

## COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

### THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

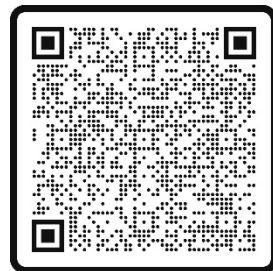
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

**File No.: A-37/24**

**Roll No.: 5-6-017**

<b>Owner:</b>	Anna Haley-Scott, 124 Wheeler Avenue, Toronto, ON, M4L 3V2		
<b>Address &amp; Description:</b>	1093 Island Park Road Part of Lot 2, Plan 7, Parts 1 to 4, Plan 35R-25220, (Medora)		
<b>Zoning:</b>	Waterfront Residential (WR1-7)	Indian River (Category 1 Lake/River)	Schedule: 29
<b>Hearing Date: Monday, June, 10th, 2024 at 9:00 a.m.</b>			

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 hearing will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. 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-notices/> or scan the QR code.



### Explanation of the Purpose and Effect:

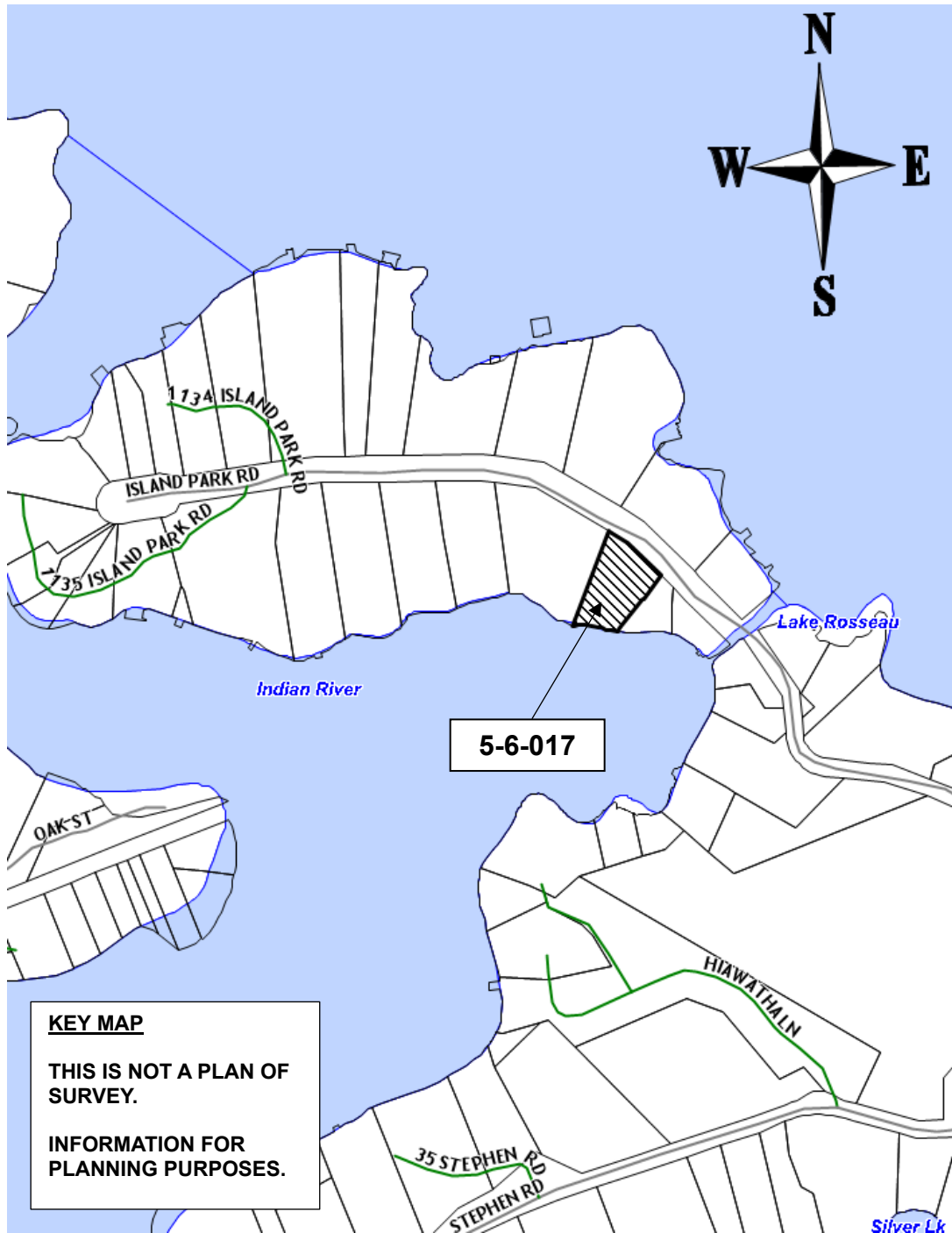
The applicant proposes to construct a new single storey boathouse. The requested variance is summarized as follows:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.7 & 4.1.7.12 c.	Maximum Cumulative Width for a Single Storey Boathouse	23.7 ft.	28 ft.	4.3 ft.

