

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-05/25

Roll No.: 4-14-009

Owners:	Xposed Operations Inc. & Shania Reed, 8 Midves Court, Midhurst, ON, L9X 0P3		
Address & Description:	1063 Woodington Road Part of Lots 21 and 22, Concession 9, (Medora)		
Zoning:	Waterfront Residential (WR1)	Lake Rosseau (Category 1)	Schedule: 21
Hearing Date: Monday, April, 14th, 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-notice/> or scan the QR code.



Explanation of the Purpose and Effect:

The applicants propose to recognize an existing over-length dock and construct a single-storey boathouse with a rooftop sundeck. The following is a summary of the requested variance:

Variance	By-law Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	By-law 2014-14, Section 4.1.7.11.c	Minimum Westerly Side Yard Setback for a Boathouse with a Rooftop Sundeck	45 ft.	30 ft.	15 ft.	To Permit a Single-Storey Boathouse with a Rooftop Sundeck
B	By-law 2014-14, Section 4.1.7 and By-law 2001-22 Section 1 ii)	Maximum Dock Length	168 ft.	177 ft.	9 ft.	To Recognize an As-built Dock

Please note that in February of 2001 Council approved by-law 2001-22 to, in part, permit a maximum dock length of 168 feet as shown in the extent and location on Schedule II to By-law 2001-22.










A key map of the subject property and the applicants' site plan and any drawings are included in this notice.

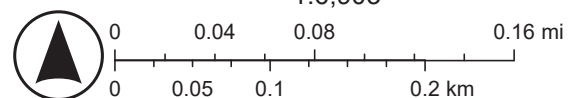


Key Map, A-05/25 (XPOSED OPERATIONS INC. & REED)



1/20/2025, 12:49:11 PM

- | | | | |
|--|-----------------------|---|-----------------|
|  | Parcel: Assessment |  | Civic Addresses |
|  | District Municipality |  | Road Network |
|  | Area Municipality |  | Township |
|  | Geographic Township |  | Private |
| Settlement Areas | | | |
|  | Special Policy Area | | |



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada, Sources: NRCAN, Esri Canada, and Canadian Community Maps contributors.

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@muskokalak.es.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@muskokalak.es.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: **April 9, 2025.**

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.muskokalak.es.ca/zoom

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalak.es.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.muskokalak.es.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@muskokalak.es.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.

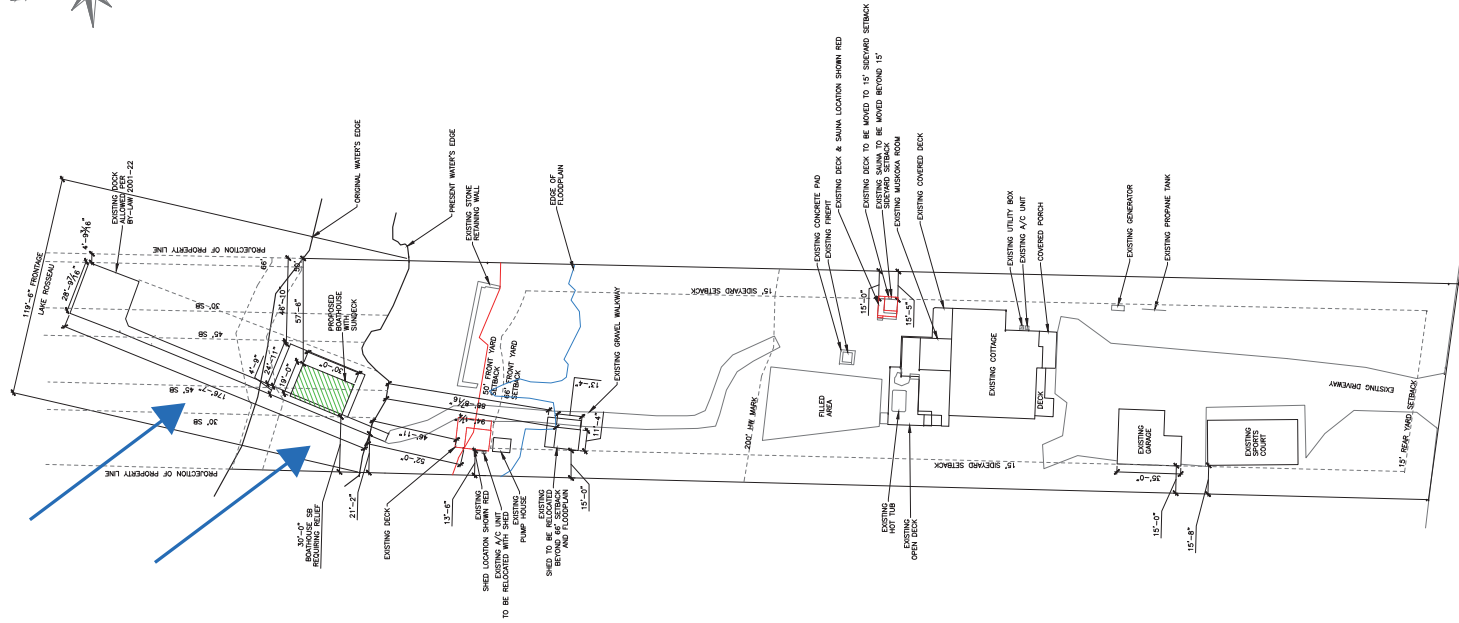
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 26th day of March, 2025.

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



SITE PLAN



ZONING DETAILS STRUCTURES OVER WATER		
LAKE CLASS	CATEGORY 1	
STRAIGHT LINE FRONTAGE	119'-6"	
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	119'-6"	-
EXISTING DOCK	33'-2"	27.7%
EXISTING DOCK TOTAL	33'-2"	27.7%
PROPOSED BOATHOUSE	19'-0"	15.9%

LOT AREA STATS		
DEFINITION	AREA (H²)	% COVERAGE
TOTAL LOT AREA	67,895.5	-
AREA WITHIN 200' OF HW MARK	24,304.5	-
EXISTING STRUCTURES		
COTTAGE W/ COVERED DECKS	3,868.9	5.7%
GARAGE	910	1.3%
STORAGE SHED	151	0.2%
PUMP HOUSE	71	0.1%
SUNSA	53.5	0.08%
EXISTING TOTAL	5,599.4	7.4%
EXISTING TOTAL WITHIN HW MARK	222	0.9%
PROPOSED STRUCTURES		
BOATHOUSE	570	0.8%
PROPOSED TOTAL	5,599.6	8.25%
PROPOSED TOTAL WITHIN HW MARK	792	3.3%

SITE PLAN
SCALE: 1/8" = 1'-0"

NOT TO SCALE



705.640.3800
INFO@DEKONINGGROUP.COM
3 ARMSTRONG POINT ROAD
PORT CARLING, ONTARIO
POB 1J0

PROFESSIONAL ENGINEER

BCIN REGISTRATION INFORMATION ID#4300
DE KONING GROUP INC. FIRM NAME BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

REV	DESCRIPTION	DATE
9	REISSUED FOR MINOR VARIANCE	MAR 25 2025
8	REISSUED FOR MINOR VARIANCE	FEB 10 2025
7	REISSUED FOR MINOR VARIANCE	JAN 31 2025
6	REISSUED FOR MINOR VARIANCE	JAN 30 2025
5	ISSUED FOR MINOR VARIANCE	JAN 09 2025
4	ISSUED FOR REVIEW	DEC 16 2024
3	ISSUED FOR REVIEW	DEC 12 2024
2	ISSUED FOR REVIEW	AUG 29 2024
1	ISSUED FOR REVIEW	JUL 16 2024
Rev	Revision/Issue Column	Date

CLIENT

GROUNDS GUYS

PROJECT

WOODINGTON ROAD
1063 WOODINGTON ROAD, PORT CARLING
TOWNSHIP OF MUSKOKA LAKES

DRAWING

SITE PLAN

PROJECT 24-140-01

DATE JULY 2024

DESIGNED HG

REVIEWED NAK

SCALE AS SHOWN

SHEET

SP1