



1 Bailey Street
Port Carling, ON P0B 1J0

E: 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-07/25

Roll No.: 2-5-072

Owner:	Joe Policano, 63 Austin Rumble Court, King City, ON, L7B 0B2		
Address & Description:	1021 Dock Road Lot 30, Concessions 2 and 3, Parts 1 to 4, Plan 35R-6226, (Watt)		
Zoning:	Waterfront Residential (WR4)	Lake Rosseau (Category 1)	Schedule: 30
Hearing Date: Monday, April 14th, 2025 at 9:00 a.m.			

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 demolish a dock and one-storey boathouse and proposes to construct two new docks and a two-storey boathouse.. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.6	Maximum Permitted Lot Coverage Over the Area of the Entire Lot	10% (4,041 sq. ft)	11% (4,445 sq. ft)	1% (404 sq. ft)	Construct a Two-Storey Boathouse Exceeding the Maximum Permitted Lot Coverage Requirement
B	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	10% (4,041 sq. ft)	11% (4,445 sq. ft)	1% (404 sq. ft)	Construct a Two-Storey Boathouse Exceeding the Maximum Permitted Lot Coverage Requirement within 200 ft. of the High Water Mark

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.



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 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, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by: **April 9, 2025.**

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.

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

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.

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

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. 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.

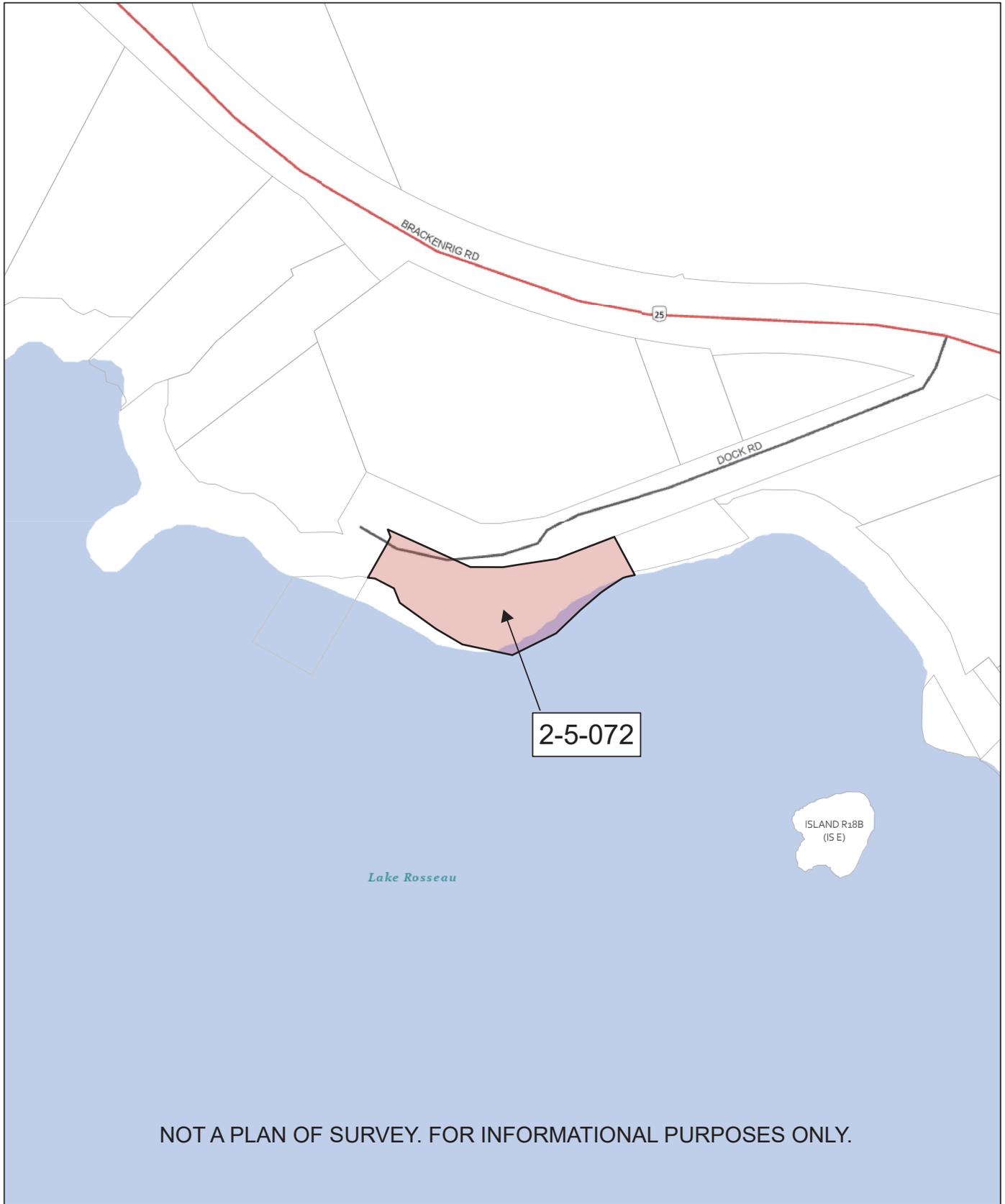
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 25th day of March, 2025.

Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca

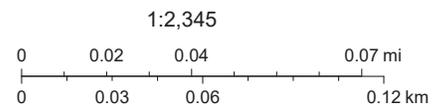


Key Map, A-07/25 (POLICANO)



2/11/2025, 8:52:51 AM

- | | | |
|-----------------------|--------------|------------|
| Parcel: Assessment | Road Network | Waterbody |
| District Municipality | District | Major Lake |
| Area Municipality | Township | |
| Geographic Township | Stream | |



Esri Community Maps Contributors, Parry Sound Geography Net., Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Sources: Esri, Airbus DS, USGS,

AREA ANALYSIS

TOTAL SITE AREA: 40410 S.F. 0.93 Ac.
 (entire lot located within 200' of shore)
 NEW COTTAGE COVERAGE AREA: 2858 S.F.
 PROPOSED BOATHOUSE COVERAGE AREA: 1587 S.F.
 TOTAL LOT COVERAGE 4445 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE: 11.0%

AREA OF EXISTING DECK: 180 S.F.

AREA OF NEW DECKS WITHIN 40' OF SHORE: 211 S.F. (max. 216 s.f.)

PRIVACY FENCE
 CONSTRUCTION SILT FENCE

- NOTES:
1. TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH TREE CONSERVATION BY-LAW AND SITE ALTERATION BY-LAW OF THE TOWNSHIP OF MUSKOKA LAKES. (BY-LAWS 2022-107 AND 2022-108).
 2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE DARK-SKY BY-LAW OF THE TOWNSHIP OF MUSKOKA LAKES. (BY-LAW 2023-009)
 3. ANY PATHWAYS SHALL BE A MAXIMUM OF 6 FEET WIDE AND MEANDER AROUND EXISTING TREES, AND SHALL BE CONSTRUCTED OF WATER PERMEABLE MATERIAL.
 4. ANY PATIOS SHALL BE CONSTRUCTED OF WATER PERMEABLE MATERIAL.

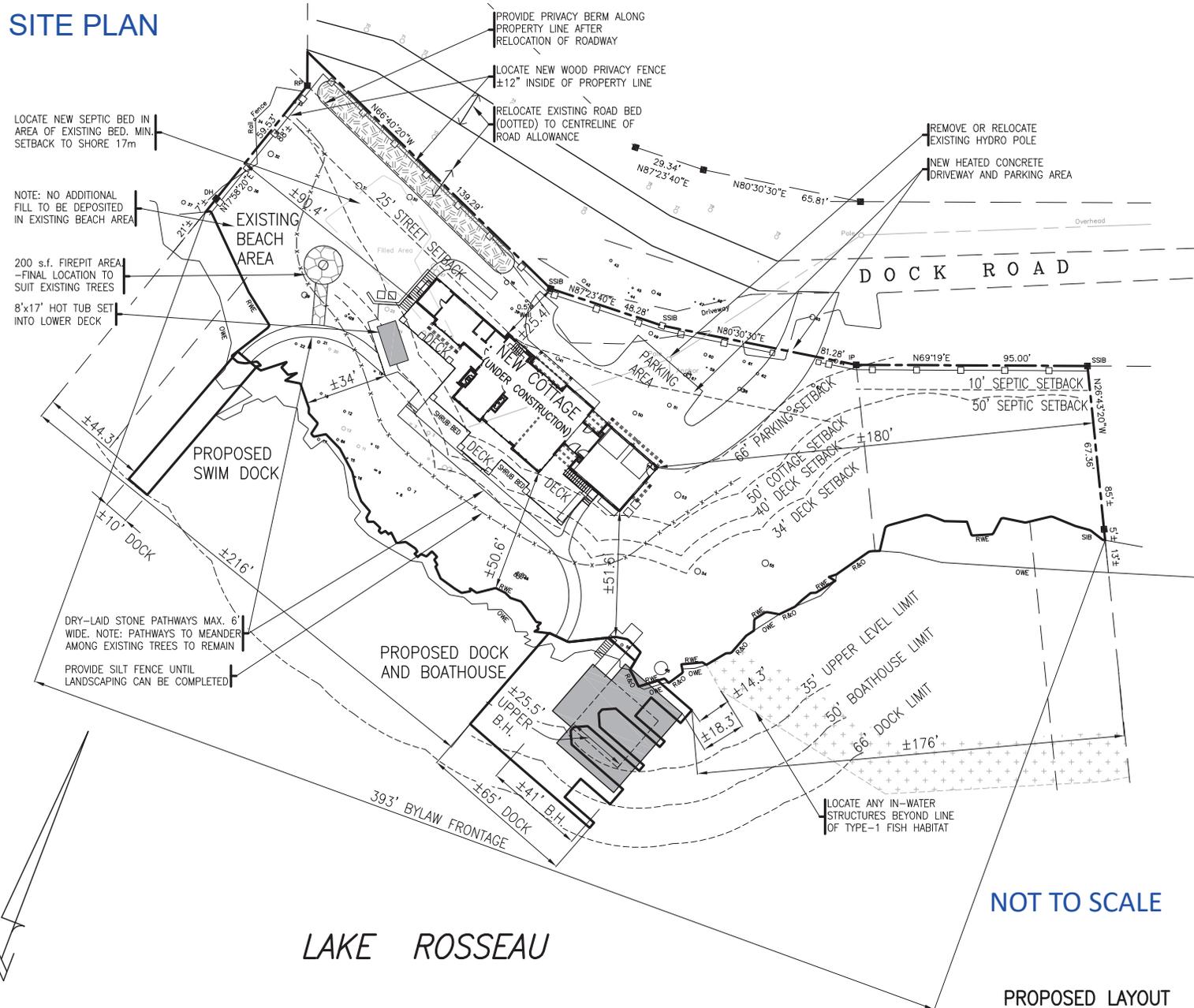
**PART OF LOT 30, CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF WATT
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA**

SCALE 1" = 40'



JOE POLICANO PROPERTY
 1021 DOCK ROAD
 PART 1 TO 4 OF PLAN 35R-6226
 Roll#: 4453-020-005-07200
 Zoning: WR4
 PIN: 48140-0332

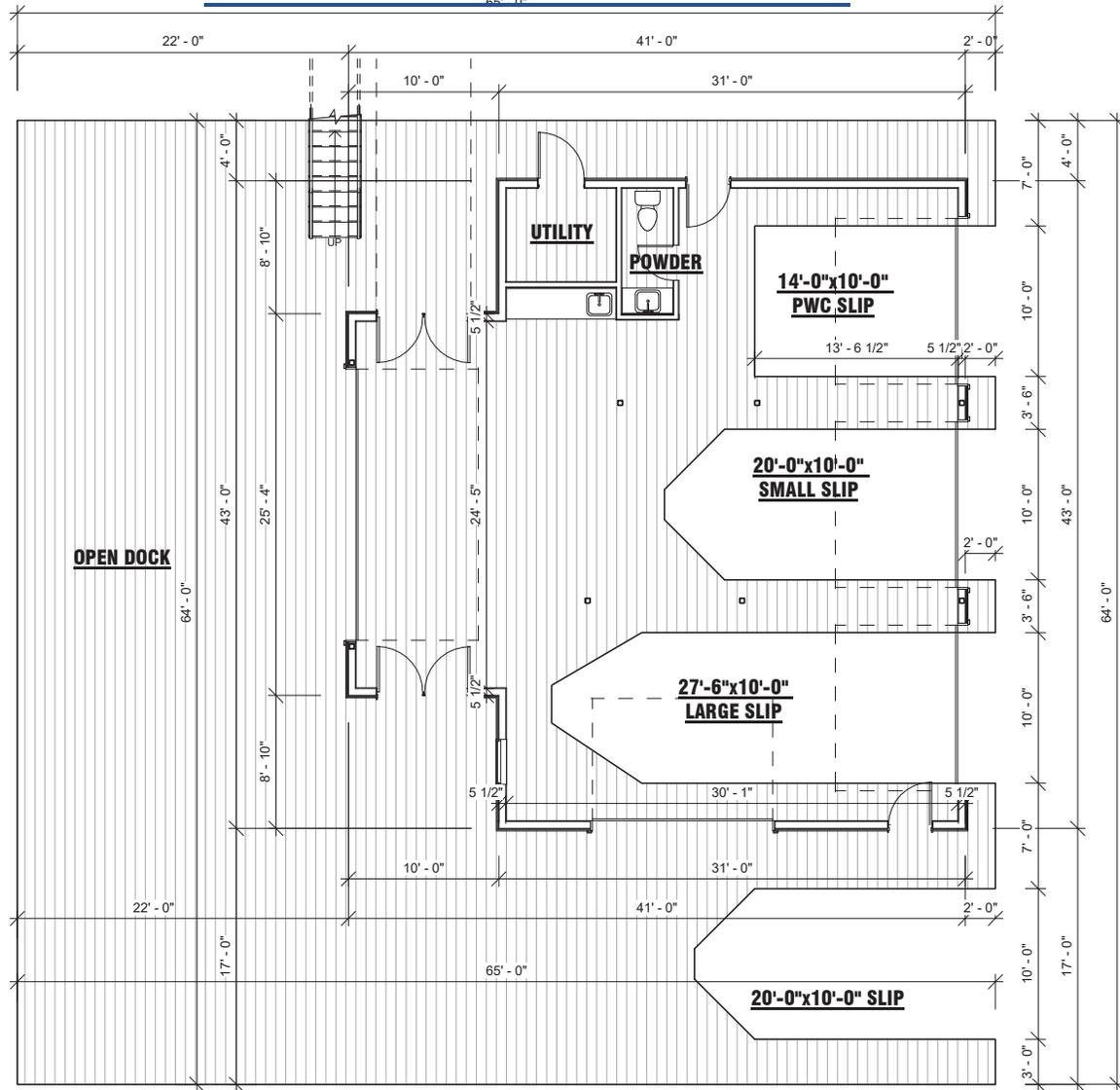
SITE PLAN



NOT TO SCALE

PROPOSED LAYOUT

BOATHOUSE FLOOR PLAN

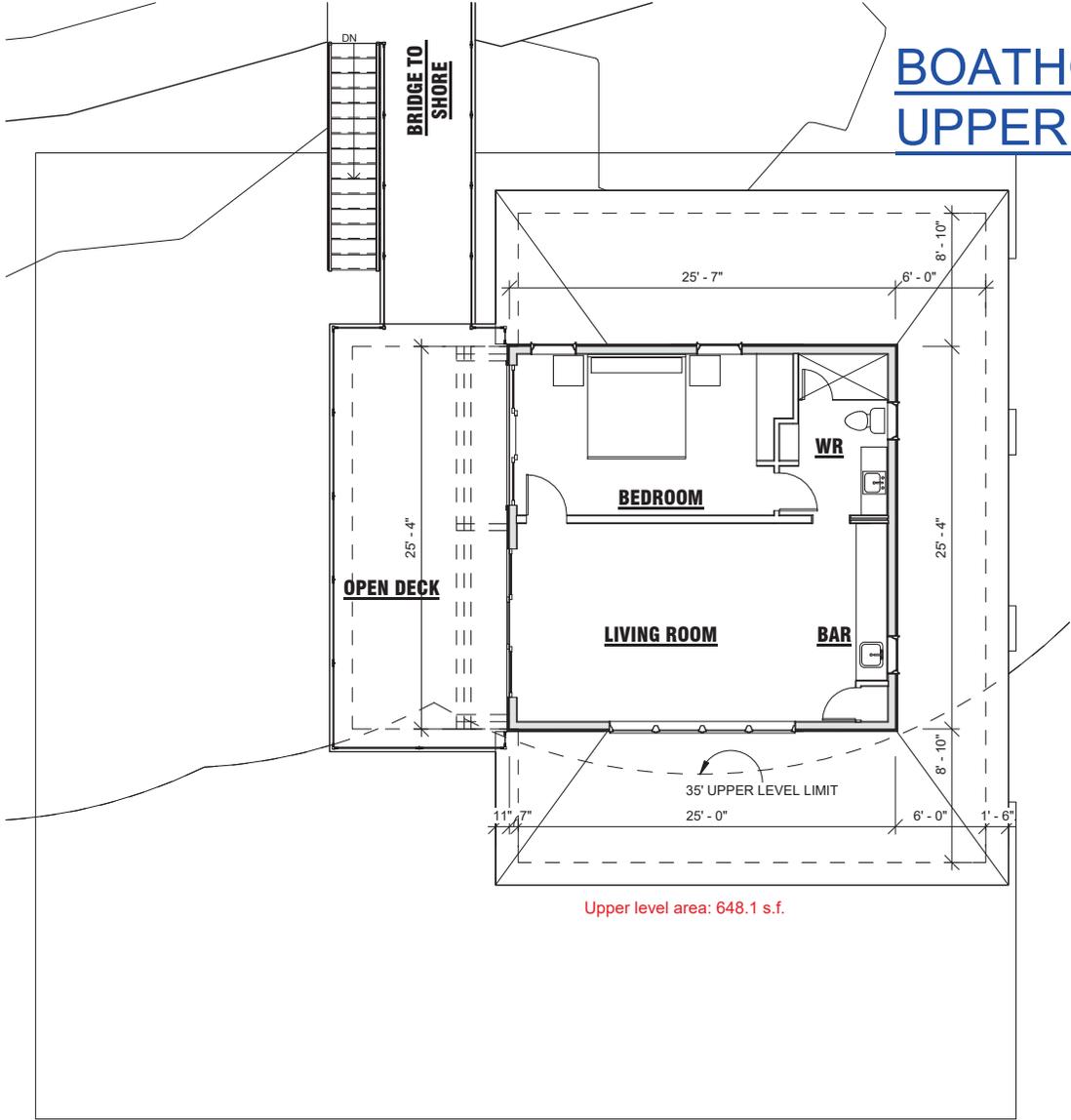


NOT TO SCALE

1 MAIN FLOOR PLAN -MNR
SK1 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

BOATHOUSE UPPER FLOOR PLAN

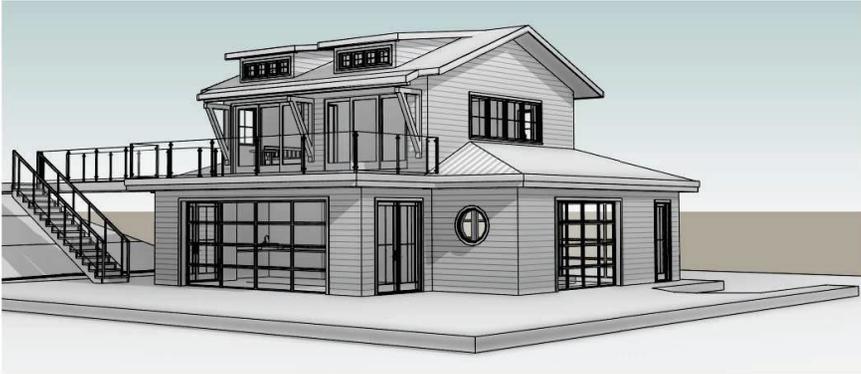


NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

1 UPPER FLOOR PLAN -MNR
SK2 1/8" = 1'-0"

BOATHOUSE DRAWINGS & ELEVATIONS



1 Approach View from Bay
SK3 NOT TO SCALE



2 View from Back of Bay
SK3 NOT TO SCALE

NOT TO SCALE



3 View from Cottage
SK3 NOT TO SCALE



4 View from Nearest Neighbour
SK3 NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY