



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.

**File No.: A-16/26**  
**Roll No.: 7-5-030**

<b>Owners:</b>	Dean & Sara Reuben-Robinson	
<b>Address:</b>	1043 Hamill Road, Unit #1	
<b>Description:</b>	Lot 28, Concession 7, Lot K, Plan M69, Parts 3 and 4, Plan 35R-10836, Part 1, Plan 35R-22001, (Wood)	
<b>Zoning:</b>	Waterfront Residential (WR1) Lake Muskoka (Category 1 Lake)	Schedule: 48

**Hearing Date: Friday, May 15th, 2026 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. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

#### **Explanation of the Purpose and Effect:**

The applicants propose to demolish an existing dock and construct a new dock. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.12 a)	Maximum Cumulative Dock Width	24.9 ft./25%	27 ft./27.1%	2.1 ft./2.1%	Construct a Dock

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**



If you wish to provide a response to this application, please 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 6, 2026.**

**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 meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit [www.muskokalakes.ca/speaking-at-a-meeting](http://www.muskokalakes.ca/speaking-at-a-meeting)

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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 22<sup>nd</sup> day of April, 2026.

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



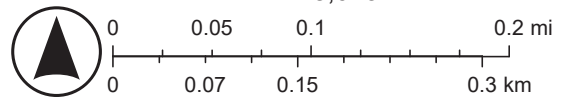
# KEY MAP, (A-16/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:8,673

- |                       |                           |                  |
|-----------------------|---------------------------|------------------|
| Parcel: Assessment    | Township                  | Waterbody        |
| District Municipality | Private                   | Major Lake       |
| Area Municipality     | Wetland With Significance | Canada_Hillshade |
| Geographic Township   | Evaluated-Provincial      | World_Hillshade  |
| Road Network          | Evaluated-Other           |                  |
| District              | Stream                    |                  |



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

# PROPOSED SITE PLAN

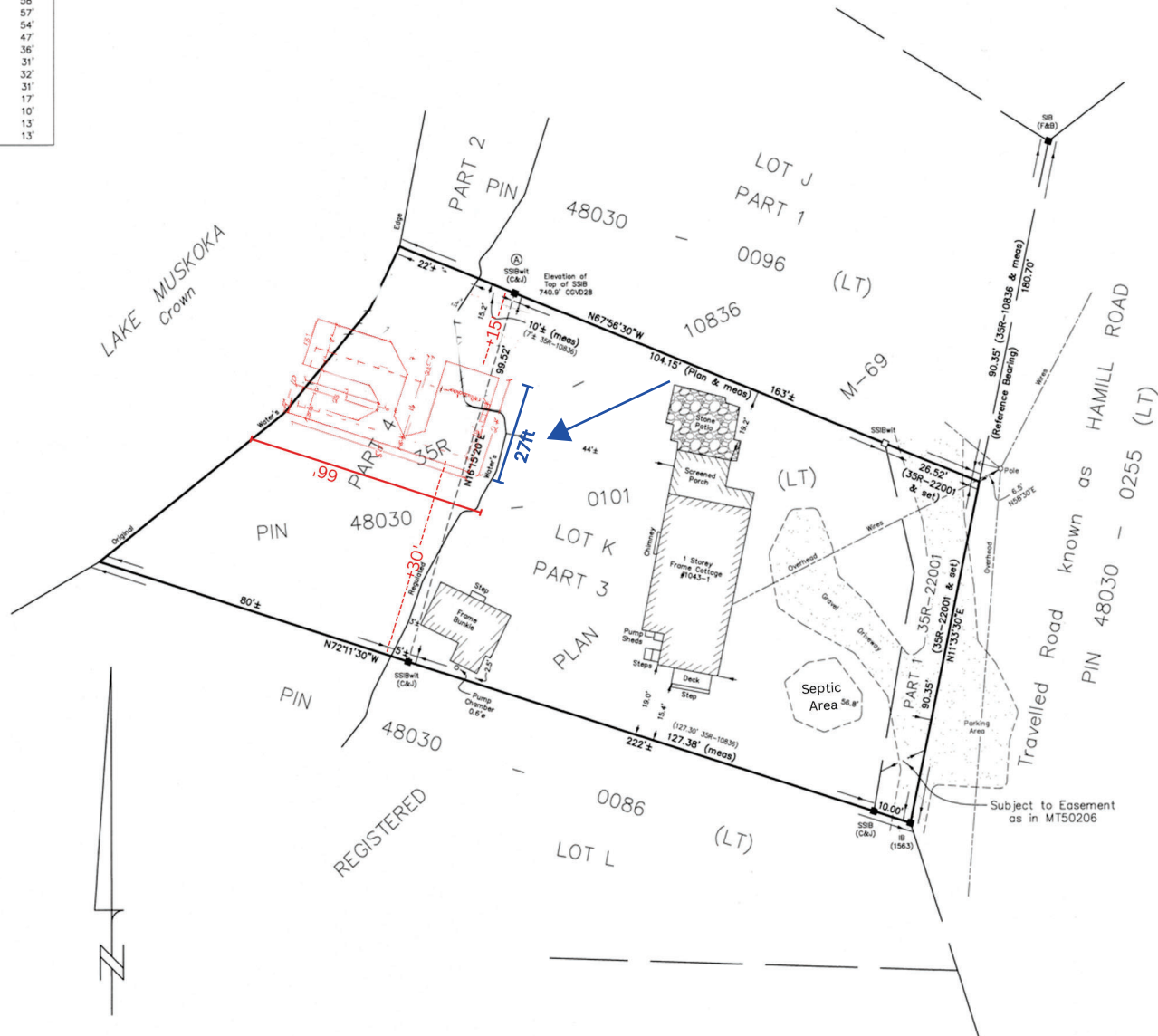
Radial Ties from (A)		Radial Ties from (A)	
To Regulated Water's Edge	To Original Water's Edge	To Regulated Water's Edge	To Original Water's Edge
199'47"	110'	237'17"	129'
198'03"	90'	242'40"	68'
197'50"	79'	263'53"	38'
195'11"	64'	292'04"	32'
193'36"	58'		
190'02"	57'		
189'26"	54'		
185'55"	47'		
183'28"	36'		
185'12"	31'		
199'48"	32'		
204'56"	31'		
248'49"	17'		
299'22"	10'		
312'05"	13'		
332'14"	13'		

SURVEYOR'S REAL PROPERTY REPORT (PART 1)  
 PLAN OF SURVEY OF  
 ALL OF LOT K,  
 REGISTERED PLAN M-69  
 GEOGRAPHIC TOWNSHIP OF WOOD  
 TOWNSHIP OF MUSKOKA LAKE  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 COOTE, HILEY, JEMMETT LIMITED ©

SCALE 1" = 20'



DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.



## LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LOTS J & K, REGISTERED PLAN M-69 AS SHOWN ON PLAN 35R-10836 HAVING A BEARING OF N11°33'30"E.

ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.

- ..... MONUMENT PLANTED
- ..... MONUMENT FOUND
- SSIB ..... SHORT STANDARD IRON BAR
- IB ..... IRON BAR
- F&B ..... FITZMAURICE & BOYER O.L.S.
- 1563 ..... ROBERT C. THALER SURVEYING LIMITED
- C&J ..... COOTE, HILEY, JEMMETT LIMITED
- CGVD28 ..... CANADIAN GEODETIC VERTICAL DATUM 1928 (PRE-1978 ADJUSTMENT)
- MT0 ..... MINISTRY OF TRANSPORTATION ONTARIO

## PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED AUGUST 30, 2021

THIS REPORT WAS PREPARED FOR CAROL ANNE STUART ROBINSON AND GILES WARREN HARVEY ROBINSON AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1 - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2 - THE SURVEY WAS COMPLETED ON THE 22nd. DAY OF JUNE, 2021

AUGUST 30, 2021

*Jon L. Vollebek*  
 JON L. VOLLEBEK  
 ONTARIO LAND SURVEYOR

# NOT TO SCALE

LAKE MUSKOKA IS ARTIFICIALLY REGULATED TO AN ELEVATION OF 739.3' CGVD28.

THE LIMIT OF LAKE MUSKOKA AS SHOWN ON THIS PLAN HAS BEEN RE-ESTABLISHED BY SURVEY AND BY IDENTIFYING THE CONTOUR OF ELEVATION 735.75' CGVD28 AS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING IMMEDIATELY PRIOR TO THE CONTROLLING OF THE WATER LEVEL BY THE DAM IN BALA.

ELEVATIONS SHOWN HEREON ARE REFERRED TO MTO PRECISE BENCH MARK No. 435-71, HAVING AN ELEVATION OF 744.65' CGVD28.

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ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-14315

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 102B, Section 28(2).

COOTE, HILEY, JEMMETT LIMITED  
 ONTARIO LAND SURVEYORS  
 A DIVISION OF SURVEYORS ON SITE INC.

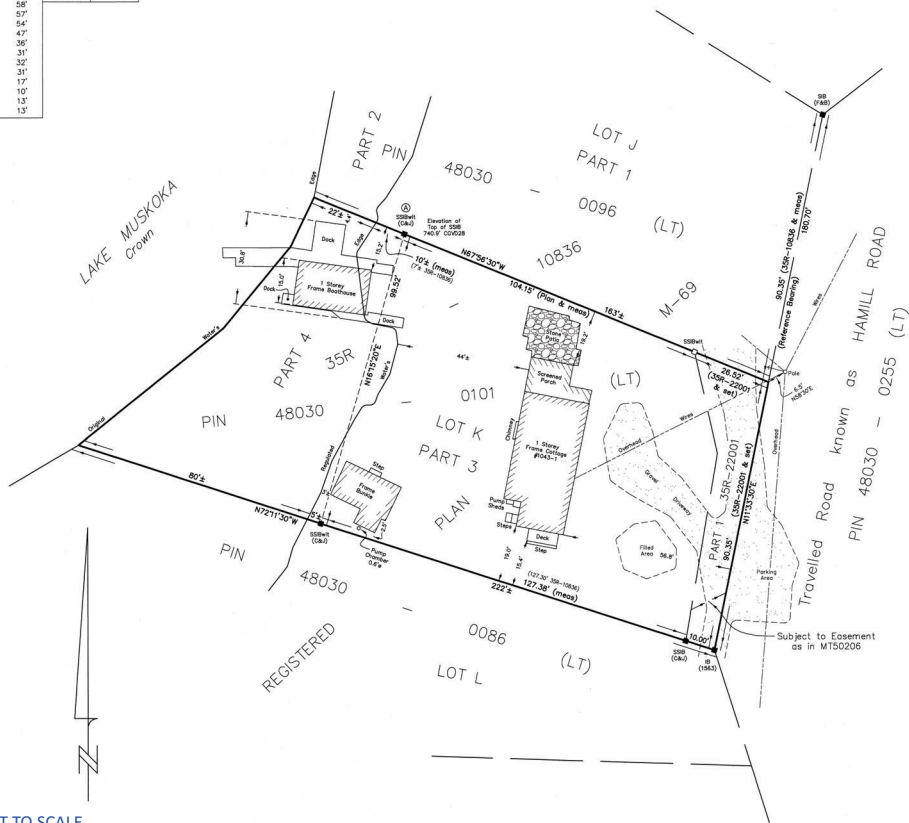
Websites: [www.muskokasurveyors.com](http://www.muskokasurveyors.com)  
[www.surveysonsite.com](http://www.surveysonsite.com)  
 E-mail: [surveys@muskokasurveyors.com](mailto:surveys@muskokasurveyors.com)

127 Keith Road Bracebridge, Ontario P0B 0G8	Phone: 705-645-46 800-494-14 705-645-18
Drawn by: W / J.T.	File: MUS2021-167

Archived Survey Plans: [www.landsurveyrecords.com](http://www.landsurveyrecords.com)

Radial Ties from (1)		Radial Ties from (2)	
To Registered Water's Edge		To Original Water's Edge	
Azimuth	Distance	Azimuth	Distance
199°47'	110'	237°17'	129'
198°13'	90'	242°40'	68'
197°50'	79'	283°53'	38'
190°11'	64'	292°04'	32'
193°36'	58'		
190°02'	57'		
189°26'	54'		
185°55'	47'		
183°28'	36'		
185°12'	31'		
199°48'	32'		
204°36'	31'		
246°49'	17'		
299°22'	10'		
312°00'	13'		
332°14'	13'		

## EXISTING SITE PLAN



NOT TO SCALE

LAKE MUSKOKA IS ARTIFICIALLY REGULATED TO AN ELEVATION OF 739.3' COV028.

THE LIMIT OF LAKE MUSKOKA AS SHOWN ON THIS PLAN HAS BEEN RE-ESTABLISHED BY SURVEY AND BY IDENTIFYING THE CONTOUR OF ELEVATION 735.75' COV028 AS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING IMMEDIATELY PRIOR TO THE CONTROLLING OF THE WATER LEVEL BY THE DAM IN BALA.

ELEVATIONS SHOWN HEREON ARE REFERRED TO MTD PRECISE BENCH MARK No. 435-71, HAVING AN ELEVATION OF 744.65' COV028.

© This plan is protected by copyright.  
No person may copy, reproduce, or alter this plan in whole or in part without the written authorization of Coote, Hiley, Jemmett Limited.

### SURVEYOR'S REAL PROPERTY REPORT (PART 1) PLAN OF SURVEY OF ALL OF LOT K, REGISTERED PLAN M-69 GEOGRAPHIC TOWNSHIP OF WOOD TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA COOTE, HILEY, JEMMETT LIMITED ©

SCALE 1" = 20'

20 15 10 5 0 20 40 feet 60

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

#### LEGEND

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- MONUMENT PLANTED
- MONUMENT FOUND
- SHORT STANDARD IRON BAR
- IRON BAR
- FITZMAURICE & BOYER O.L.S.
- ROBERT C. THALES SURVEYING LIMITED
- COOTE, HILEY, JEMMETT LIMITED
- CANADIAN GEODETIC VERTICAL DATUM 1928 (PRE-1978 ADJUSTMENT)
- MINISTRY OF TRANSPORTATION ONTARIO

#### PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED AUGUST 30, 2021.

THIS REPORT WAS PREPARED FOR CAROL ANNE STUART ROBINSON AND GILES WARREN HARVEY ROBINSON AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 22nd DAY OF JUNE, 2021

AUGUST 30, 2021

*John L. Vollebakk*  
ONTARIO LAND SURVEYOR



COOTE, HILEY, JEMMETT LIMITED  
ONTARIO LAND SURVEYORS  
A DIVISION OF SURVEYORS ON SITE INC.

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POB 038

Phone: 705-645-4611  
800-494-1443  
705-645-1545

Down by: VV / J.T. Fax: MUS2021-167

Archived Survey Plans: www.landsurveyrecords.com

#### PART 2

Surveyor's Real Property Report  
File No. MUS2021-167

Prepared for Carol Anne Stuart Robinson & Giles Warren Harvey Robinson

#### Legal Description

The subject lands form part of Lot K, Registered Plan M-69, in the Geographic Township of Wood, Township of Muskoka Lakes in the District Municipality of Muskoka described in PIN 48030-0101(LT) and designated as Parts 3 and 4, Plan 35R-10836.

