

## 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-24/25**

**Roll No.: 1-2-018**

<b>Owner:</b>	Ilana Blidner, 550 Brookdale Avenue, North York, ON, M5M 1R9		
<b>Address &amp; Description:</b>	1523 Fish Hatchery Road, Unit #11 Part of Lot 12, Concession 1, Part of Lot 10, Plan M85, Part of Part 2, Parts 3 to 5, Plan 35R-13380, (Cardwell)		
<b>Zoning:</b>	Waterfront Residential (WR5-7)	Skeleton Lake (Category 2)	Schedule: 11
<b>Hearing Date: Monday, June 9<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 construct a new two-storey dwelling. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.6	Maximum Lot Coverage (Entire Lot)	8% (3,452 sq. ft)	8.3% (3,563 sq. ft)	0.3% (111sq. ft)	Construct a New Two-Storey Dwelling
B	4.1.3	Minimum Rear Yard Setback	15 ft.	5 ft.	10 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: June 4, 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.

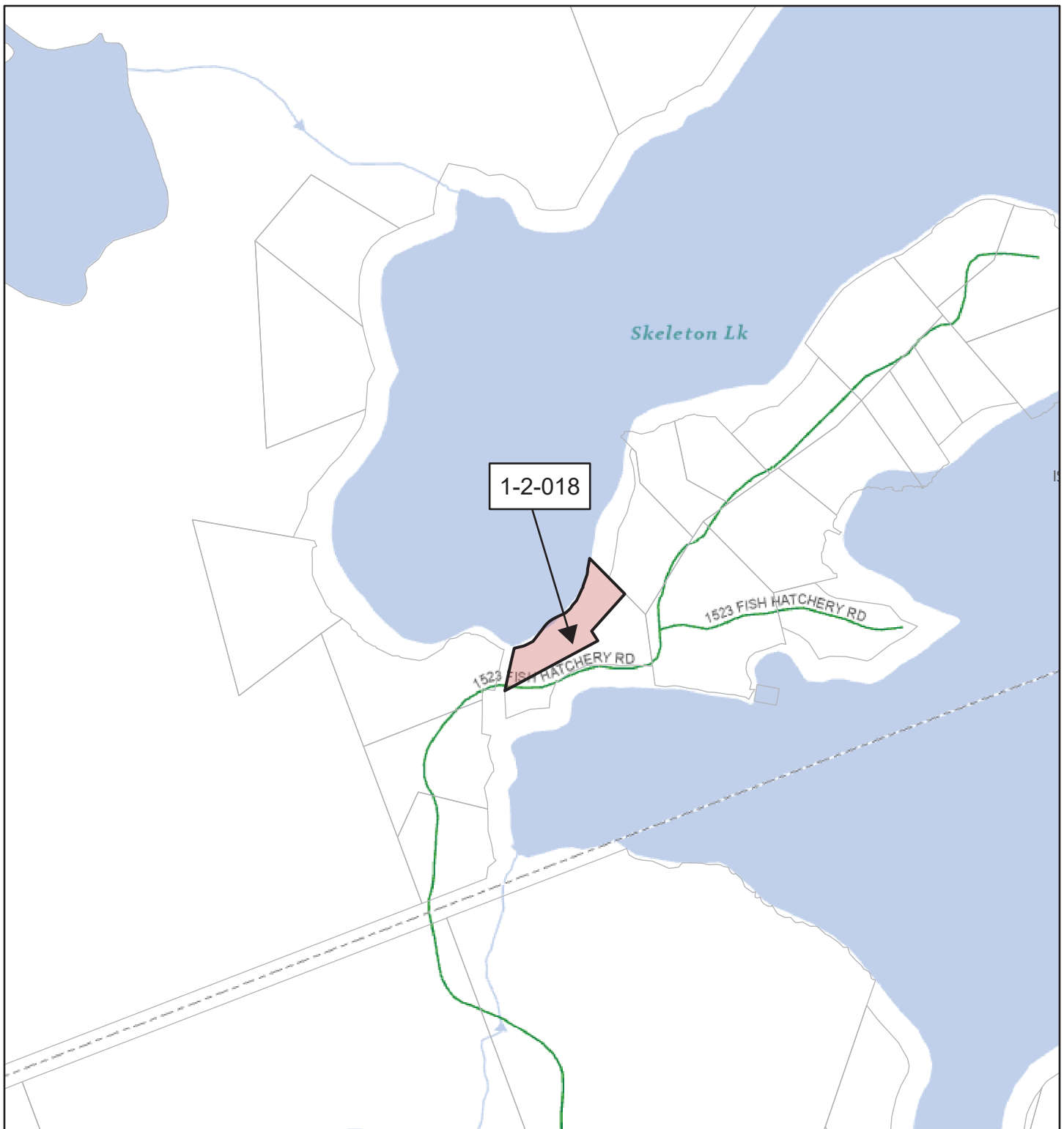
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 15th day of May, 2025.

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

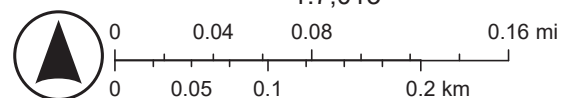


# Key Map, A-24/25 (BLIDNER)



3/27/2025, 11:02:07 AM

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



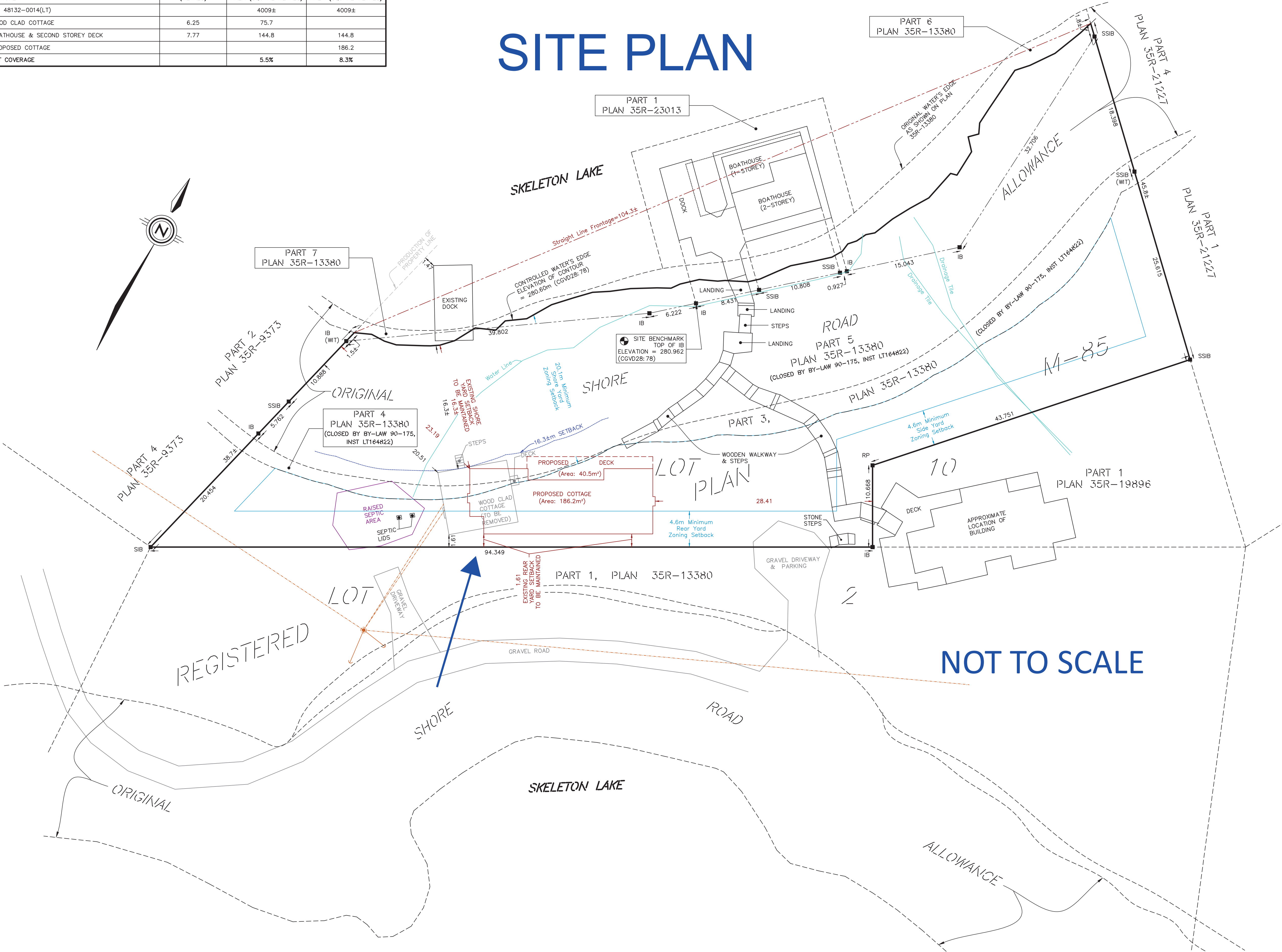
Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



LOT STATISTICS	BUILDING HEIGHT	EXISTING	PROPOSED
FEATURE	(METRES)	AREA (SQUARE METRES)	AREA (SQUARE METRES)
PIN 48132-0014(LT)		4009±	4009±
WOOD CLAD COTTAGE	6.25	75.7	
BOATHOUSE & SECOND STOREY DECK	7.77	144.8	144.8
PROPOSED COTTAGE			186.2
LOT COVERAGE		5.5%	8.3%

# SITE PLAN



## SKETCH FOR SITE PLAN PURPOSES

PREPARED FOR STEVE STRICKLAND (BLIDNER)

SCALE = 1 : 250



THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 559mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 250

### LEGEND:

- DENOTES WOOD POLE
- DENOTES GUY LINE ANCHOR
- DENOTES OVERHEAD UTILITY WIRE
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES WITNESS
- DENOTES STANDARD IRON BAR
- DENOTES SHORT STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928, ADJUSTMENT 1978
- DENOTES SITE BENCHMARK LOCATION

### 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 APRIL 19, 2024

ELEVATIONS SHOWN HEREON ARE REFERRED TO MNR BENCHMARK No. 2 EMBEDDED IN ROCK ALONG THE NORTH SHORE OF SKELETON LAKE (LOT3, CONCESSION 2, STISTED) HAVING AN ELEVATION OF 281.205m (CGVD28:78), AS SHOWN ON PLAN 35R-22220.

ZONING: WR5 WATERFRONT RESIDENTIAL 5

MUNICIPAL ADDRESS: 1523 FISH HATCHERY ROAD

### LEGAL DESCRIPTION:

- PIN 48132-0014 (LT)
- PART OF LOT 10, REGISTERED PLAN M-85
- PART OF THE ROAD ALLOWANCE IN FRONT OF LOT 12, CONCESSION 1, DESIGNATED AS PART 5, PLAN 35R-13380. (CLOSED BY LT164884)
- PART OF THE ROAD ALLOWANCE, REGISTERED PLAN M-85, DESIGNATED AS PARTS 3 & 4, PLAN 35R-13380, EXCEPT PART 1, PLAN 35R-19896 (CLOSED BY LT164882).
- GEOGRAPHIC TOWNSHIP OF CARDWELL
- NOW IN THE TOWN OF MUSKOKA LAKES
- DISTRICT MUNICIPALITY OF MUSKOKA

### AND

- PIN 48132-0467 (LT)
- PART OF THE BED OF SKELETON LAKE LYING IN FRONT OF LOT 12, CONCESSION 1, DESIGNATED AS PART 1, PLAN 35R-23013
- GEOGRAPHIC TOWNSHIP OF CARDWELL
- NOW IN THE TOWN OF MUSKOKA LAKES
- DISTRICT MUNICIPALITY OF MUSKOKA

8	ADD STRAIGHT LINE FRONTAGE	MARCH 4, 2025	PNA
7	NOTATION CHANGE	FEBRUARY 10, 2025	PNA
6	SETBACK NOTATION	FEBRUARY 7, 2025	PNA
5	REVISED PROPOSED COTTAGE	FEBRUARY 3, 2025	PNA
4	REVISED LOT COVERAGE CHART	JULY 9, 2024	PNA
3	REVISED NOTES & SETBACK DIMENSIONS	JULY 8, 2024	PNA
2	PROPOSED COTTAGE ADDED	JUNE 17, 2024	PNA
1	RELEASED FOR COMMENT	APRIL 29, 2024	PNA
No.	REVISION	DATE	APPROVED

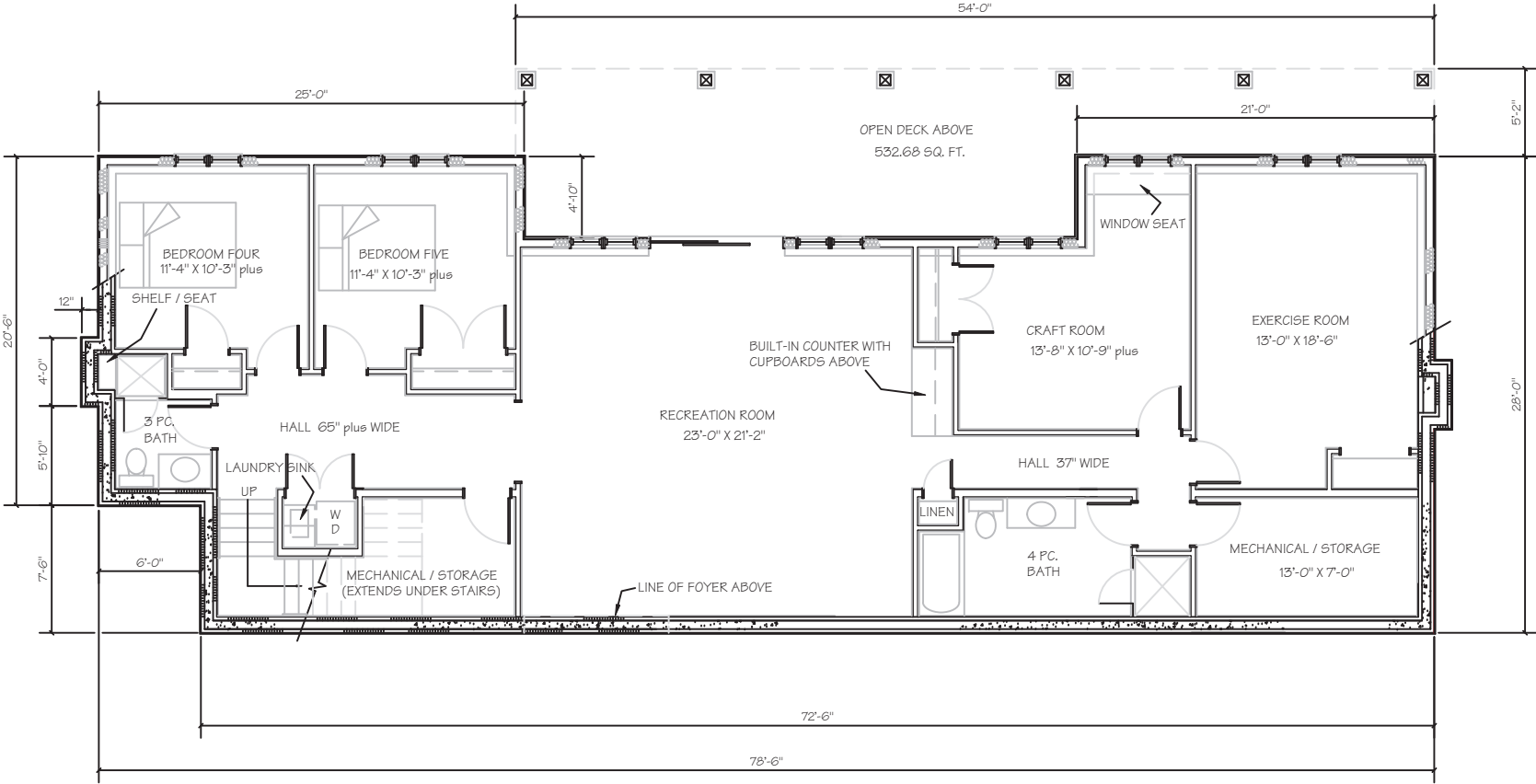
CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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**EJWILLIAMS**  
SURVEYING LIMITED

ONTARIO LAND SURVEYORS  
PLANNERS  
HUNTSVILLE & SOUTH RIVER  
Main Office: 387 Muskoka Rd 3N P1H 1C5  
Huntsville, Ontario  
Phone: 705-789-4171  
Fax: 705-789-1097  
Email: info@ejwilliamssurveying.com

NOT TO SCALE



FOUNDATION PLAN

HABITABLE AREA : 1999.16 SQ. FT.

PROPOSED  
BLIDNER COTTAGE  
SKELETON LAKE

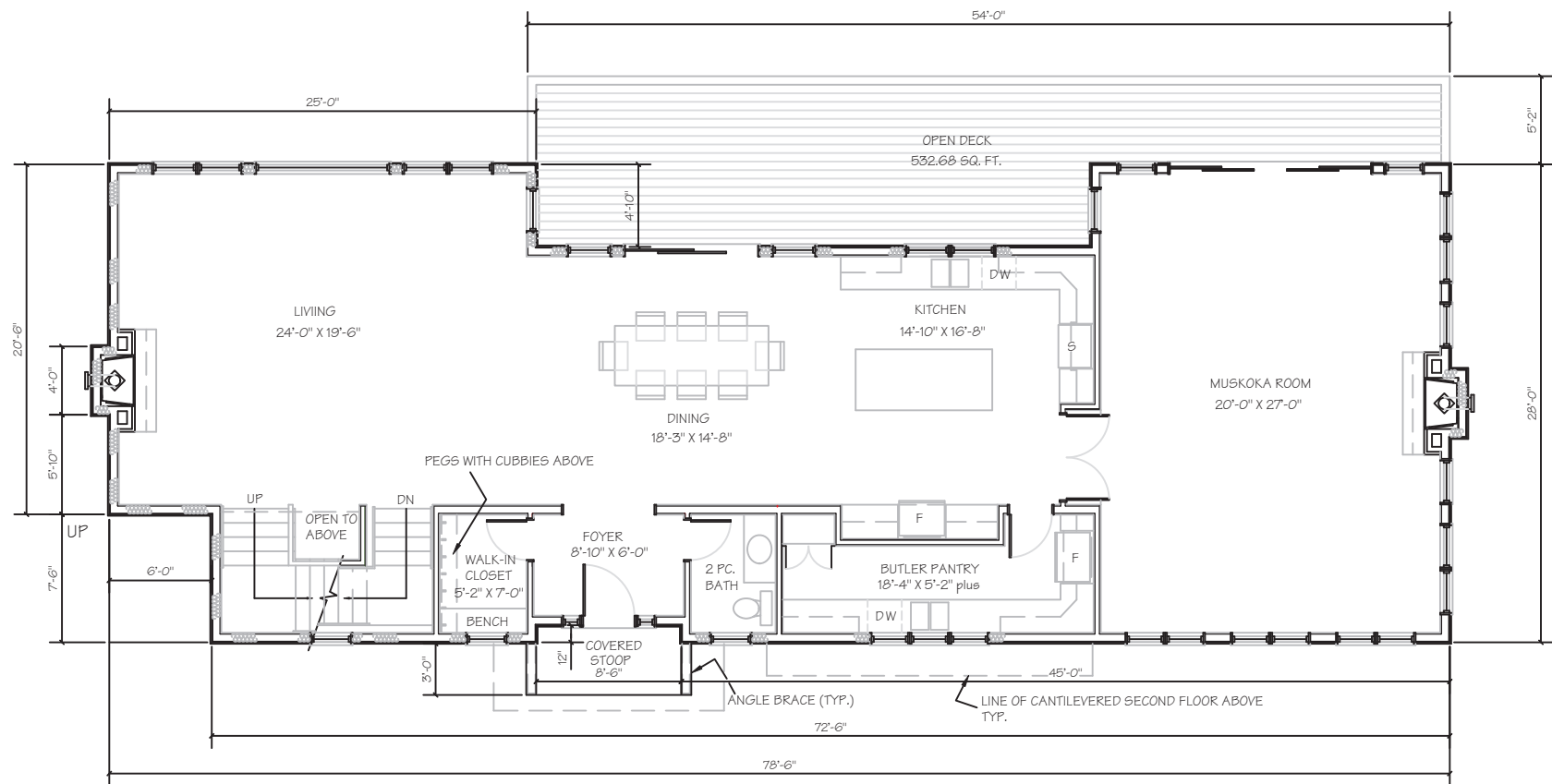
**BLUEPRINT**  
DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

BY : J. CRAIG  
DATE : APRIL 04 2025  
SCALE : 1/8"= 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



MAIN FLOOR PLAN

HABITABLE AREA : 1991.42 SQ. FT.

