

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-36/25

Roll No.: 7-1-055

Owners:	Gene Hettinga & Monica Wolnik, 56 Glenhuron Drive, Springwater, ON, L9X 0T8		
Address & Description:	1078 Strachan Point Road Part of Lot 10, Plan M21, Part 3, Plan BR539, (Wood)		
Zoning:	Waterfront Residential (WR5)	Moon River (Category 2 Lake)	Schedule: 41
Hearing Date: Monday, July, 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-notices/> or scan the QR code.



Explanation of the Purpose and Effect:

Please note that Minor Variance Application A-51/21 (HETTINGA AND WOLNIK) was approved by Committee of Adjustment in January 2023, granting a number of variances to allow the applicants to proceed with the redevelopment of an existing dwelling and to construct a new sleeping cabin. The applicant's proposal has since changed. The applicants propose to construct a dwelling addition and a sleeping cabin. 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 Required Front Yard Setback	66 ft.	44 ft.	22 ft.	To Construct a Sleeping Cabin
B	4.1.3.6	Maximum Permitted Lot Coverage (Entire Lot)	8.0% (1561.5 sq. ft.)	8.8% (1726 sq. ft.)	0.8% (164.5 sq. ft.)	
C	4.1.3.5	Minimum Required Front Yard Setback	50 ft.	16 ft.	34 ft.	To Construct a Dwelling Addition

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 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. For correspondence to be included on the agenda, please submit your comments by: July 10th, 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.

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, 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.

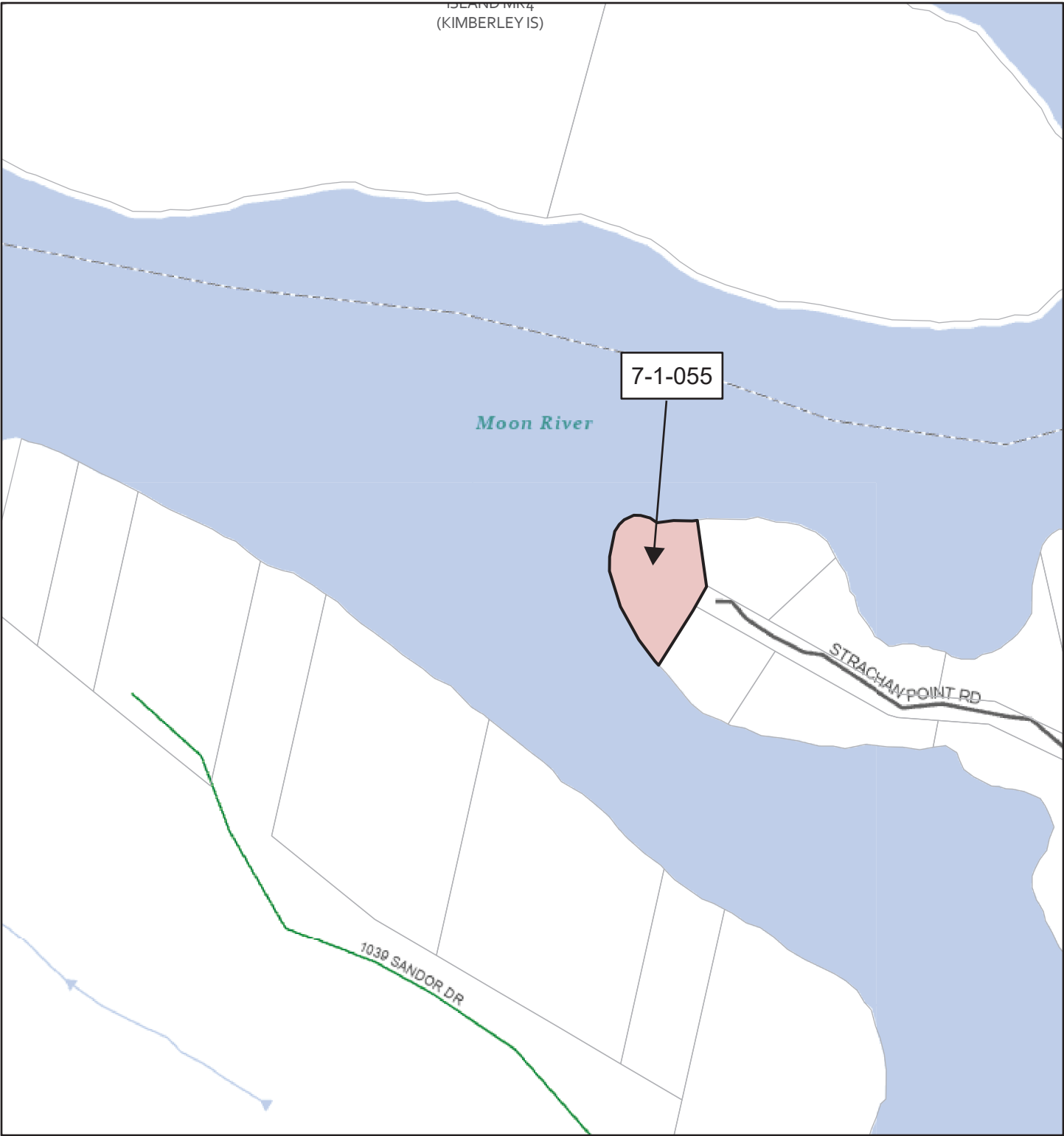
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 23rd day of June, 2025.