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



## KEY MAP



For more information, please contact the Planning Division 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.**



## **How to Participate:**

### **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 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](http://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 Hearing 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](http://www.muskokalakes.ca)

---

**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.

**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 a 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 the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 28<sup>th</sup> day of May, 2024.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)







Office  
3 Armstrong Point Road  
Port Carling, Ontario, Canada  
POB 130 (P.O. Box 340)  
  
705.640.3800  
info@dekoninggroupp.com  
  
PROFESSIONAL ENGINEER

FOR REVIEW  
NOT PERMIT

1093 ISLAND PARK ROAD  
BOATHOUSE DOCK  
1093 ISLAND PARK ROAD  
TOWNSHIP OF MUSKOKA LAKES, LAKE ROSSEAU

Client:  
ROCK CLIFF CONSTRUCTION

REV.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2024.02.12
2	ISSUED FOR	2024.02.29
3	PLANNING APPROVAL	2024.04.10
4	ISSUED FOR REVIEW	2024.04.16

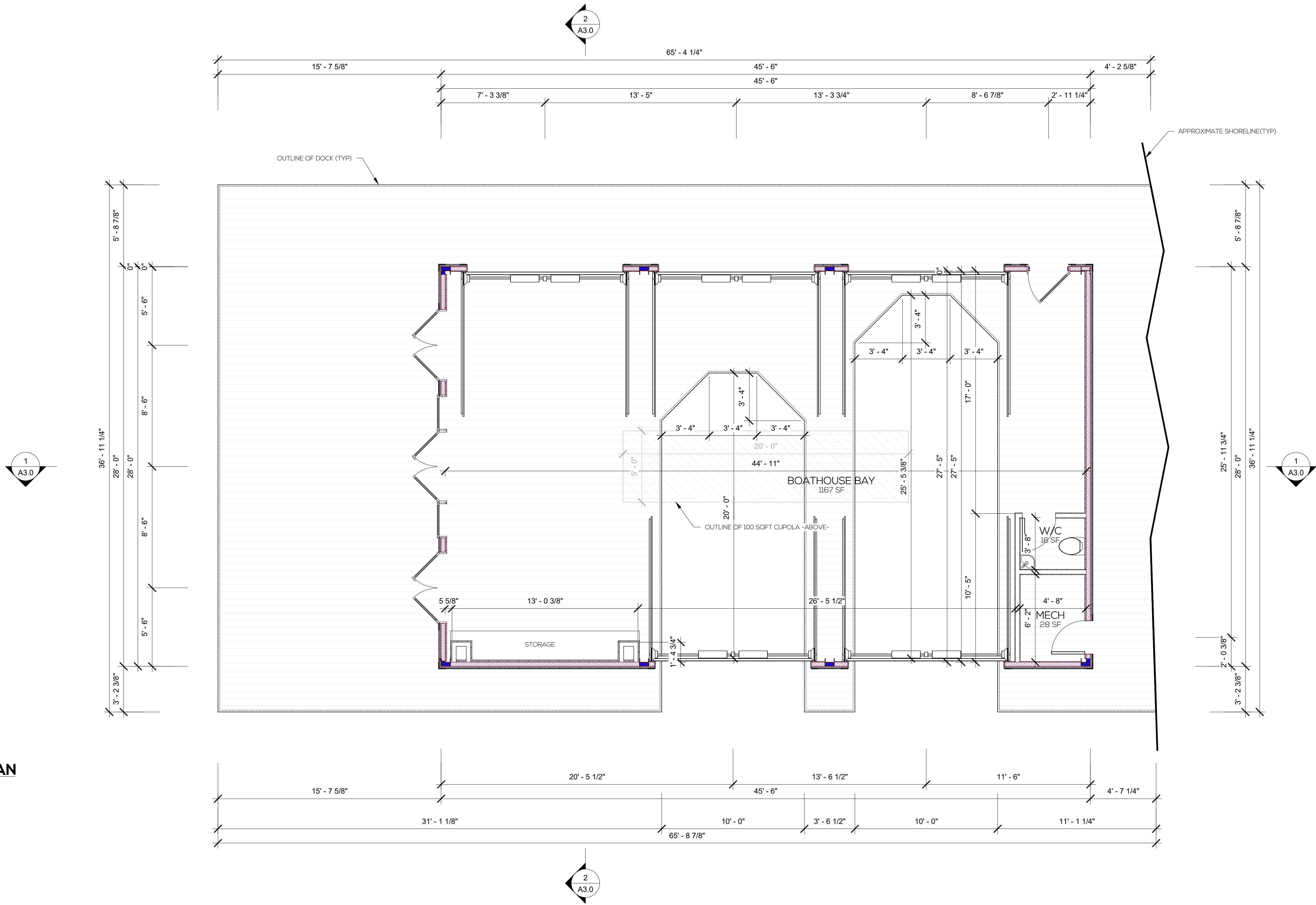
Floor Plan

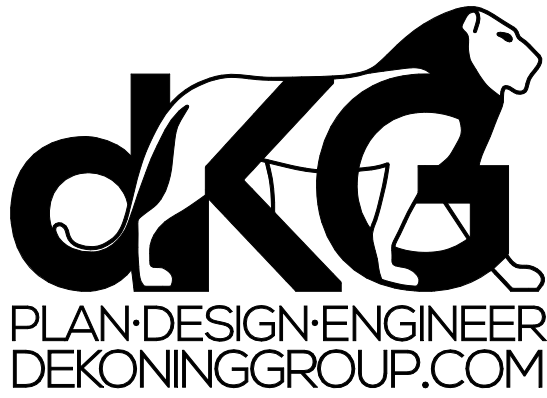
P/N	23-93-02
Project Date	JAN 2024
Drawn / Checked	CF / NdK

A1.0  
Scale 1/4" = 1'-0"

REVIEW SET: 2024.04.22

1 FLOOR PLAN  
1/4" = 1'-0"





Office  
3 Armstrong Point Road  
Port Carling, Ontario, Canada  
POB 130 (P.O. Box 340)  
  
705.640.3800  
info@dekoningroup.com  
  
PROFESSIONAL ENGINEER

FOR REVIEW  
NOT PERMIT

1093 ISLAND PARK ROAD  
BOATHOUSE DOCK  
1093 ISLAND PARK ROAD  
TOWNSHIP OF MUSKOKA LAKES , LAKE ROSSEAU

Client:  
ROCK CLIFF CONSTRUCTION

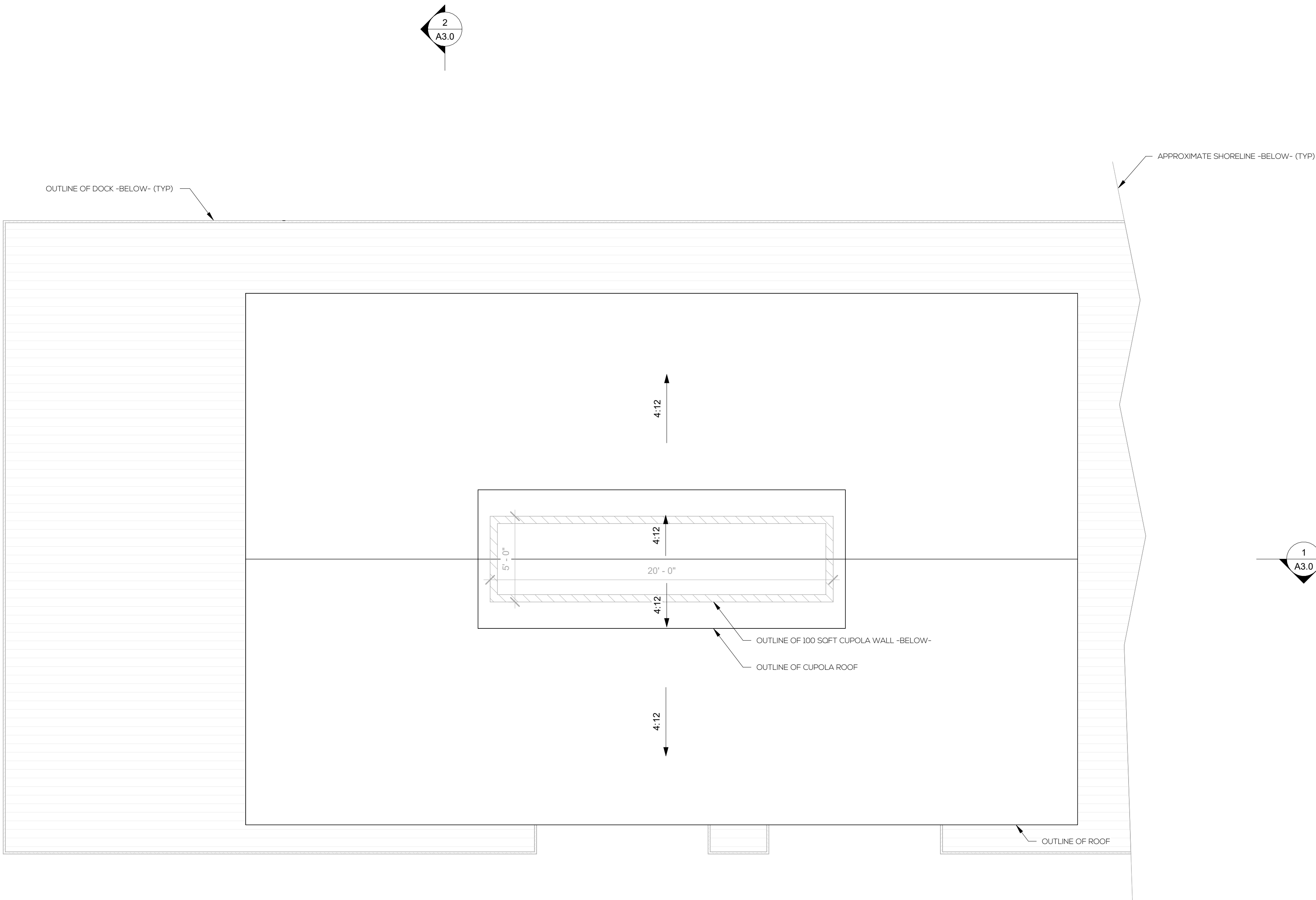
REV.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2024.02.12
2	ISSUED FOR PLANNING APPROVAL	2024.02.29
3	ISSUED FOR PLANNING APPROVAL	2024.04.10
4	ISSUED FOR REVIEW	2024.04.16

