

## 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-41/25**

**Roll No.: 4-22-006**

<b>Owner:</b>	Janice Mole, 10 Maple Grove Drive, Suite 27, Oakville, ON, L6J 0E1		
<b>Address &amp; Description:</b>	1033 Rossclair Road, Unit #12 Part of Lot 31, Concession E, (Medora)		
<b>Zoning:</b>	Waterfront Residential (WR1-7)	Lake Muskoka (Category 1)	Schedule: 36
<b>Hearing Date: Monday, September 8<sup>th</sup>, 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 applicant proposes to remove an existing dock and two-storey boathouse and construct a new dock and one-storey boathouse. A Zoning By-law Amendment application was previously approved to rezone the westerly portion of the subject property from Open Space – Private (OS2) to Waterfront Residential (WR1-7) to achieve consistent zoning and to permit the construction of a garage. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	10% (6,267 sq. ft)	11% (6,859 sq. ft)	1% (592 sq. ft)	Demolish a Two Storey Boathouse and Construct a New One-Storey Boathouse
B	4.1.7	Maximum Permitted Height (One-Storey Boathouse)	16 ft.	23.3 ft.	7.3 ft.	
C	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Boathouse Width	45.4 ft. (16%)	47.1 ft. (16.6 %)	1.7 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: **September 3, 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, a “specified person” (as defined by the Planning Act 1(1)), 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.

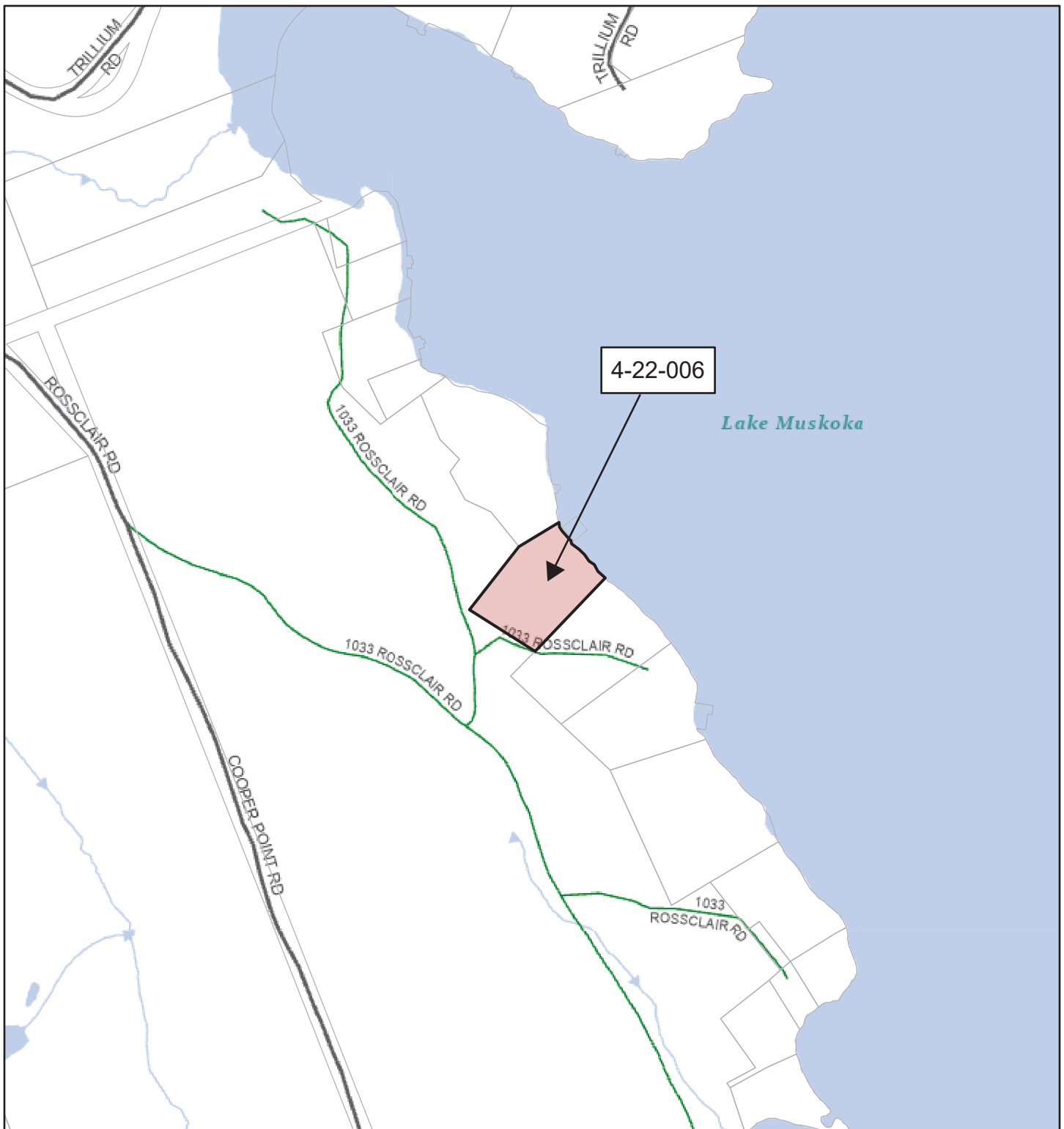
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 20<sup>th</sup> day of August, 2025.











