

## 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-23/25**

**Roll No.: 6-18-103**

<b>Owners:</b>	Jacqueline Dunn-Gabrielle & Terence Gabrielle, 101 Sato Street, Whitby, ON, L1R 1V8		
<b>Address &amp; Description:</b>	1246 Dudley Road, Unit #5 Lot 16, Concession C, Lot 14, Plan M29, Parts 4 and Part 21, Plan BR129 (Medora)		
<b>Zoning:</b>	Waterfront Residential – No Constraints (WR1)	Lake Muskoka (Category 1)	Schedule: 41
<b>Hearing Date: Friday, May, 16th, 2025 at 9:00 a.m.</b>			

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 one-storey boathouse with a rooftop sundeck. The following is a summary of the requested variances:

Variance	By-law Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	By-law 1999-109, Section 1 subsection ii)	Minimum Lot Frontage	100 ft.	96 ft.	4 ft.	Construct a One-Storey Boathouse with a Rooftop Sundeck on an Undersized Lot in a Different Extent and Location Than Permitted in By-law 1999-109



Variance	By-law Section(s)	Description	Permitted	Proposed	Variance	Proposal
B	By-law 2014-14 Section 4.1.7	Minimum Side Yard Setback for a Single Storey Boathouse with a Rooftop Sundeck from the Northerly Side Lot Line Projection	45 ft.	35 ft.	10 ft.	Construct a One-Storey Boathouse with a Rooftop Sundeck
C	By-law 2014-14 Section 4.1.7	Minimum Side Yard Setback for a Single Storey Boathouse with a Rooftop Sundeck from the Southerly Side Lot Line Projection	45 ft.	23.5 ft.	21.5 ft.	

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](mailto: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](mailto: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.

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### **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](http://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](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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### **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](http://www.muskokalakes.ca)

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**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](mailto: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.

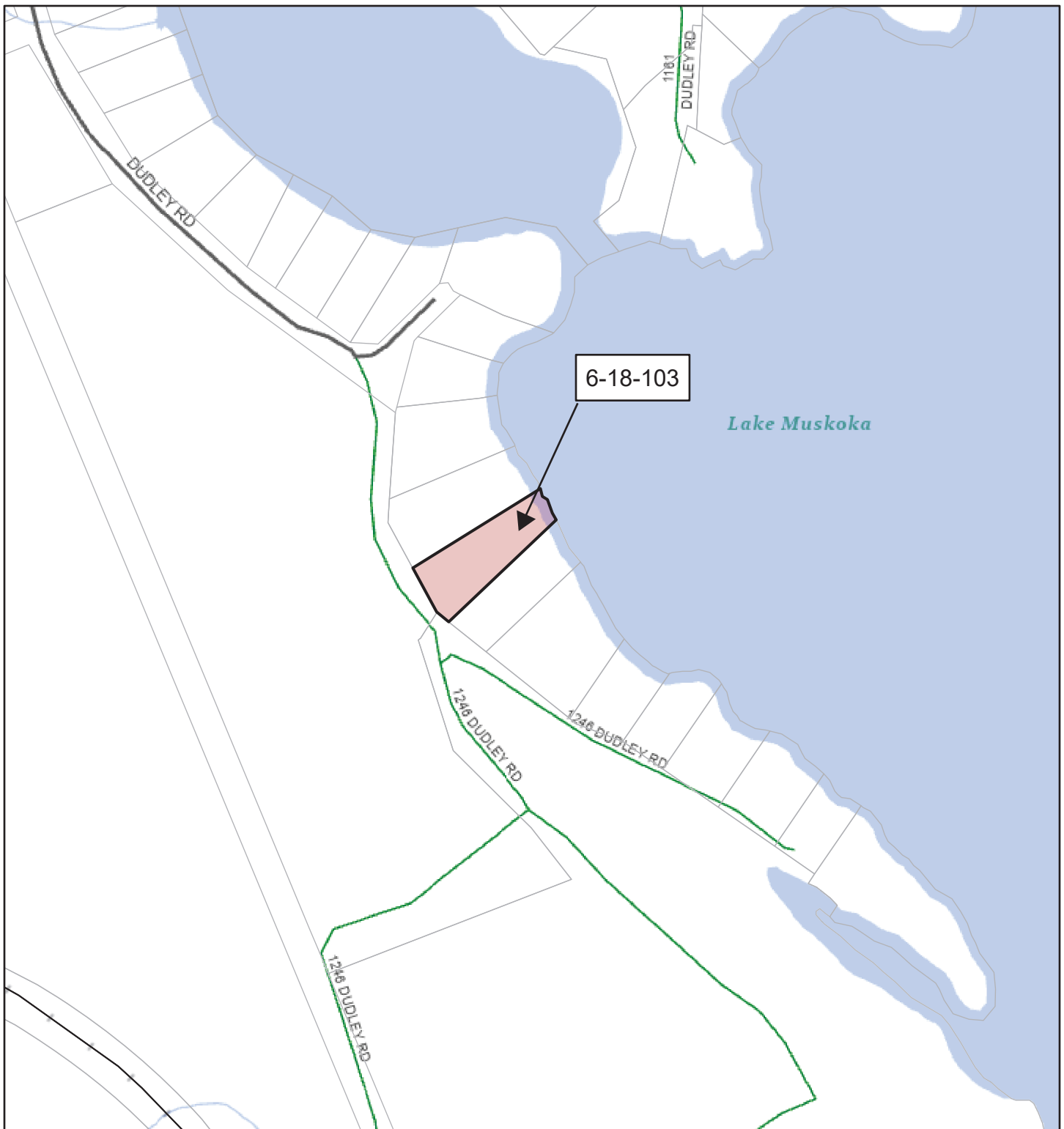
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