PROPOSED  
BLIDNER COTTAGE  
SKELETON LAKE

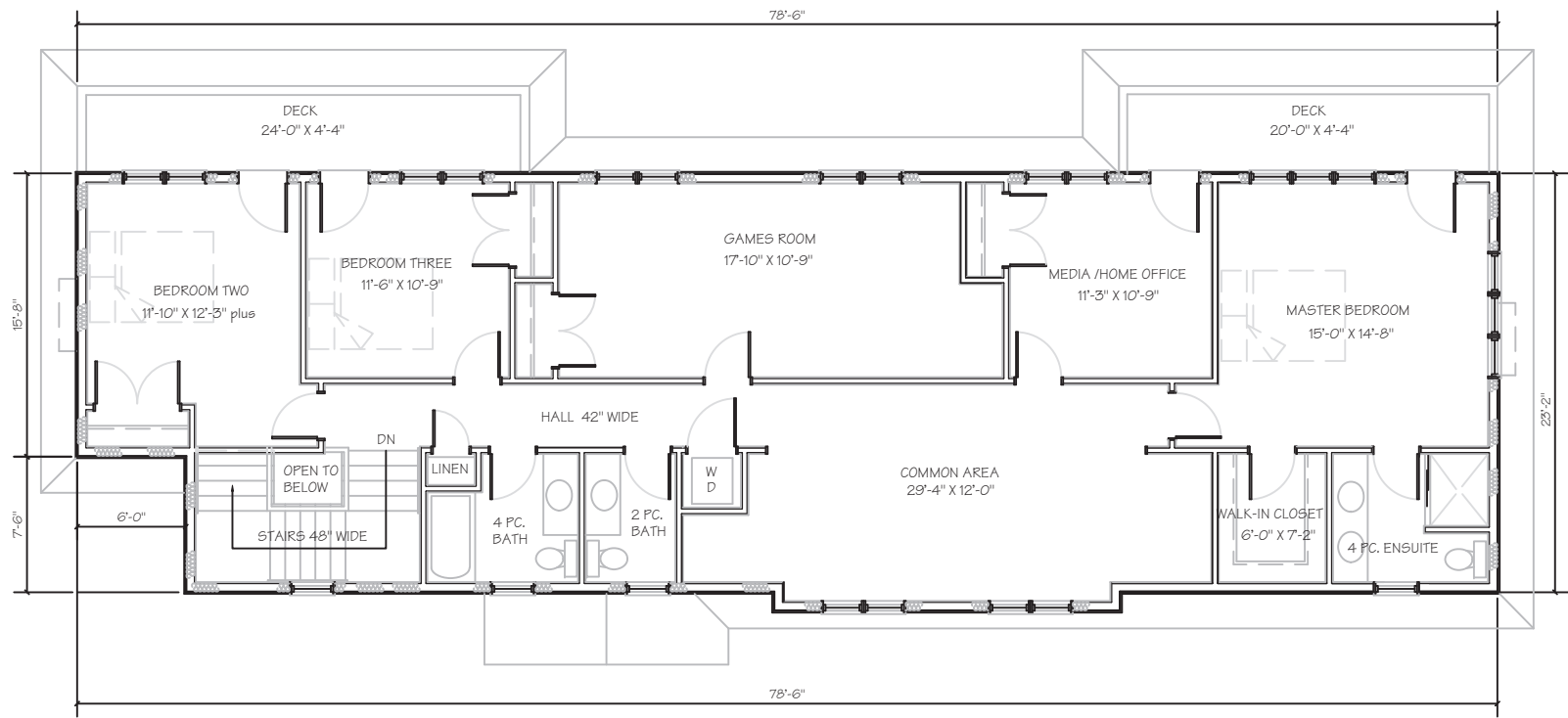
**BLUEPRINT**  
DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

BY : J. CRAIG  
DATE : APRIL 04 2025  
SCALE : 3/32"= 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



**SECOND FLOOR PLAN**

HABITABLE AREA : 1794.51 SQ. FT.

PROPOSED  
**BLIDNER COTTAGE**  
SKELETON LAKE

**BLUEPRINT**  
DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

BY : J. CRAIG  
DATE : APRIL 04 2025  
SCALE : 3/32"= 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



ROAD ELEVATION



SIDE ELEVATION

Maximum height: 35 ft.

Proposed height: 32.8 ft.



LAKE ELEVATION



SIDE ELEVATION

**BLUEPRINT**

DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

PROPOSED  
**BLIDNER COTTAGE**  
SKELETON LAKE

FOR INFORMATIONAL PURPOSES ONLY

BY: J. CRAIG  
DATE: APRIL 04 2025  
SCALE: 1/16"= 1'-0"