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

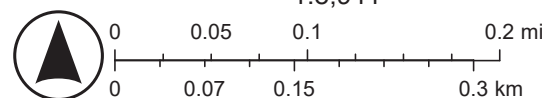


# Key Map, A-41/25 (MOLE)



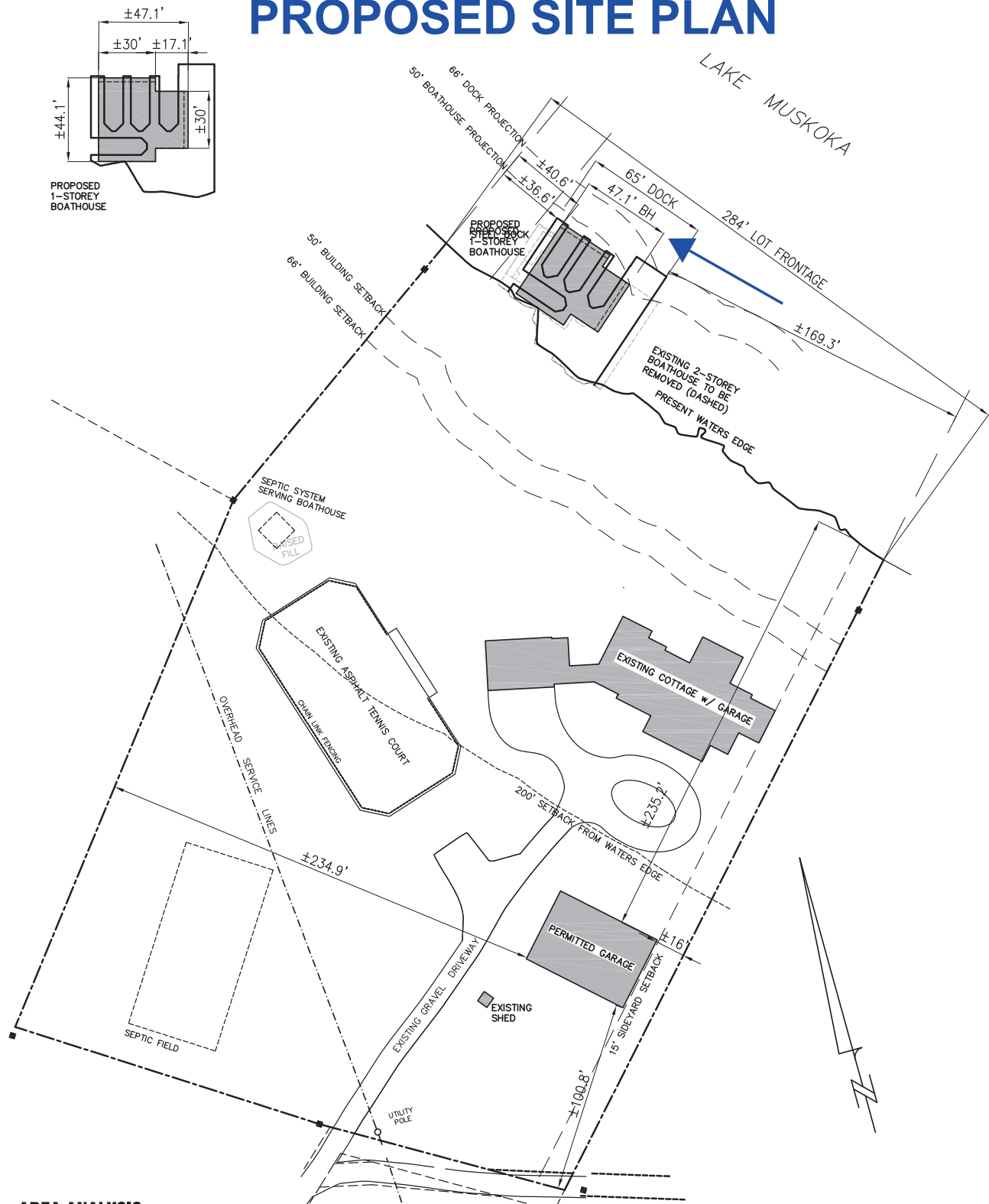
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

