

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

To consider an application for consent for a proposed land severance pursuant to Section 53 and 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.'s: B/10/11/12/25/ML, A-31/25

Roll No.: 1-2-163

Owner:	Lisa Kurzmann, 6925 Castle Court, Bloomfield Hills, Michigan, United States, 48301		
Address & Description:	Vacant – No Civic Address Assigned Lot 10, Concession 2, Part 2, Plan BR-718, Part 1, Plan 35R-13737, (Cardwell)		
Zoning:	Waterfront Residential – No Constraints (WR1)	Skeleton Lake (Category 2)	Schedule: 11
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:

A Consent/Severance Application (B/10/25/ML) has been submitted by Lisa Kurzmann to sever a portion of their property and add it to an abutting lot to the east currently in the ownership of Daniel Kurzmann. The proposed severance application constitutes a change in common lot lines. No new lots are being created.

The proposed Severed Lot is currently vacant and no changes are proposed at this time. Please note that a septic system, associated with the Benefitting Lot, currently encroaches onto the Severed Lot. Through the proposed lot addition, this encroachment will be corrected. The proposed Retained Lot and Resultant Lot (Benefitting Lot + Severed Lot) will each contain a dwelling and accessory structures.

A Consent Application (B/11/25ML) has been submitted to grant a right-of-way over the Resultant Lot (Benefitting Lot + Severed Lot) in favour of the Retained Lot for access for the replacement and repair of existing septic systems.



A Consent Application (B/12/25/ML) has been submitted to grant a right-of-way over the Retained Lot in favour of the Resultant Lot (Benefitting Lot + Severed Lot) for access for replacement and repair of existing septic systems.

A Minor Variance Application (A-31/25) has been submitted to recognize the cumulative width of the existing dock on the Retained Lot. This variance is required due to the Resultant Lot's (Severed Lot + Benefitting Lot) reduced lot frontage resulting from the above-noted Consent Application (B/10/25/ML).

The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section	Description	Permitted	Proposed	Variance	Proposal
A	3.20	Reduction of Requirements (Maximum Permitted Dock Width - Retained Lot)	15.0% (33.3 ft.)	18.0% (40.5 ft.)	3.0% (7.2 ft)	To permit an over- width dock on the Retained Lot of Consent Application B/10/25/ML.

Please note that the Township's Committee of Adjustment provisionally approved an identical Consent/Severance Application (B/14/18/ML) in October 2018, however, the Applicant did not fulfill conditions within the required one-year timeframe and the application lapsed. The Applicant is now re-applying with no proposed changes. A Minor Variance Application (A-49/18) was also approved by Committee of Adjustment in October 2018, to permit, in part, a maximum cumulative dock width of 40 feet on the Retained Lot. The approval from this application lapsed as Consent Application B/14/18/ML was not finalized.

A key map of the subject property and the applicants' consent sketch 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@muskokalakelakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**



Key Map, B/10/11/12/25/ML (KURZMANN)

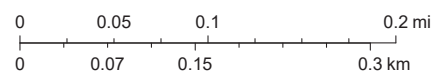


2/25/2025, 11:26:34 AM

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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

1:6,106



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin,

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 of this application, you must submit a written request to the Committee of Adjustment. **No one other than** the applicant, the municipality, specified persons (as defined in Section 1(1) of the Planning Act), certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed consent and minor variance. If a person or public body that has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

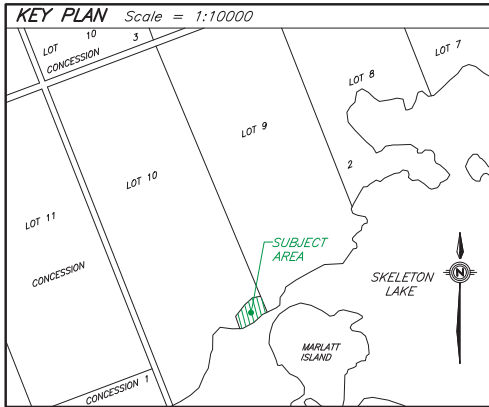
Notwithstanding the above, subsection 53(19) and 45(12) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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





CONSENT SKETCH

SEVERED LOT B/10/25/ML

BENEFITING LOT

BENEFITING 1
(Area: 1799±m²)

RETAINED 1
(Area: 3827±m²)

