

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-61/24

Roll No.: 5-5-083

Owners:	Teresa Fortin & Alistair Maccallum, 329 Dalewood Drive, Oakville, ON, L6J 4P4		
Address & Description:	13 Stephen Road Part of Lots 99 and 100, Plan 1, Parts 1 and 2, Plan 35R-6849, Part 1, Plan 35R-23636, (Medora)		
Zoning:	Waterfront Residential (WR5) and Waterfront Residential – Restricted Waterbody (WR5-R)	Indian River (Category 1 River)	Schedule: 29
Hearing Date: Monday, September, 9th, 2024 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:

The applicants propose to relocate an existing land-based dwelling, construct a dock addition, and construct a one-storey addition with a rooftop sundeck to a two-storey boathouse containing an upper level dwelling. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	3.33, 3.45 & 4.1.5	Number of Dwellings Permitted Per Lot	1	4	Relocate 1 of 4 Dwellings on the Lot
B	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 feet of the High Water Mark	10.0% (2,934 sq. ft.)	10.5% (3,088 sq. ft.)	0.5% (154 sq. ft.)
C	4.1.7 & 4.1.7.11	Minimum Required Side Yard Setback (Dock - Northeast)	15 ft.	11 ft.	4 ft.



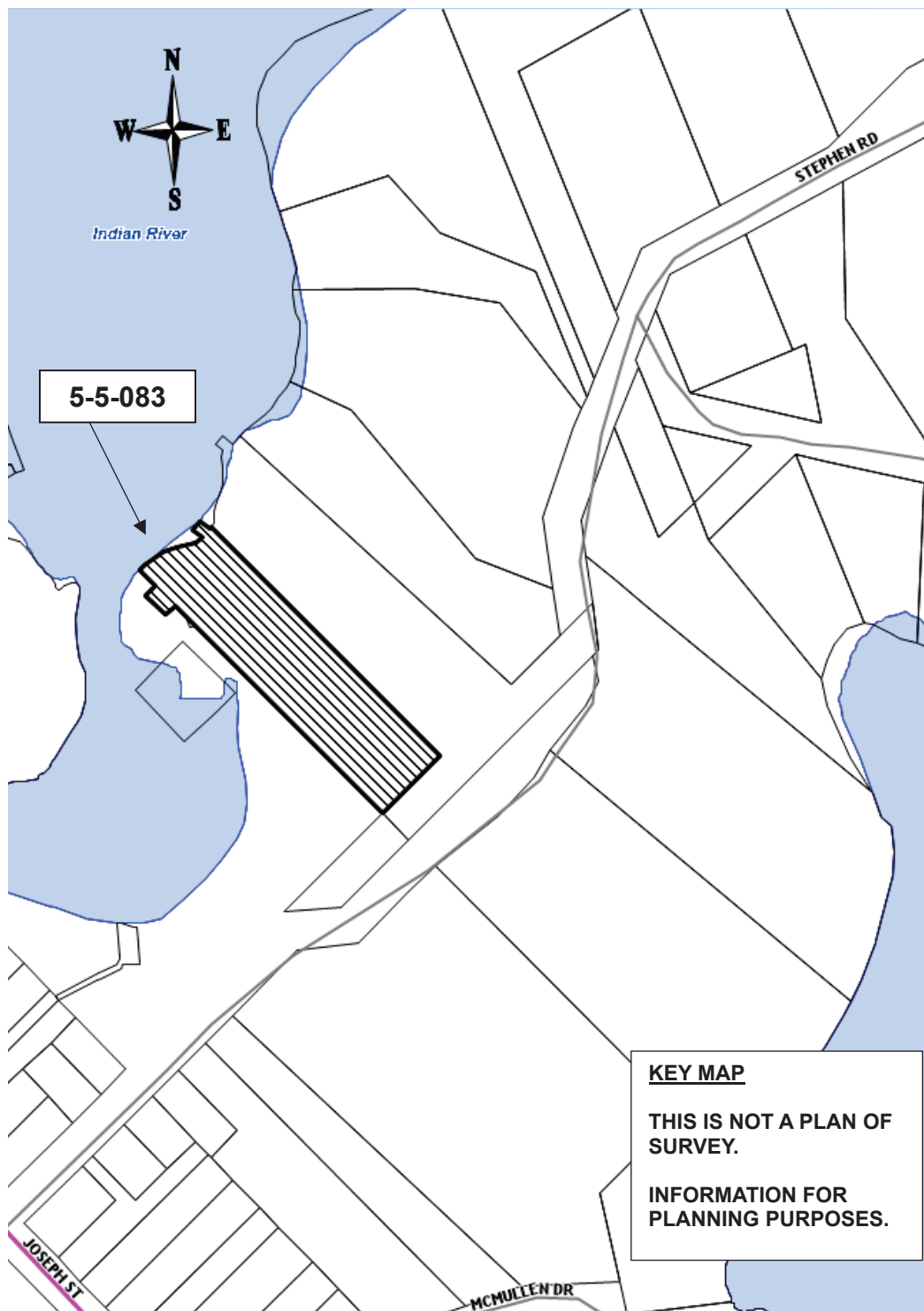
Notice of Hearing
A-61/24, Fortin & Maccallum

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
D	4.1.7 & 4.1.7.11	Minimum Required Side Yard Setback (Boathouse -)	30 ft.	14.5 ft.	15.5 ft.
E	4.1.7 & 4.1.7.12 c.	Maximum Cumulative Single Storey Boathouse Width	21.7 ft.	32.2 ft.	10.5 ft.

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@muskokalakelakes.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, 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.

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 to this application, you must make a written request to 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.

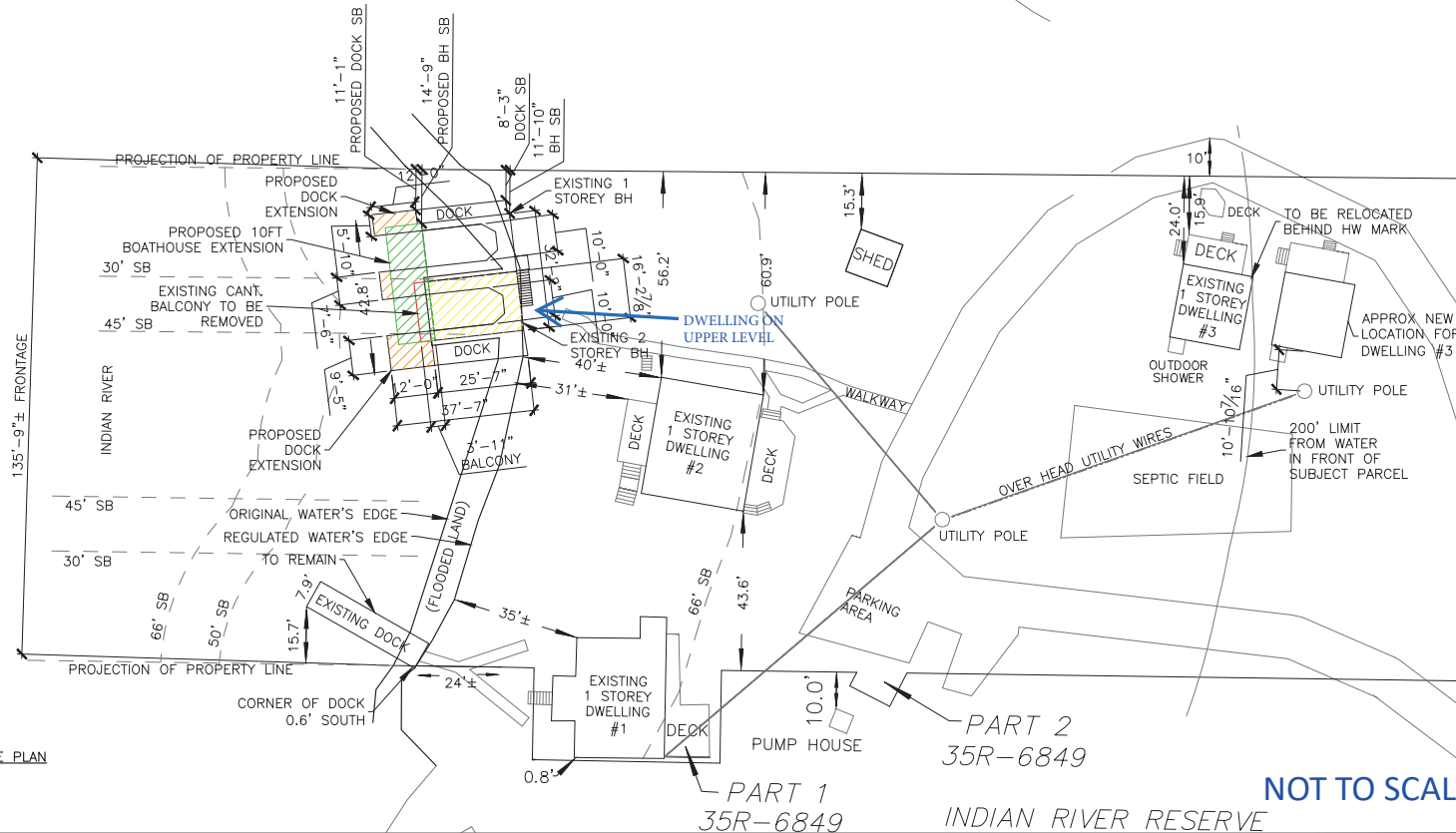
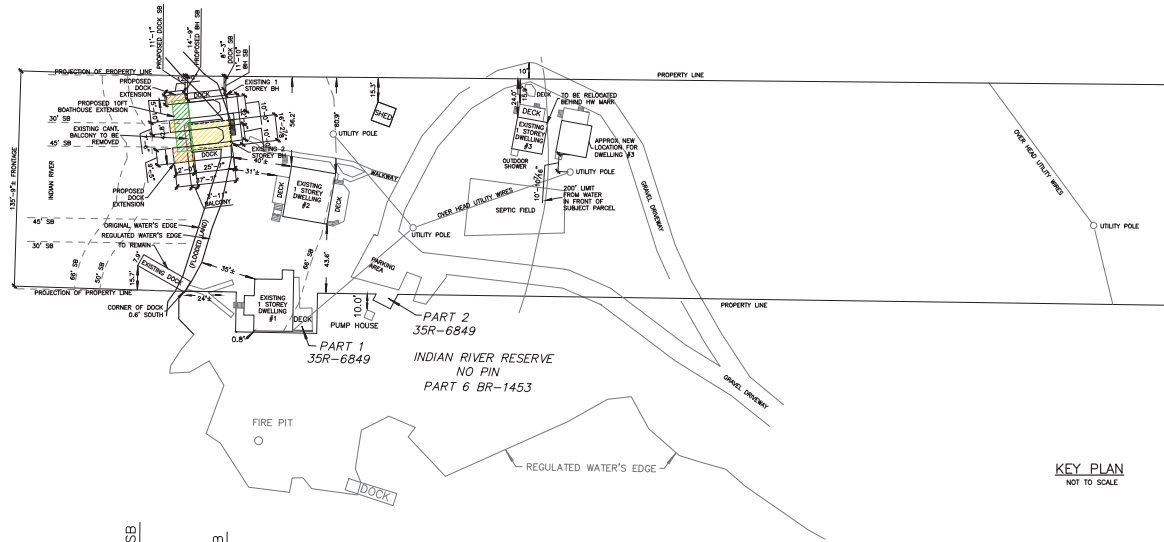
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 28th day of August, 2024.

Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



SITE PLAN



DETAILED SITE PLAN
SCALE: 3/4" = 1'-0"

ZONING DETAILS		
ZONING	WRS	
LOT AREA	84,860.2 (F)	
AREA WITHIN 200' OF HW MARK	29,342 (F)	
MAX. LOT COVERAGE	10%	
MIN. FRONT YARD SETBACK	65'	
MIN. INT. SIDE YARD SETBACK	15'	
MIN. EXT. SIDE YARD SETBACK	30'	
MIN. REAR YARD SETBACK	15'	
MAX. HEIGHT	30'	
MAX. HEIGHT ACCESSORY	25'	

ZONING DETAILS STRUCTURES OVER WATER		
LAKE CLASS	CATEGORY 1	
STRAIGHT LINE FRONTAGE	135'-9"	
DOCKS		
MAX. LENGTH	66'	
MAX. CUMULATIVE WIDTH	25%	
MIN. SIDE YARD SETBACK	30'	
BOATHOUSE		
MAX. LENGTH	50'	
MAX. CUMULATIVE WIDTH	16%	
HABITABLE FLOOR AREA	NO	
MAX. SIZE 2ND STOREY	NA	
LOCATION OF 2ND STOREY	NA	
MAX. HEIGHT	16'	
MIN. SIDE YARD SETBACK (1 STOREY)	30'	
MIN. SIDE YARD SETBACK (1 STOREY W/ SUNDECK)	45'	

LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	135'-9"	-
EXISTING DOCK	7'-9"	5.8%
EXISTING BH DOCK	42'-8"	31.1%
EXISTING DOCK TOTAL	50'-2"	36.9%
EXISTING BOATHOUSE	32'-2"	23.7%
PROPOSED DOCK EXTENSION	22'-8"	16.3%
PROPOSED DOCK TOTAL	50'-2"	36.9%

LOT AREA STATS		
DEFINITION	AREA (F)	% COVERAGE
TOTAL LOT AREA	84,860.2	-
AREA WITHIN 200' OF HW MARK	29,342	-
EXISTING STRUCTURES		
1 STOREY DWELLING 1	925	1.1%
1 STOREY DWELLING 2	911.7	1.1%
1 STOREY DWELLING 3 (TO BE RELOCATED BEHIND HW MARK)	383.1	0.5%
BOATHOUSE	780.4	0.9%
SHED	149	0.2%
EXISTING TOTAL	3,158.2	3.7%
EXISTING TOTAL WITHIN HW MARK	3,158.2	10.8%
PROPOSED STRUCTURES		
BOATHOUSE EXTENSION	321.8	0.4%
PROPOSED TOTAL	3,480.1	4.1%
PROPOSED TOTAL WITHIN HW MARK	3,087.9	10.2%



705.640.3800
INFO@DEKONINGGROUP.COM
3 ARMSTRONG POINT ROAD
PORT CARLING, ONTARIO
POB 130

PROFESSIONAL ENGINEER

BCIN REGISTRATION INFORMATION
DE KONG GROUP INC. 1254300
FIRM NAME FIRM BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE:

3	ISSUED FOR MINOR VARIANCE	AUG. 28. 2024
2	ISSUED FOR MINOR VARIANCE	AUG. 22. 2024
1	ISSUED FOR MINOR VARIANCE	JUL. 17. 2024
NO	Revised/Issue Column	Date

CLIENT

ALISTAIR MACCALLUM

PROJECT

MACCALLUM BOATHOUSE
13 STEPHEN ROAD
TOWNSHIP OF MUSKOKA LAKES

DRAWING

SITE PLAN

PROJECT 24-242-01

DATE	MAY 2024
DESIGNED	HG
REVIEWED	NAK
SCALE	AS SHOWN
SHEET	SP2