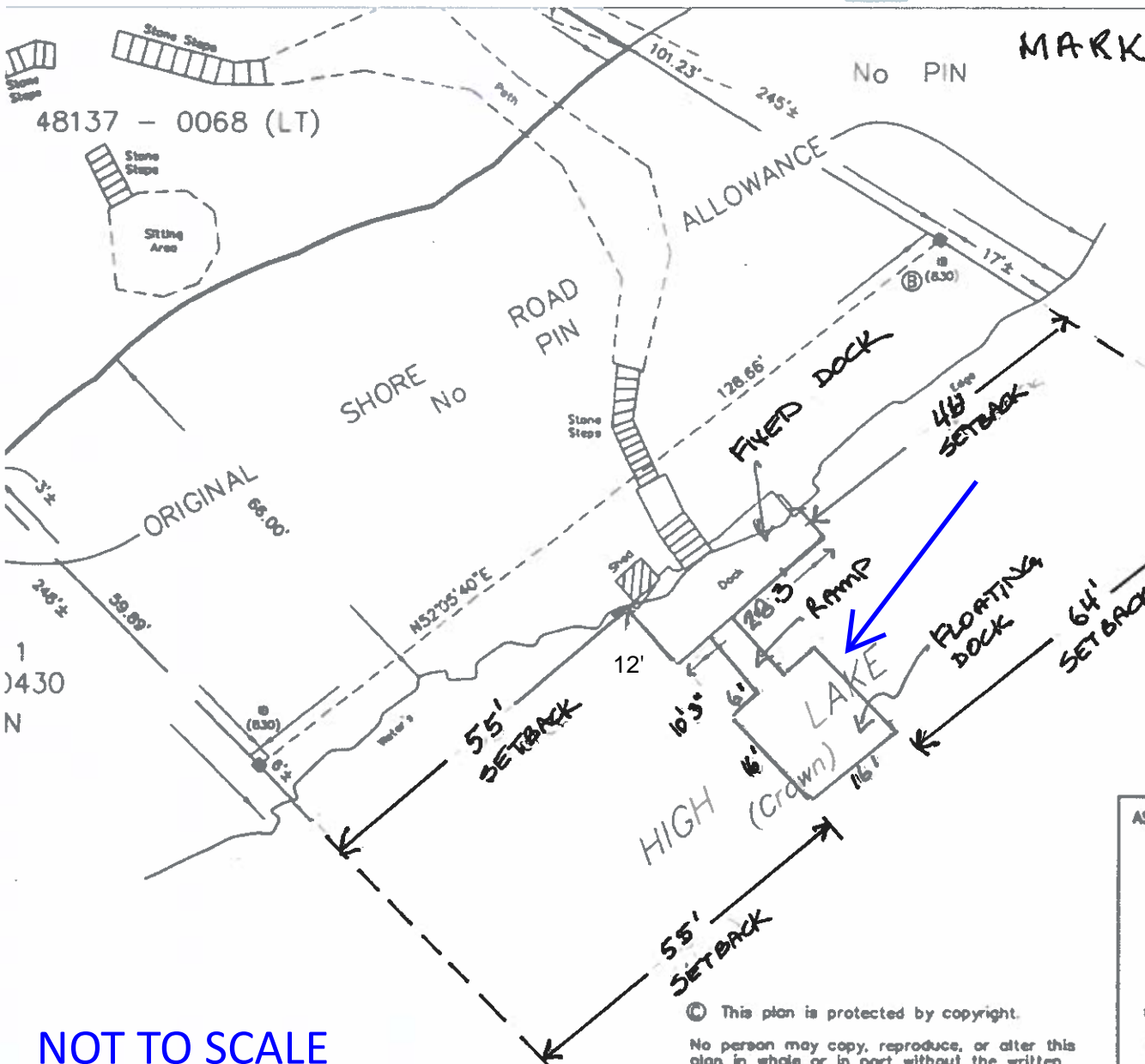
February 28, 2024  
File: MUS2023-161



THIS SKETCH IS AN ORIGINAL COPY IF IT IS EMBOSSED WITH THE SURVEYOR'S SEAL

CURRENT

MARK UP OF SRPR PLAN BY APPLICANTS.



PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH A REPORT DATED NOVEMBER 11, 2014.

THIS REPORT WAS PREPARED FOR KENT & KATHY S, AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY USE BY OTHER PARTIES.

# Sketch B

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1 - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE IN THEM.
- 2 - THE SURVEY WAS COMPLETED ON THE 27th DAY OF OCTOBER,

NOVEMBER 11, 2014  
BRACEBRIDGE, ONTARIO

*John W. Hiley*

JOHN W. HILEY  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1918749

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 428, Section 28(3)

COOTE, HILEY, JEMME ONTARIO LAND SURVEYORS	
Website: <a href="http://www.muskokasun.com">www.muskokasun.com</a> E-mail: <a href="mailto:surveys@muskokasun.com">surveys@muskokasun.com</a>	
127 Keith Road Bracebridge, Ontario P1L 0A1	Ph: _____ Fax: _____
Drawn by: M.G.	
Archived Survey Plans: <a href="http://www.ian.com">www.ian.com</a>	

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NOT TO SCALE