

## 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-50/25**

**Roll No.: 4-13-019**

<b>Owner:</b>	Rebecca Balaban, 25 McGillivray Avenue, North York, ON, M5M 2X9		
<b>Address &amp; Description:</b>	1026 Kingsett Road Part of Lot 20, Concession 9, (Medora)		
<b>Zoning:</b>	Waterfront Residential (WR1-7)	Joseph River - Lake Joseph (Category 1 Lake)	Schedule: 21
<b>Hearing Date: Monday, September, 8th, 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 demolish an existing boatport with a roof top sundeck and construct a single storey boathouse with a rooftop sundeck within the required side yards. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.8	Minimum Side Yard Setback (Single Storey Boathouse with a Rooftop Sundeck)	45 ft.	30 ft. (North Setback)	15 ft.	Demolish an Existing Boatport (With a Rooftop Sundeck) and Construct a New Single Storey Boathouse (With a Rooftop Sundeck)
B				41.9 ft. (South Setback )	3.1 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: September 3, 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 20th day of August, 2025.

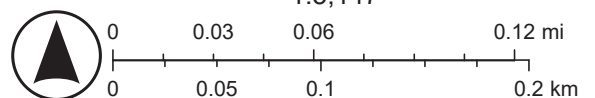
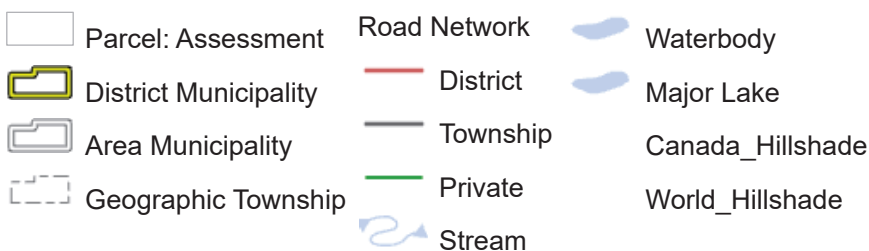
Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



# KEY MAP, A-50/25 (BALABAN)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

## A horizontal graphic scale bar with a black and white checkered pattern. It is marked with the numbers 0, 20, 40, and 60 FEET.



NOTE: SITE PLAN INFORMATION  
BASED ON SURVEYORS REAL  
PROPERTY REPORT DATED  
MAY 9, 2023 BY CHAPPLE, GALBRAITH  
SURVEYORS. THE DRAWING BOARD  
DOES NOT ASSUME ANY LIABILITY  
FOR THE ACCURACY OF  
INFORMATION SHOWN.

Issue:  
MV Review

Project:

BALABAN  
BOATHOUSE

Drawing Title:

SITE PLAN  
OVERLAY

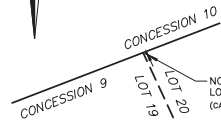
Drawing Number:

## SITE 1

Proposed Dock Area: 1,202 sq.ft.

## SITE 1

A horizontal graphic scale bar with a black and white checkered pattern. It is marked with the numbers 0, 20, 40, and 60 FEET.



PART 1, 35R-8079  
PIN 48148-0287

PIN 48148-0288  
ADDRESS: 1026 KINGSETT ROAD

EXISTING BUNKIE TO BE  
REMOVED

EXISTING DOCK & ———  
BOATHOUSE / BOAT PORT  
TO BE DEMOLISHED

## LAKE ROSSEAU

# EXISTING SITE PLAN

NOTE: SITE PLAN INFORMATION  
BASED ON SURVEYORS REAL  
PROPERTY REPORT DATED  
MAY 9, 2023 BY CHAPPLE, GALBRAITH  
SURVEYORS. THE DRAWING BOARD  
DOES NOT ASSUME ANY LIABILITY  
FOR THE ACCURACY OF  
INFORMATION SHOWN.

**THE DRAWING BOARD**  
Architectural Design

P.O. Box 248 Port Carling, ON P0B 1J0  
Tel (705) 765-0200  
Email: [info@thedrawingboard.ca](mailto:info@thedrawingboard.ca)

Issue:  
MV Review

Scale: 1" = 30'-0"

Project:

**TANNENBAUM  
BOATHOUSE**

Lake Rosseau  
1026 Kingsett Road, Minett

Drawing Title:

SITE PLAN  
DEMOLITION

Project No.: 22110

Date: July 31, 2024

Drawn By: TAO

Drawing Number:

## SITE DEMO

## LOT INFORMATION

Lot Area:  $\pm 21,210$  sq.ft.  
 Lot Area within 200' of Shore:  $\pm 21,210$  sq.ft.  
 Zoning: WR1-7  
 Category 1 Lake - Lake Rosseau  
 Max. Lot Coverage: 10% (2,121 sq.ft.)  
 Straight Line Frontage:  $\pm 100$  feet

Buildings: 2,120 sq.ft. total (10.0%)  
Dwelling: 1,508 sq.ft.  
Boatport: 512 sq.ft. (Demolish)  
Bunkie: 100 sq.ft. (Remove)

**FLOOR PLAN**

REGULATED WATER'S EDGE  
ORIGINAL WATER'S EDGE

±27.7' EXISTING DOCK SETBACK  
±29.6' EXISTING BOATPORT SETBACK

EXISTING CRIB DOCK TO BE REMOVED  
EXISTING BOATPORT TO BE REMOVED

28.5' NEW DOCK  
30.0' NEW BOATHOUSE

MAINTAIN EXISTING FRONT CORNER OF BOATHOUSE FOR NEW BOATHOUSE

MAX. 50' BOATHOUSE LIMIT FROM SHORE

MAX. 66' DOCK LIMIT FROM SHORE

3'-6" 10'-0" BOAT SLIP 11'-6"

17'-0" 2'-0" 1'-6" 16'-0" MAX. BOATHOUSE WIDTH 7'-6"

38'-3" 9'-3" 3'-6" 10'-0" BOAT SLIP 11'-6"

NEW 40' WIDE STAIRS  
UP TO SHORE  
RAMP TO SHORE (MAX. 10 BEYOND WATERS EDGE)

WC  
UTIL  
STONE PATIO

STRAIGHT LINE FRONTAGE = ±100'

DOCK

66'-6"

30'-0" DOCK SETBACK

41.9' PROPOSED SETBACK

33.1' EXISTING DOCK

30.0' NEW DOCK

LAKE ROSSEAU

**LOT INFORMATION**  
Lot Area: ±21,210 sq.ft.  
Lot Area within 200' of Shore: ±21,210 sq.ft.  
Zoning: WR1-7  
Category 1 Lake - Lake Rosseau  
Max. Lot Coverage: 10% (2,121 sq.ft.)  
Straight Line Frontage: ±100 feet

Buildings: 2,120 sq.ft. total (10.0%)  
Dwelling: 1,508 sq.ft.  
Boatport: 512 sq.ft. (Demolish)  
Bunkie at Shore: 100 sq.ft. (Demolish)

Proposed Boatport: 612 sq.ft.  
Proposed Lot Coverage: 2,120 sq.ft. (10.0%)  
Proposed Dock Area: 1,202 sq.ft.

**NOT TO SCALE**  
**FOR INFORMATIONAL PURPOSES ONLY**

P.O. Box 248 Port Carling, ON P0B 1J0  
Tel (705) 765-0200  
Email: [info@thedrawingboard.ca](mailto:info@thedrawingboard.ca)

Scale: 1/8" = 1'-0"

Project:

BALABAN  
BOATHOUSE  
RECONSTRUCTION  
Lake Rosseau  
1026 Kingsett Road

Drawing Title:

PROPOSED  
LOWER LEVEL  
BOATHOUSE  
(OVERLAY)