# PROPOSED SITE PLAN



## AREA ANALYSIS

TOTAL SITE AREA: 128500 S.F. 2.95 Ac.  
LOT AREA WITHIN 200' OF SHORE 62530 S.F. 1.44 Ac.

EXISTING COTTAGE COVERAGE AREA: 5020 S.F.  
garage, covered porches)  
PROPOSED BOATHOUSE AREA: 1839 S.F.  
TOTAL LOT COVERAGE WITHIN 200' 6859 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE: 10.96%

EXISTING SHED COVERAGE AREA: 36 S.F.  
PROPOSED GARAGE AREA: 2277 S.F.  
TOTAL LOT AREA: 9172 S.F.

PERCENT COVERAGE OF TOTAL LOT: 7.14%

NOT TO SCALE

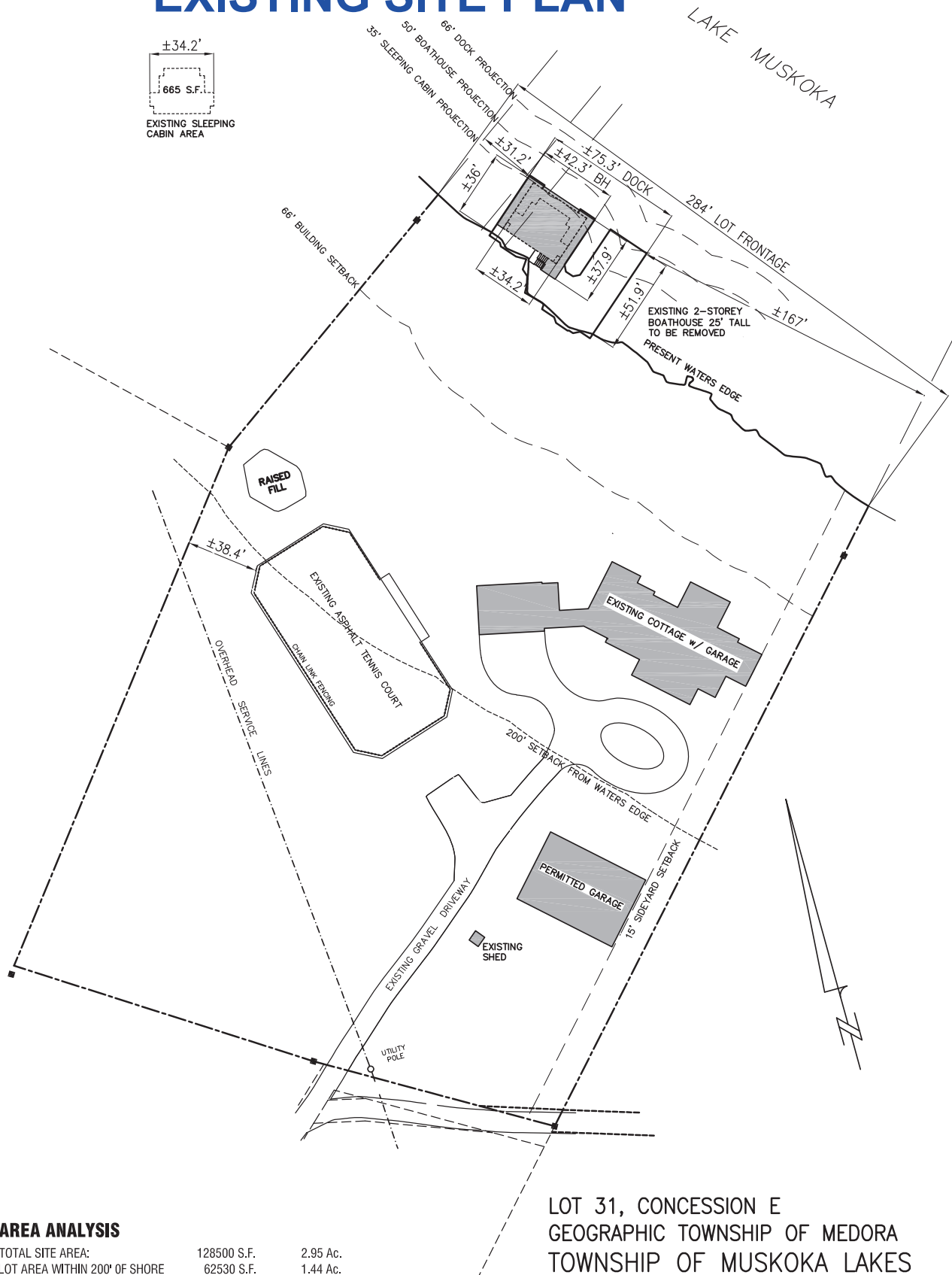
LOT 31, CONCESSION E  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 50'



