

## 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-45/25**

**Roll No.: 1-2-008**

<b>Owners:</b>	Diane & William Ellison, 35 Stother Cresnet, Bracebridge, ON, P1L 0G2		
<b>Address &amp; Description:</b>	1 Island SL17 (known as Kelly Twins North Island) North Kelly Twin Island, (Cardwell)		
<b>Zoning:</b>	Waterfront Residential – Water Access (WR3)	Skeleton Lake (Category 2)	Schedule: 11
<b>Hearing Date: Monday, August 11<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 applicants propose to recognize an as-built out building containing a washroom with an attached as-built sundeck. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3	Minimum Front Yard Setback (Out-Building)	66 Feet	30 Feet	36 Feet	Recognize an As-Built Out Building Containing a Washroom
B	4.1.4 iv.	Minimum Front Yard Setback (Sundeck)	50 Feet	26 Feet	24 Feet	Recognize an As-Built Sundeck
C	3.4.1 e.	Recognize an As-Built Out Building with Attached Sundeck on an Undersized Lot	2 Acres	1.3 Acres	0.7 Acres	Recognize an As-Built Out Building with Attached Sundeck on an Undersized Lot

**Please note that Variance 'C', if granted, will not deem the subject property a 'building lot'.**

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: **August 6, 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.

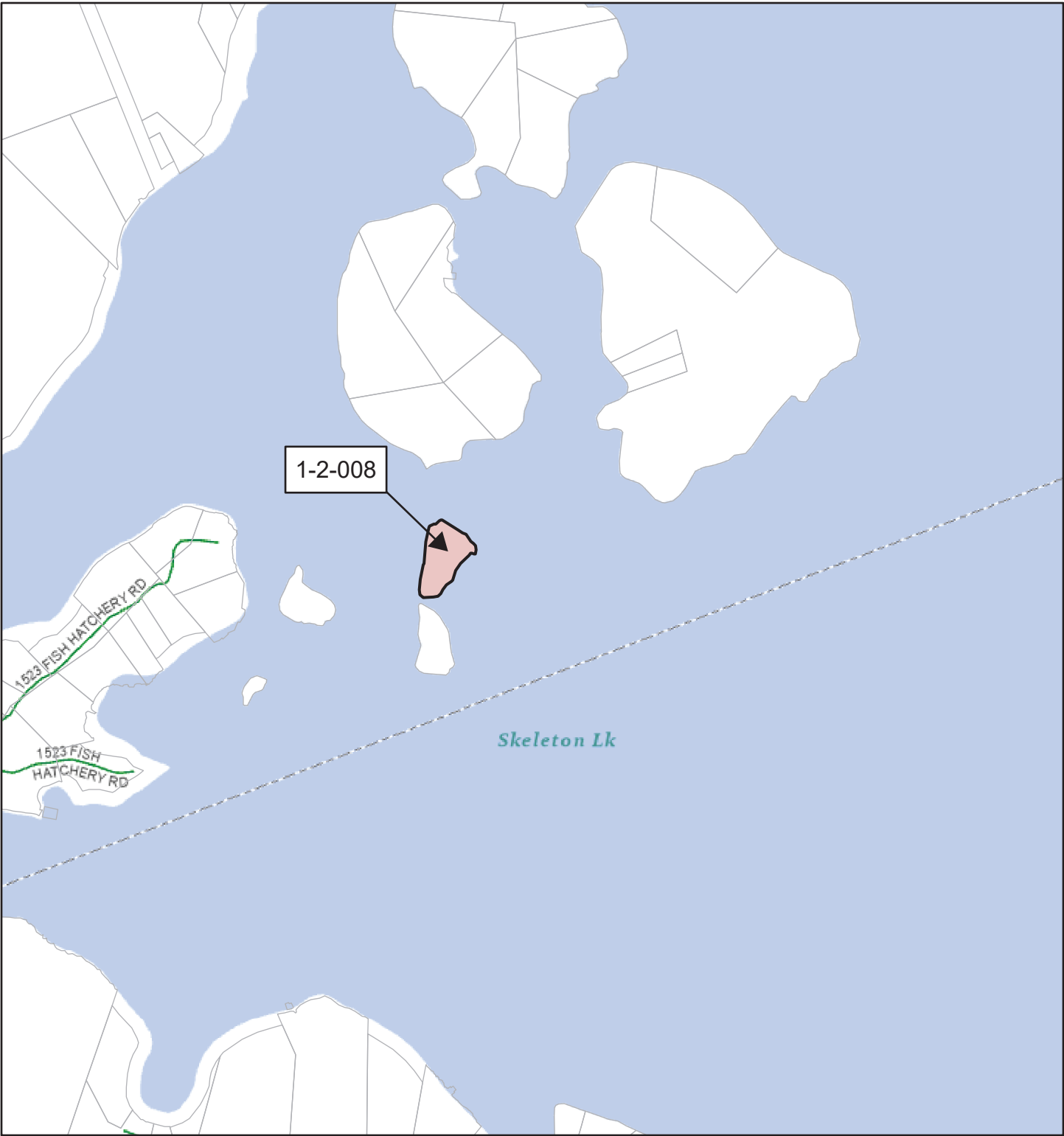
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 23<sup>rd</sup> day of July, 2025.

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

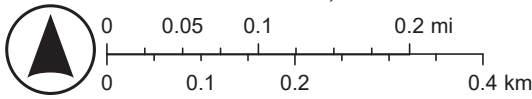


KEY MAP, A-45/25 (ELLISON)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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

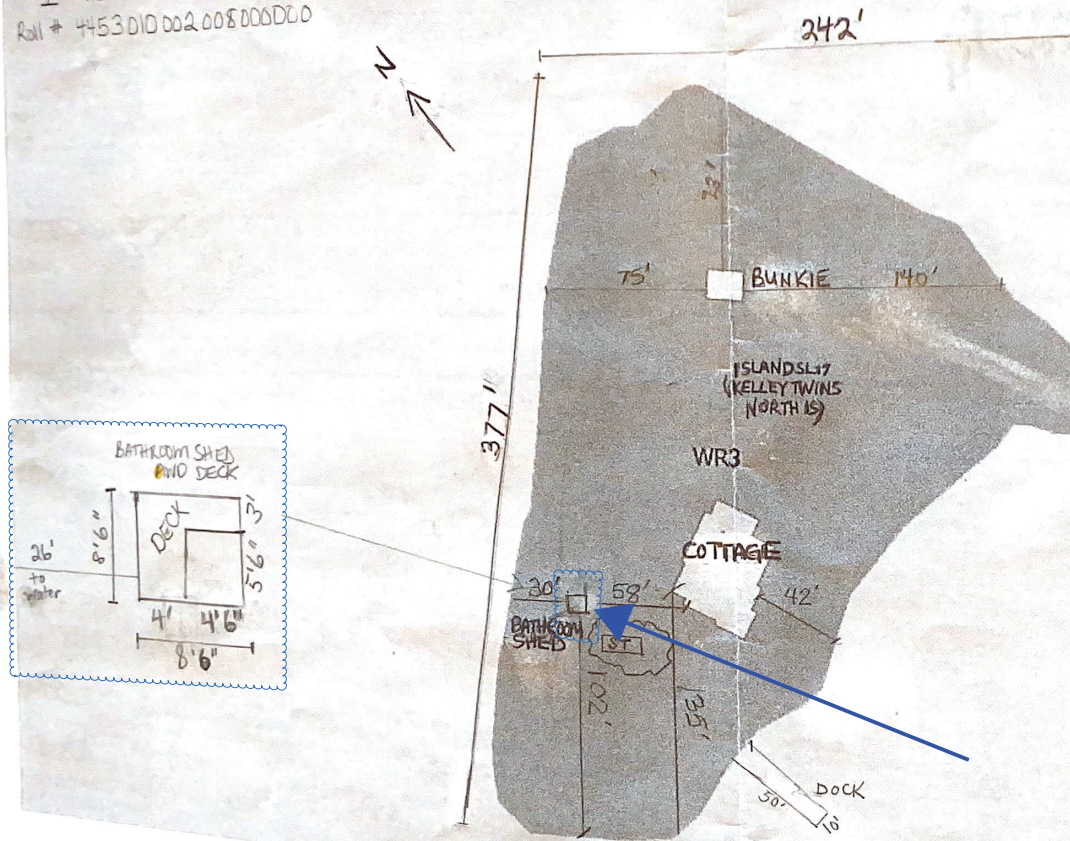


Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.