#### Research

The plan attached hereto illustrates the results of the field survey completed on June 22nd, 2021 and the office research undertaken in conjunction therewith.

An outline of the various aspects of the project is as follows.

#### Monumentation

Five existing survey posts were located around the perimeter of the property and all of these can be attributed to previous surveys undertaken by Robert C. Thaler Surveying Limited and our firm. One new monument was set where the original was disturbed.

Where possible a two-inch wooden stake, painted white with a red top, was placed beside each survey monument.

The limit of Lake Muskoka was accurately located by taking soundings to the 735.75 foot contour and ties were also taken to the present limit of the lake, which is regulated by dam under normal conditions, at an elevation of 739.3 feet.

#### Dimensions

The bearings and distances around the property generally conform to those shown on Plan 35R-10836.

The unroofed area of the property was measured at 12,810 square feet, the straight-line frontage at 100 feet, and the distance along the present water's edge at 1,151 feet, more or less.

#### Site Details

The structures were located, together with other selected site details and the positions of these are shown on the plan with pertinent distances to the property lines.

Items to which attention is drawn or those that do not appear on the plan are set out as follows:

a) The areas of the various roofed structures are as follows:

Cottage	1,112 square feet
Bunkie	285 square feet
Bathhouse	365 square feet
Pump shed	8 square feet

b) The heights of the various structures are as follows:

Cottage	18.1 feet
Bunkie	12.3 feet
Bathhouse	7.8 feet

c) The filled area has the characteristics of containing a tile bed.

#### Easements

Part 1 Plan 35R-22001 is subject to easement in favour of the neighbouring property to the north.

#### By-law Compliance

This report does not address any issue of by-law compliance, but provides an illustration of the details necessary to obtain pertinent comments from the Corporation of the Township of Muskoka Lakes.

#### Lake Muskoka

Lake Muskoka is currently controlled at a level 3.55 feet higher than that which existed at the time of the original survey of the Township of Medora; the control dam was put into operation in late 1874 and has regulated the lake level since that time.

The Township of Medora was surveyed prior to the lake level being controlled, however Lot 28, Concession 7 was not patented until October 1907.

My colleague, John W. Hiley was commissioned as an Ontario Land Surveyor for 41 years, all of which have been in the Muskoka region and prior to that he articulated to Maurice W. Fitzmaurice, O.L.S., whose direct knowledge of surveying in this area dated back to the late 1940's and was supplemented from what was passed on to him by E.L. Burgess, O.L.S.

In all the years he has practiced he has always known that the Crown were steadfast in their belief that they did not have ownership of the portions of land covered by the waters of artificially controlled lakes no matter when the lands were patented.

Today we appear to be faced with a new policy that has been dictated to us by the Surveyor General's Office; in simple terms, they now feel that if a piece of Crown land was patented after a lake level was regulated, then the portion of the lot covered by water at the date of the patent remained with the Crown.

They rely on the premise that the Beds of Navigable Waters Act, which is set out as follows, does not speak to whether a lake level is artificially regulated or not, therefore it affects both lakes that have controlled levels and those that do not.

"Where land that borders on a navigable body of water or stream, or on which the whole or a part of a navigable body of water or stream is situate, or through which a navigable body of water or stream flows, has been or is granted by the Crown, it shall be deemed, in the absence of an express grant of it, that the bed of such body of water was not intended to pass and did not pass to the grantee. R.S.O. 1990, c. B.4, s. 1.

This latest policy has yet to be put into writing so this report simply places the reader on notice that there may be some future ownership issues regarding the portion of the lands shown as lying between the Regulated Water's Edge and Original Water's Edge as noted on the plan.

#### Access

This report does not address any issue of access to the property beyond what is illustrated on the plan.

Brockbridge, Ontario

Date: August 30, 2021

*John L. Vollebakk*  
Jon L. Vollebakk, O.L.S., O.L.I.P.