Roof Plan

P/N	23-93-02
Project Date	JAN 2024
Drawn / Checked	CF / NdK

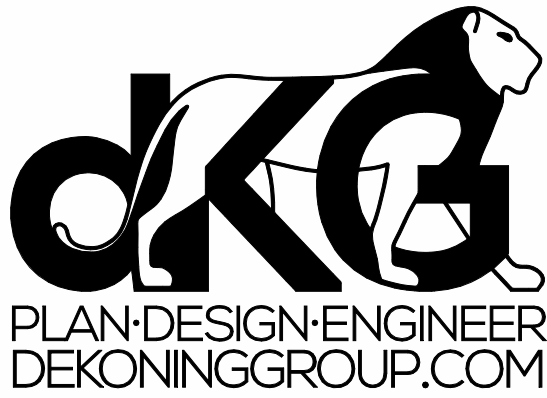
A1.1  
Scale 1/4" = 1'-0"

REVIEW SET: 2024.04.22



1 ROOF PLAN  
1/4" = 1'-0"





Office  
3 Armstrong Point Road  
Port Carling, Ontario, Canada  
POB 130 (P.O. Box 340)  
  
705.640.3800  
info@dekoninggroupp.com  
  
PROFESSIONAL ENGINEER

FOR REVIEW  
NOT PERMIT

1093 ISLAND PARK ROAD  
BOATHOUSE DOCK  
1093 ISLAND PARK ROAD  
TOWNSHIP OF MUSKOKA LAKES, LAKE ROSSEAU

Client: ROCK CLIFF CONSTRUCTION		
REV.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2024.02.12
2	ISSUED FOR PLANNING APPROVAL	2024.02.29
3	ISSUED FOR PLANNING APPROVAL	2024.04.10
4	ISSUED FOR REVIEW	2024.04.16

Elevations

P/N

23-93-02

Project Date

JAN 2024

Drawn / Checked

CF / NdK

A2.0

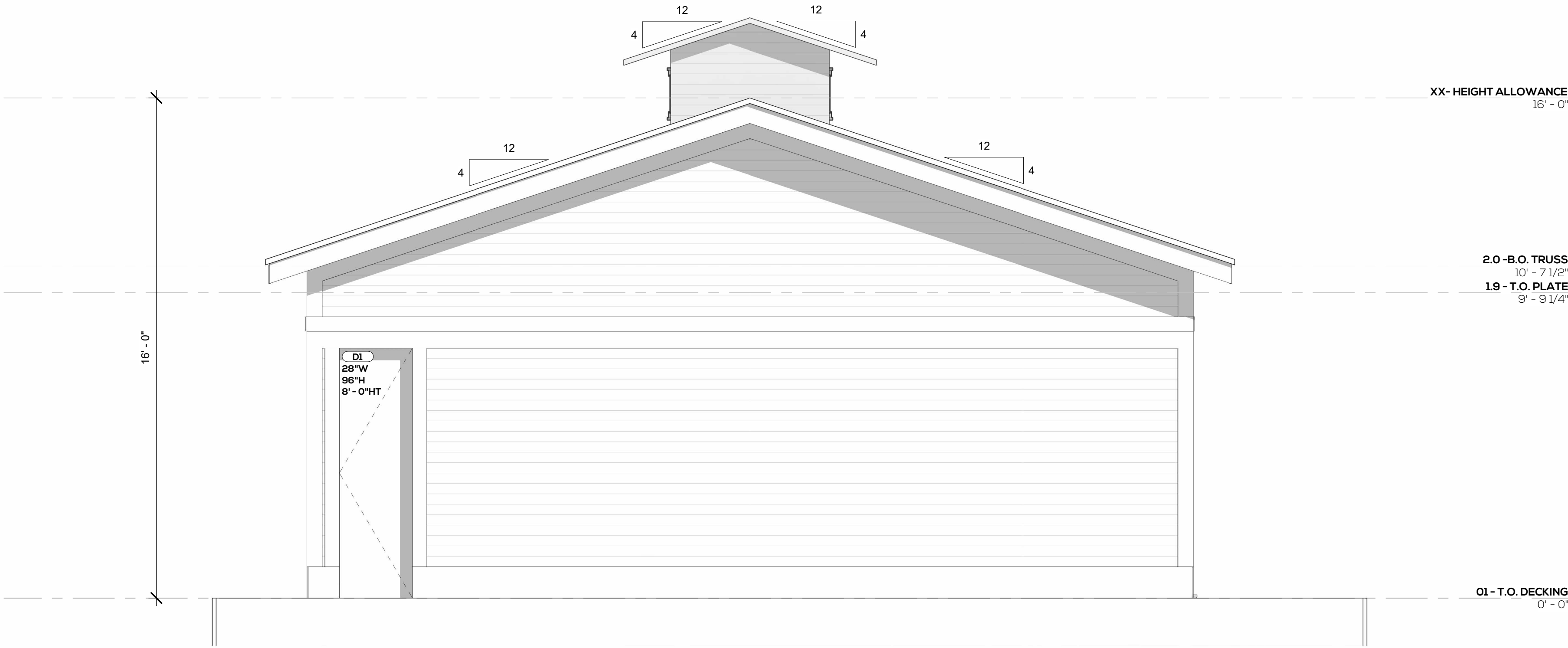
Scale

As indicated

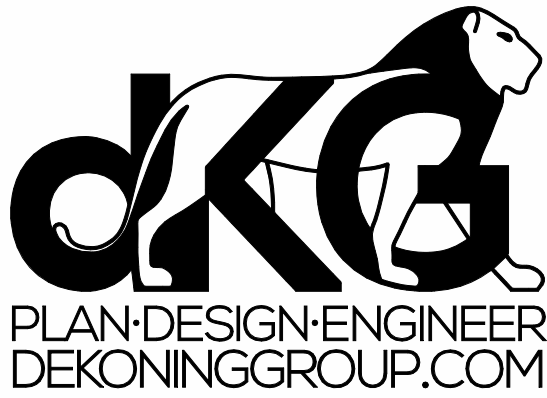
REVIEW SET: 2024.04.22



1 FRONT ELEVATION  
3/8" = 1'-0"



2 REAR ELEVATION  
3/8" = 1'-0"



Office  
3 Armstrong Point Road  
Port Carling, Ontario, Canada  
POB 130 (P.O. Box 340)  
705.640.3800  
info@dekoningroup.com

PROFESSIONAL ENGINEER

FOR REVIEW  
NOT PERMIT

1093 ISLAND PARK ROAD  
BOATHOUSE DOCK  
1093 ISLAND PARK ROAD  
TOWNSHIP OF MUSKOKA LAKES, LAKE ROSSEAU

Client: ROCK CLIFF CONSTRUCTION		
REV.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2024.02.12
2	ISSUED FOR	2024.02.29
3	PLANNING APPROVAL	2024.04.10
4	ISSUED FOR REVIEW	2024.04.16

