



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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-80/24**

**Roll No.: 9-4-012**

<b>Owners:</b>	Kerry & Jonathan Porter, 161 Yonge Boulevard, North York, ON, M4M 3H3		
<b>Address &amp; Description:</b>	2045 Muskoka Rd 118 W, Unit 34, Part of Lot 21, Concession 6, Parts 1 and 2, Plan 35R-18392, (Monck)		
<b>Zoning:</b>	Waterfront Residential (WR1-7)	Lake Muskoka (Category 1)	Schedule: 44
<b>Hearing Date: Monday, November 11<sup>th</sup>, 2024 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:

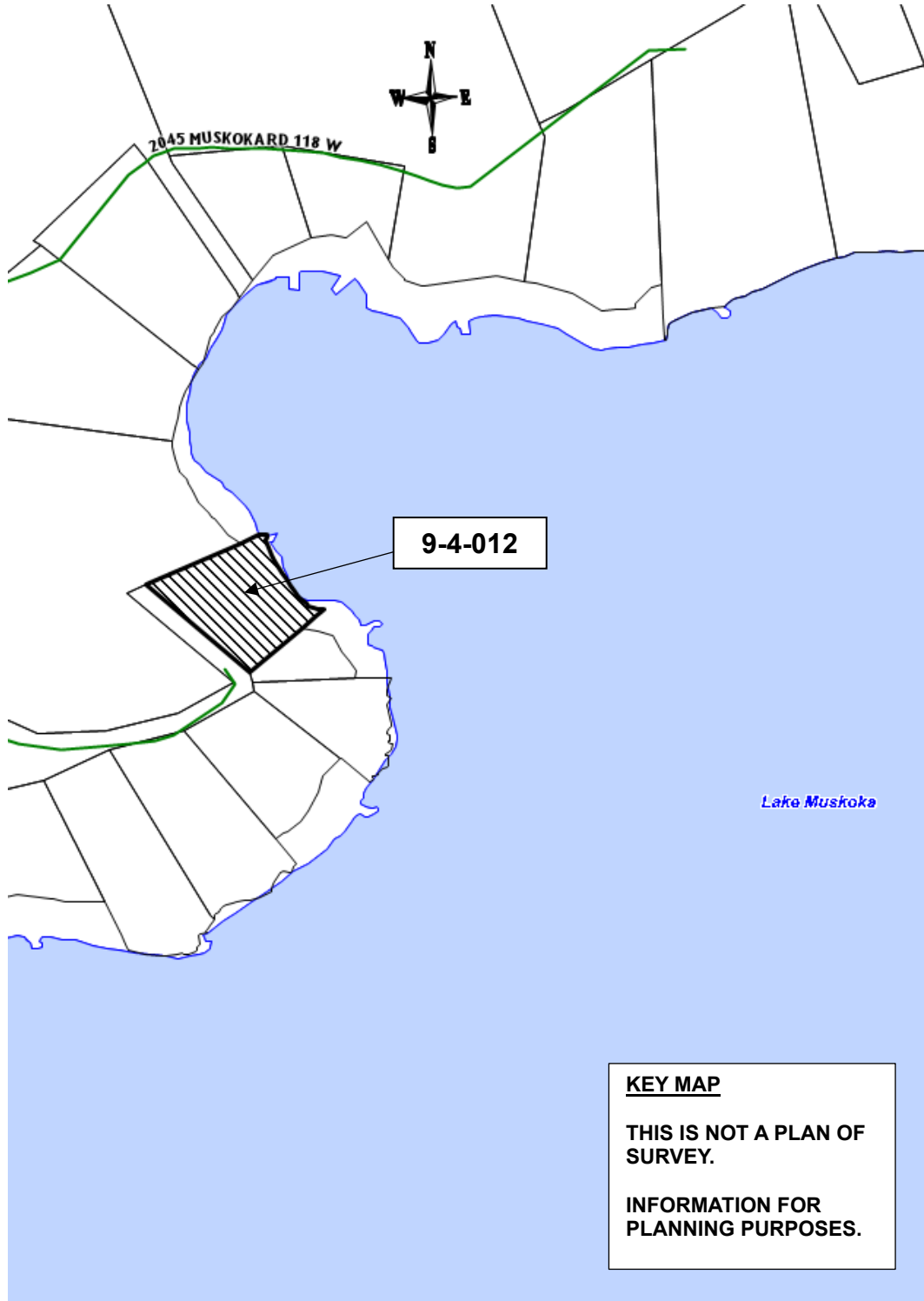
The applicants propose to demolish a dock and one storey boathouse, construct a new dock and one storey boathouse, and recognize an as-built sundeck attached to a sauna, and construct a sleeping cabin. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.12 a.	Maximum Permitted Cumulative Dock Width	42.7 ft. (25%)	59.5 ft.	16.8 ft.	Construct a New Dock Exceeding the Maximum Permitted Cumulative Dock Width
B	4.1.4 iv.	Minimum Front Yard Setback (Sundeck)	50 ft.	16 ft.	34 ft.	Recognize an As-built Sundeck