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

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)

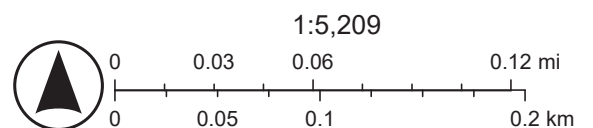


# Key Map, A-23/25 (GABRIELLE)



3/27/2025, 10:26:17 AM

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Road Network
- Township
- Private
- Stream
- Waterbody
- Major Lake
- Canada\_Hillshade
- World\_Hillshade



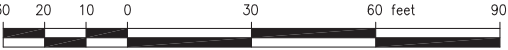
Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

PART OF LOT 16, CONCESSION C  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES

DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 30'

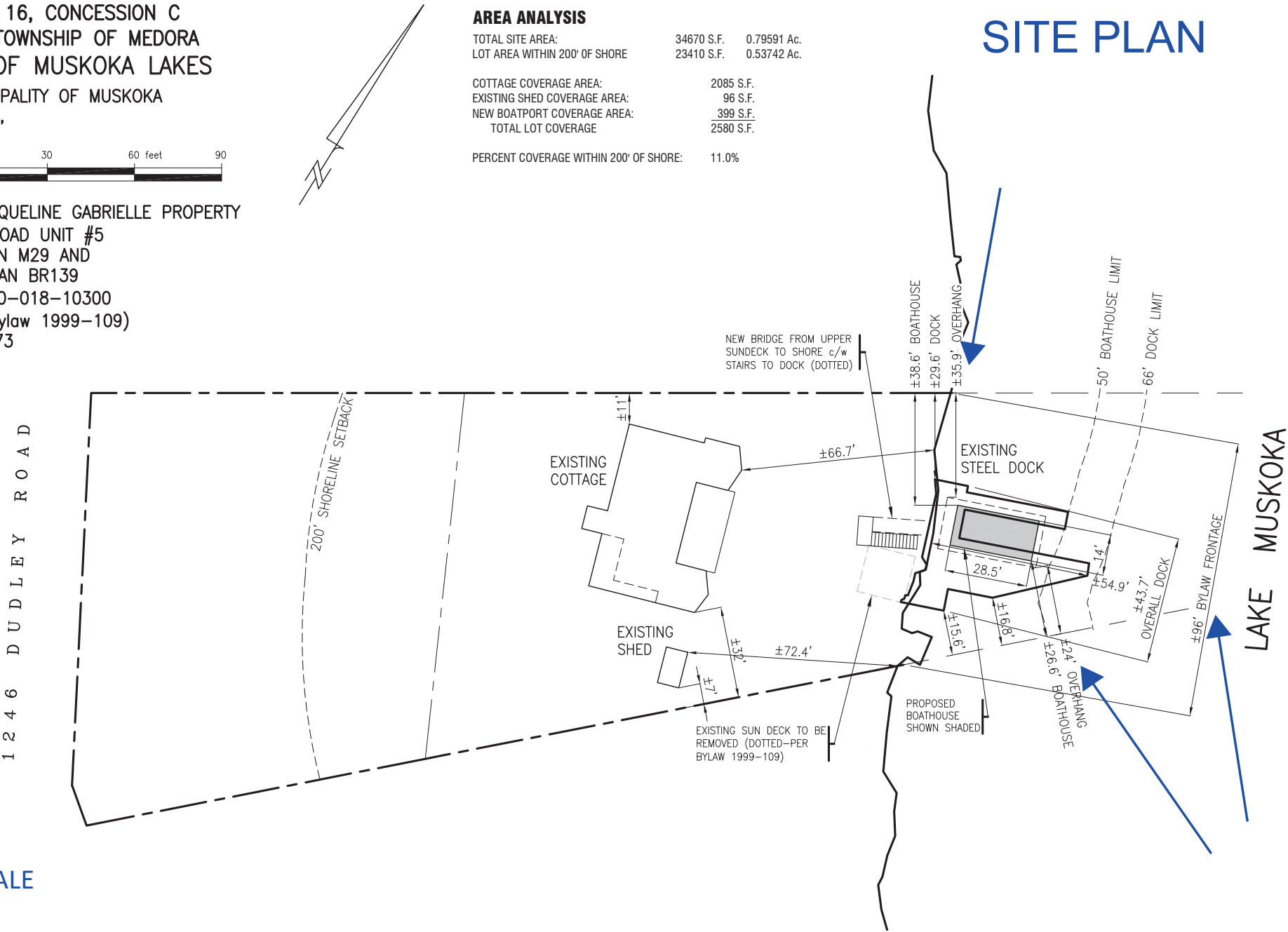


TERRY AND JACQUELINE GABRIELLE PROPERTY  
1246 DUDLEY ROAD UNIT #5  
LOT 14 OF PLAN M29 AND  
PART 21 OF PLAN BR139  
Roll#: 4453-060-018-10300  
Zoning: WR1 (Bylaw 1999-109)  
PIN: 48154-0173

AREA ANALYSIS

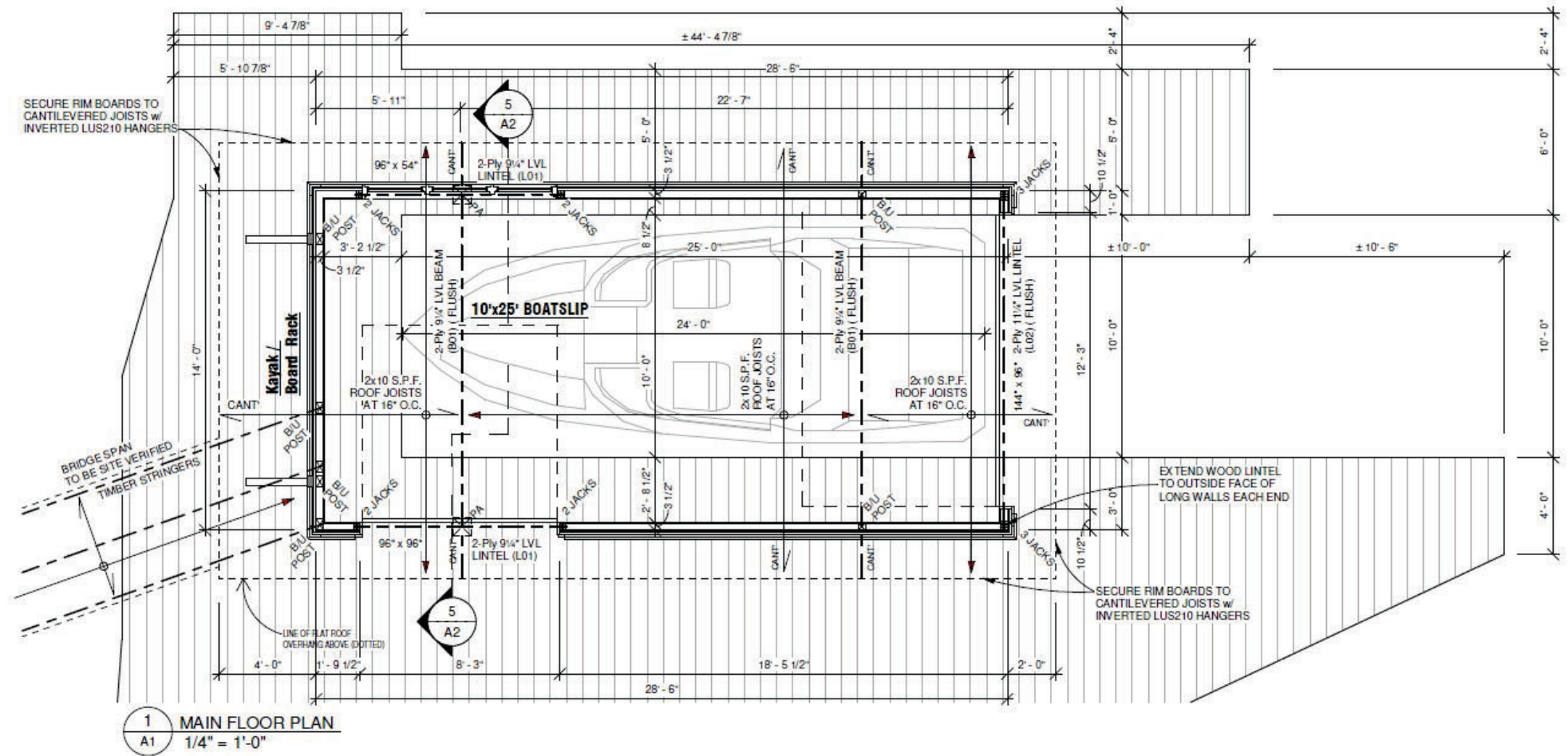
TOTAL SITE AREA:	34670 S.F.	0.79591 Ac.
LOT AREA WITHIN 200' OF SHORE	23410 S.F.	0.53742 Ac.
COTTAGE COVERAGE AREA:	2085 S.F.	
EXISTING SHED COVERAGE AREA:	96 S.F.	
NEW BOATPORT COVERAGE AREA:	399 S.F.	
TOTAL LOT COVERAGE	2580 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:	11.0%	