Project No.: 22110

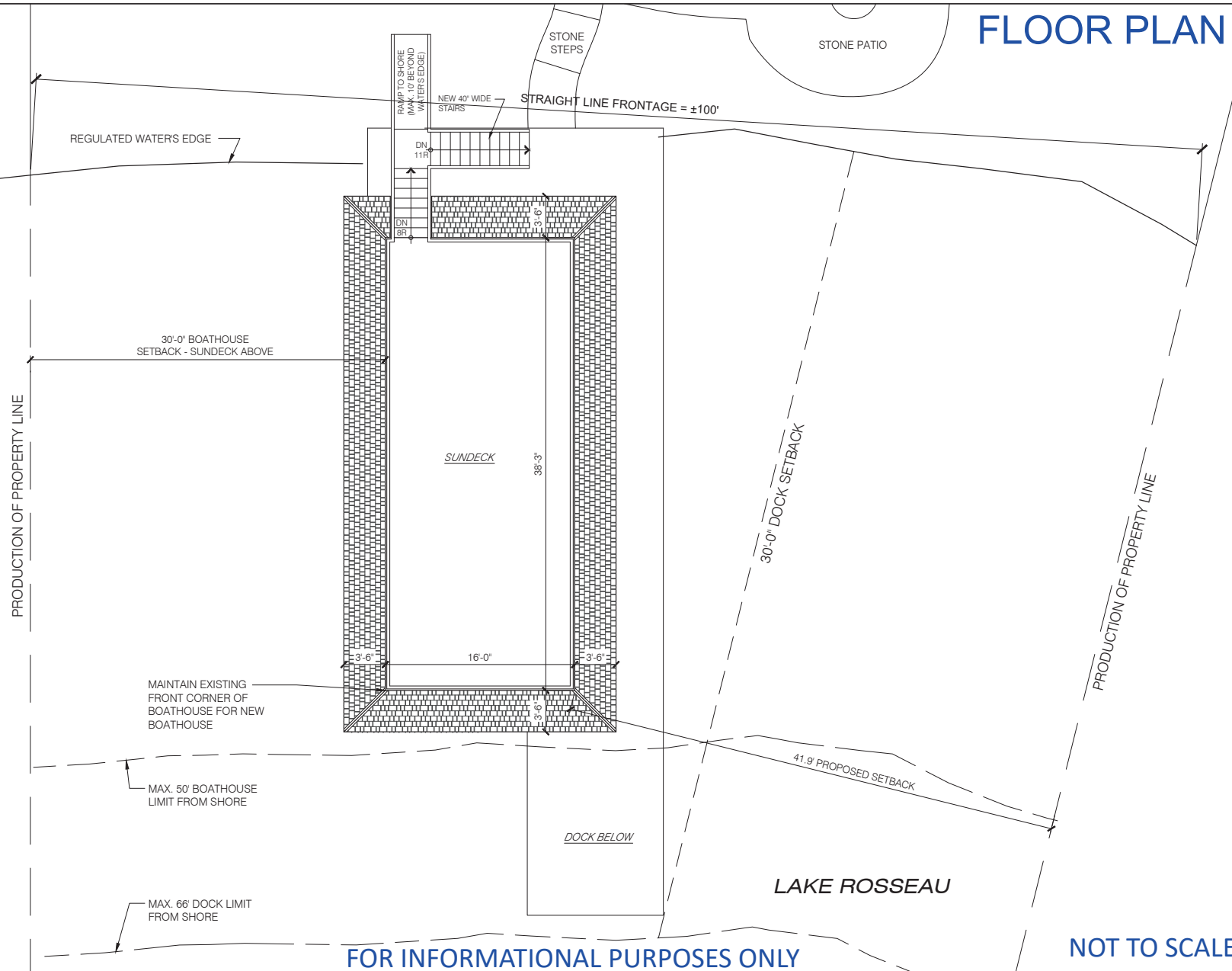
Date: August 13, 2025

Drawn By: TAO

Drawing Number:

## Plan 1

# FLOOR PLAN



**THE DRAWING BOARD**  
Architectural Design  
P.O. Box 248 Port Carling, ON P0B 1J0  
Tel (705) 765-0200  
Email: info@thedrawingboard.ca

Issue:  
Minor Variance

Scale: 1/8" = 1'-0"

Project:  
**BALABAN**  
**BOATHOUSE**  
**RECONSTRUCTION**  
**Lake Rosseau**  
1026 Kingsett Road

Drawing Title:  
**PROPOSED**  
**UPPER LEVEL**  
**SUNDECK**

Project No.: 22110

Date: August 13, 2025

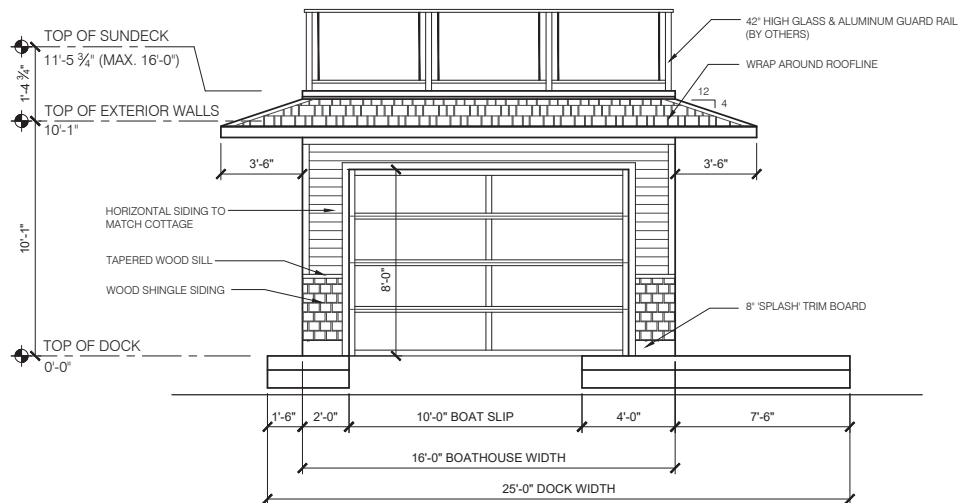
Drawn By: TAO

Drawing Number:

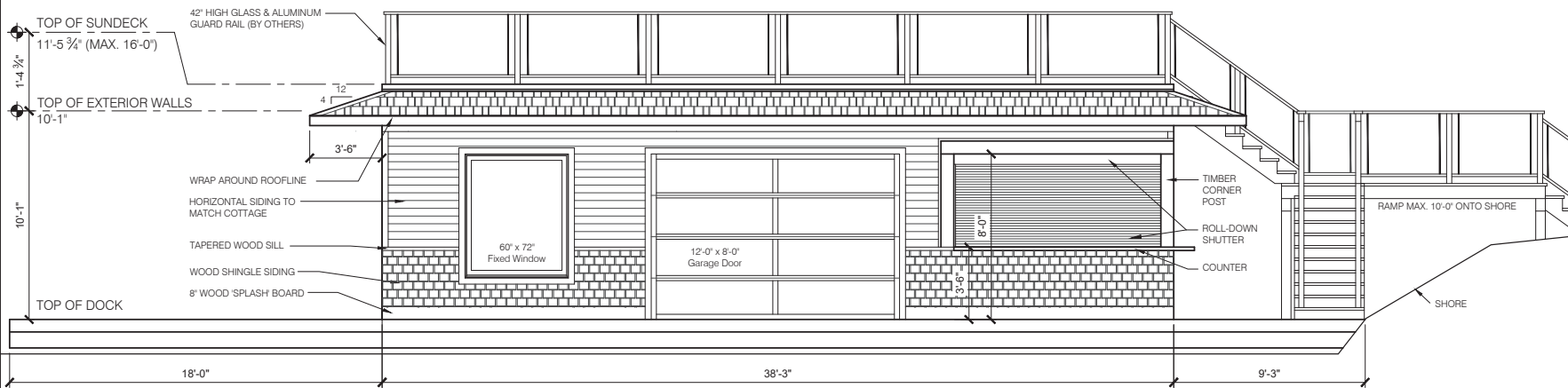
**Plan 2**



# ELEVATIONS



**WATERFRONT ELEVATION**  
**FOR INFORMATIONAL PURPOSES ONLY**



**SOUTH (SIDE) ELEVATION**

**NOT TO SCALE**

**THE DRAWING BOARD**  
Architectural Design  
P.O. Box 248 Port Carling, ON P0B 1J0  
Tel (705) 765-0200  
Email: info@thedrawingboard.ca

Issue:  
Minor Variance

Scale: 3/8" = 1'-0"

Project:  
**BALABAN**  
**BOATHOUSE**  
**RECONSTRUCTION**  
Lake Rosseau  
1026 Kingsett Road

Drawing Title:  
**PROPOSED**  
**FRONT &**  
**SIDE ELEVATION**

Project No.: 22110

Date: July 31, 2024

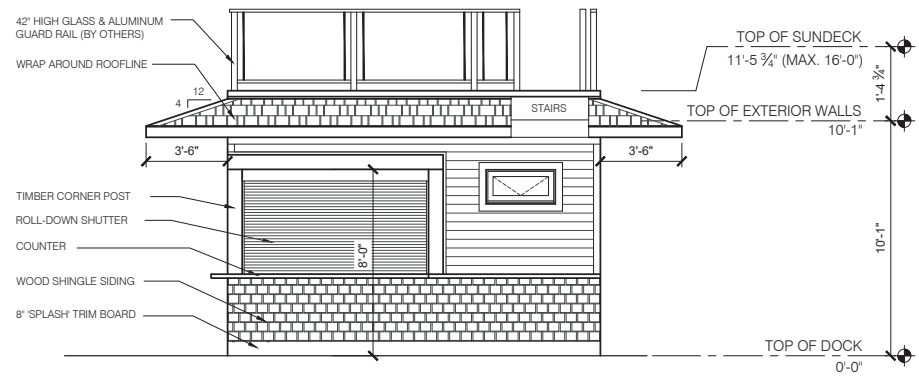
Drawn By: TAO

Drawing Number:

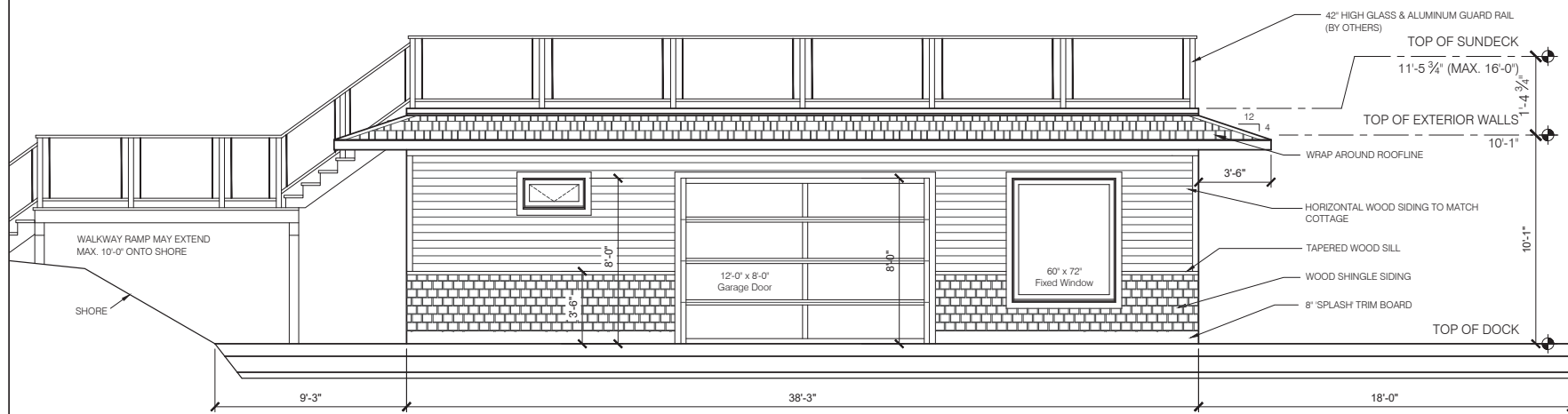
**ELEV 1**



# ELEVATIONS



**REAR ELEVATION**  
**FOR INFORMATIONAL PURPOSES ONLY**



**NORTH (SIDE) ELEVATION**

**NOT TO SCALE**

**THE DRAWING BOARD**  
Architectural Design  
P.O. Box 248 Port Carling, ON P0B 1J0  
Tel (705) 765-0200  
Email: info@thedrawingboard.ca

Issue:  
Minor Variance

Scale: 3/8" = 1'-0"

Project:  
**BALABAN  
BOATHOUSE  
RECONSTRUCTION**  
Lake Rosseau  
1026 Kingsett Road

Drawing Title:  
**PROPOSED  
FRONT &  
SIDE ELEVATION**

Project No.: 22110

Date: July 31, 2024

Drawn By: TAO

Drawing Number:

**ELEV 2**