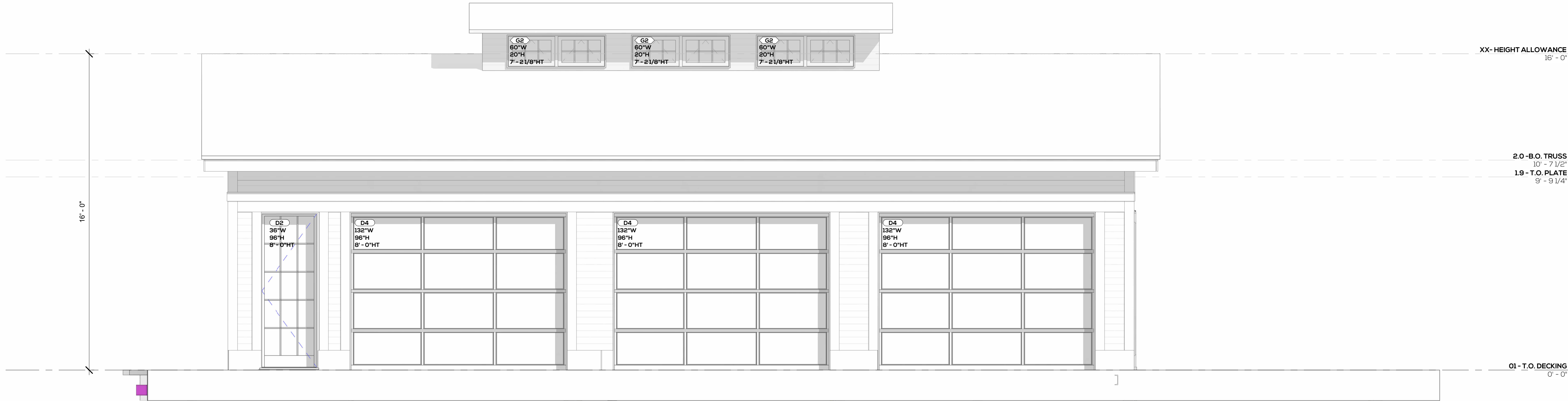
Elevations

P/N	23-93-02
Project Date	JAN 2024
Drawn / Checked	CF / NdK

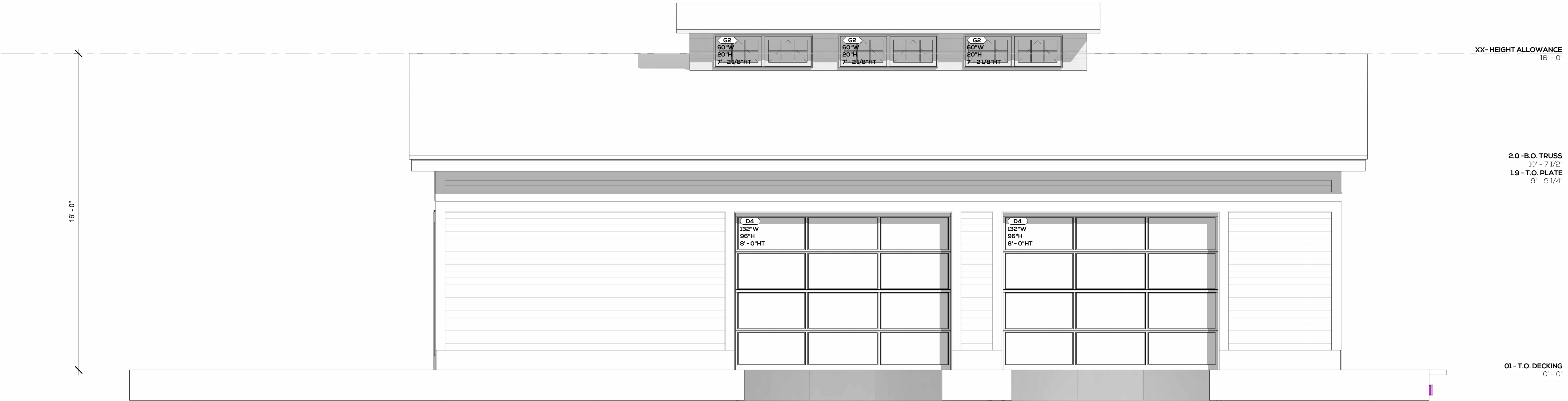
A2.1

Scale As indicated

REVIEW SET: 2024.04.22



1 LEFT ELEVATION  
3/8" = 1'-0"



2 RIGHT ELEVATION  
3/8" = 1'-0"