SITE PLAN

1 IS KELLY TWINS  
Roll # 4453 D10 002 008 000 D10



SKELETON LAKE

NOT TO SCALE



## DRAWINGS

**WILLIAM AND DIANE  
ELLISON**

**OUT BUILDING**

**1 ISLAND KELLY TWINS  
N KELLY TWIN ISLAND IN PCL 32065  
SKELETON LAKE**

FOR INFORMATIONAL PURPOSES ONLY



FRONT VIEW

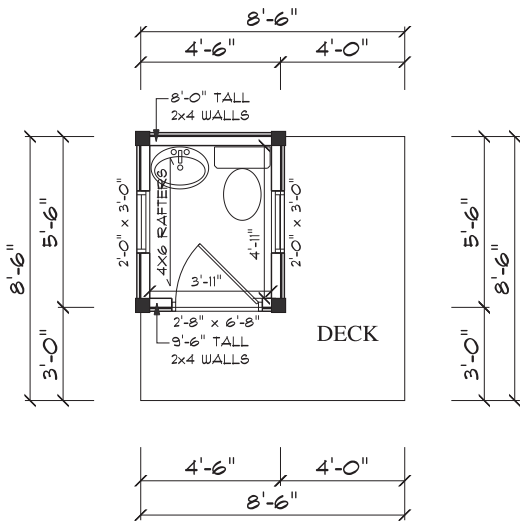


REAR VIEW

NOT TO SCALE

## FLOOR PLANS

NOT TO SCALE

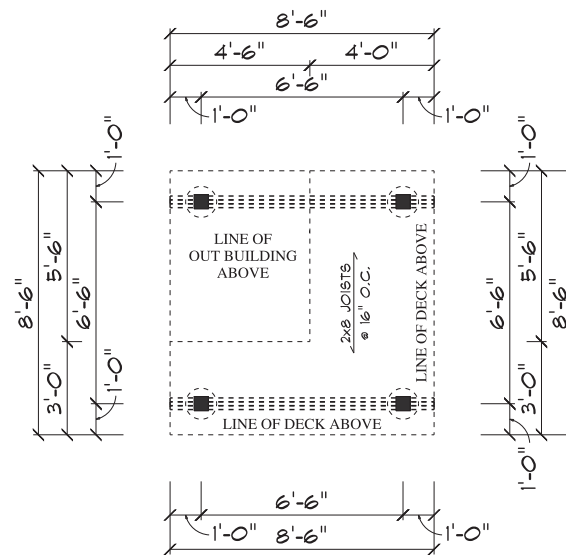


# MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



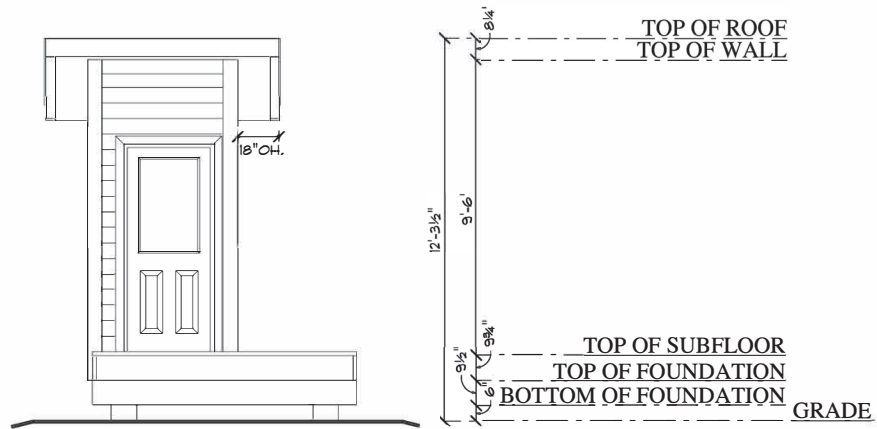
## FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

