



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

FILE # A-39/22
ROLL # 2-20-079

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: Albert and Deanna DesRoche, 3668 Brandon Gate Drive,
Mississauga, ON, L4T 3M8

LOCATION OF PROPERTY: Lot 8, Concession 12, Lot 26, Plan M-198, (Watt), Civic Address:
1112 Skeleton Lake Road 3, Zoning Schedule: 17

EXPLANATION OF THE PURPOSE AND EFFECT: The subject lands are zoned Waterfront Residential (WR1) and consist of a waterfront lot fronting onto a Category 2 Lake (Skeleton Lake) and a backlot fronting onto Skeleton Lake Road 3.

The applicants propose to recognize an as-built sundeck and ramp and propose to construct a new dock on the waterfront lot. The applicants also propose to re-locate an existing sleeping cabin on the backlot.

Relief is requested from Section 3.4.1 e. of By-law 2014-14, as amended, being existing lot of record requirements. In a WR1 Zone, the minimum lot frontage and area requirements for an existing lot of record are 100 feet and 15,000 square feet, respectively.

The waterfront lot has 57 feet of lot frontage and 8,223 square feet of lot area. The backlot has 65 feet of lot frontage and 9,011 square feet of lot area. If granted, this variance will recognize a new as-built sundeck and ramp and will permit a new dock to be constructed on the waterfront lot. It will also permit an existing sleeping cabin on the backlot to be relocated.

Relief is also requested from Section 4.1.3 of By-law 2014-14, as amended, being the minimum interior side yard setback requirement of 15 feet for a sundeck. The as-built sundeck has been constructed 5.5 feet from the northwesterly interior side lot line and 10 feet (at the closest point) from the southeasterly interior side lot line. The requested variances are 9.5 feet and 5 feet, respectively. The as-built ramp has been constructed 14 feet from the northwesterly interior side lot line. The requested variance is 1 foot.

Relief is also requested from Section 3.23.1 of By-law 2014-14, as amended, being the minimum permitted setback of 25 from a lot line abutting a street. The as-built sundeck and ramp have been constructed 16 feet and 14 feet (at the closest points) from the rear lot line, which abuts Skeleton Lake Road 3. The requested variances are 9 feet and 11 feet, respectively.

Relief is also requested from Sections 4.1.7 and 4.1.7.1 of By-law 2014-14, as amended, being the minimum side yard setback requirement of 30 feet for a dock. The proposed dock is to be setback 10 feet from the southeasterly side lot line projection of the lot. The variance requested is 20 feet.

Relief is also requested from Sections 4.1.7 and 4.1.7.3 of By-law 2014-14, as amended, being the maximum length requirement of 66 feet for a dock. The proposed dock is to extend 73.5 feet from the high water mark. The requested variance is 7.5 feet.

Relief is also requested from Sections 3.5.1 and 4.1.2 of By-law 2014-14, as amended, being that no accessory building is permitted prior to the establishment of a main building (dwelling). The backlot is a separate lot from the waterfront lot and no dwelling exists on the backlot. This variance, if granted, will permit an existing sleeping cabin to be relocated on the backlot prior to the establishment of a dwelling.

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: October 11, 2022

TIME: 9:00 A.M.

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19 and as part of the Township's response to stop the spread of COVID-19, this public hearing will be held in a virtual forum with electronic participation.

The hearing will be held electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via ZOOM and will commence at 9:00am. 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 by participating in the ZOOM hearing 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.

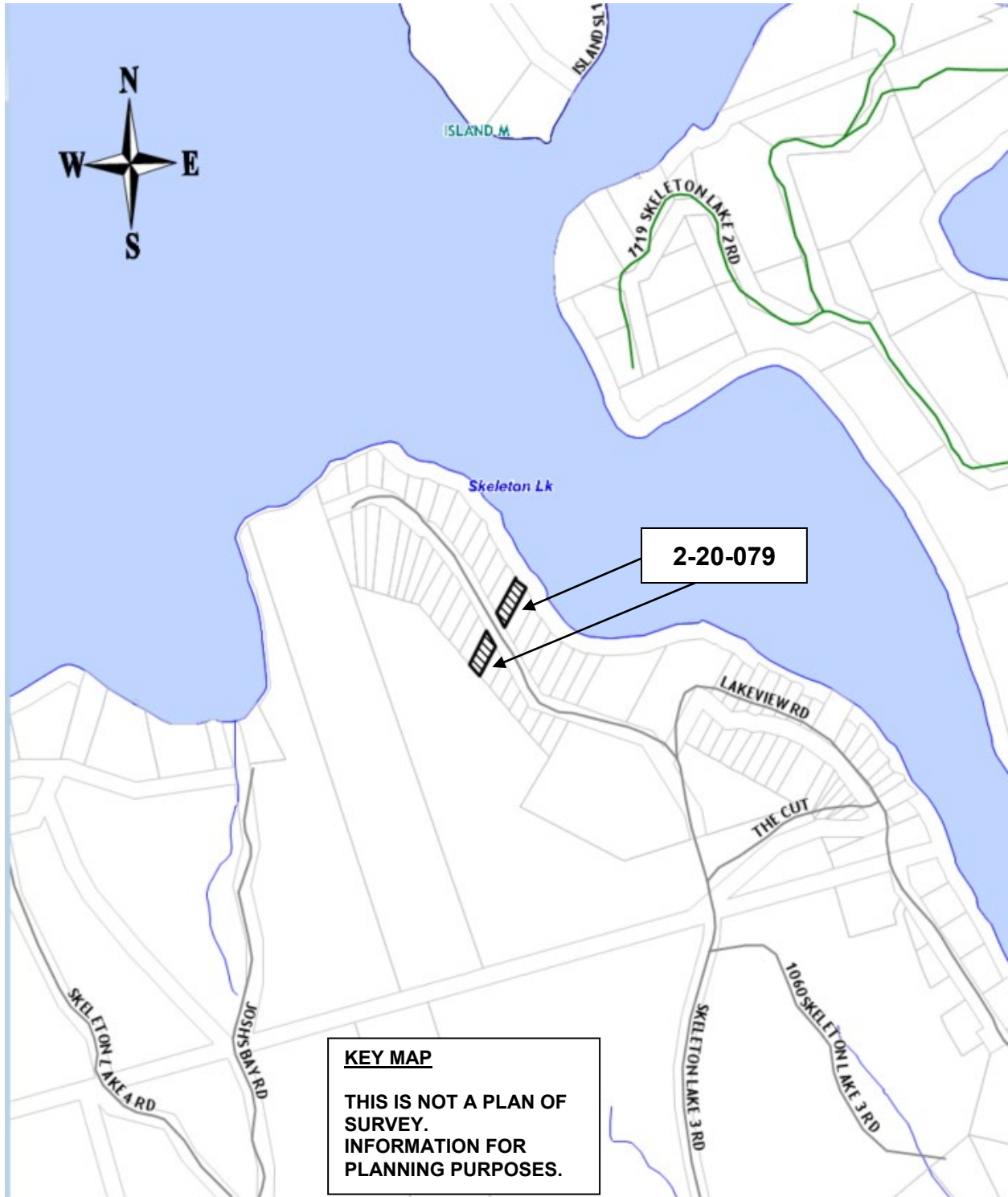
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

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 28th day of September, 2022.

“Original Signed by R. Mulholland”
Rachel Mulholland
Acting Secretary-Treasurer
Committee of Adjustment

KEY MAP



2-20-079

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

1112 SKELETON LAKE 3 ROAD LOT 8 CON 12 WATT TOWNSHIP MUSKOKA LAKES

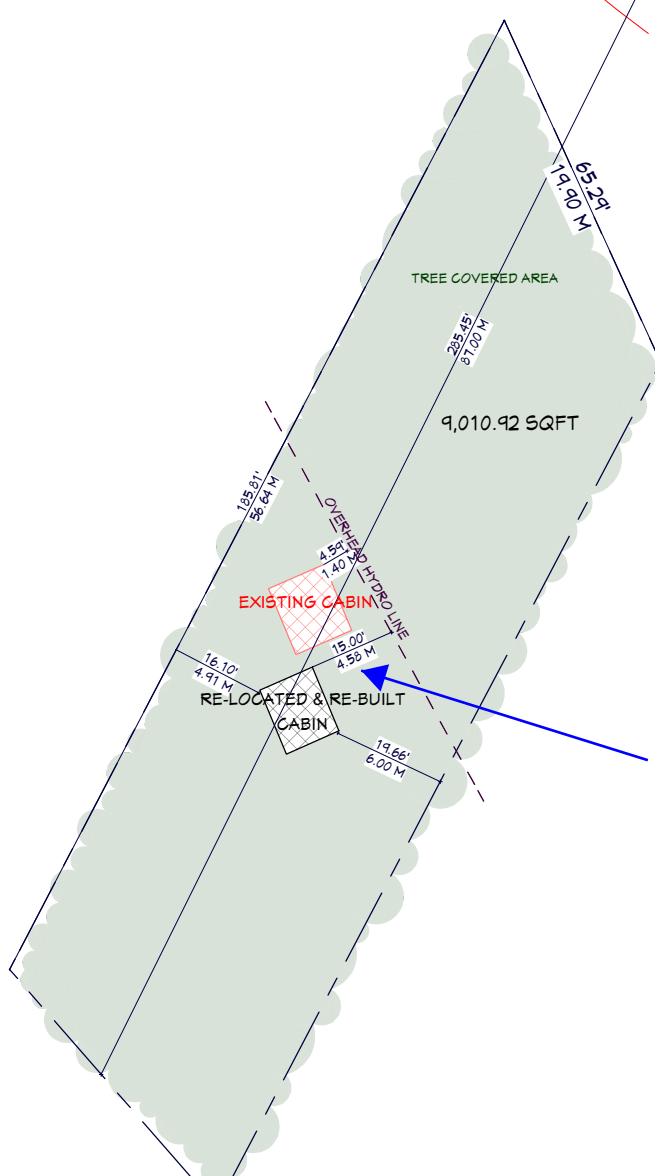
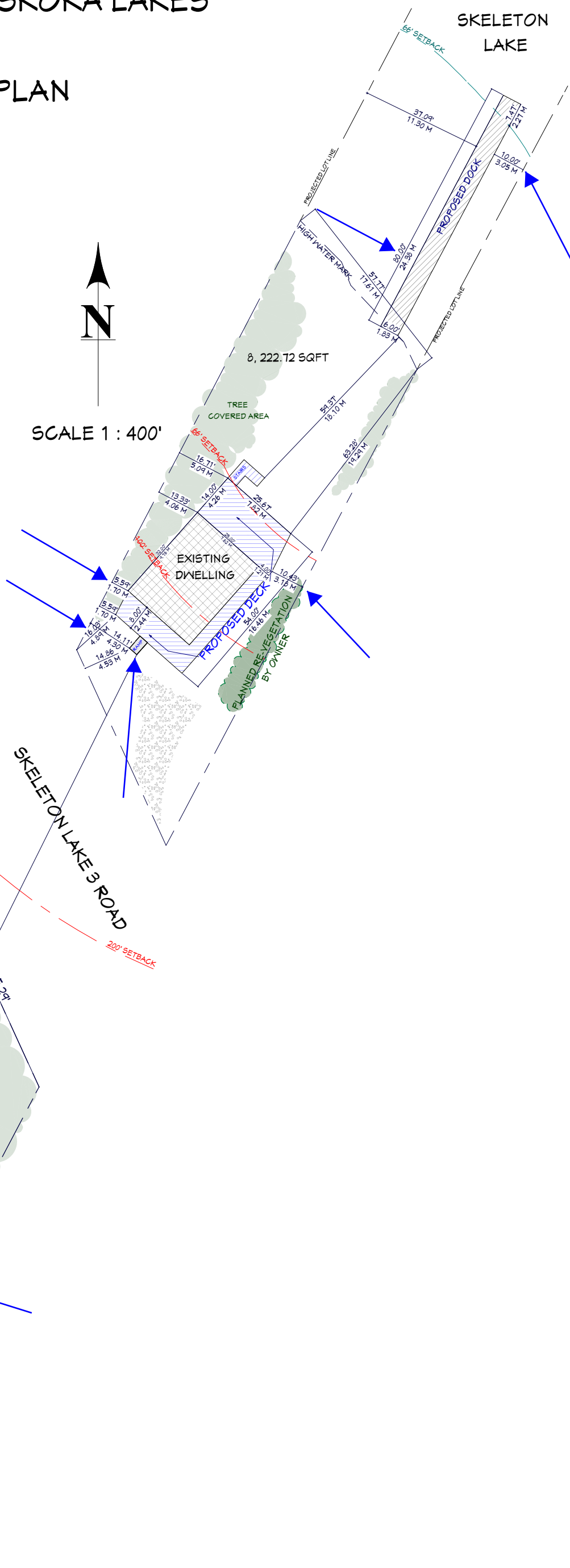
NOT TO SCALE

SITE PLAN

| SITE DATA | | SKELETON LAKE 3 ROAD 112 453 020 020 07900 | |
|--|--------------------------------|--|---------------------------|
| LOT .No | | LOT 28 CON 12 WATT | |
| ZONING | | SR2 | |
| LOT FRONTAGE | STRAIGHT LINE | 17.61 m | 57.77 ft |
| | ALONG PRESENT WATERS EDGE | 14.43 m | 58.5 ft |
| MIN. FRONT YARD | 20.1m(66ft) | | |
| MIN. EXT. SIDE YARD | 4.6m(15ft) | | |
| MIN. INT. SIDE YARD | 9.1m(30ft) | | |
| MIN. REAR YARD | 4.6m(15ft) | | |
| MAX. HEIGHT | 10.7m (35ft) | | |
| MAX. ACCESSORY BUILD HEIGHT | 6.1 (20ft) | | |
| LOT AREA | TOTAL LOT AREA | 1 601.06 m ² | 17 233.63 ft ² |
| | WITHIN 200' OF HIGH WATER MARK | 763.91 m ² | 8 222.71 ft ² |
| EXISTING | | | |
| | DWELLING | 74.32m ² | 800.00 ft ² |
| | CABIN | 13.29m ² | 143.00 ft ² |
| PROPOSED | | | |
| | DECK | 68.42m ² | 736.42 ft ² |
| | STAIRS AND RAMP | 5.39m ² | 58.00 ft ² |
| | DOCK | 44.59m ² | 480.00 ft ² |
| | CABIN[RE-LOCATED& RE-BUILT] | 13.29m ² | 143.00 ft ² |
| LOT COVERAGE (WITHIN 200' OF SHORELINE) | | 74.32 m ² | 800ft ² |
| LOT COVERAGE EXISTING (WITHIN 200' OF SHORELINE) | | 9.7 % | |
| [MAX.8%] PROPOSED (WITHIN 200' OF SHORELINE) | | 9.7 % | |

ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

PRESERVE EXISTING VEGETATION WITHIN 20m OF SHORE - SUBJECT TO PRUNING TO INDUSTRY STANDARD AND REMOVAL OF DEAD TREES



THE PERMIT GUY

35 COVERED BRIDGE TRAIL
BRACEBRIDGE, ON
P1L 1Y1

705-644-1167
Permits@ThePermitGuy.ca