

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-22/25

Roll No.: 4-23-093

Owners:	Sally Ellen Roper & C. Norman Roper Estate, 7 Courtsfield Crescent, Etobicoke, ON, M9A 4T1		
Address & Description:	1532 Mortimers Point Road, Unit #18 Part of Lot 26, Concession E, Part 4, Plan RD1043 (Medora)		
Zoning:	Waterfront Residential – No Constraints (WR1)	Lake Muskoka (Category 1 Lake)	Schedule: 36
Hearing Date: Friday, May, 16th, 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 applicants propose to construct a sun shelter on an existing dock. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.18 b.	Maximum Permitted Gross Floor Area (Sun Shelter)	200 sq. ft.	355 sq. ft.	155 sq. ft.	Construct a Sun Shelter

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: May 7, 2025.

Please note that comments can still be submitted after the agenda has been published.

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.

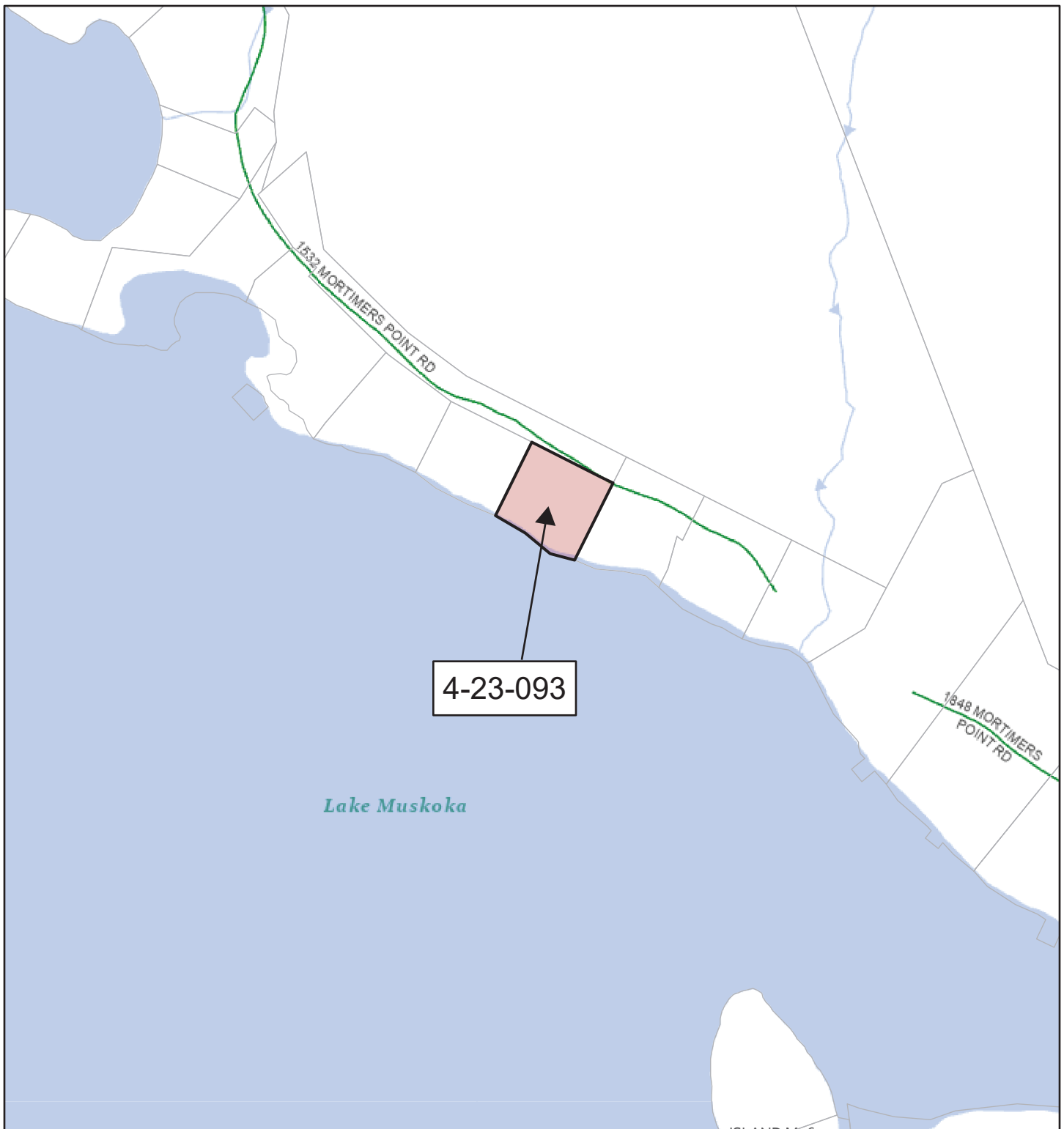
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 23rd day of April, 2025.












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

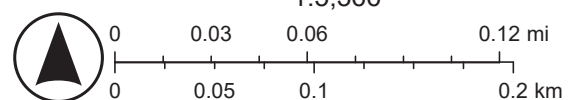


Key Map, A-22/25 (ROPER)



3/18/2025, 8:28:50 PM

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

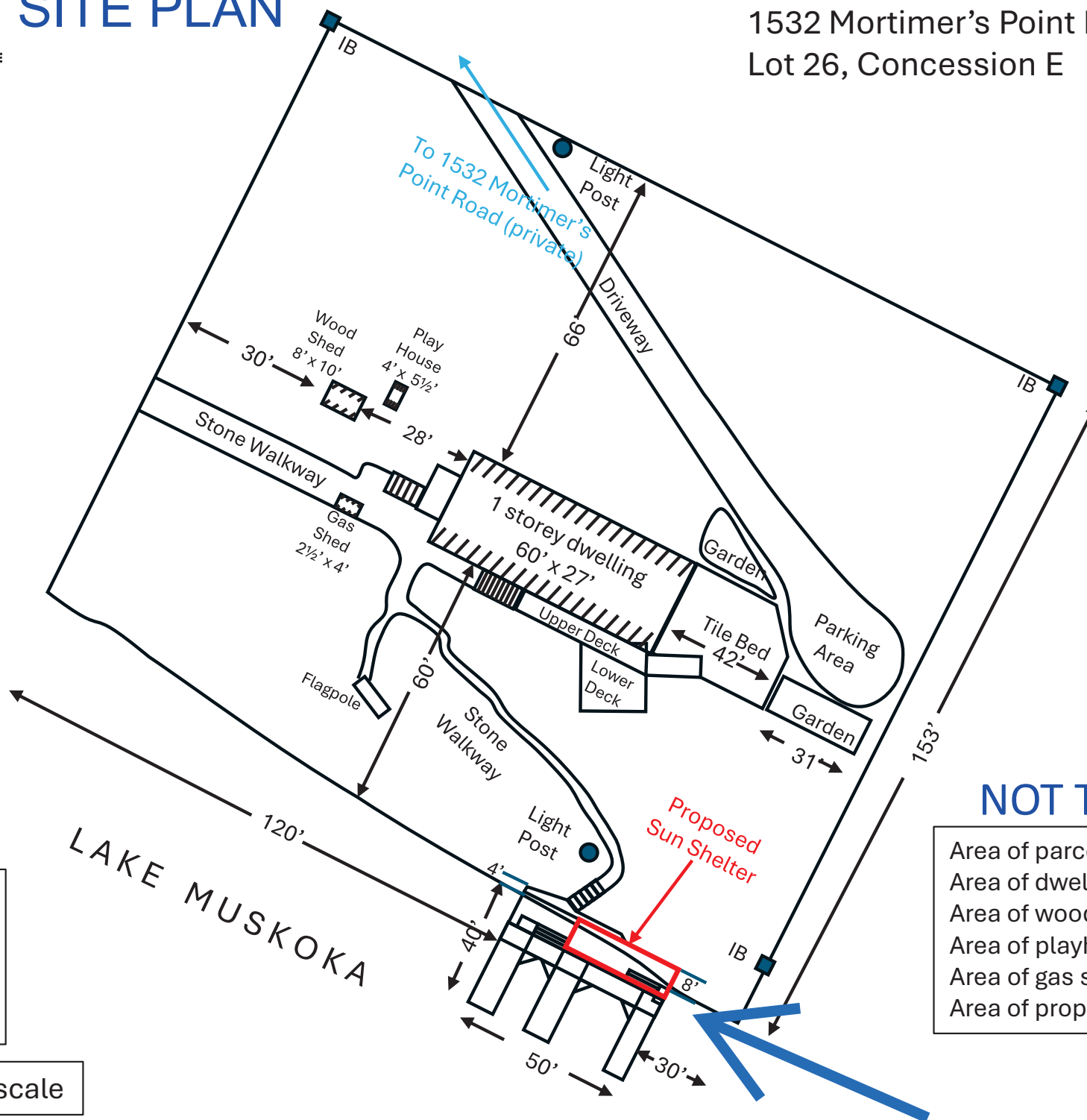
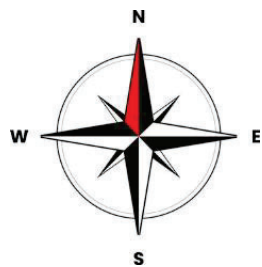


Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

SITE PLAN

1532 Mortimer's Point Road – Unit 18
Lot 26, Concession E



NOT TO SCALE

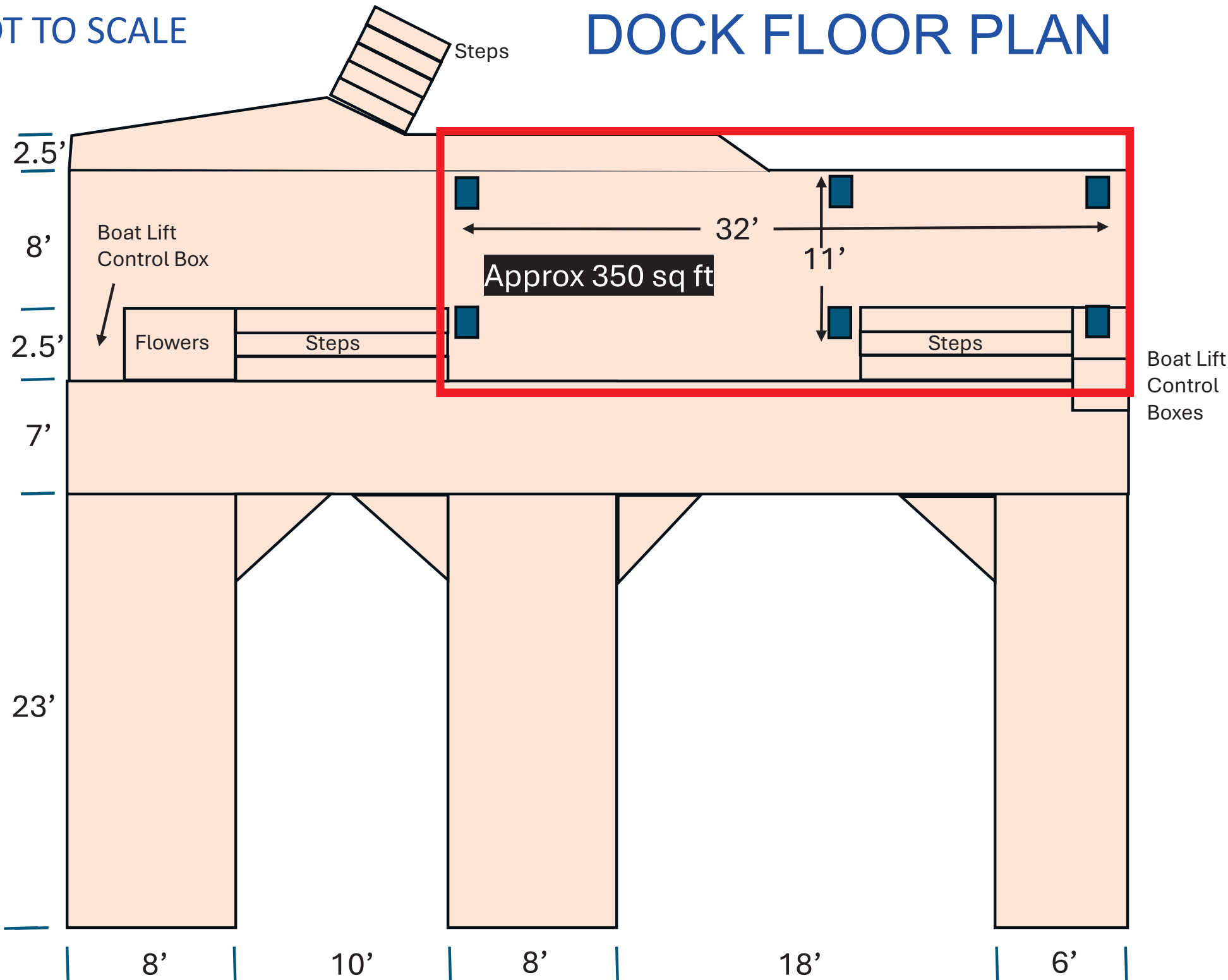
Area of parcel: 30,600 sq ft
Area of dwelling: 1,620 sq ft
Area of woodshed: 80 sq ft
Area of playhouse: 22 sq ft
Area of gas shed: 10 sq ft
Area of prop. shelter: 350 sq ft

Note that the entire lot is within 200' of the high water mark.