# ELEVATIONS

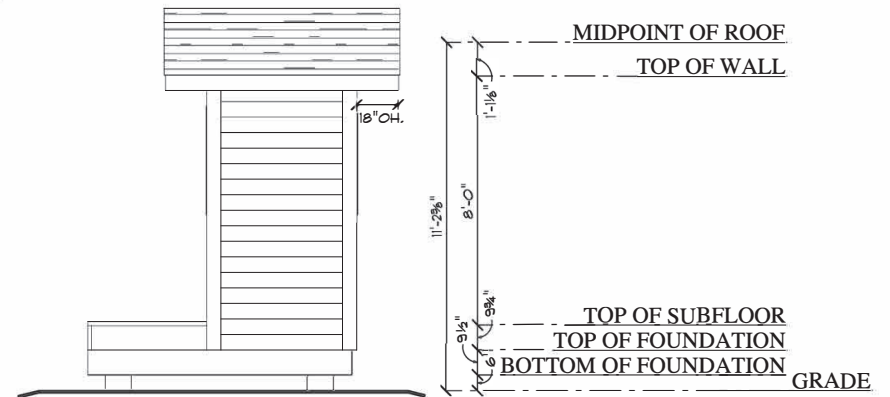
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## FRONT ELEVATION

SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

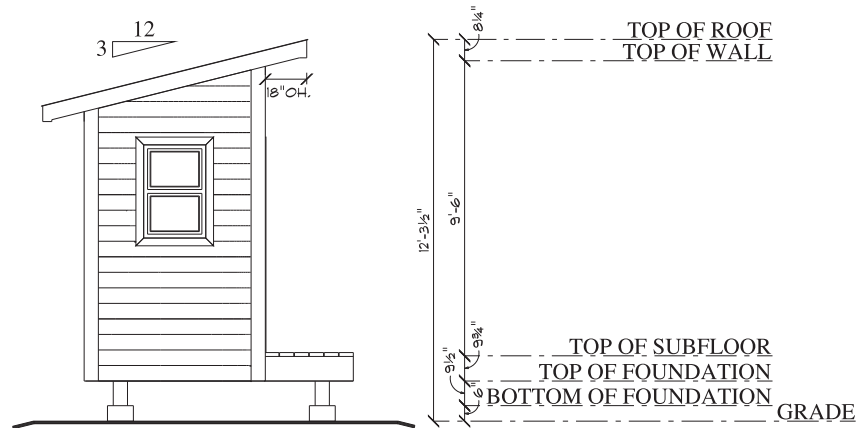


## REAR ELEVATION

SCALE: 1/4" = 1'-0"



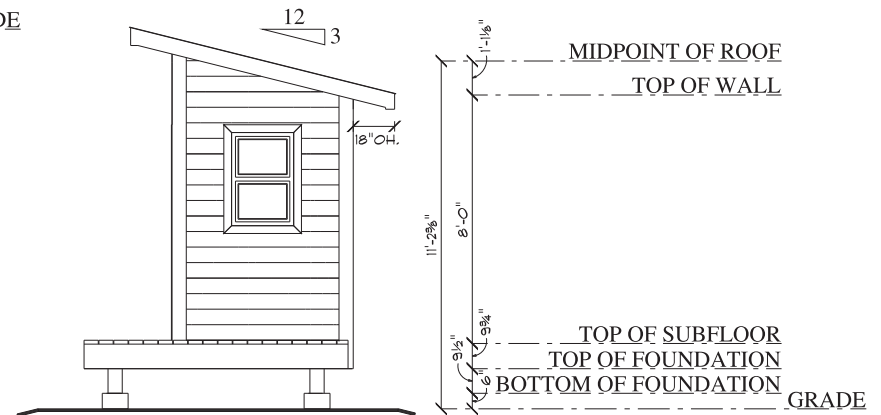
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## LEFT ELEVATION

SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



## RIGHT ELEVATION

SCALE: 1/4" = 1'-0"