MOLE PROPERTY  
1033 ROSSCLAIR ROAD -UNIT 12  
Roll# 4453-040-022-00600  
ZONING REG. WR1-7

# EXISTING SITE PLAN



## AREA ANALYSIS

TOTAL SITE AREA:	128500 S.F.	2.95 Ac.
LOT AREA WITHIN 200' OF SHORE	62530 S.F.	1.44 Ac.

EXISTING COTTAGE COVERAGE AREA:	5020 S.F.
garage, covered porches)	
PROPOSED BOATHOUSE AREA:	1247 S.F.
TOTAL LOT COVERAGE WITHIN 200'	6267 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE: 10.02%

EXISTING SHED COVERAGE AREA:	36 S.F.
PROPOSED GARAGE AREA:	2277 S.F.
TOTAL LOT AREA:	8578 S.F.

PERCENT COVERAGE OF TOTAL LOT: 6.70%

NOT TO SCALE

LOT 31, CONCESSION E  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 50'



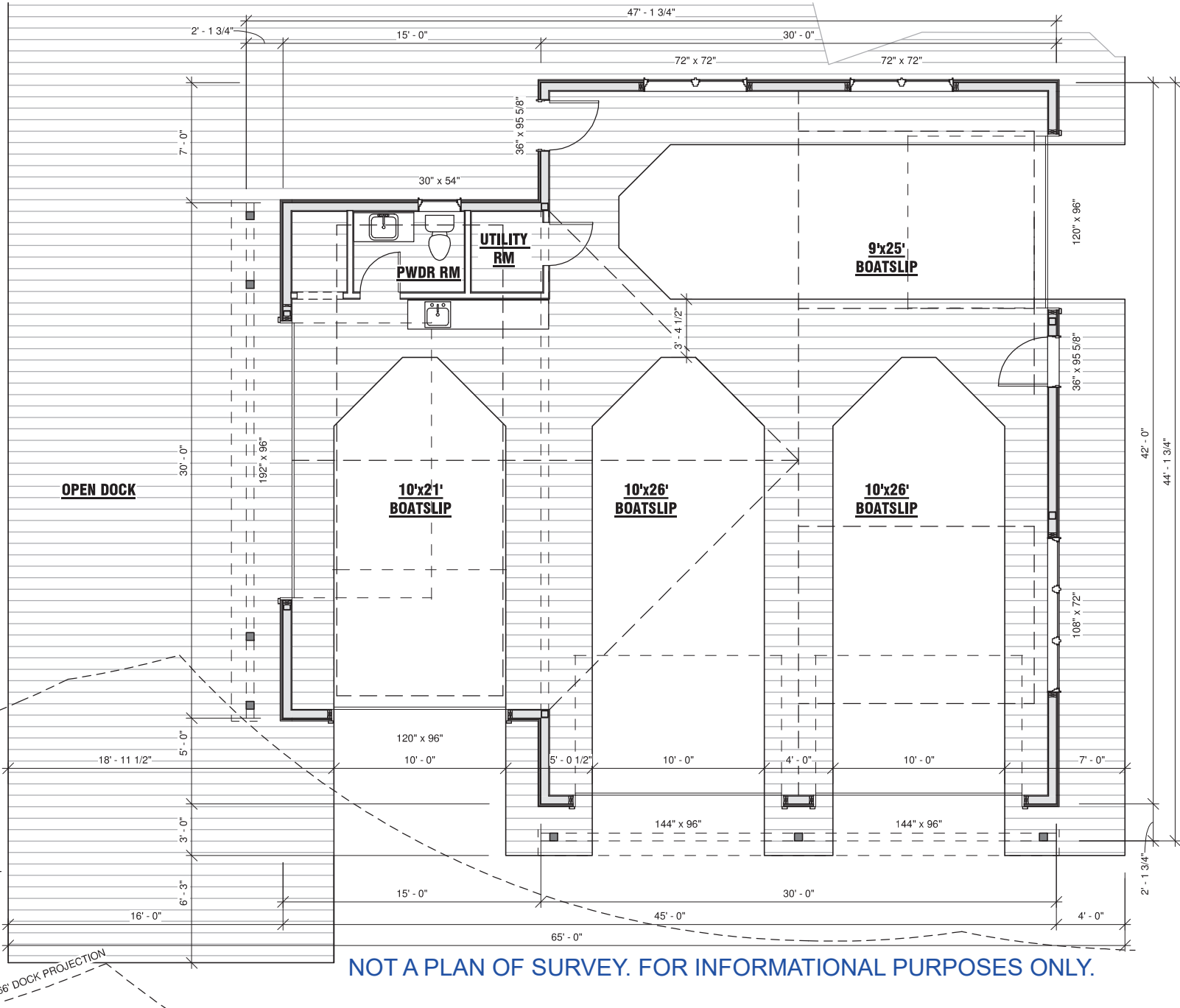
MOLE PROPERTY  
1033 ROSSCLAIR ROAD -UNIT 12  
Roll# 4453-040-022-00600  
ZONING REG. WR1-7

# FLOOR PLAN

NOT TO SCALE

1  
SK3

MAIN FLOOR PLAN MV  
3/16" = 1'-0"