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



## KEY MAP



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

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.

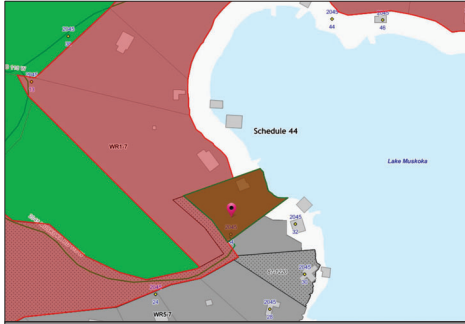
**DECISION & APPEALS:** If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca). Furthermore, **no one other than** the applicant, the municipality, certain 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 31<sup>st</sup> day of October, 2024.

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

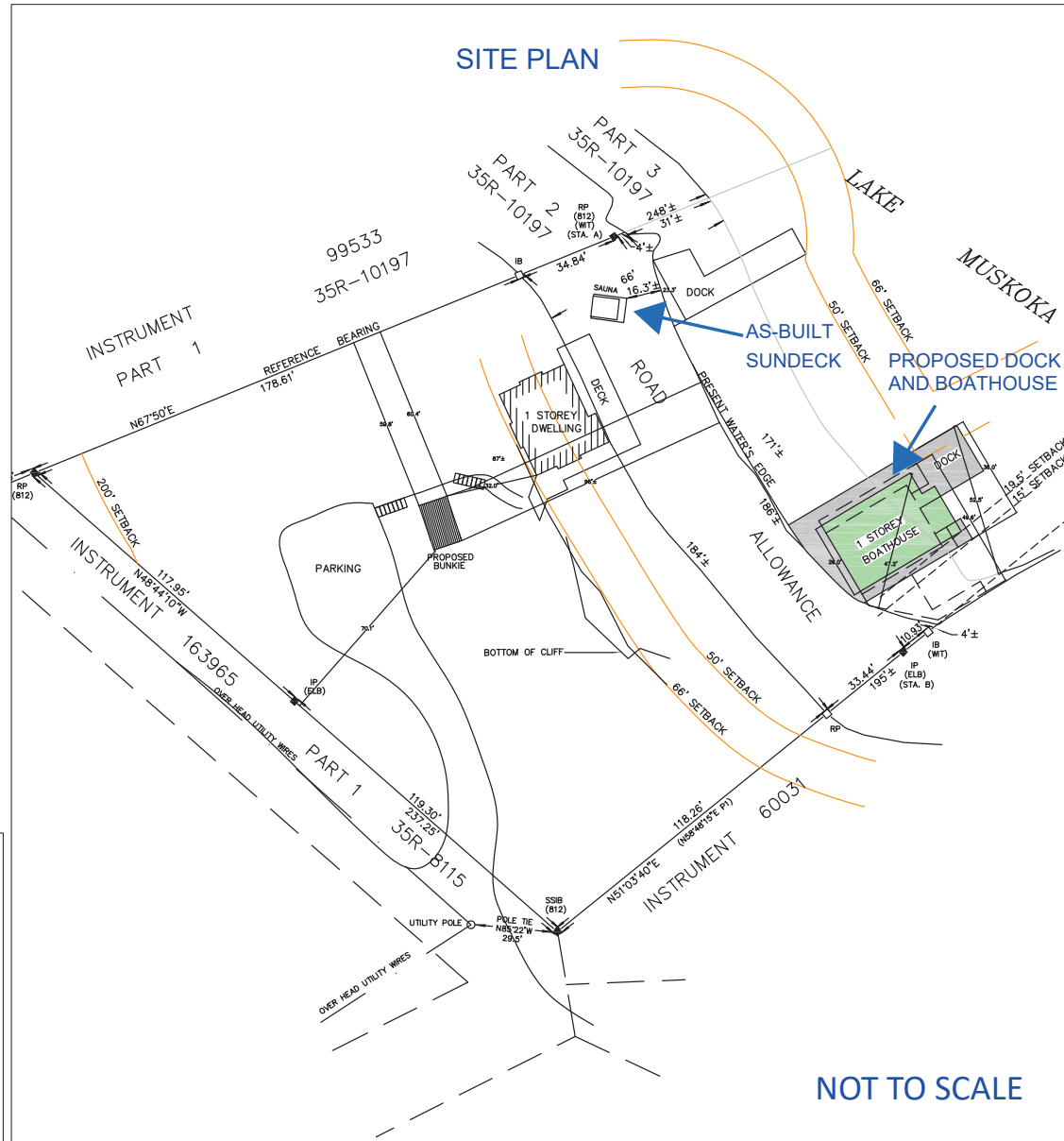




KEY PLAN (N.T.S)  
DERIVED FROM MUSKOKA GEOHUB

LOT 21 CON 6  
WR5-7

AREA CALCULATIONS		
EXISTING: (PRIOR TO CONSTRUCTION)	PROPOSED:	
COTTAGE	797.0 SQ.FT.	797.0 SQ.FT.
SAUNA	93.4 SQ.FT.	93.4 SQ.FT.
BOATHOUSE	772.5 SQ.FT.	264.0 SQ.FT.
TOTAL =	1,662.9 SQ.FT.	1,000.0 SQ.FT.
TOTAL LOT AREA:	28,750 SQ. FT.	
LOT AREA W/IN 200' HIGH WATER:	28,303 SQ. FT.	
ALLOWABLE COVERAGE (10%):	2,875 SQ. FT.	