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

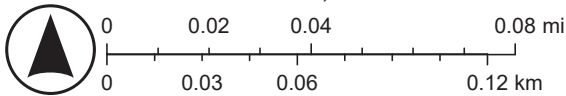


Key Map, A-36/25 (HETTINGA & WOLNIK)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | |
|-----------------------|-----------------|
| Parcel: Assessment | Private |
| District Municipality | Stream |
| Area Municipality | Waterbody |
| Geographic Township | Major Lake |
| Road Network | World_Hillshade |
| Township | |



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

NOTES TO THIS SHEET:

- 1. DIMENSIONS TAKEN FROM EDGE OF EXISTING BUILDING/DECKS.
- 2. SITE PLAN DRAWING BASED ON PROPERTY SURVEY BY WILSON FORD SURVEYING DATED OCT. 2024.

LOT STATISTICS:

1078 STRACHAN POINT ROAD
LOT 41 CONC. 7
LOT ZONING - WR5
LAKE CATEGORY - 2

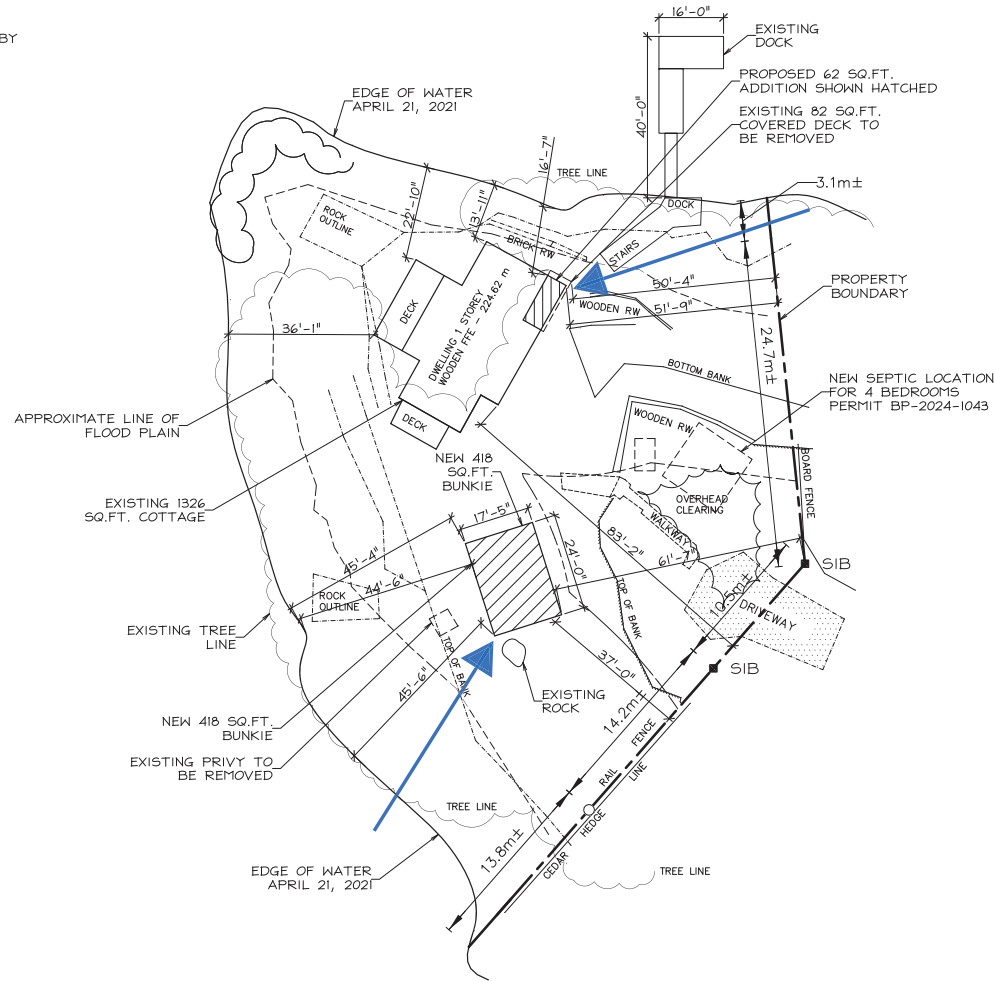
LOT AREA: .45 ACRES (19,518.65 SQ.FT.)

EXISTING COTTAGE:
EXISTING COTTAGE AREA: 1326 SQ.FT.
EXISTING COVERED DECK TO BE REMOVED: 82 SQ.FT.
PROPOSED COTTAGE ADDITION AREA: 64 SQ.FT.
TOTAL PROPOSED COTTAGE AREA: 1308 SQ.FT.

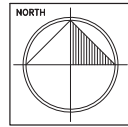
NEW BUNKIE:
PROPOSED BUNKIE AREA: 418 SQ.FT.
TOTAL PROPOSED AREA: 1726 SQ.FT.
PROPOSED COVERAGE: 8.8%

REQUIRED SETBACKS:
FRONT YARD SETBACK = 66'
INT. SIDE YARD SETBACK = 15'
EXT. SIDE YARD SETBACK = 30'
REAR YARD SETBACK = 15'
MAX. HT. = 35'
MAX. ACCESSORY BUILDING HT. = 25'

SITE PLAN



NOT TO SCALE



PROJECT	
WOLNIK COTTAGE, MOON RIVER, BALA	
DESCRIPTION	
SITE PLAN	
SCALE 1/32" = 1'-0"	SHEET NUMBER SP-1