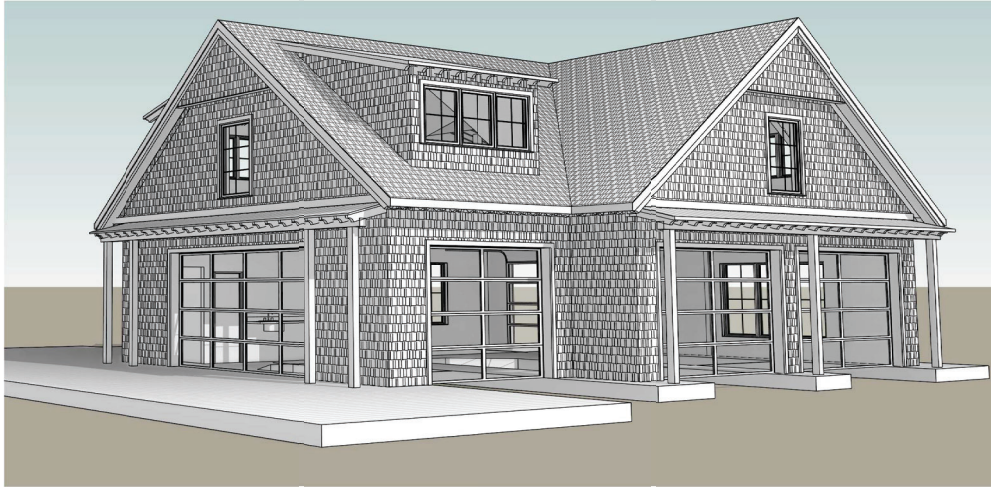


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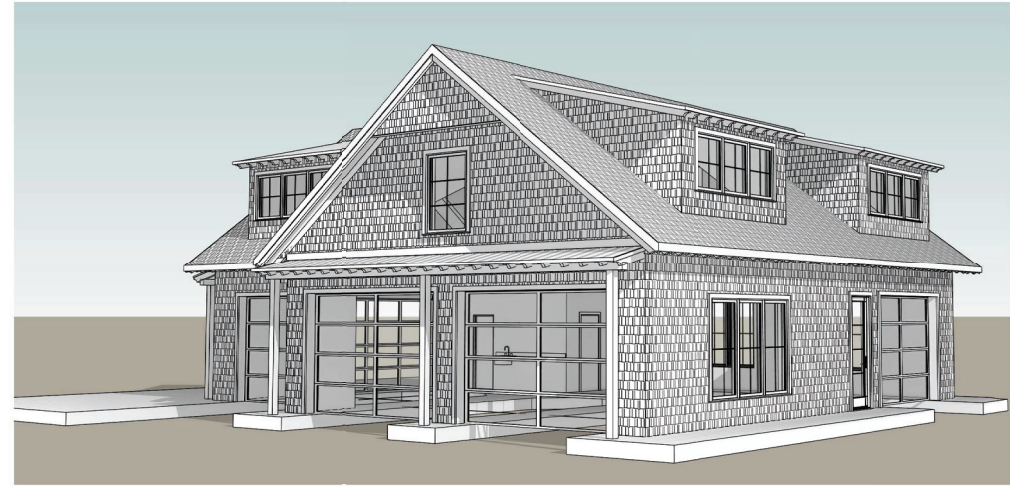


# DRAWINGS

NOT TO SCALE

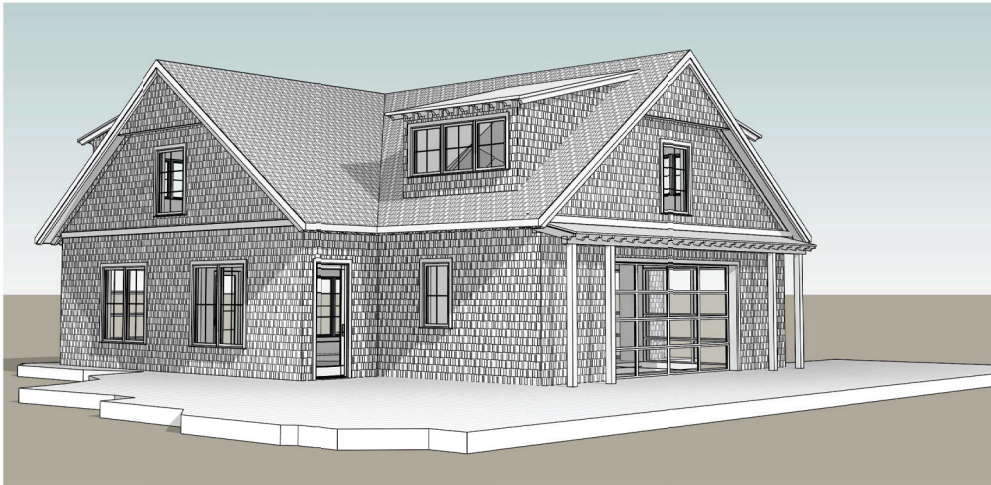


1 FRONT LEFT  
SK1

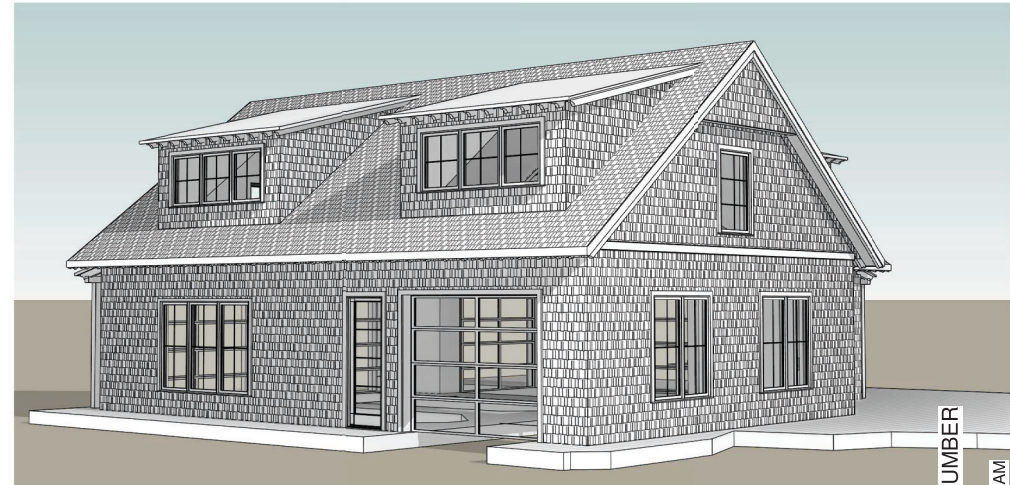


2 FRONT RIGHT  
SK1

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



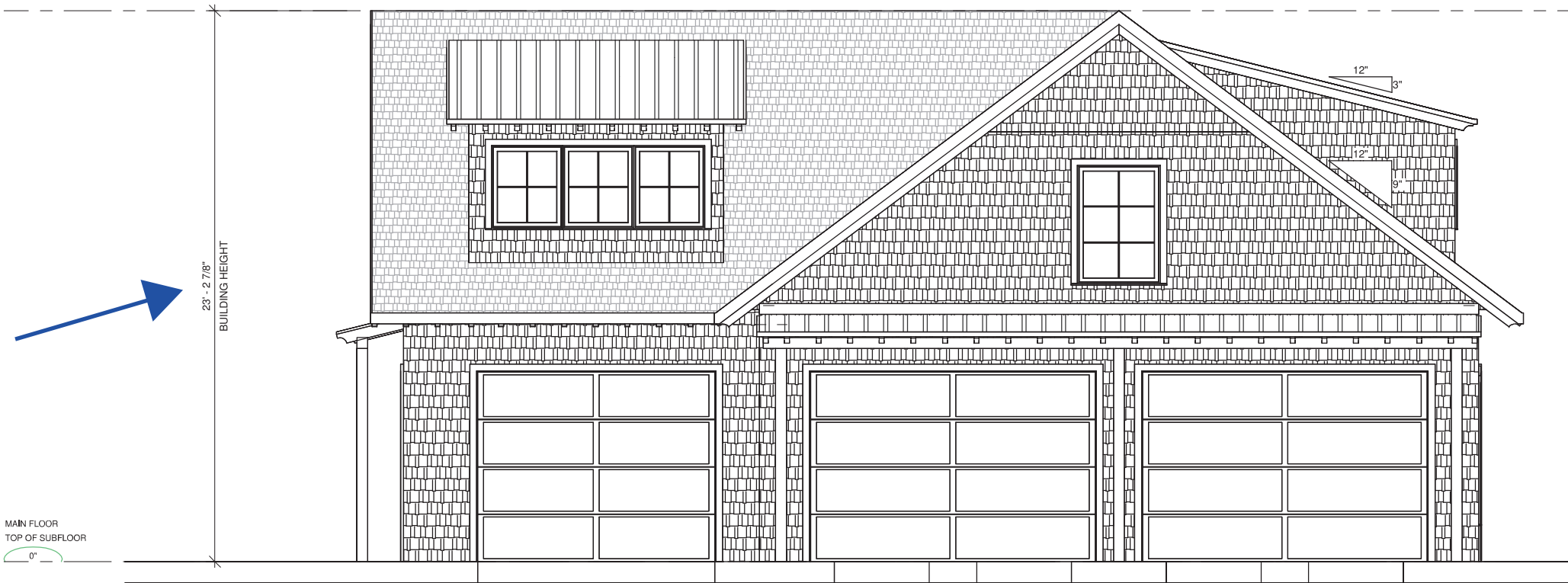
3 REAR LEFT  
SK1



4 REAR RIGHT  
SK1

# ELEVATION

NOT TO SCALE



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1 FRONT ELEVATION MV  
SK4 1/4" = 1'-0"