

## 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-47/25**

**Roll No.: 4-27-010**

<b>Owner:</b>	Jalami Holdings Inc., 39 Rochester Avenue, Toronto, ON, M4N 1N7		
<b>Address &amp; Description:</b>	207 Island R60 (known as Tobins Island) Part of Lot 3, Concession B, Tobins Island (Medora)		
<b>Zoning:</b>	Waterfront Residential – Water Access (WR3)	Lake Rosseau (Category 1)	Schedule: 22
<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 applicant proposes to demolish an existing boatport and attached dock and to construct a new boatport and attached dock. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.3	Maximum Permitted Dock Length	66 Feet	100 Feet	44 Feet	Construct a Dock
B	4.1.7 & 4.1.7.9	Maximum Permitted Boatport Length	50 Feet	80 Feet	30 Feet	Construct a Boatport
C	4.1.7 & 4.1.7.11 b.	Minimum Side Yard Setback from the Easterly Side Lot Line Projection	15 Feet	10 Feet	5 Feet	Construct a Dock

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.

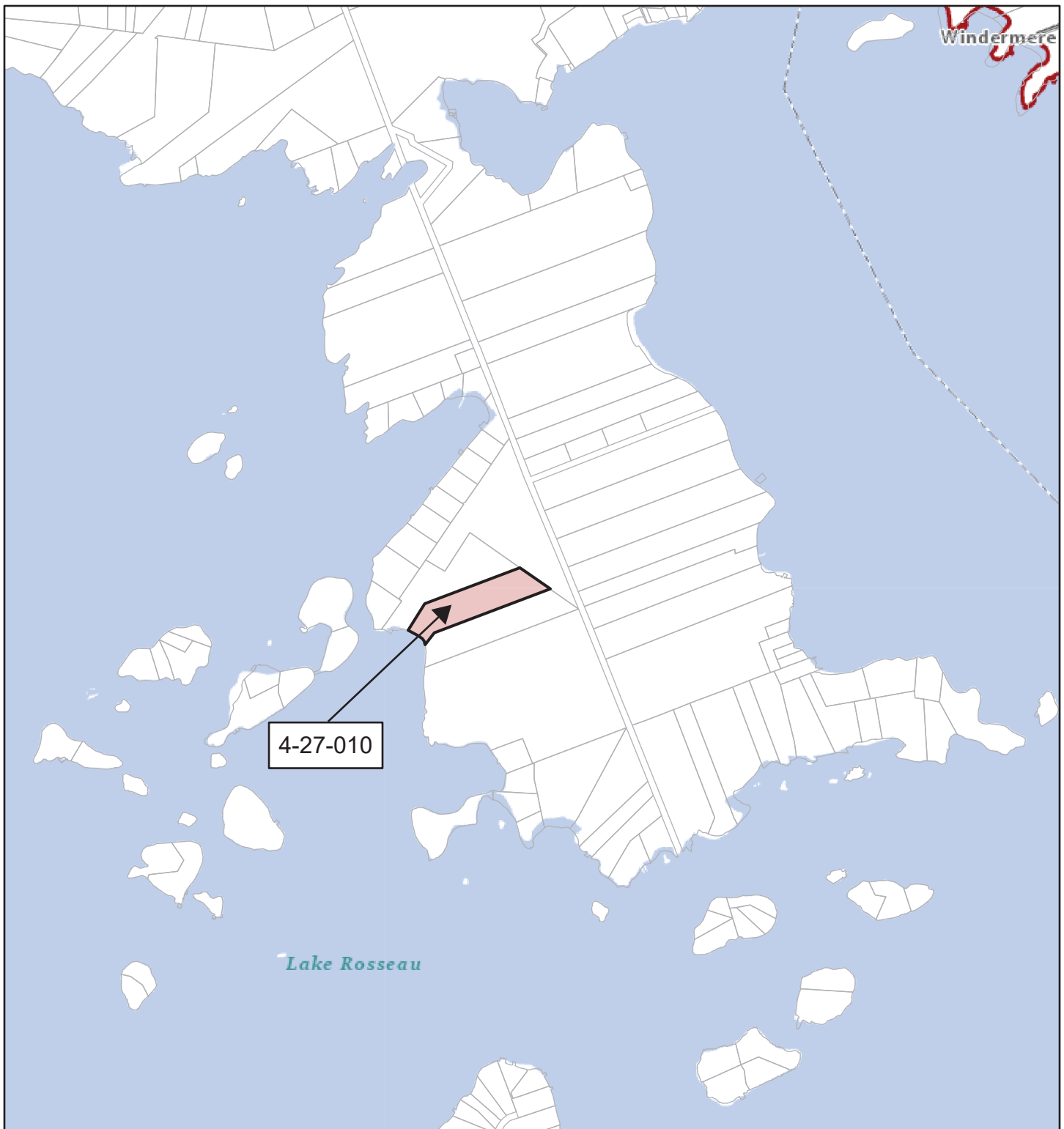
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 22<sup>nd</sup> day of July, 2025.

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

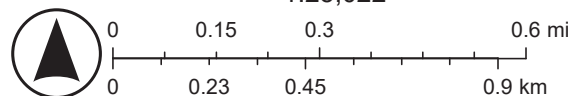
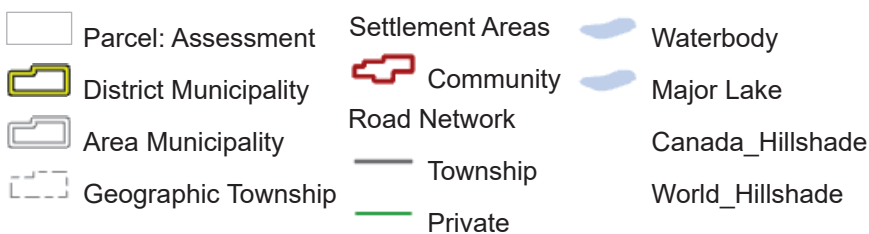


# KEY MAP, A-47/25 (JALAMI HOLDINGS INC.)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

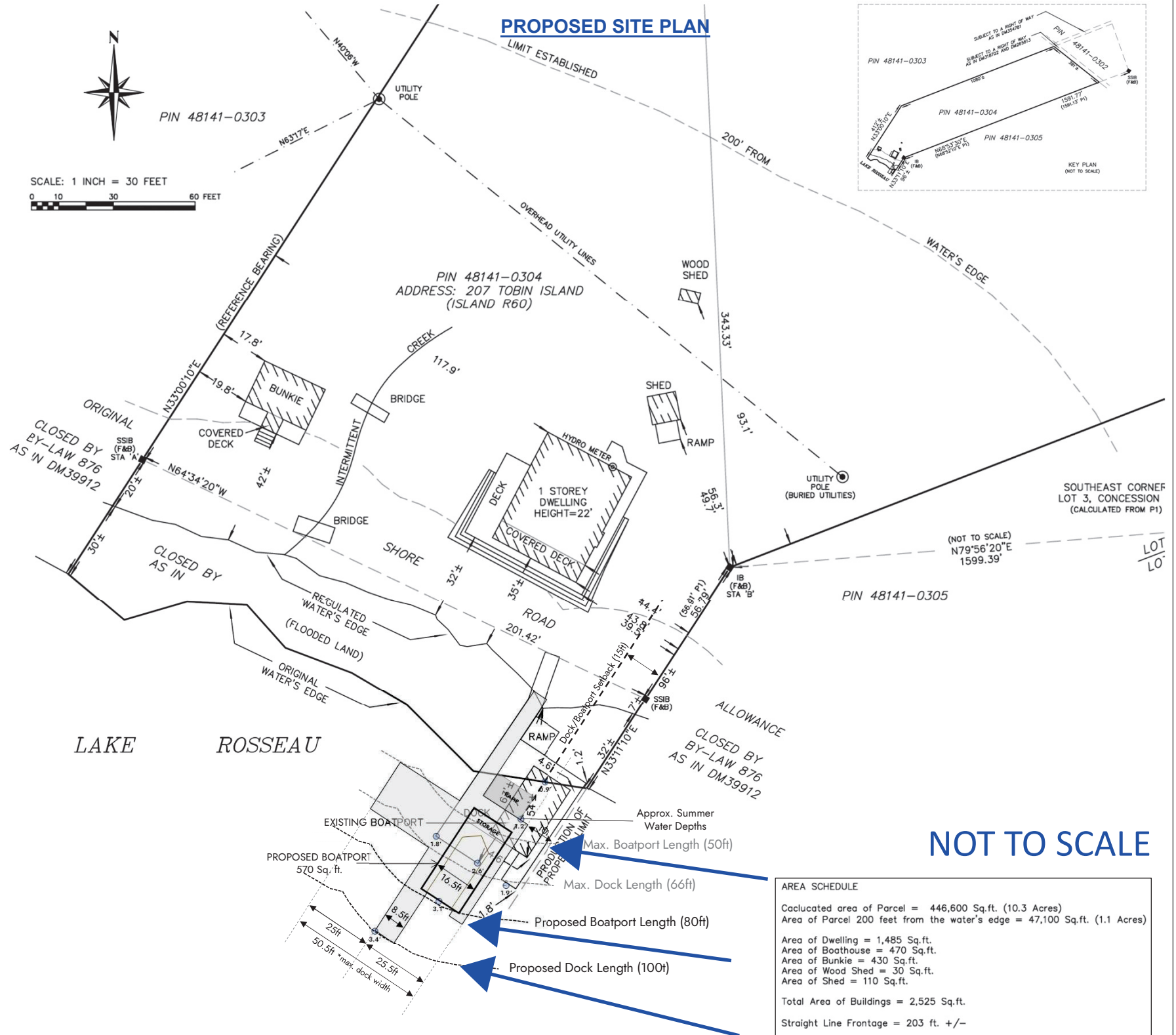

1:25,022



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



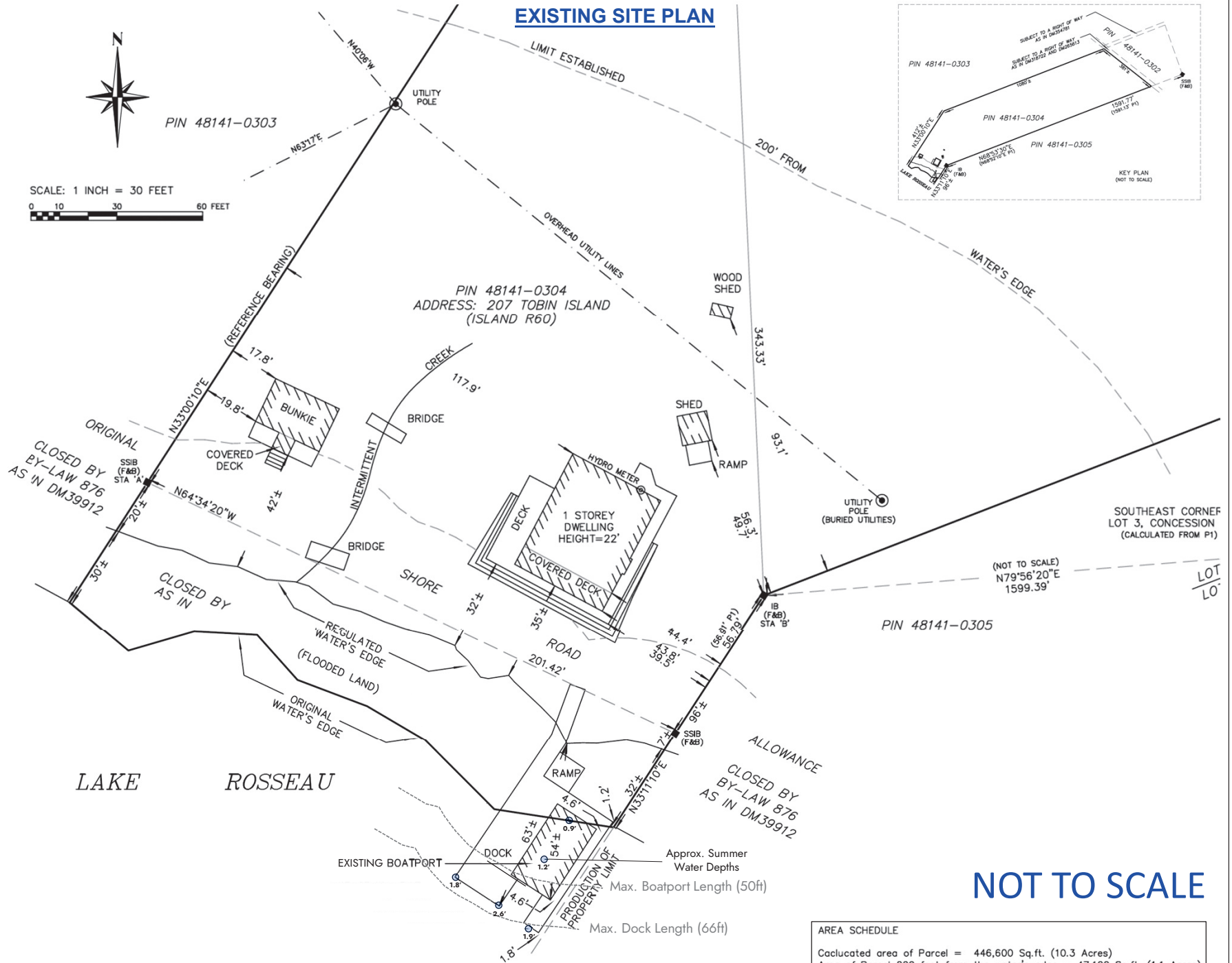
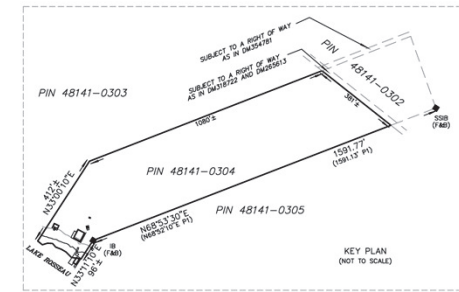
SCALE: 1 INCH = 30 FEET



# EXISTING SITE PLAN



SCALE: 1 INCH = 30 FEET  
0 10 30 60 FEET

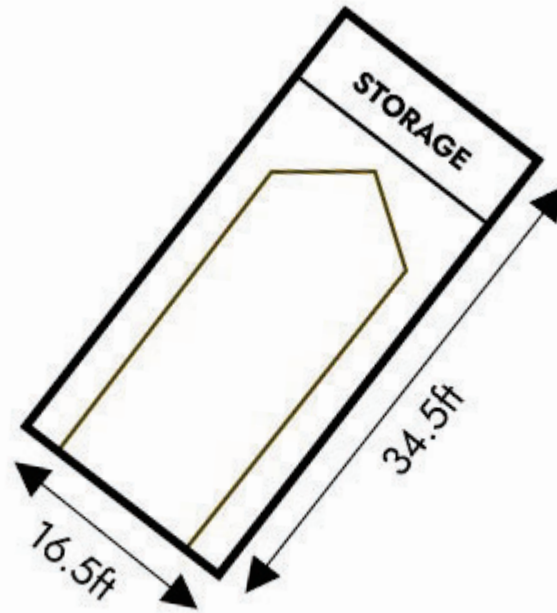


NOT TO SCALE

## AREA SCHEDULE

Calculated area of Parcel = 446,600 Sq.ft. (10.3 Acres)  
Area of Parcel 200 feet from the water's edge = 47,100 Sq.ft. (1.1 Acres)  
  
Area of Dwelling = 1,485 Sq.ft.  
Area of Boathouse = 470 Sq.ft.  
Area of Bunkie = 430 Sq.ft.  
Area of Wood Shed = 30 Sq.ft.  
Area of Shed = 110 Sq.ft.  
  
Total Area of Buildings = 2,525 Sq.ft.  
  
Straight Line Frontage = 203 ft. +/-

# FLOOR PLAN



NOT TO SCALE



## ELEVATION

NOT TO SCALE  
FOR INFORMATIONAL PURPOSES ONLY



BOATPORT  
STORAGE  
ADDITION