



Box 129, Port Carling, ON, POB 1JO
Telephone (705) 765-3156
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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: Tuesday, October 10th, 2023 at 9:00 a.m.

File #.: A-50/23

Roll #: 9-9-026-01

Civic Address: 1031 Mills Road, Unit # 3

Owner: Simon Benattar, 980 Lawrence Ave. E, Suite 100, Toronto, ON, M3L 1 R2

Legal Description: Part Lot 25, Concession 8, Parts 1 to 3 and Parts 6 and 7, Plan 35R-11178, and Parts 1 to 3, Plan 35R-16140, (Monck)

Lake/River: Lake Muskoka (Category 1)

Zoning: Waterfront Residential (WR1-7)

Zoning Schedule: 38

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to demolish an existing dock and two-storey boathouse with a covered area and proposes to construct a new dock and two-storey boathouse with a covered area.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Effect
A	4.1.7 & 4.1.7.10	Minimum Permitted Lot Frontage for a Two Storey Boathouse	300 ft.	274 ft.	26 ft.	Permit the Redevelopment of a Two-Storey Boathouse on a Lot with Less Than 300 Feet of Frontage in Accordance with the Provisions Applied to a Lot with 300 Feet of Frontage

B	4.1.7 & 4.1.7.7	Maximum Permitted Second Storey Boathouse Size	650 sq. ft.	841 sq. ft.	191 sq. ft.	Permit the Redevelopment of a 201 Square Foot Covered Area and a 650 Square Foot Sleeping Cabin on a Lot with Less Than 400 Feet of Frontage in Accordance with the Provisions Applied to a Lot with 400 Feet of Lot Frontage
C	4.1.7	Maximum Permitted Second Storey Boathouse Length	35 ft.	59.5 ft.	24.5 ft.	Permit the Redevelopment of a Two Storey Boathouse
D	4.1.7 & 4.1.7.12 c.	Maximum Permitted Cumulative Second Storey Boathouse Width	35.5 ft.	43 ft.	7.5 ft.	Permit the Redevelopment of a Two Storey Boathouse
E	4.1.7	Maximum Dock Width	68.5 ft.	72 ft.	3.5 ft.	Permit the Redevelopment of a Dock
F	4.1.7 & 4.1.7.3	Maximum Dock Length	66 ft.	77 ft.	11 ft.	Permit the Redevelopment of a Dock
G	4.1.3.5 & 4.1.3.6	Maximum Lot Coverage Within 200 Feet of the High Water Mark	5,279 sq. ft. (10%)	5,660 sq. ft. (10.7%)	381 sq. ft.	Permit the Redevelopment of a Two Storey Boathouse

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.

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 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 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 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.

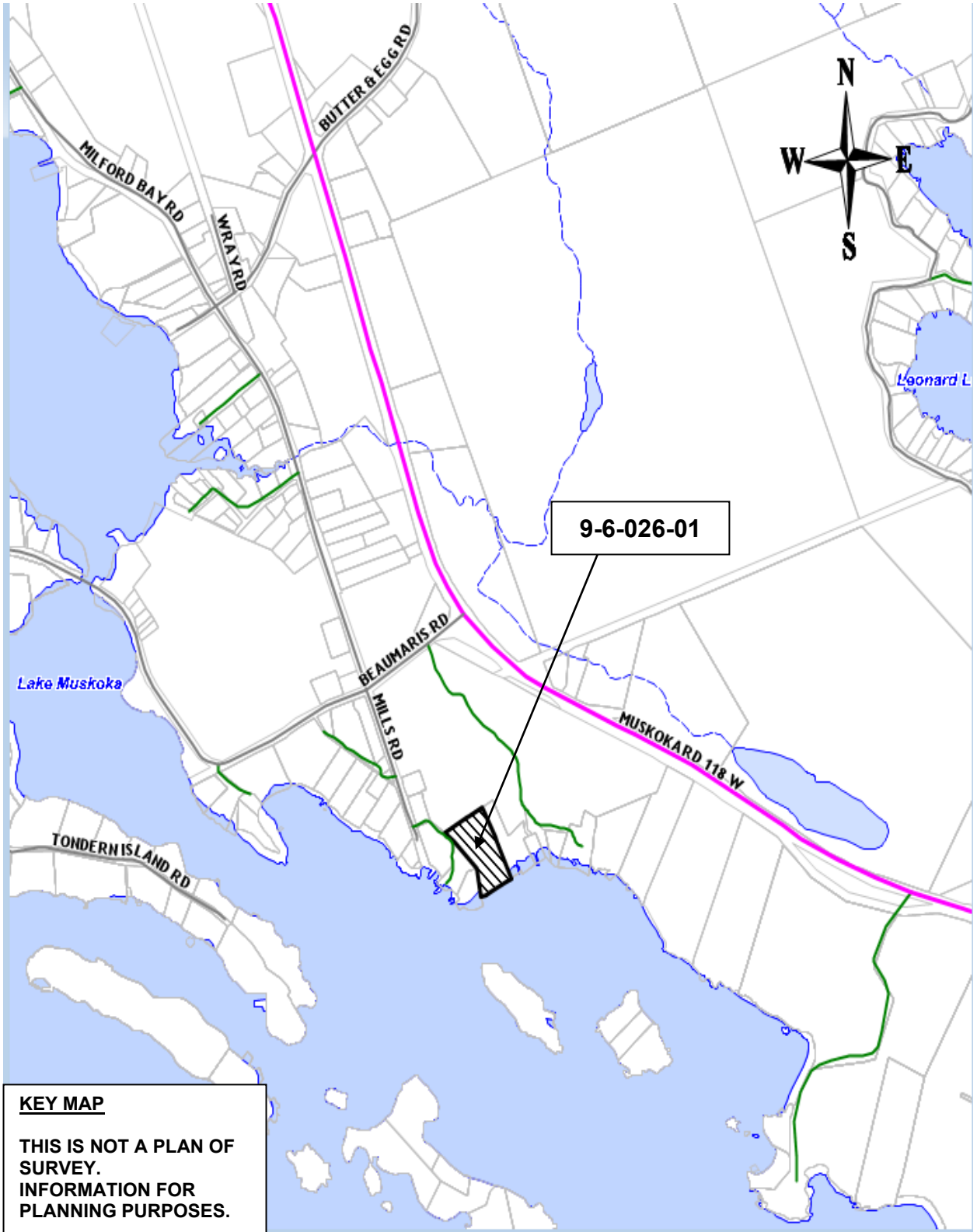
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 29th day of September, 2023.

"Original Signed by K. Bavington"
Kitty Bavington,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



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

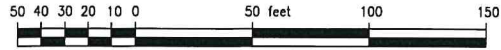
SITE PLAN

NOT TO SCALE

PART OF LOT 25, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF MONCK
TOWNSHIP OF MUSKOKA LAKES

DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 50'



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

BENATAR PROPERTY

Unit #3 -1031 MILLS RD.

PARTS 1-3, 6 & 7 OF PLAN 35R-16140

Roll No. 4453-090-0090-2601

AREA ANALYSIS

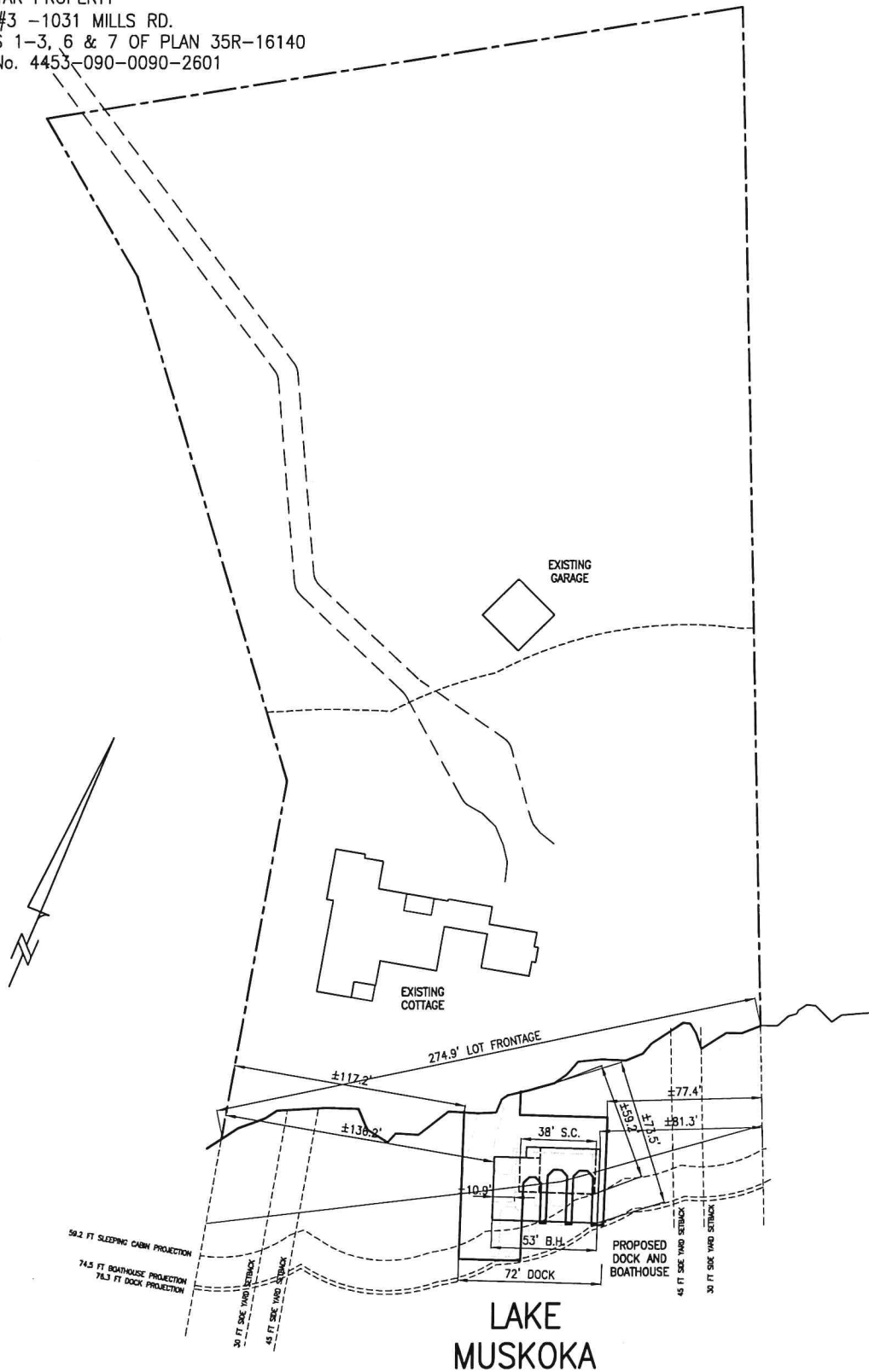
TOTAL SITE AREA:	142840 S.F.	3.28 Ac.
LOT AREA WITHIN 200' OF SHORE	52786 S.F.	1.21 Ac.

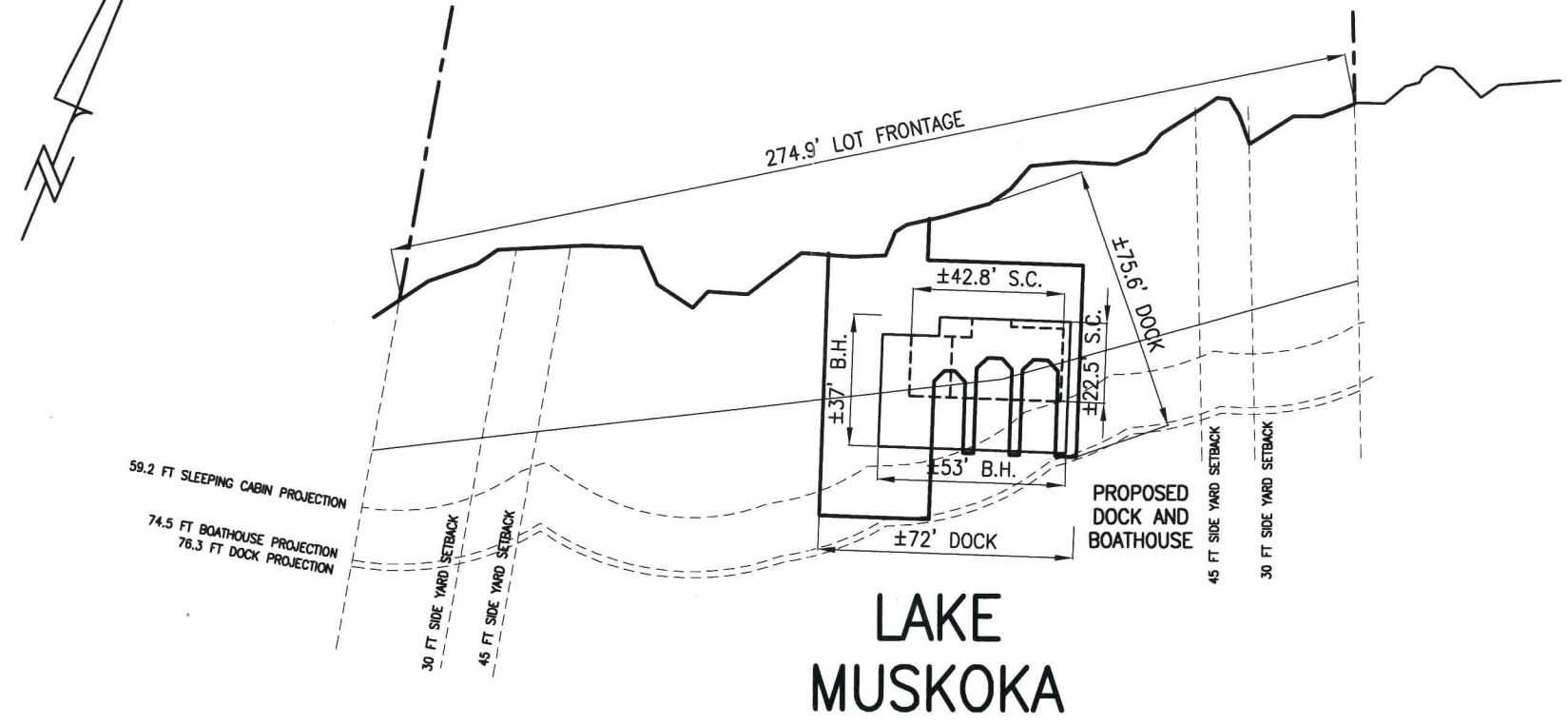
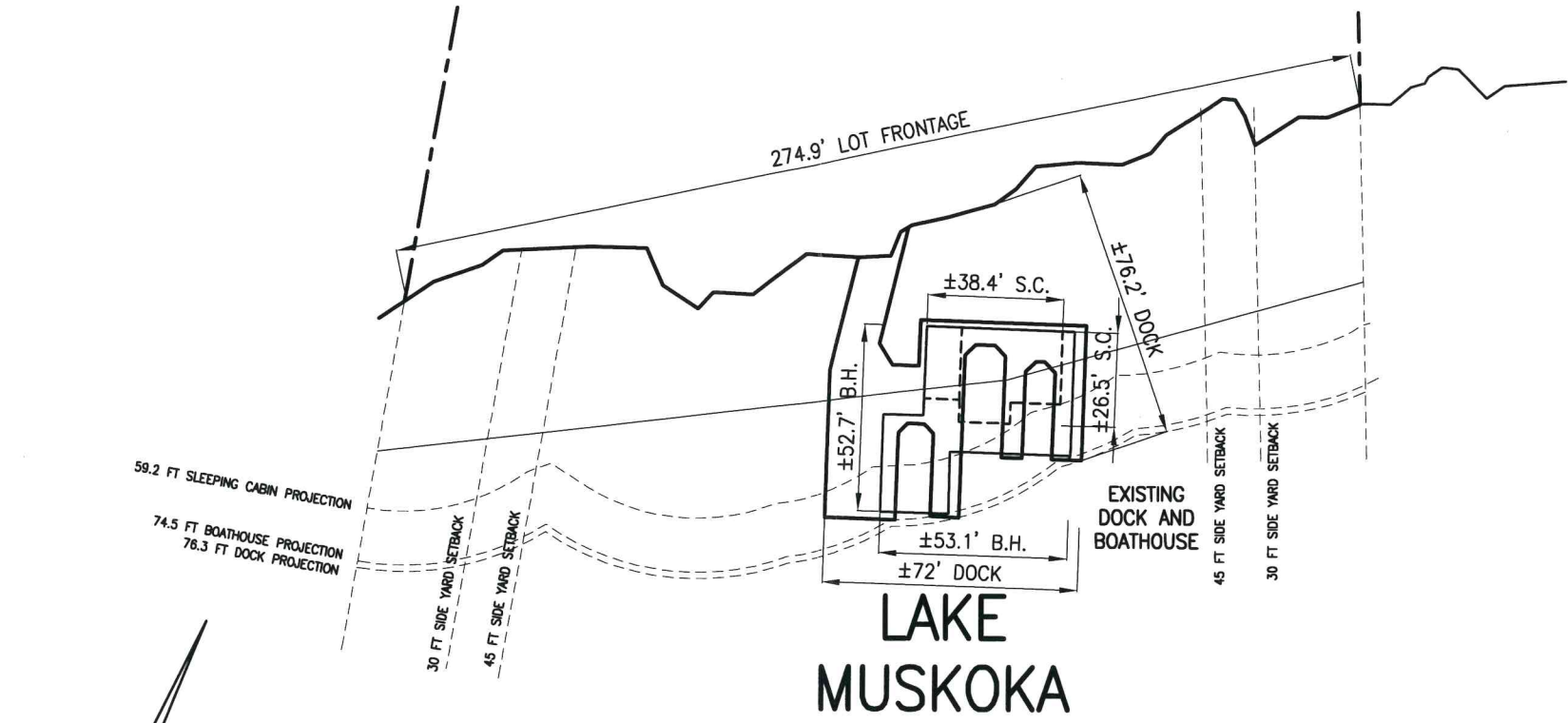
EXISTING COTTAGE COVERAGE AREA:	3784 S.F.
EXISTING BOATHOUSE COVERAGE AREA:	1876 S.F.
TOTAL LOT COVERAGE:	5660 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE: 10.7% (A-23/14)

EXISTING GARAGE COVERAGE AREA:	650 S.F.
EXISTING STORAGE BUILDING AREA:	192 S.F.
TOTAL LOT COVERAGE:	6502 S.F.

PERCENT LOT COVERAGE ENTIRE PROPERTY: 4.6%





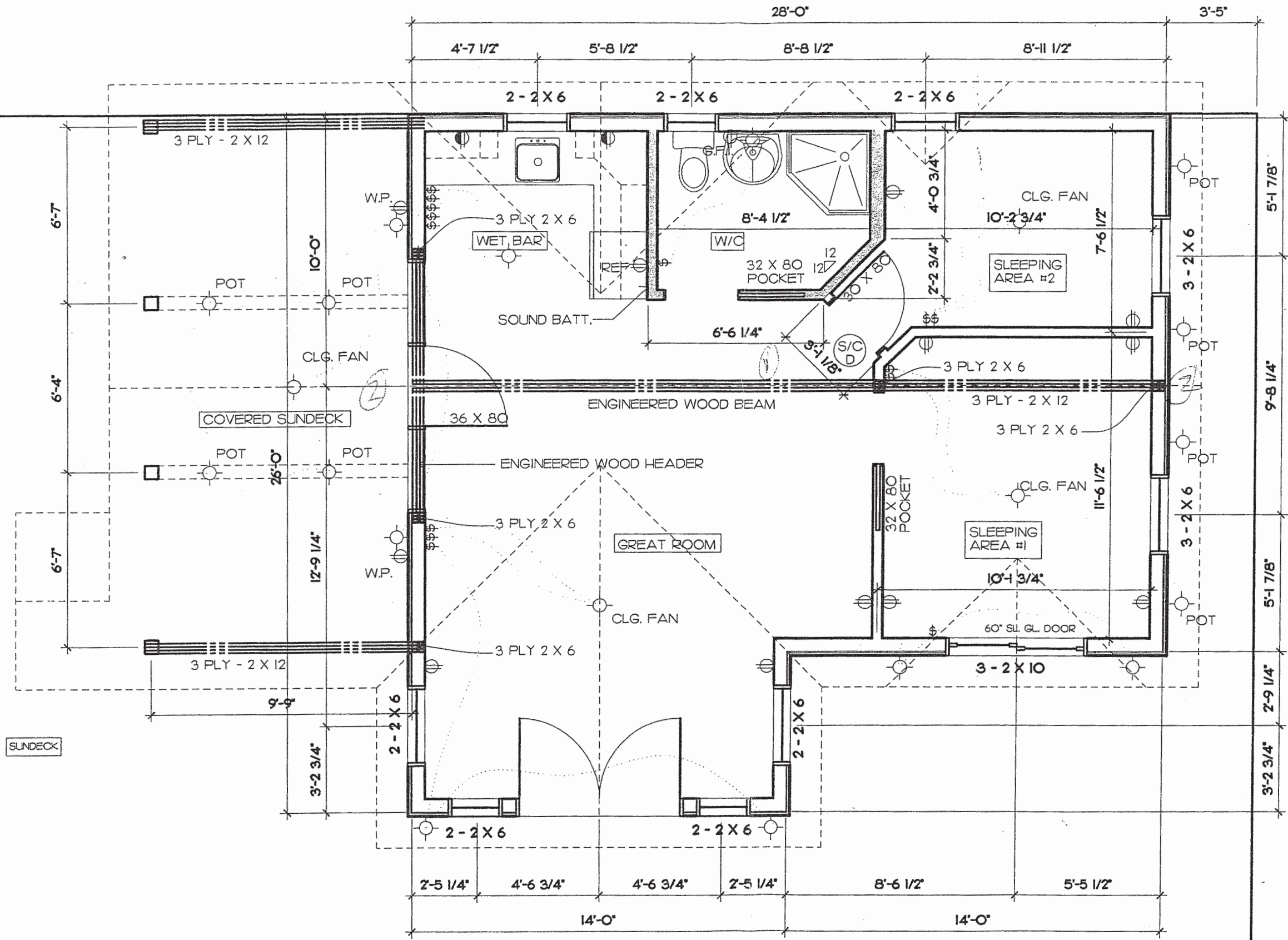
NOT TO SCALE

EXISTING AND PROPOSED BOATHOUSE OVERLAYED



EXISTING BOATHOUSE FLOOR PLANS

NOT TO SCALE



IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING
 - VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION.
 - DETERMINE LOCATIONS OF EXISTING SERVICES

NO.	ISSUED	DATE	BY
1	FINAL COORDINATION	13.10.04	
2	ISSUED FOR PERMIT	15.10.04	
3	ISSUED FOR REVIEW	12.06.05	
4	SETBACK CONFORMANCE	20.06.05	

NO.	REVISIONS	DATE	BY



DEWASHA DESIGN & CAD
 F. DEWASHA
 ARCHITECTURAL TECHNOLOGIST
 1051 WEISMILLER STREET
 P.O. BOX 109
 BALA, ONTARIO
 P0C 1A0
 TEL: (705) 162-2732
 FAX: (705) 162-2935
 EMAIL: info@dewashadesign.com
 WEBSITE: www.dewashadesign.com

OWNER:
DAURELLE & TREVOR BUFFETT
 1031 MILLS ROAD

MUNICIPALITY:
 MUSKOKA LAKES

PROJECT NAME:
 BUFFETT BOATHOUSE
 LAKE MUSKOKA

DRAWN BY: P. DEWASHA
 DATE: JUNE 2005

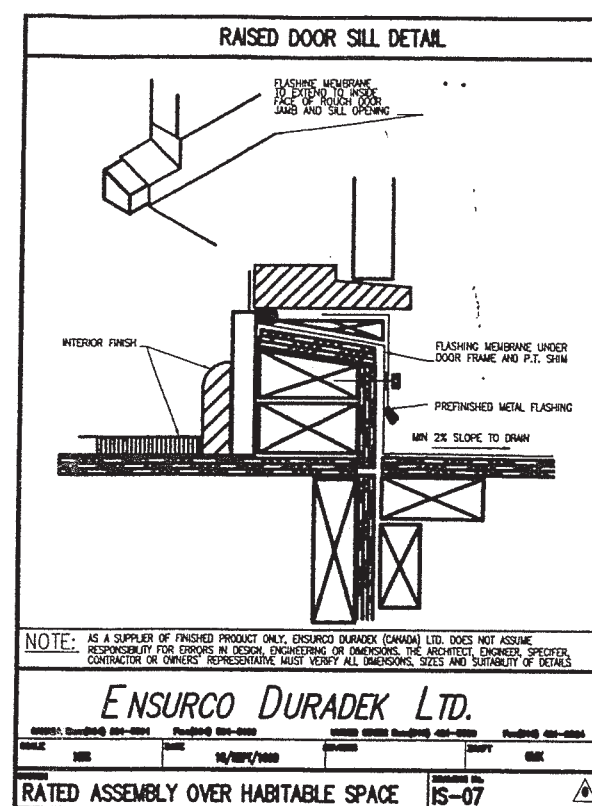
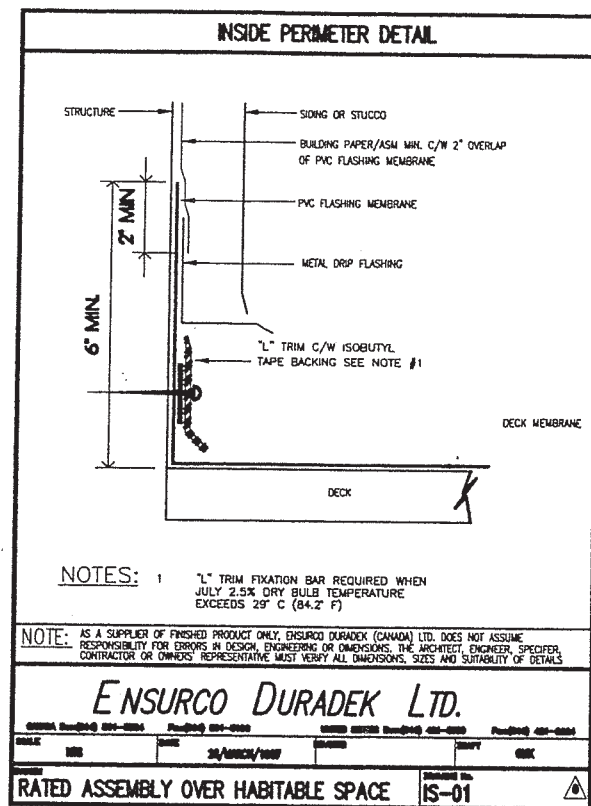
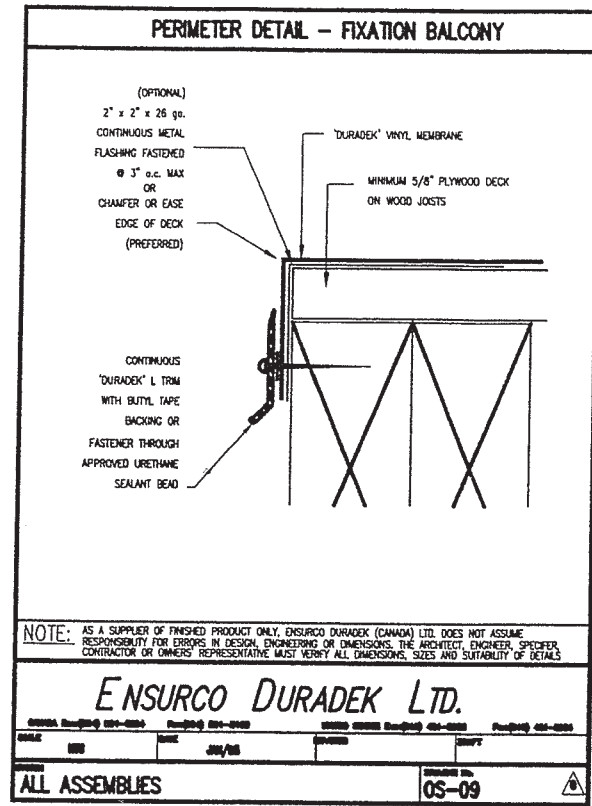
SCALE: 1/4" = 1'-0"

DATE OF ISSUE: JUNE 20, 2005

DRAWING TITLE:
 SECOND FLOOR PLAN
 FRAMING PLAN

PROJECT NO:
 05-03

DRAWING NO:
 A-4.2



FOR INFORMATIONAL PURPOSES ONLY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

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- DETERMINE LOCATIONS OF EXISTING SERVICES

NO.	ISSUED	DATE	BY
1	FINAL COORDINATION	13.10.04	
2	ISSUED FOR PERMIT	15.10.04	
3	ISSUED FOR REVIEW	12.06.05	
4	SETBACK CONFORMANCE	20.06.05	
5	ADDED WOOD BEAM	29.06.05	

NO.	REVISIONS	DATE	BY

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P. DEWASHA
ARCHITECTURAL TECHNOLOGIST
1051 WEISMILLER STREET
P.O. BOX 103
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WEBSITE: www.dewashadesign.com

OWNER:
DAURELLE & TREVOR BUFFETT
1031 MILLS ROAD

MUNICIPALITY:
MUSKOKA LAKES

PROJECT NAME:
BUFFETT BOATHOUSE
LAKE MUSKOKA

DRAWN BY: P. DEWASHA

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

DATE: JUNE 2005

DATE OF ISSUE: JUNE 20, 2005

DRAWING TITLE:
BUILDING SECTION

PROJECT NO:
05-03

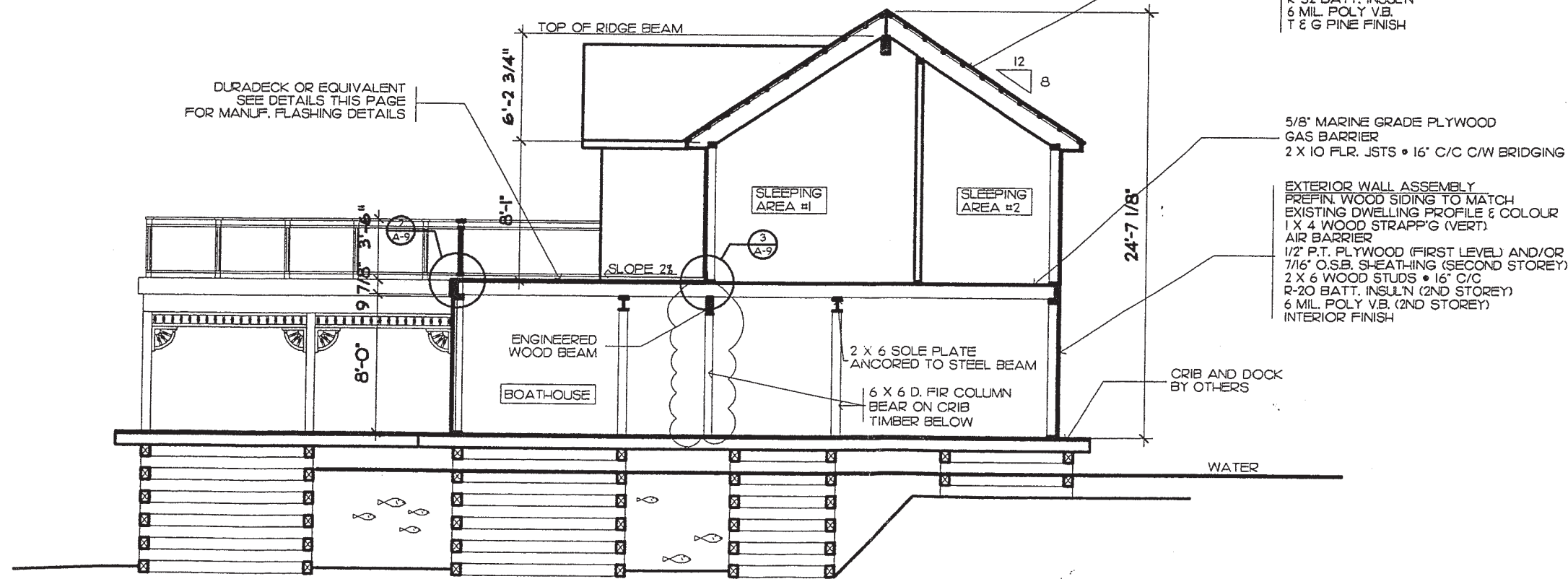
DRAWING NO:
A-9

2
A-B
NTS.
DETAIL THRU DURADECK OUTSIDE EDGE

3
NTS.
DETAIL THRU DURADECK INSIDE EDGE

4
A-B
NTS.
DETAIL THRU DURADECK AT OPENINGS

ASPHALT SHINGLES
ROOFING UNDERLAY
1/2" PLYWOOD SHEATHING
C/W 1" CLIPS
2 X 2 WOOD STRAP'G (VENTING)
2 X 12 WOOD RAFTERS • 16" C/C
R-32 BATT. INSUL'N
6 MIL. POLY V.B.
T & G PINE FINISH



1
A-9
1/8" = 1'-0"
BUILDING SECTION

PROPOSED BOATHOUSE ELEVATIONS

NOT TO SCALE

FOR INFORMATIONAL
PURPOSES ONLY



PROPOSED BOATHOUSE FLOOR PLANS

NOT TO SCALE

FOR INFORMATIONAL
PURPOSES ONLY

