



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, September 11th, 2023 at 9:00 a.m.**

**File #.:** A-34/23

**Roll #:** 8-6-055

**Civic Address:** 1067 Arundel Lodge Road, Unit # 30

**Owners:** David Herzstein and Lisa Morrow, 550 Old Orchard Road, Toronto, ON, M5M 2G9

**Legal Description:** Part of Lot 4, Concessions 4 (Wood)

**Lake/River:** Lake Muskoka (Category 1)

**Zoning:** Waterfront Residential (WR1)

**Zoning Schedule:** 50

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicants propose to demolish an existing dock and single storey boathouse and construct a new dock, single storey boathouse, and garage.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.7 and 4.1.7.11	Minimum Side Yard Setback for a Dock (Southerly)	15 ft.	7.5 ft.	7.5 ft.
B	4.1.7 and 4.1.7.12 a.	Maximum Cumulative Dock Width	25.2 ft.	35 ft.	9.8 ft.
C	4.1.7 and 4.1.7.12 c.	Maximum Cumulative Boathouse Width	16.1 ft.	20 ft.	3.9 ft.
D	4.1.3 and 4.1.3.6	Maximum Permitted Lot Coverage (Entire Lot)	2,412 sq. ft. (10%)	2,665 sq. ft. (11%)	253 sq. ft.
E	4.1.3.6 and 4.1.3.7	Maximum Permitted Lot Coverage (Within 200 Feet From the High Water Mark)	2,027 sq. ft. (10%)	2,225 sq. ft. (11%)	198 sq. 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.

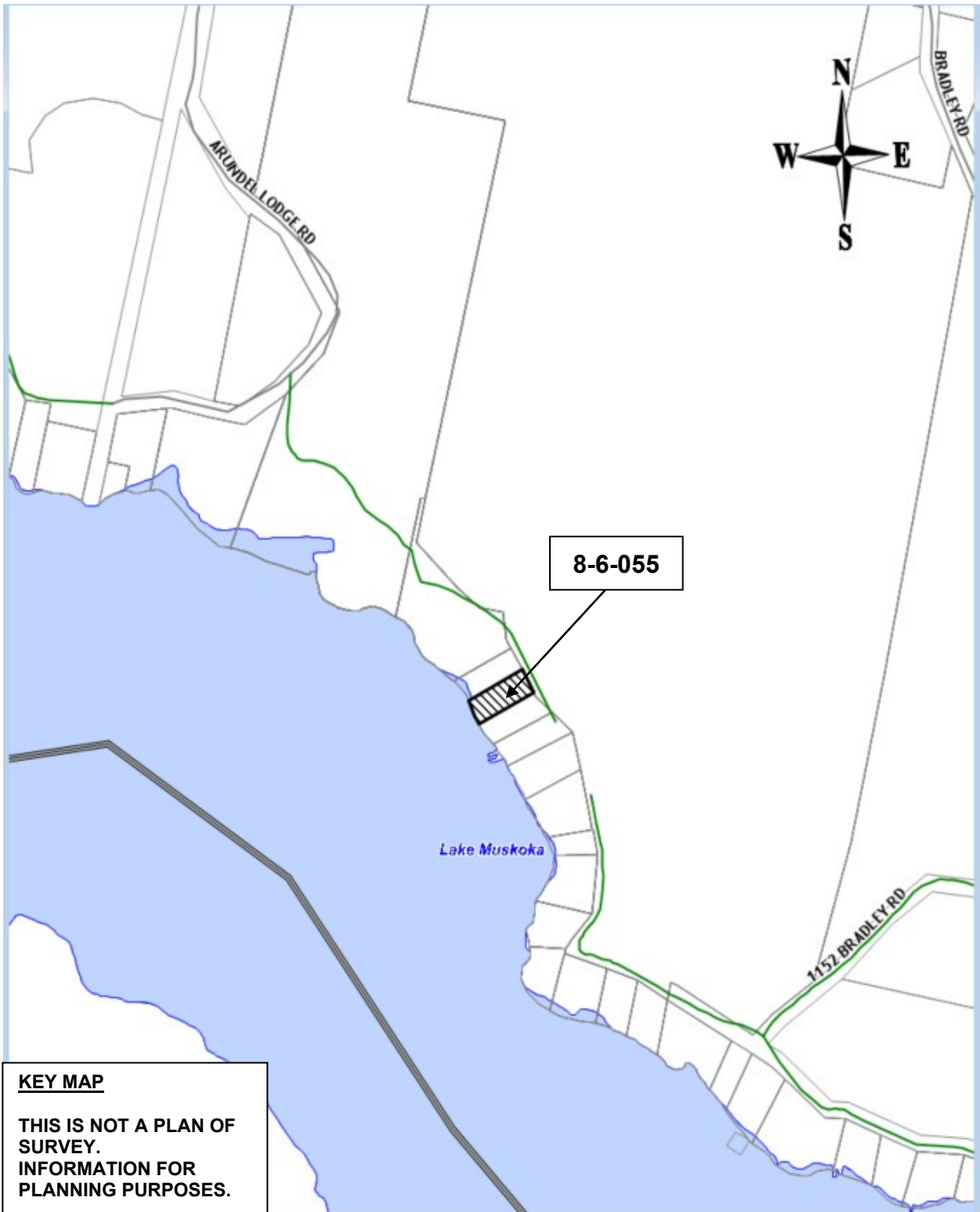
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 31<sup>st</sup> day of August, 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.**

# Proposed Site Plan

LOT 4, CONCESSION 4  
 (GEOGRAPHIC TOWNSHIP OF WOOD)  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

Scale 1" = 30'-0"

NOT TO SCALE

PROPOSED DETACHED GARAGE (SHADED)  
 EXISTING GRAVEL DRIVEWAY TO REMAIN  
 EXISTING SIDEYARD PROPERTY LINE

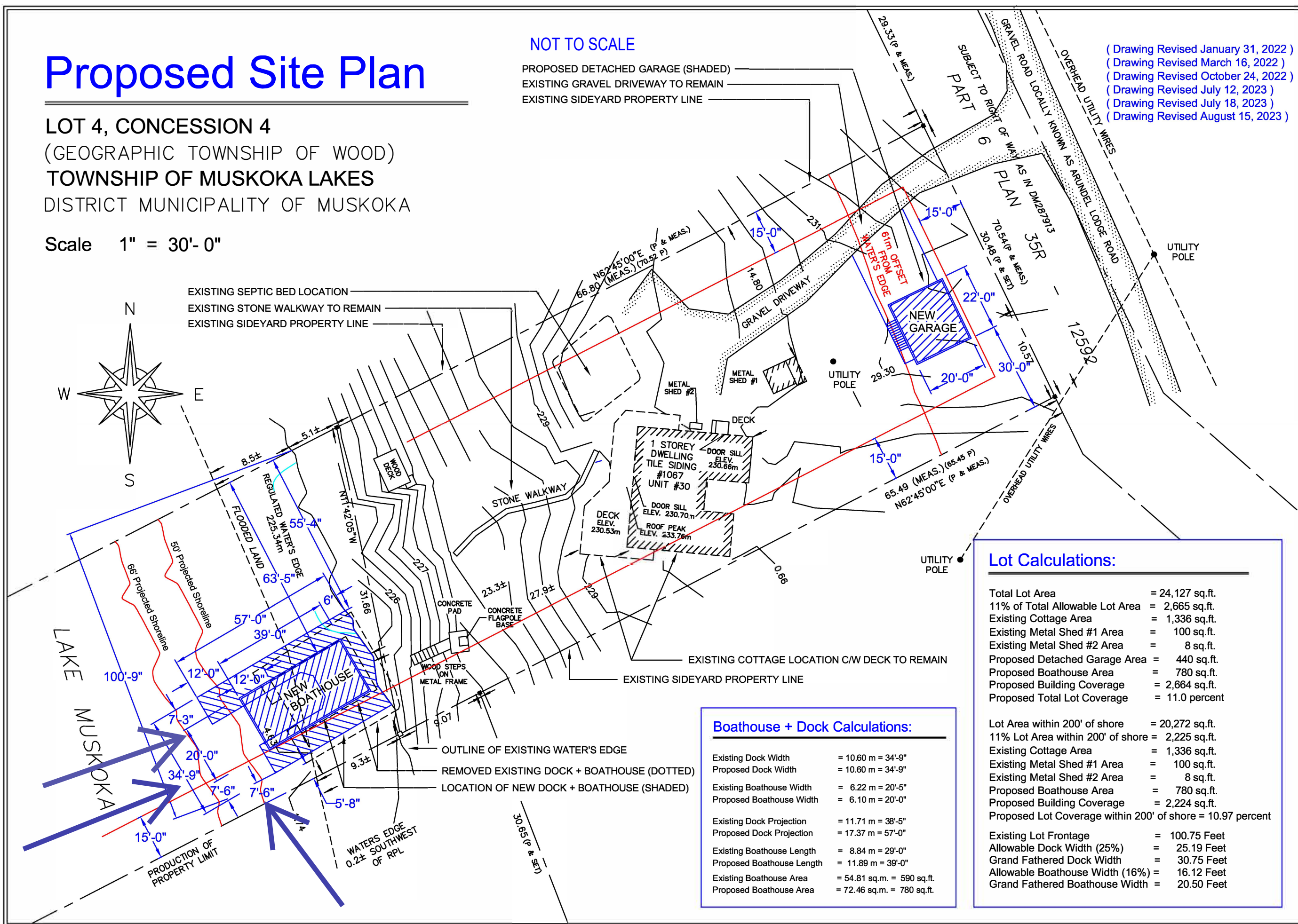
( Drawing Revised January 31, 2022 )  
 ( Drawing Revised March 16, 2022 )  
 ( Drawing Revised October 24, 2022 )  
 ( Drawing Revised July 12, 2023 )  
 ( Drawing Revised July 18, 2023 )  
 ( Drawing Revised August 15, 2023 )

Project:  
**Proposed Site Plan for David + Lisa Herzstein**

1067 Unit 30  
 Arundel Lodge Road,  
 Walker's Point,  
 Lake Muskoka,  
 Township of Muskoka Lakes

**General Notes:**  
 These notes apply to all drawings.

- DIMENSIONS:**  
 A. Drawings are not to be scaled. Refer to written dimensions only.  
 B. Contractor shall check all dimensions shown on drawings prior to commencing any work and report discrepancies to Owner or Designer.  
 C. All dimensions shown are nominal only and shall be adjusted to fit on site conditions as required.
- DRAWINGS & SPECIFICATIONS:**  
 A. These drawings are to be read in conjunction with the written Construction Specifications and Window Schedule ( separate pages ).  
 B. These drawings and copies thereof are the property of the Designer; they are not to be reproduced or altered in any way without the Designer's permission and subject to return upon request.



### Lot Calculations:

Total Lot Area	= 24,127 sq.ft.
11% of Total Allowable Lot Area	= 2,665 sq.ft.
Existing Cottage Area	= 1,336 sq.ft.
Existing Metal Shed #1 Area	= 100 sq.ft.
Existing Metal Shed #2 Area	= 8 sq.ft.
Proposed Detached Garage Area	= 440 sq.ft.
Proposed Boathouse Area	= 780 sq.ft.
Proposed Building Coverage	= 2,664 sq.ft.
Proposed Total Lot Coverage	= 11.0 percent

Lot Area within 200' of shore	= 20,272 sq.ft.
11% Lot Area within 200' of shore	= 2,225 sq.ft.
Existing Cottage Area	= 1,336 sq.ft.
Existing Metal Shed #1 Area	= 100 sq.ft.
Existing Metal Shed #2 Area	= 8 sq.ft.
Proposed Boathouse Area	= 780 sq.ft.
Proposed Building Coverage	= 2,224 sq.ft.
Proposed Lot Coverage within 200' of shore	= 10.97 percent

### Boathouse + Dock Calculations:

Existing Dock Width	= 10.60 m = 34'-9"
Proposed Dock Width	= 10.60 m = 34'-9"
Existing Boathouse Width	= 6.22 m = 20'-5"
Proposed Boathouse Width	= 6.10 m = 20'-0"
Existing Dock Projection	= 11.71 m = 38'-5"
Proposed Dock Projection	= 17.37 m = 57'-0"
Existing Boathouse Length	= 8.84 m = 29'-0"
Proposed Boathouse Length	= 11.89 m = 39'-0"
Existing Boathouse Area	= 54.81 sq.m. = 590 sq.ft.
Proposed Boathouse Area	= 72.46 sq.m. = 780 sq.ft.



**Draftech Design Inc.**  
 425 Wellington Street,  
 Gravenhurst, Ontario P1P 1A7  
 Telephone (705) 687-6236  
 Facsimile (705) 687-2933  
 E-Mail draftech@sympatico.ca

Date: November 2021  
 Drawn by: Mark Jones  
 Scale: 1" = 30'-0"

NOT TO SCALE - FOR INFORMATIONAL PURPOSES ONLY

( Drawing Revised November 23, 2021 )  
 ( Drawing Revised October 20, 2022 )  
 ( Drawing Revised October 24, 2022 )  
 ( Drawing Revised August 16, 2023 )

Project:  
**Proposed Boathouse Design for Lisa Morrow + David Herzstein**

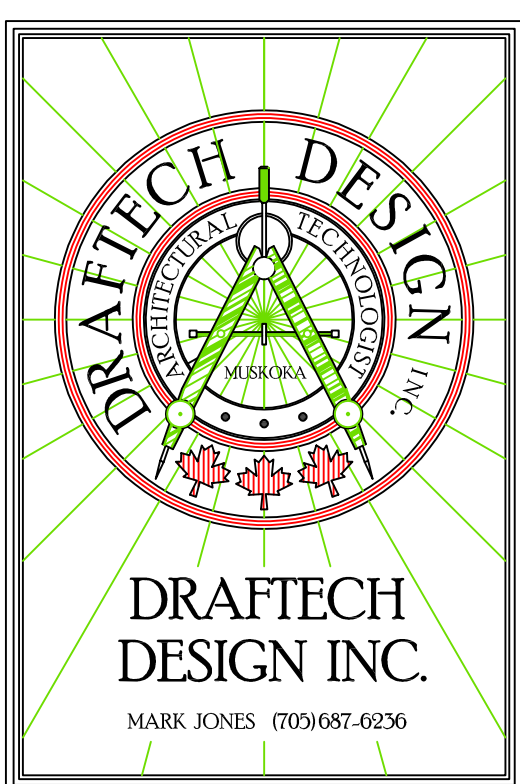
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2. ONTARIO BUILDING CODE:  
 A. These drawings and notes to comply with the requirements of the Ontario Building Code as amended. Unless specifically altered by the Municipality having jurisdiction, it shall be the responsibility of the Contractor to conform with these sections and to familiarize himself with the O.B.C.  
 B. Structural elements beyond the scope of the O.B.C. to be designed/specified by a professional engineer.

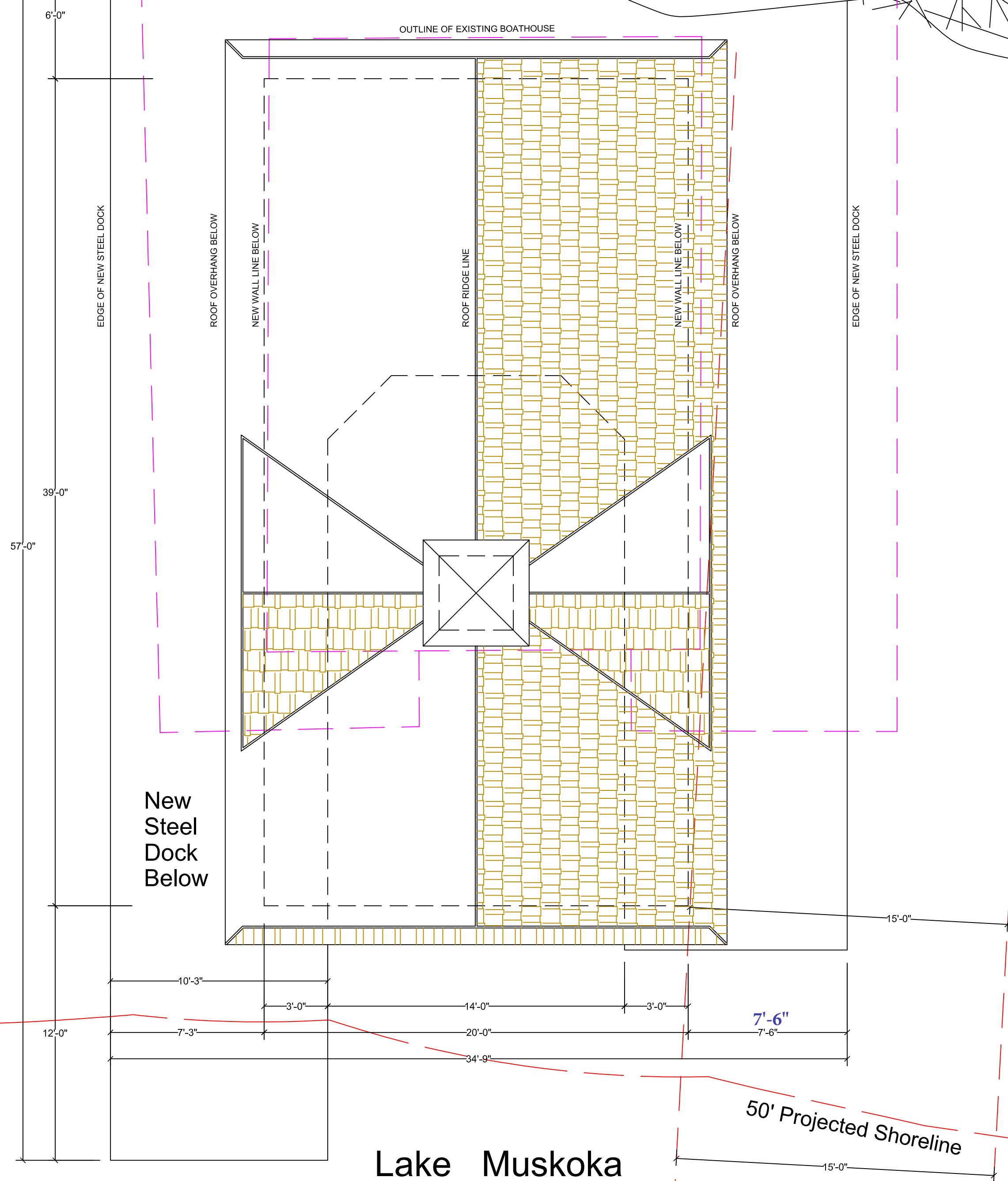
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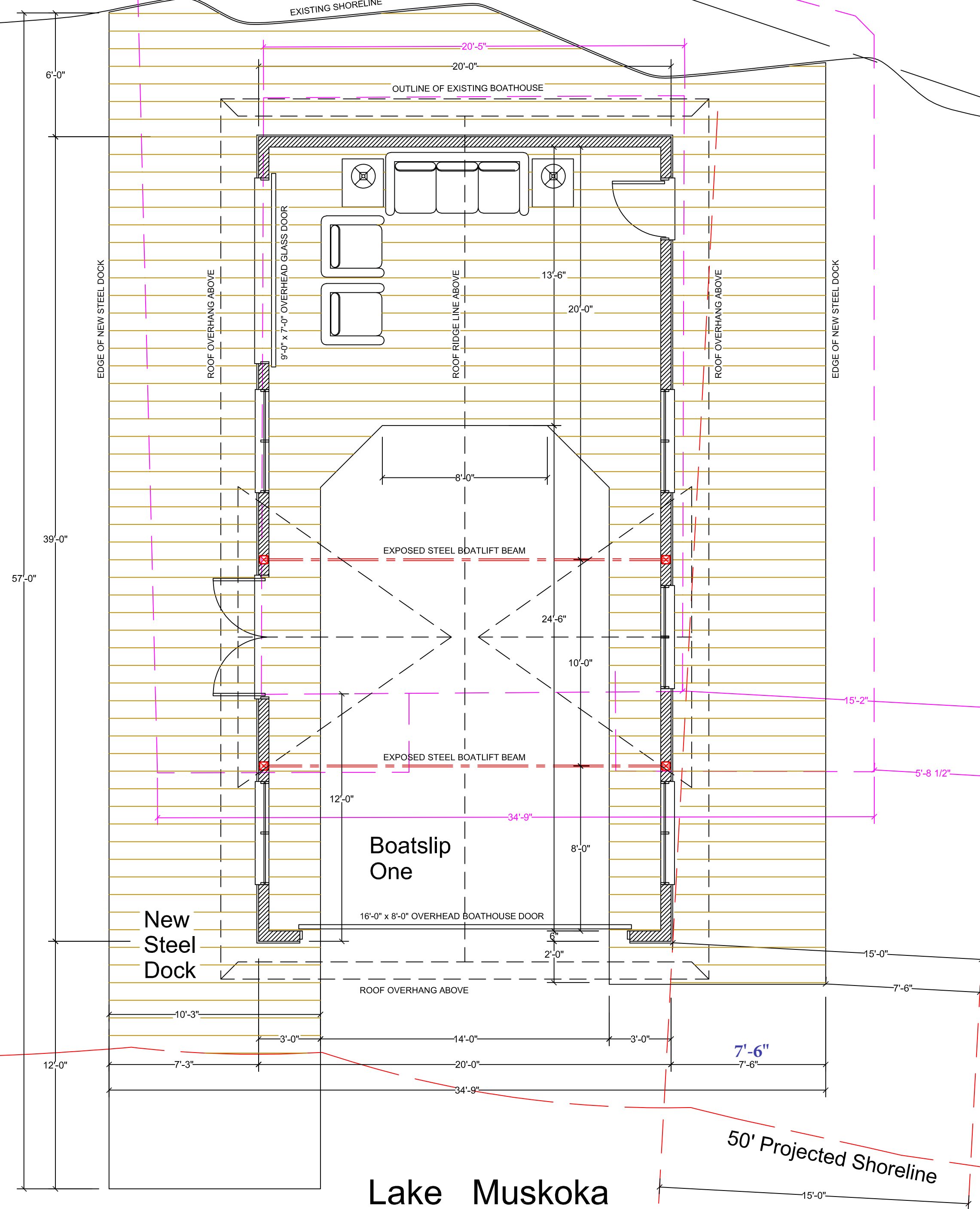
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Date: November 2021  
 Drawn by: Mark Jones  
 Scale: 1/4" = 1' - 0"

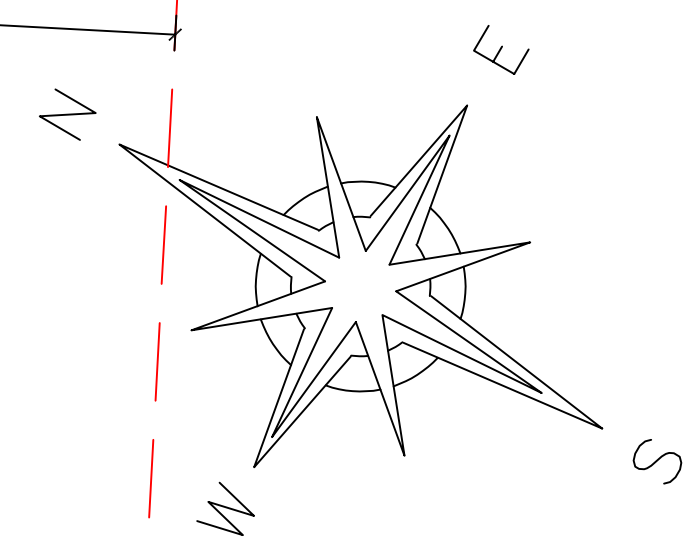
Page One of Two



**Roof Plan**  
 Scale 1/4" = 1' - 0"



**Main Floor (Dock) Plan**  
 Scale 1/4" = 1' - 0"  
 ( New Boathouse Area = 780 Square Feet )  
 ( New Steel Dock Area = 1,333 Square Feet )



PRODUCTION OF PROPERTY LIMIT

PRODUCTION OF PROPERTY LIMIT

Lake Muskoka

Lake Muskoka

New Steel Dock Below

New Steel Dock

Boatslip One

NOT TO SCALE - FOR INFORMATIONAL PURPOSES ONLY

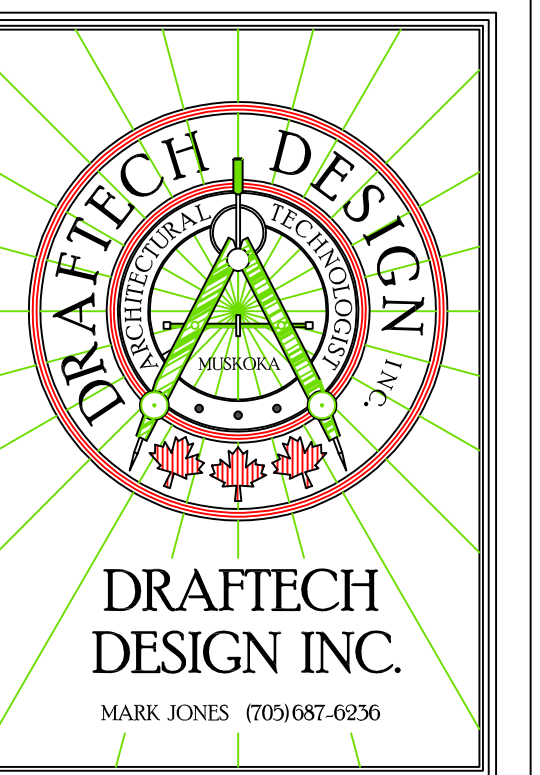
Project:

Proposed  
Boathouse  
Design  
for  
Lisa Morrow  
+ David  
Herzstein

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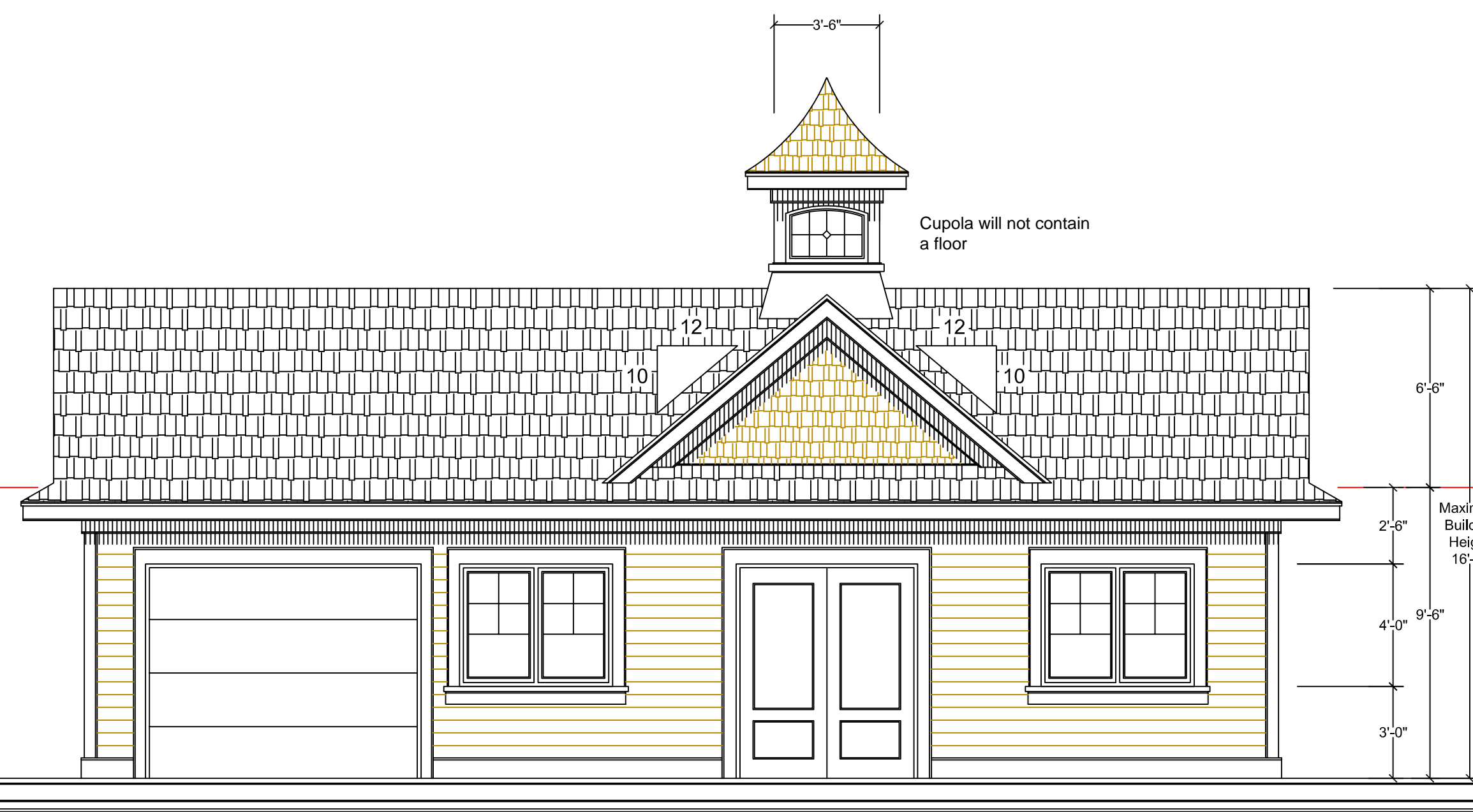


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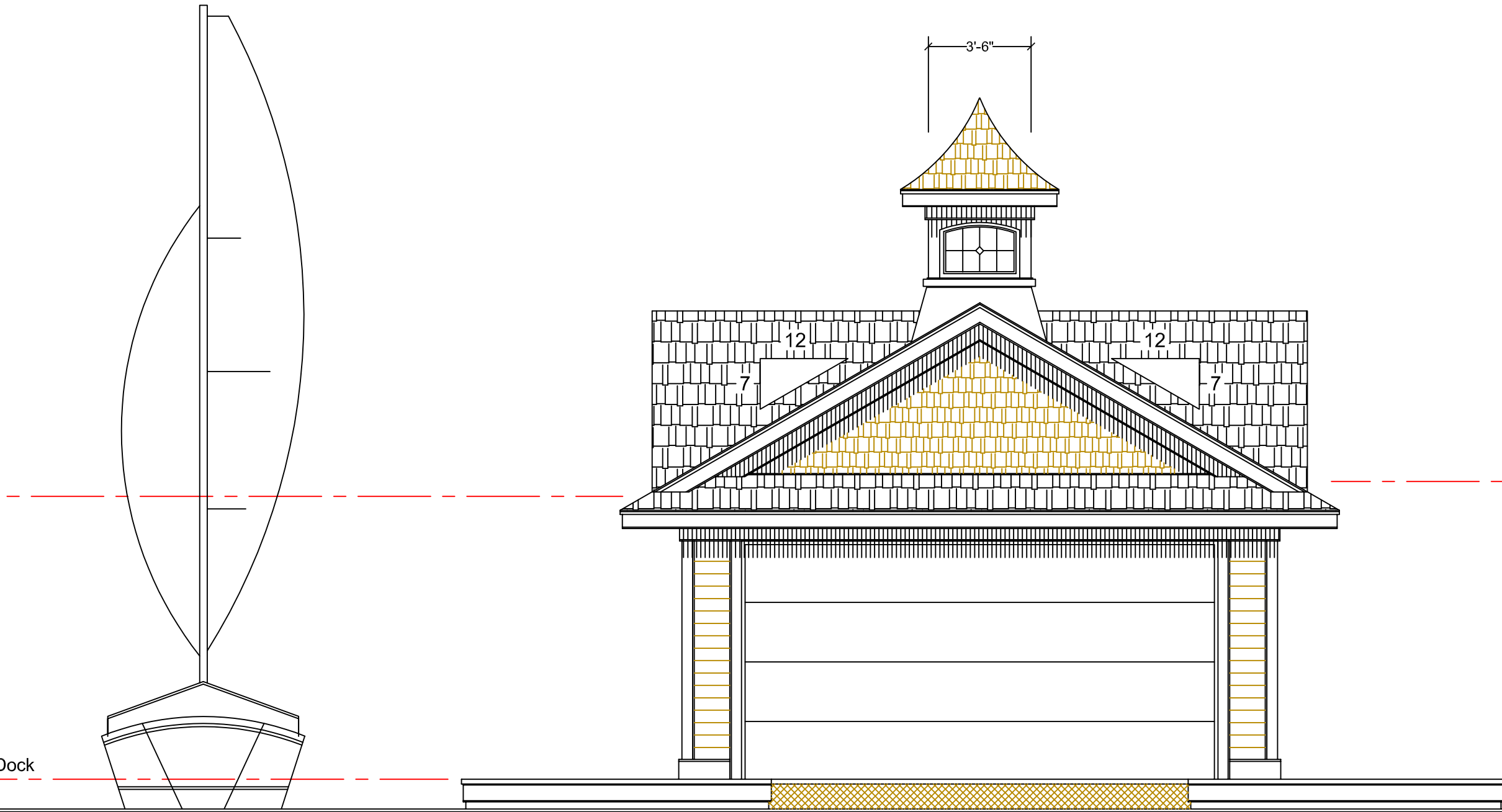
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Page Two of Two



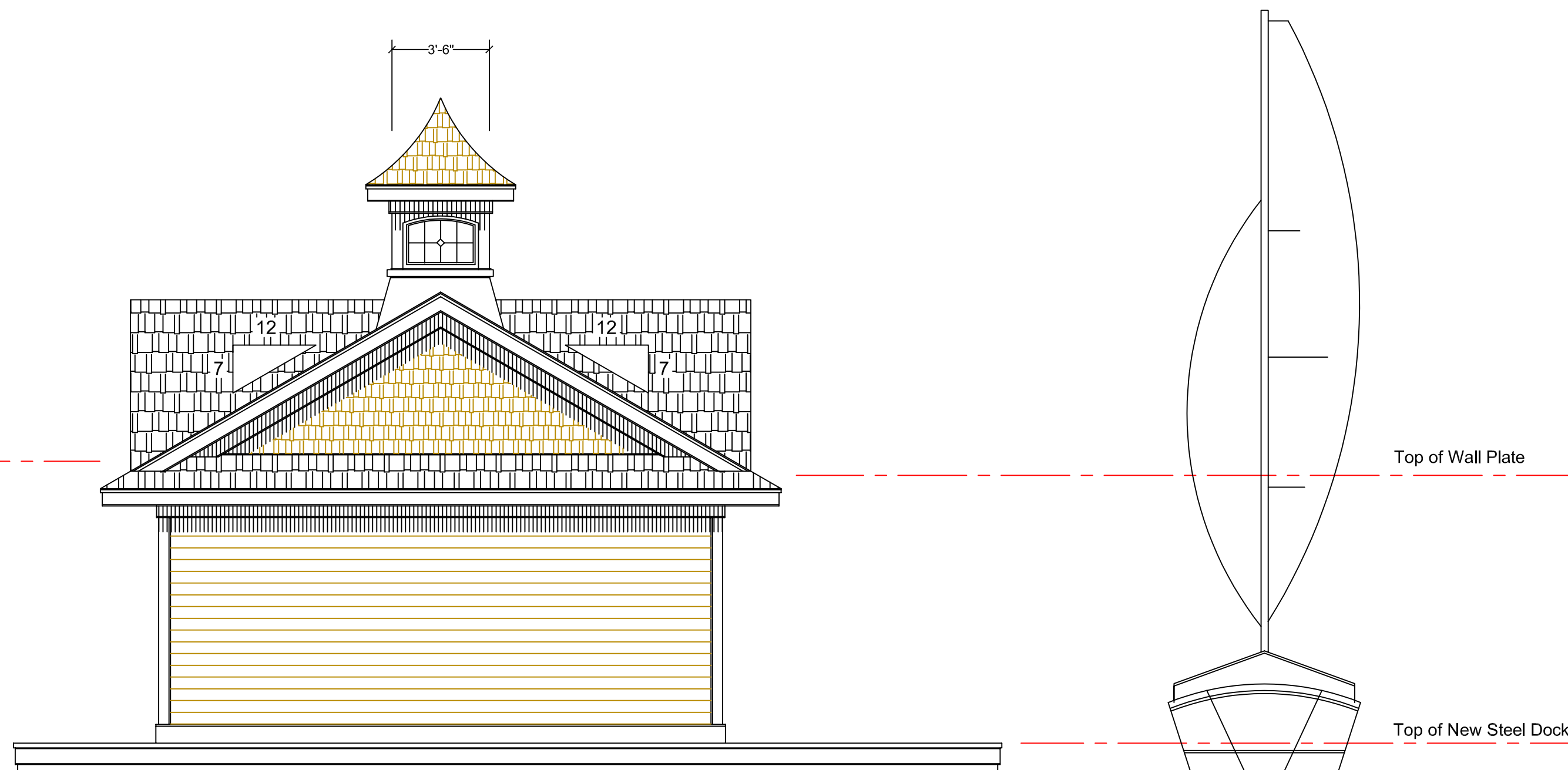
North Elevation

Scale 1/4" = 1' - 0"



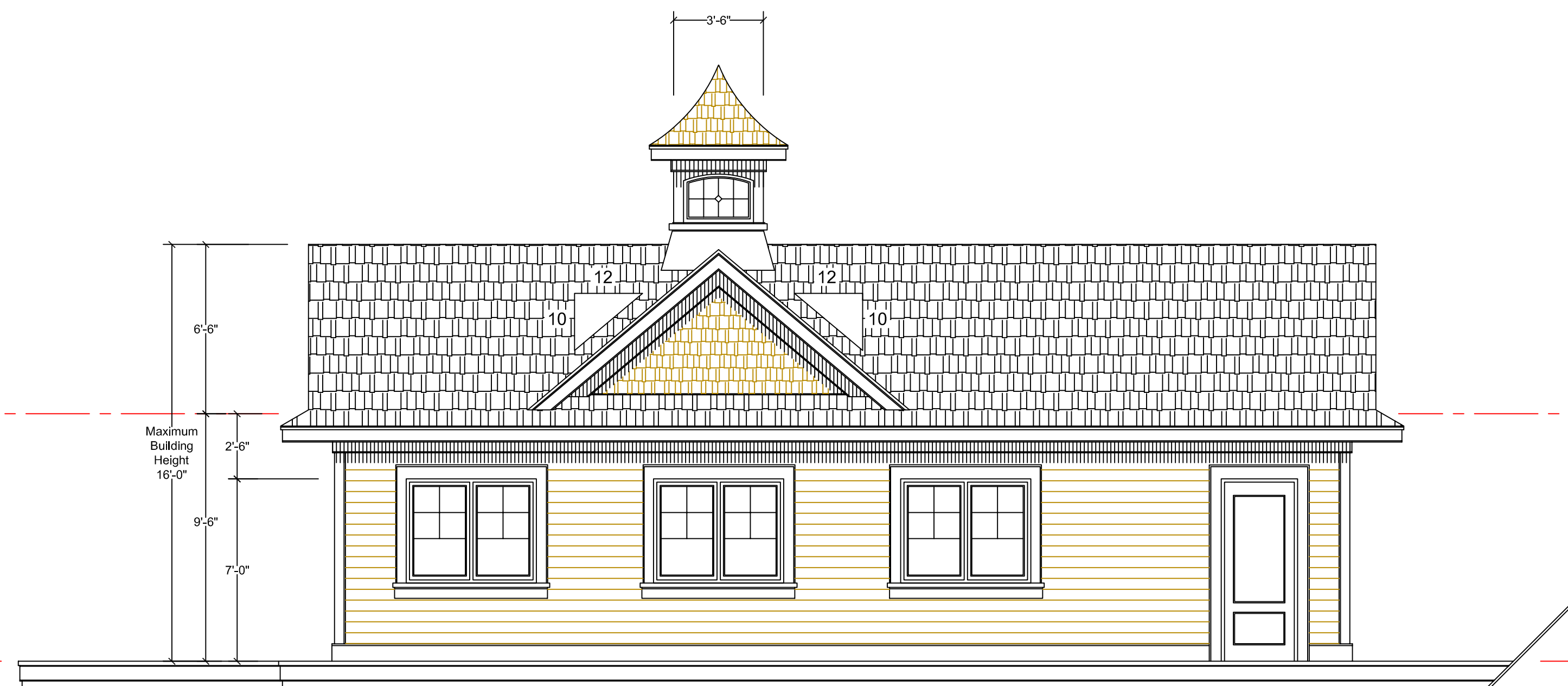
West Elevation

Scale 1/4" = 1' - 0"



East Elevation

Scale 1/4" = 1' - 0"



South Elevation

Scale 1/4" = 1' - 0"