B/12/25/ML

RETAINED LOT

B/11/25/ML

NOT TO SCALE

A-31/25

SKELETON LAKE

SKETCH FOR CONSENT APPLICATION PURPOSES

PREPARED FOR DANIEL KURZMANN

SCALE = 1 : 250

5 2.5 0 5 10 15 20 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 250

LEGEND:

- DENOTES WOOD POLE
- DENOTES CYLINDRICAL MONUMENT
- DENOTES SURVEY MONUMENT
- DENOTES STRAIGHT LINE FRONTAGE
- DENOTES CONTROLLED WATER'S EDGE
- DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928, ADJUSTMENT 1978
- DENOTES SITE BENCHMARK LOCATION
- DENOTES RETAINED 1
- DENOTES SEVERED 1
- DENOTES BENEFITING 1
- DENOTES RIGHT-OF-WAY 1
- DENOTES RIGHT-OF-WAY 2
- DENOTES APPROXIMATE SEPTIC LOCATIONS BASED ON DOCUMENTS PROVIDED BY CLIENT

METRIC: DISTANCES AND ELEVATIONS SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INFORMATION SHOWN HEREON IS BASED ON FIELD WORK COMPLETED MAY 8, 2023 AND COMPILED FROM PREVIOUS SURVEY WORK COMPLETED BY E. J. WILLIAMS SURVEYING LIMITED.

ELEVATIONS SHOWN ON THIS SKETCH ARE REFERRED TO THE TOP OF AN SIB LOCATED APPROXIMATELY 27m EAST OF SKELETON LAKE IN THE CENTRE OF THE ORIGINAL ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF STEPHENSON AND STATED ADJACENT TO LOT 5, CONCESSION 1, TOWNSHIP OF STIGTED HAVING AN ELEVATION OF 281.12 metres (CGVD2878) AS SHOWN ON A SURVEYOR'S REAL PROPERTY REPORT BY E. J. WILLIAMS SURVEYING LTD. O.L.S. DATED OCTOBER 2nd, 2007 (File F1685-07).

ZONING: WR1 (WATERFRONT RESIDENTIAL 1)

MUNICIPAL ADDRESS: 469 SKELETON LAKE SHORE

LEGAL DESCRIPTION:

- PIN 48132-0501(LT)
- PIN 48132-0084(LT)
- PIN 48132-0070(LT)
- PIN 48132-0436(LT)
- GEOGRAPHIC TOWNSHIP OF CARDWELL
- NOW IN THE TOWNSHIP OF MUSKOKA LAKES
- DISTRICT MUNICIPALITY OF MUSKOKA

NOTE: ALL SEPTIC LOCATIONS AND SETBACKS ARE APPROXIMATE, AND ARE BASED ON DOCUMENTS PROVIDED BY CLIENT

No.	REVISION	DATE	APPROVED
5	ADD APPROXIMATE SEPTIC LOCATIONS	APRIL 24, 2025	PNA
4	ADD SIDEYARD DIMENSION	MARCH 26, 2025	PNA
3	REVISE DOCK, ADD CUMULATIVE DOCK WIDTH	MARCH 24, 2025	PNA
2	REVISE LOT STATISTICS, ADD DOCK DIMENSIONS	MARCH 12, 2025	PNA
1	ADD DOCK DIMENSION	FEBRUARY 11, 2025	PNA
1	RELEASED FOR COMMENT	FEBRUARY 10, 2025	PNA

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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ONTARIO LAND SURVEYORS
PLANNERS

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Main Office: 387 Muskoka Rd 3N P1H 1C5
Huntsville, Ontario
Phone: 705-789-4171
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Email: info@ejwilliamsurveying.com

LOT STATISTICS	AREA	STRAIGHT LINE FRONTAGE	LOT COVERAGE	LOT COVERAGE
FEATURE	(SQUARE METRES)	(METRES)	(BUILDING FOOTPRINT)	(%)
EXISTING			(SQUARE METRES)	
PIN 48132-0501(LT)	2460±	44.6±	294.2	12.0
PIN 48132-0084(LT)	1946±	35.3±	0	0
PIN 48132-0070(LT) & PIN 48132-0436(LT)	1799±	30.3±	117.9	6.6
PROPOSED				
RETAINED 1	3827±	67.6±	294.2	7.7
SEVERED 1	579±	10.8±	0	0
BENEFITING 1	1799±	30.3±	117.9	6.6
BENEFITING 1 & SEVERED 1	2378±	40.1±	117.9	5.0

NOTE: ALL LANDS SHOWN BELOW ARE WITHIN 61m OF CONTROLLED WATER'S EDGE