SITE PLAN



NOT TO SCALE

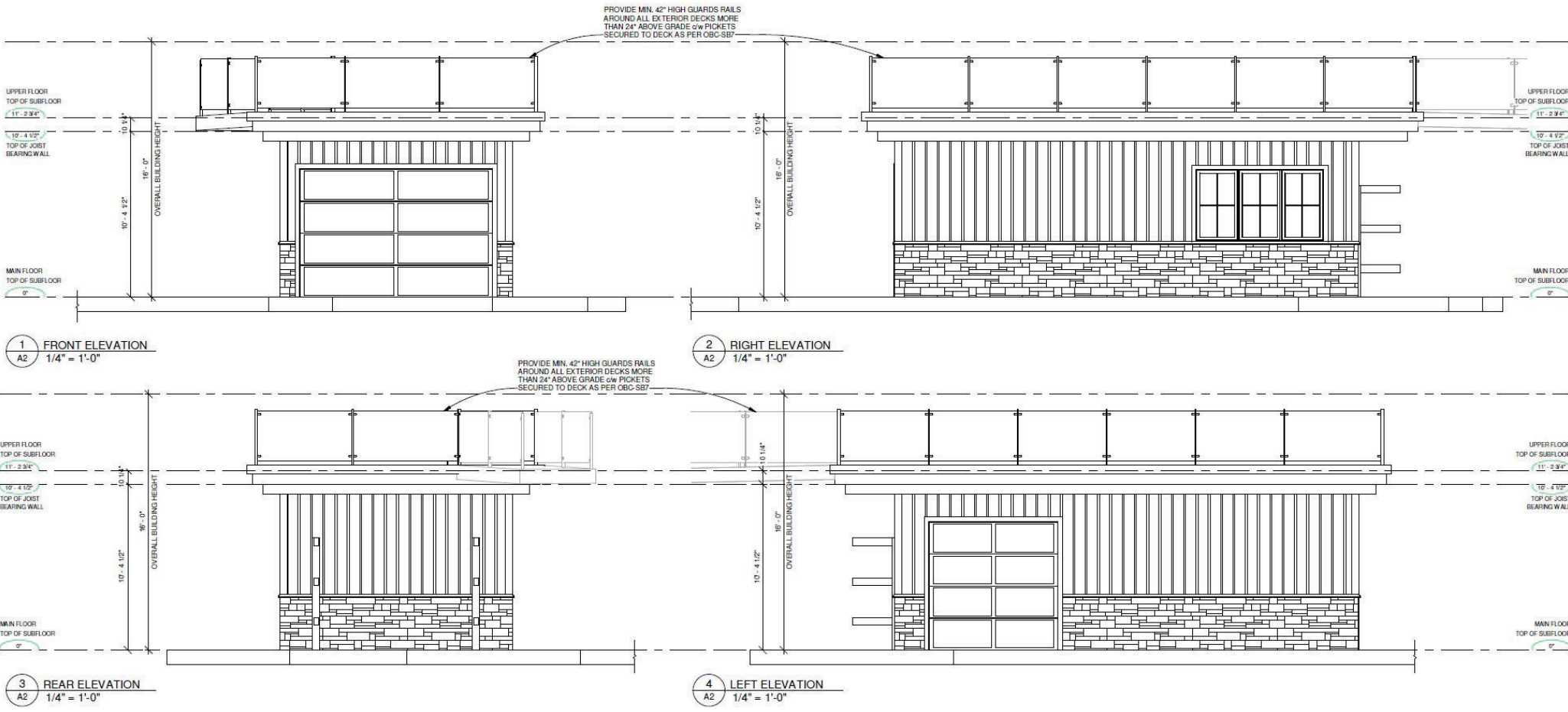
# BOATHOUSE - FLOOR PLANS



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

# BOATHOUSE - ELEVATIONS



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE