



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, November 13th, 2023 at 9:00 a.m.**

**File #.:** A-61/23  
**Roll #:** 3-2-081  
**Civic Address:** 1113 Golf Avenue Road  
**Owner:** Jayne Schipper, 56 Hillhurst Blvd, Toronto, ON, M5N 1N6  
**Legal Description:** Part of Lot 30, Concession 9, (Watt)  
**Lake/River:** Lake Rosseau (Category 1)  
**Zoning:** Waterfront Residential (WR5-7 and WR5-7R)  
**Zoning Schedule:** 22

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicant proposes to demolish an existing two storey boathouse and construct a new two storey boathouse. By-law 2021-206 was approved by Council in August 2022 to permit a two storey boathouse 18.5 feet in height. The applicant wishes to increase the height of the approved boathouse to 20.5 feet. No other changes to the approved boathosue are proposed. Please note that the exiting boathouse has a height of 17.5 feet.

Variance	ZBL 2014-14, as amended, Section(s)	Description	Permitted	Proposed	Variance
A	By-law 2021-206, Section 1. vi)	Maximum Height for a Two Storey Boathouse	18.5 ft.	20.5 ft.	2 ft.

**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](http://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](mailto: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](mailto: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](mailto: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.

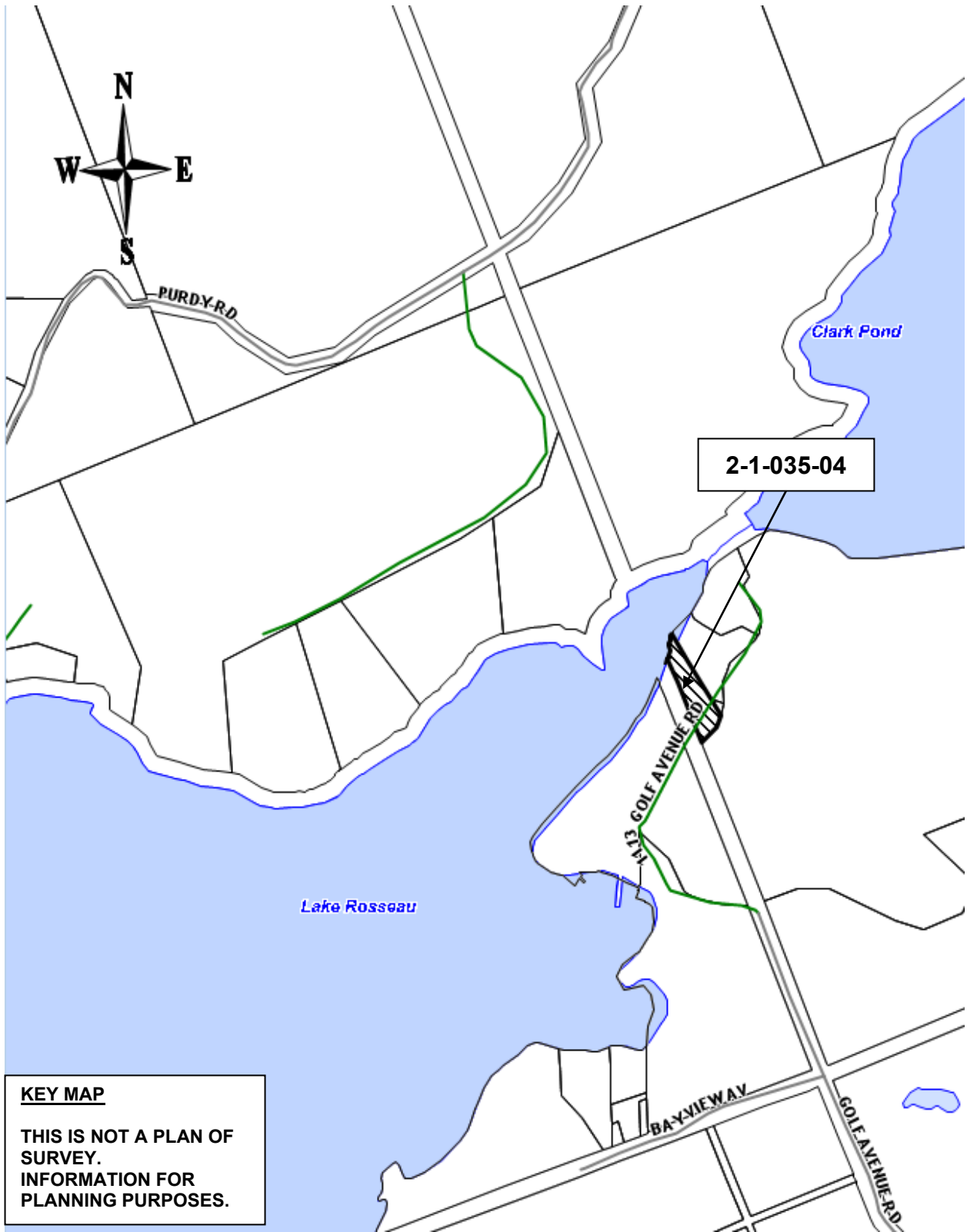
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 3<sup>rd</sup> day of November, 2023.

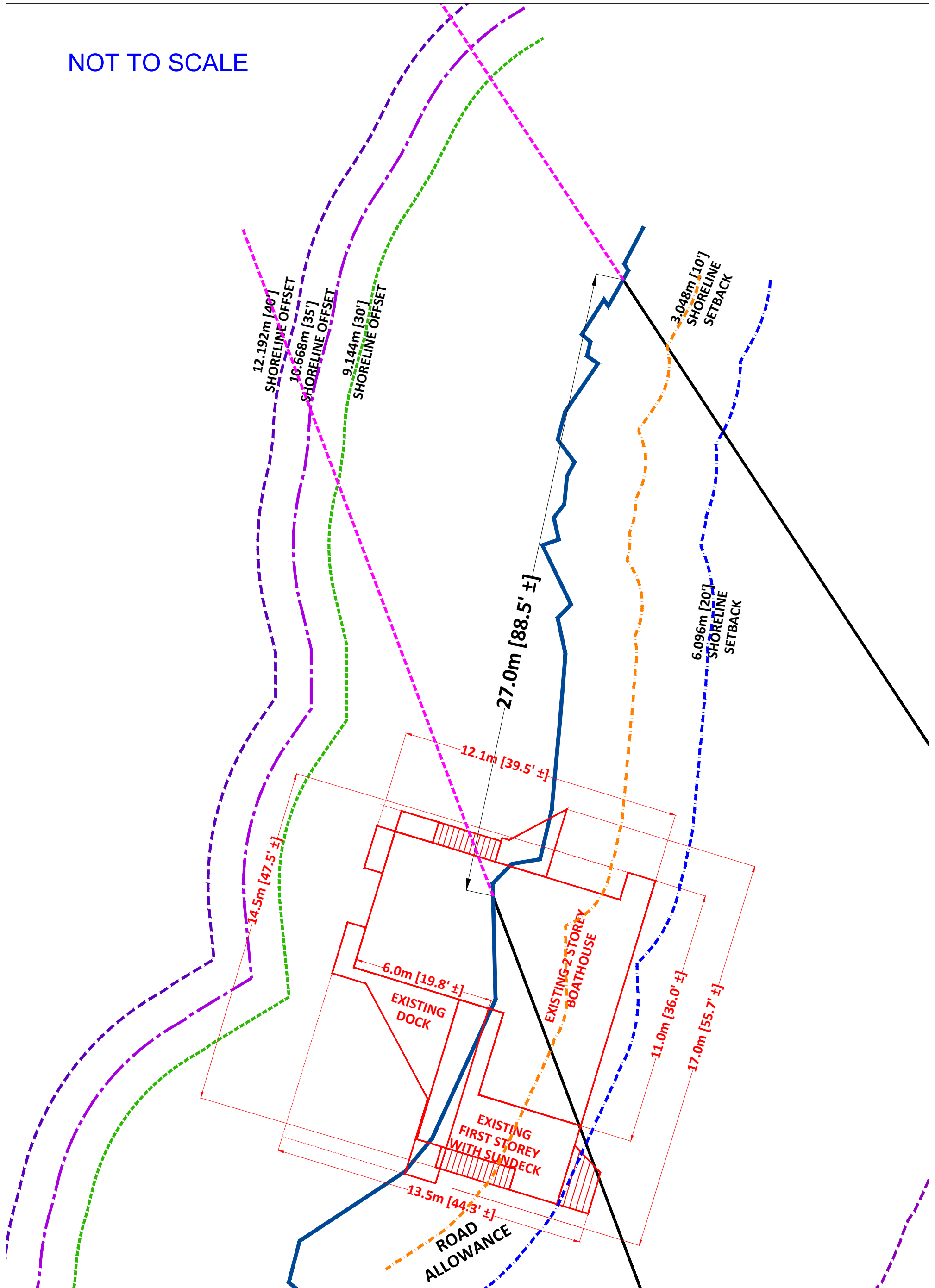
"Original Signed by C. Ward"  
Chelsea Ward,  
Secretary-Treasurer  
Committee of Adjustment

**KEY MAP**





NOT TO SCALE



**ZONING AMENDMENT SKETCH - ENLARGEMENT - EXISTING**  
 1113 GOLF AVENUE RD UNIT 7  
 PART OF LOT 30, CONCESSION 9  
 GEOGRAPHIC TOWNSHIP OF WATT  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 SCHIPPER

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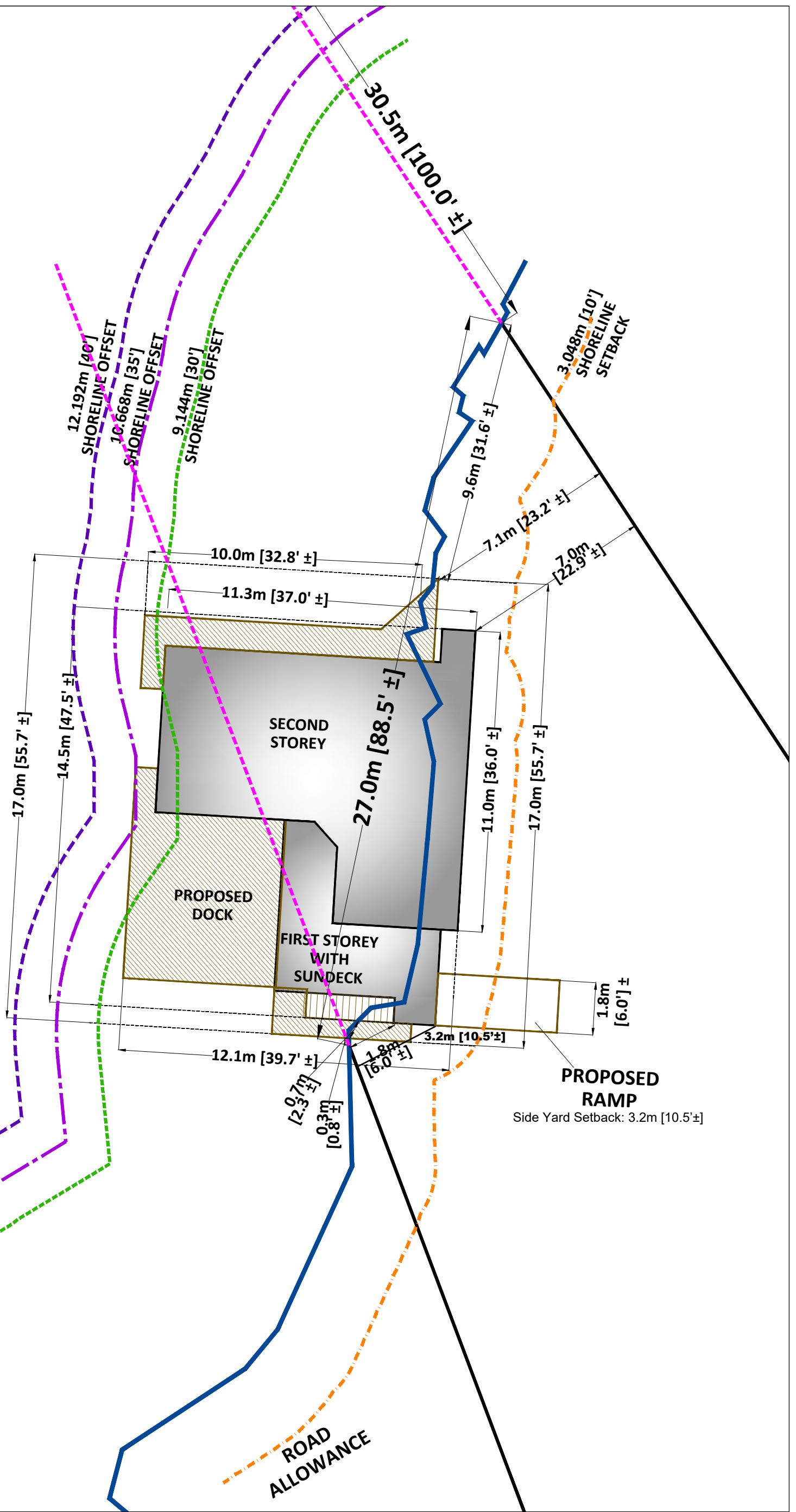
NO.	DATE	REVISIONS	BY
1.	14-DEC-2021	FINALIZE FOR SUBMISSION	JT
2.	18-MAR-2022	DIMENSIONS/TEXT REVISIONS	JT
3.	28-APR-2022	REVISE SETBACK LINES	JT
4.	19-MAY-2022	REVISE BOATHOUSE LOCATION	JT
5.	28-JUN-2022	REVISE AS PER TOWNSHIP REQUEST	JT

			
	SCALE	PROJECT NO.	DATE INITIATED
1 : 150	117800	SEPTEMBER 15, 2021	JT

BASE MAP SOURCE:  
 COOTE, HILEY, JEMMETT LIMITED



NOT TO SCALE



**ZONING AMENDMENT SKETCH - ENLARGEMENT - PROPOSED**

1113 GOLF AVENUE RD UNIT 7  
 PART OF LOT 30, CONCESSION 9  
 GEOGRAPHIC TOWNSHIP OF WATT  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

SCHIPPER

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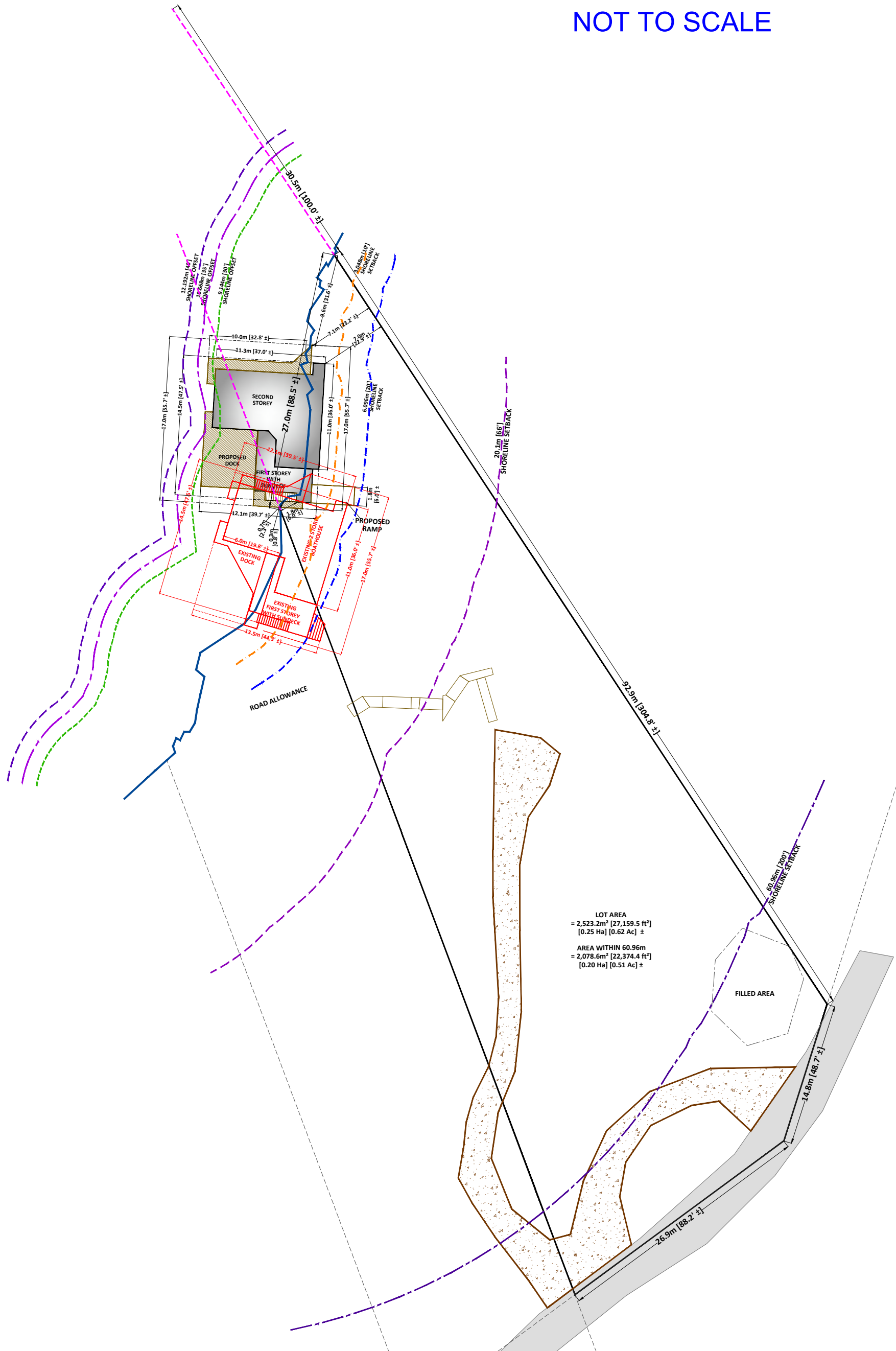


SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 750	117800	SEPTEMBER 15, 2021	JT

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BASE MAP SOURCE:  
 COOTE, HILEY, JEMMETT LIMITED

NOT TO SCALE



LOT AREA  
= 2,523.2m<sup>2</sup> [27,159.5 ft<sup>2</sup>]  
[0.25 Ha] [0.62 Ac] ±

AREA WITHIN 60.96m  
= 2,078.6m<sup>2</sup> [22,374.4 ft<sup>2</sup>]  
[0.20 Ha] [0.51 Ac] ±

**ZONING AMENDMENT SKETCH**

1113 GOLF AVENUE RD UNIT 7  
PART OF LOT 30, CONCESSION 9  
GEOGRAPHIC TOWNSHIP OF WATT  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

SCHIPPER

NO.	DATE	REVISIONS	BY
1.	23-NOV-2021	PROPOSED BOATHOUSE INFORMATION	JT
2.	14-DEC-2021	FINALIZE FOR SUBMISSION	JT
3.	18-MAR-2022	DIMENSIONS/TEXT REVISIONS	JT
4.	28-JUN-2022	REVISE AS PER TOWNSHIP REQUEST	JT

SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 400	117800	SEPTEMBER 15, 2021	JT

NOT TO SCALE

PROJECT ADDRESS  
1113 Golf Avenue  
Windermere, ON

Unit #5

OWNER CONTACT

Stuart Schipper  
(416) 737 4949

sschipper@fallbrookholdings.com

PROJECT TITLE

BOATHOUSE

NORTH ARROW

DATE

11/03/2023

SCALE

1/8" = 1'-0"

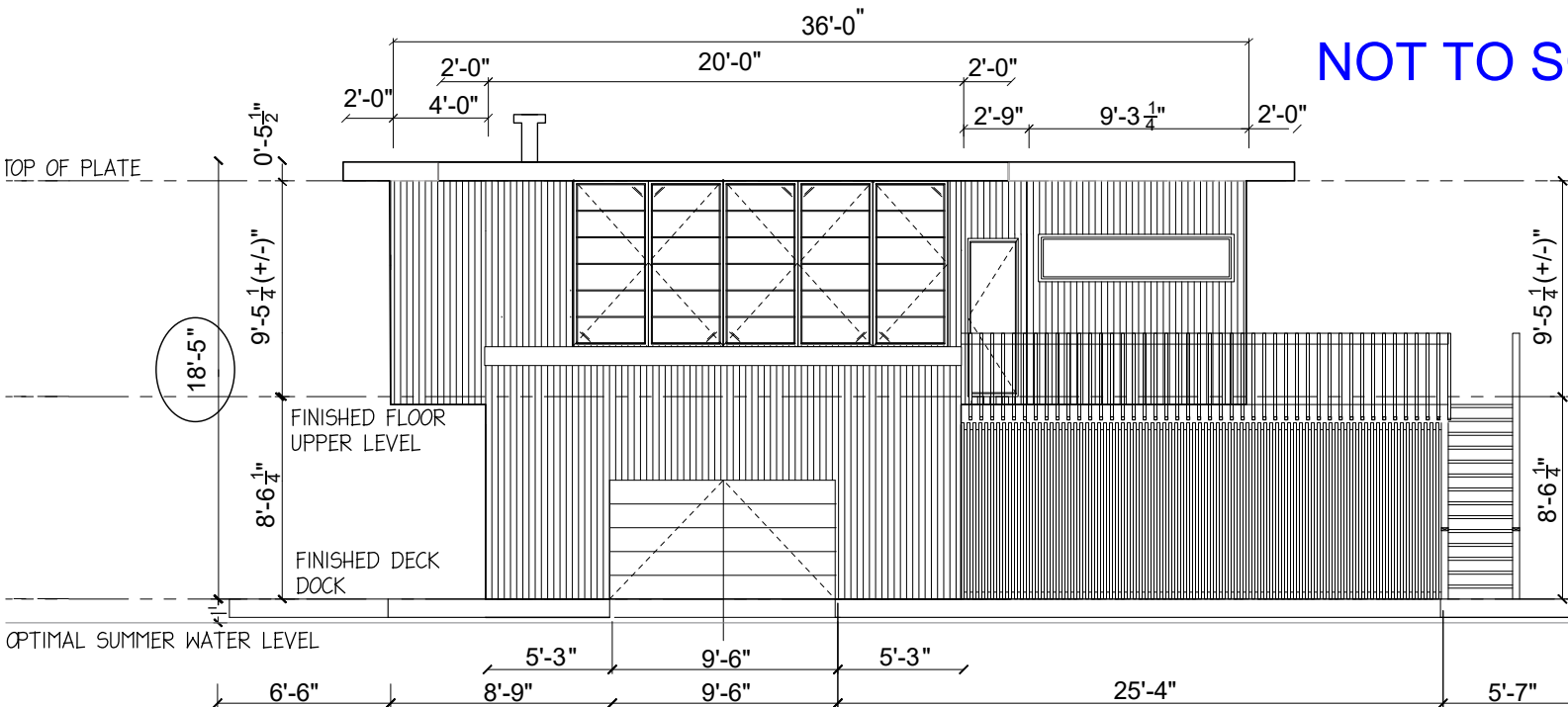
PAGE TITLE

NW  
ELEVATIONS

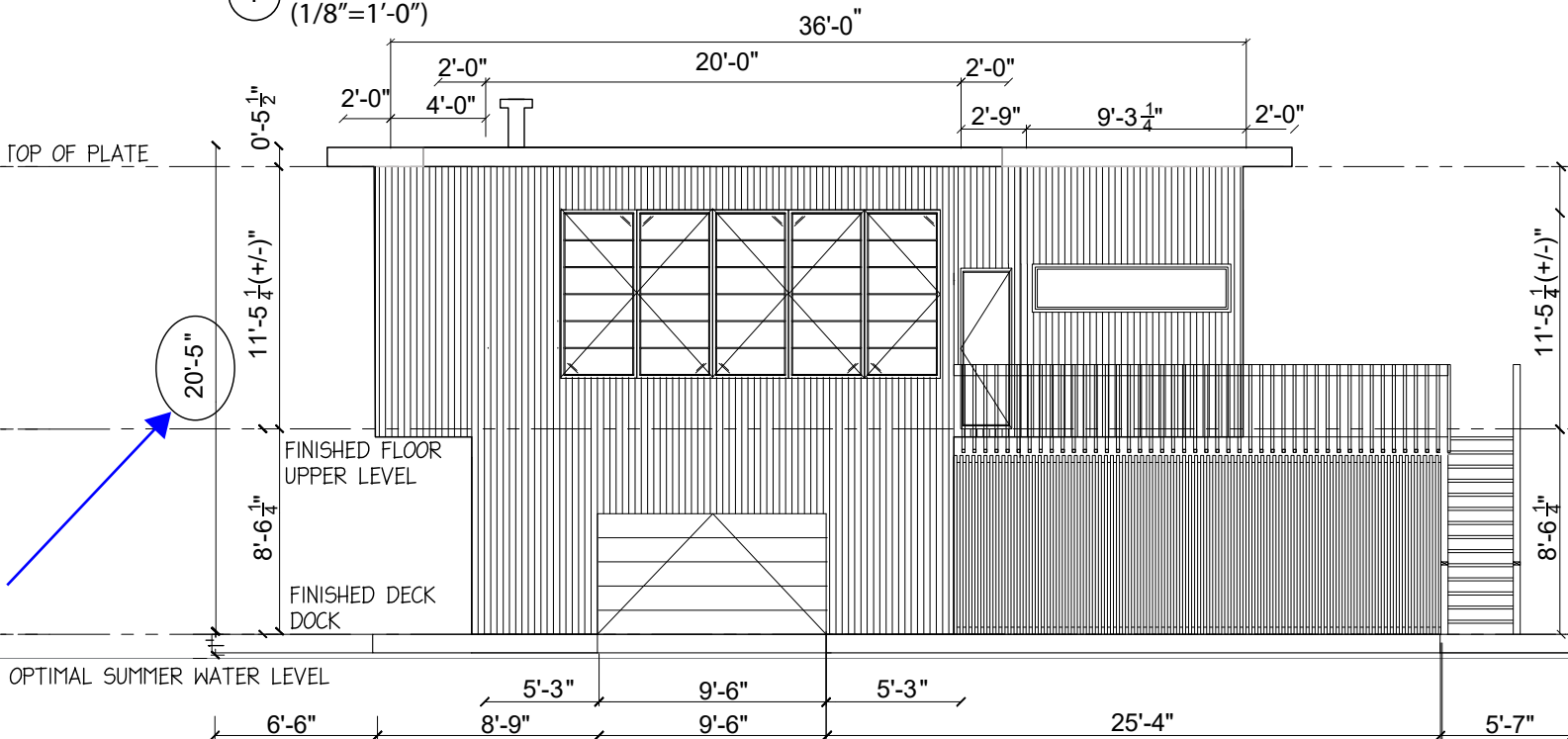
NOT FOR  
CONSTRUCTION

SHEET NUMBER

N/A



1 North West Elevation - Currently Approved (By-law # 2021-206)  
(1/8"=1'-0")



2 North West Elevation - Currently Proposed  
(1/8"=1'-0")