



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) P: 705-765-3156 F: 705-765-6755

## COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

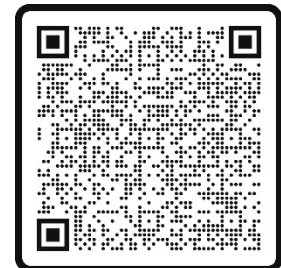
### THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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-67/23**  
**Roll No.: 4-11-045**

<b>Owner:</b>	2838234 Ontario Inc., 77 King Street West, Suite 3000, Toronto, ON, M5K 2A1		
<b>Address &amp; Description:</b>	1613 Peninsula Road Part Lot 18, Concession 7, Part Lot 19, (Medora)		
<b>Zoning:</b>	Waterfront Residential (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 28
<b>Hearing Date: Monday, May, 13th, 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 recognize an as-built pumphouse, an as-built sundeck with an incorporated hot tub, and an as-built dock addition and as-built boatlifts. Please note that a sundeck can include a hot tub.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	3.4.1 e.	Minimum Lot Frontage and Lot Area	100 ft. and 15,000 sq. ft.	85 ft. and 10,823 sq. ft.	Permit a New Pumphouse, Sundeck, and Boat Lifts on an Undersized Lot

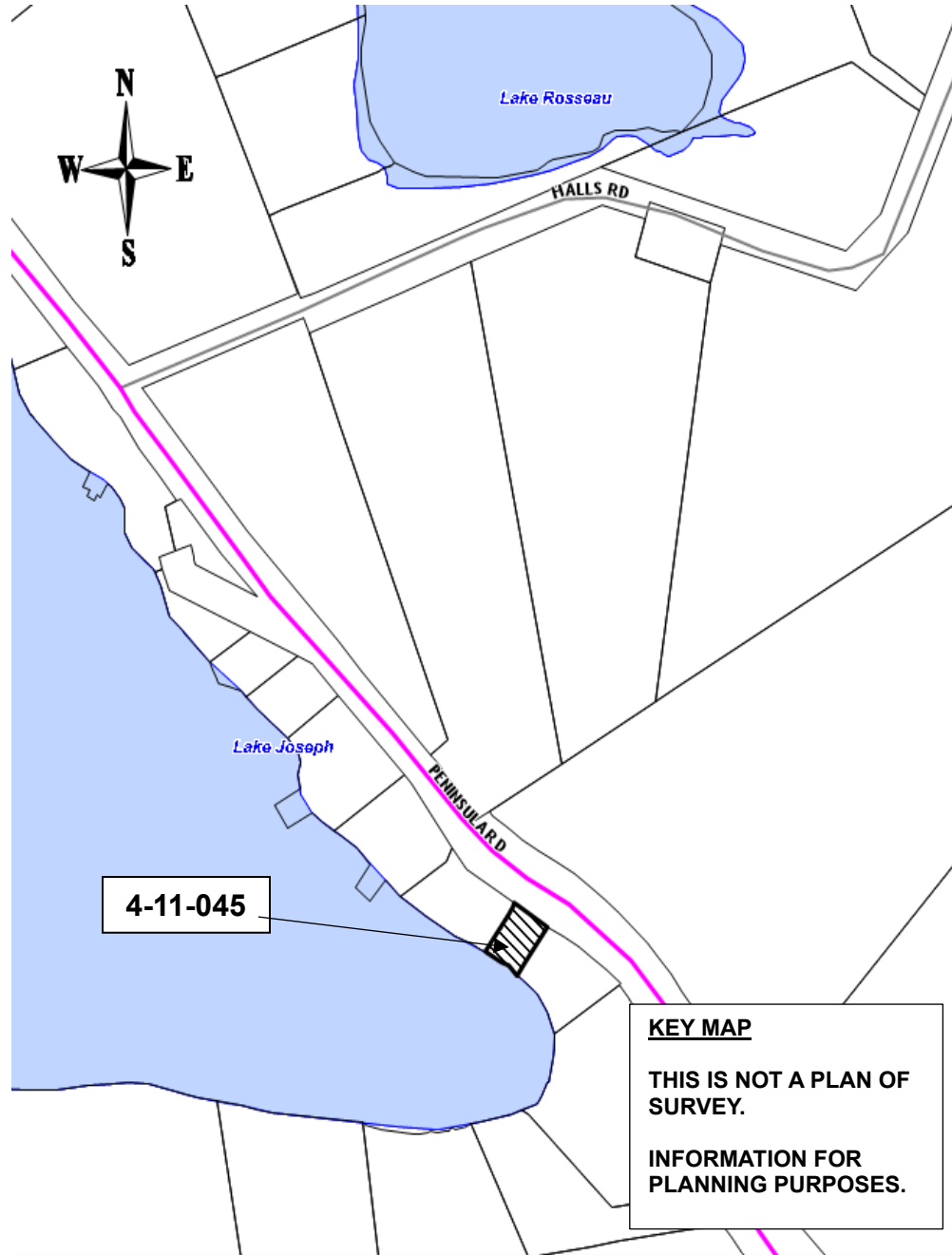


B	4.1.3	Minimum Interior Side Yard Setback from the Northwestern Side Lot Line (Sundeck)	15 ft.	7 ft.	8 ft.
C	4.1.3	Minimum Interior Side Yard Setback from the Northwestern Side Lot Line (Pumphouse)	15 ft.	7 ft.	8 ft.
D	4.1.7, 4.1.7.1 & 4.1.7.11 a.	Minimum Side Yard Setback from the Northwestern Side Lot Line (Boat Lift)	16.3 ft.	6.5 ft.	9.8 ft.
E	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width (Including Boat Lifts)	21.3 ft. (25%)	44.5 ft. (52.4%)	23.2 ft.

Please note that Variance 'A' will not deem the subject property a 'building lot' if approved, but rather, will permit a new as-built pumphouse, as-built sundeck, and as-built boatlifts on an undersized lot. 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.

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### **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.

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### **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)

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**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 2<sup>nd</sup> day of May, 2024.

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





**SITE PLAN**

NOT TO SCALE



705.640.3800  
 INFO@DEKONINGGROUP.COM  
 3 ARMSTRONG POINT ROAD  
 PORT CARLING, ONTARIO  
 POB 1JO

**PROFESSIONAL ENGINEER**

BCIN REGISTRATION INFORMATION  
 DE KONING GROUP INC. 124300  
 FIRM NAME FIRM BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE.

No.	Revision/Issue Column	Date
8	RE-ISSUED FOR PERMIT REVIEW	APR.29.2024
7	RE-ISSUED FOR CONSTRUCTION	APR.19.2024
6	RE-ISSUED FOR CONSTRUCTION	FEB.05.2024
5	RE-ISSUED FOR CONSTRUCTION	JAN.29.2024
4	ISSUED FOR CONSTRUCTION	JAN.23.2024
3	ISSUED FOR REVIEW	JAN.22.2024
2	ISSUED FOR REVIEW	JAN.19.2024
1	ISSUED FOR REVIEW	DEC.22.2023

CLIENT

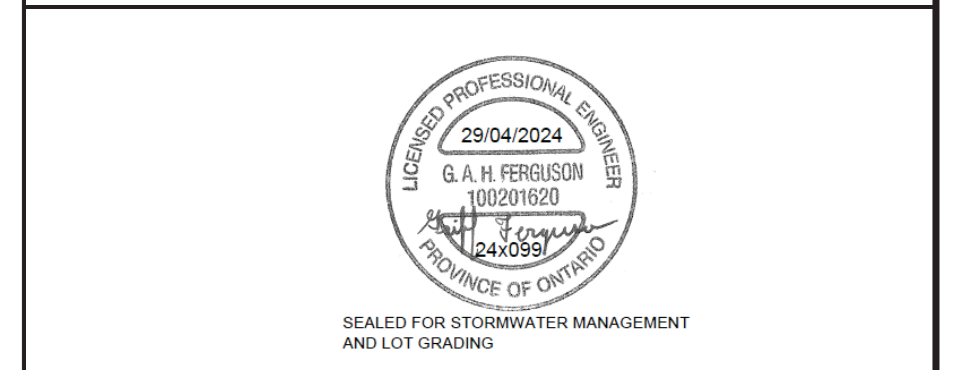
2838234 ONTARIO INC.

PROJECT

**HUFF COTTAGE**  
 1613 PENINSULA RD,  
 TOWNSHIP OF MUSKOKA LAKES

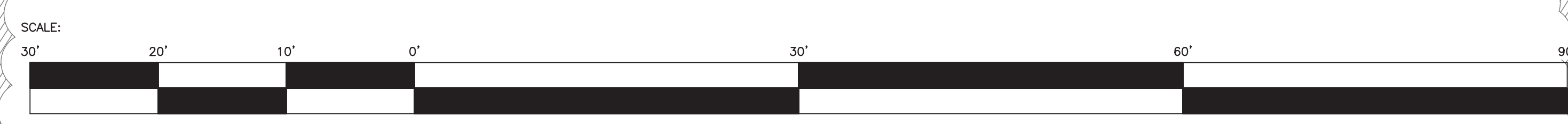
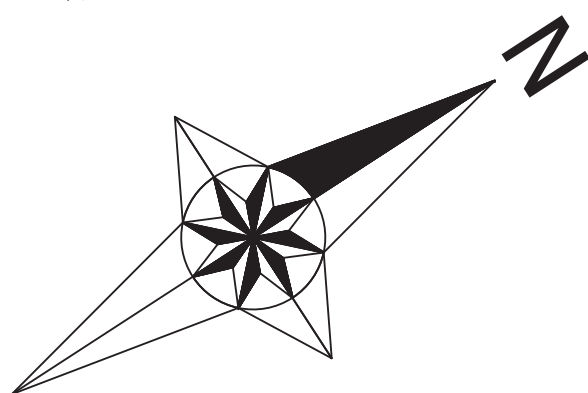
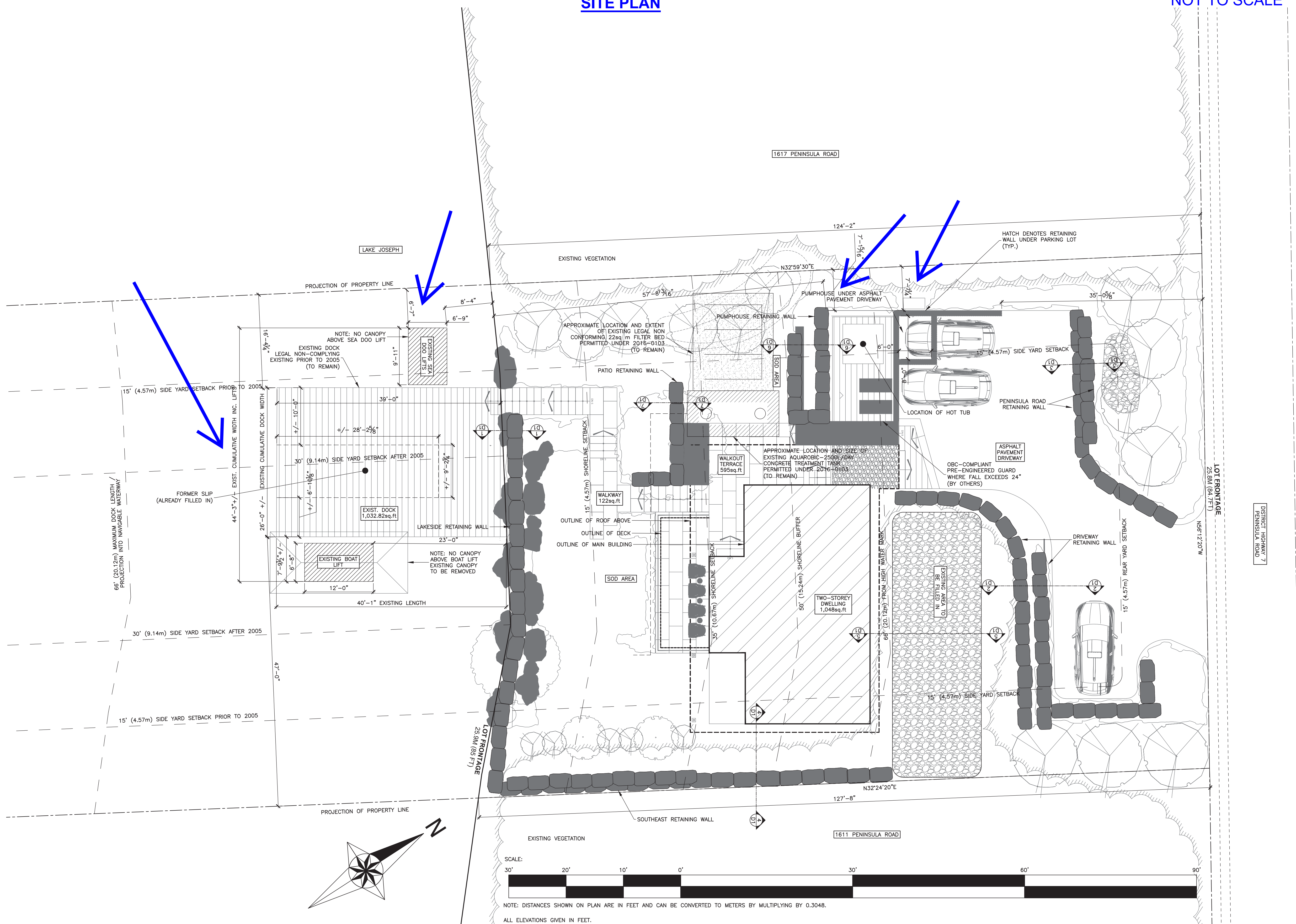
DRAWING

**SITE PLAN**



DATE	DECEMBER 2023
PROJECT	22-169-02
DESIGNED	HG/GF
REVIEWED	BK/GF
SCALE	AS SHOWN
SHEET	

**SP1**



NOTE: DISTANCES SHOWN ON PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048.  
 ALL ELEVATIONS GIVEN IN FEET.

**SITE PLAN**

SCALE: 1/8" = 1'-0"