ALLOWABLE COVERAGE W/IN 200' HIGH WATER MARK (10%):	2,830 SQ. FT.	
TOTAL PROPOSED COVERAGE:	2,154.4 SQ.FT. (7.49%)	
TOTAL PROPOSED COVERAGE W/IN 200' HIGH WATER MARK:	2,154.4 SQ.FT. (7.61%)	
STRAIGHT LINE FRONTAGE:	171 FT.	



NOT TO SCALE

**GENERAL NOTES**

1. Do not scale drawings.
2. Should there appear to be any discrepancies, the designer shall prevail.
3. All materials and installation methods shall adhere to the Ontario Building Code.
4. Any substitutions shall be approved by the designers prior to proceeding with any work.



I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334  
FIRM BCIN: 27436

TERRY LEDGER

CONSULTANTS

**PORTER COTTAGE**  
34 WYLDEWOOD ROAD  
TOWNSHIP OF MUSKOKA LAKES

MARK	DATE	DESCRIPTION
4		
3		
2		
1		

SCALE: 1"= 40'  
PROJECT NO: TL-20-2321PO  
CAD DWG FILE: PORTER-SITE  
DRAWN BY:  
CHECKED BY: TERRY LEDGER

SHEET TITLE

**SITE PLAN**

**A0**

**T | SQUARED**  
DESIGN STUDIO INC.  
1677 Medina Street Port Carling ON POB L1O 705.765.5428