Not drawn to scale

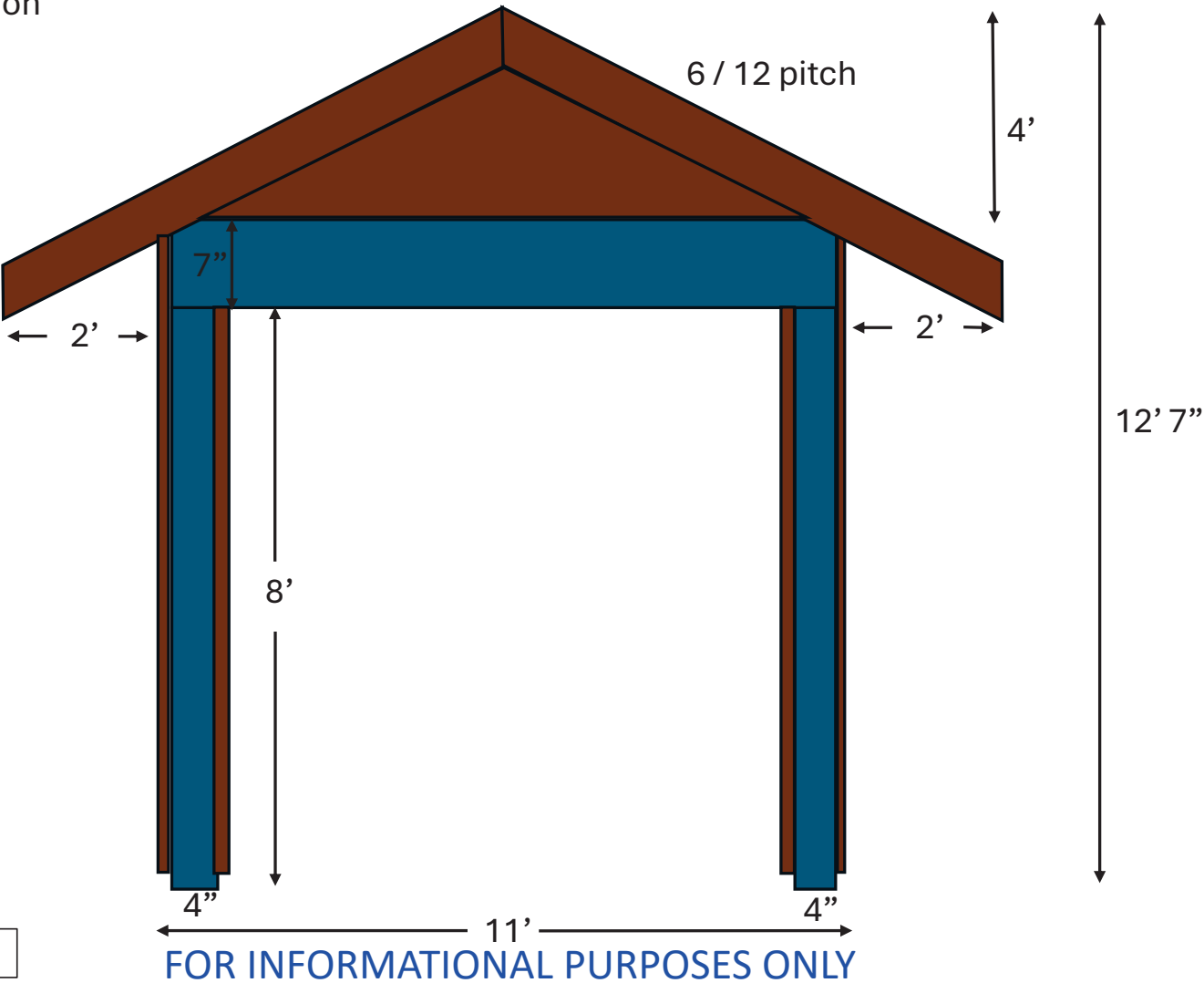
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DOCK FLOOR PLAN



SUN SHELTER - ELEVATIONS

West Elevation



Not drawn to scale

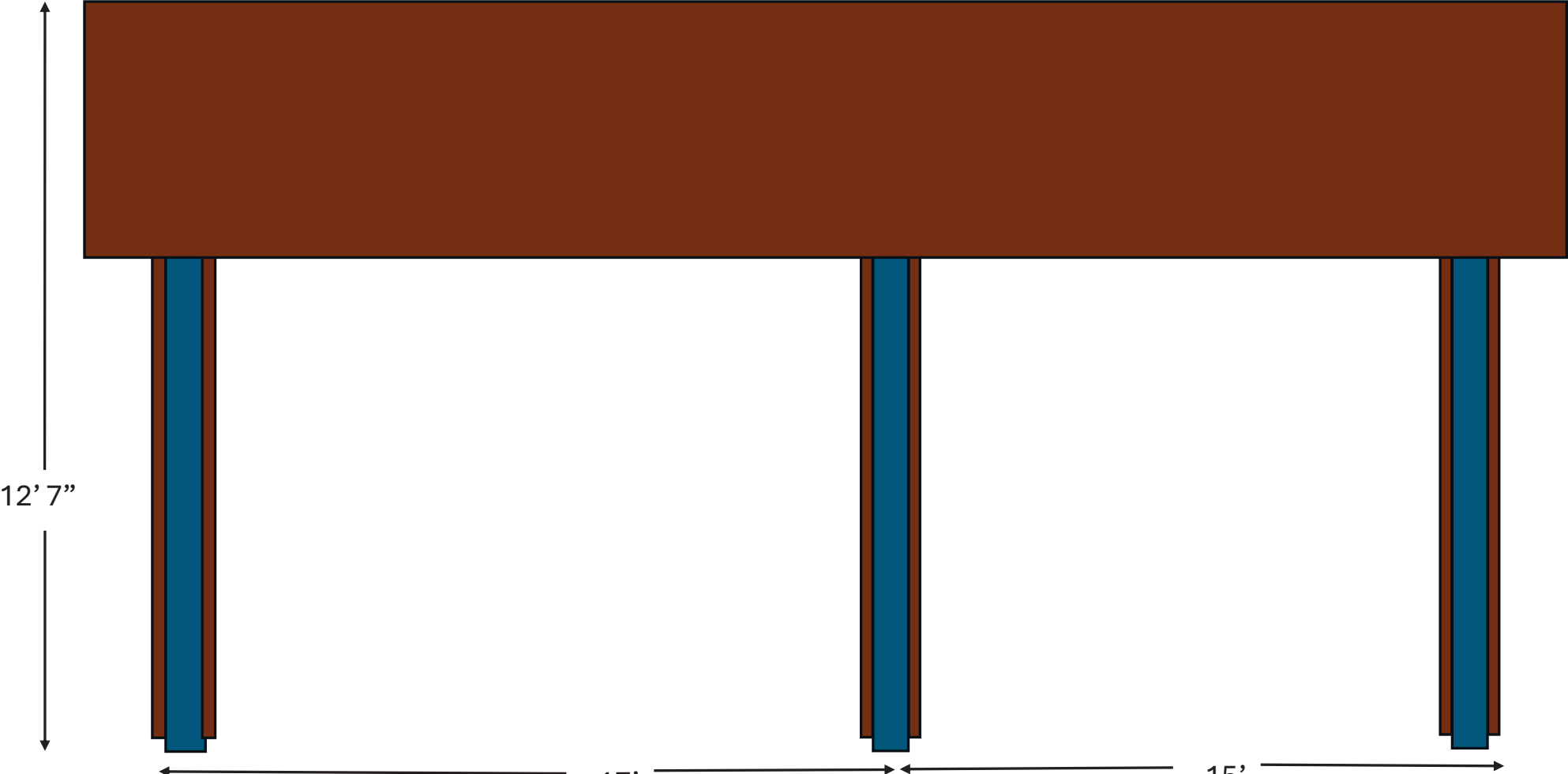
NOT TO SCALE

Steel substructure (blue)
Covered with wood (brown)

South Elevation

SUN SHELTER - ELEVATIONS

Steel substructure (blue)
Covered with wood (brown)



12' 7"

17'

15'

Not drawn to scale

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE