

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-55/25

Roll No.: 2-26-042

Owner:	Carol Ballantyne, 1391 Rosseau Lake Road #1, Unit #29, Utterson, ON, P0B 1M0		
Address & Description:	1391 Rosseau Lake Road #1, Unit #29 Lot 30, Concession 13, Part 18, Plan BR747, Parts 2 & 3, Plan 35R-18418, (Watt)		
Zoning:	Waterfront Residential (WR1-7)	Lake Rosseau (Category 1)	Schedule: 15
Hearing Date: Monday, September 8th, 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:

The applicant proposes to construct a new swim dock. The proposed dock was previously approved through Minor Variance Application A-47/23 (Ballantyne) in a different location. The revised location is more centrally located along the shoreline, further from the easterly side lot line projection into the high water mark. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width	55 ft.	65 ft.	10 ft.	Construct a New Swim 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 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: **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.

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.

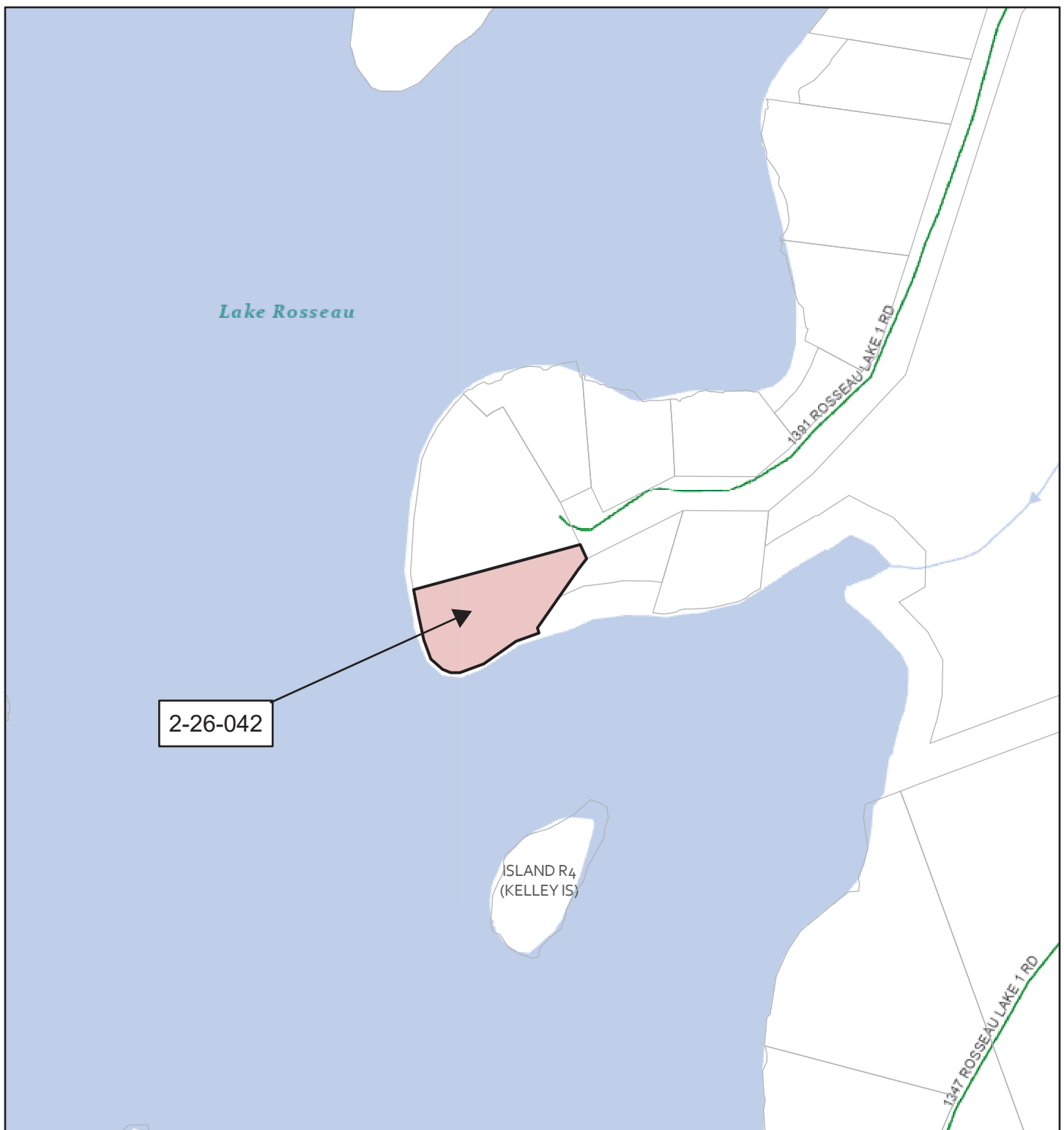
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 20th day of August, 2025.









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



KEY MAP, A-55/25 (BALLANTYNE)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



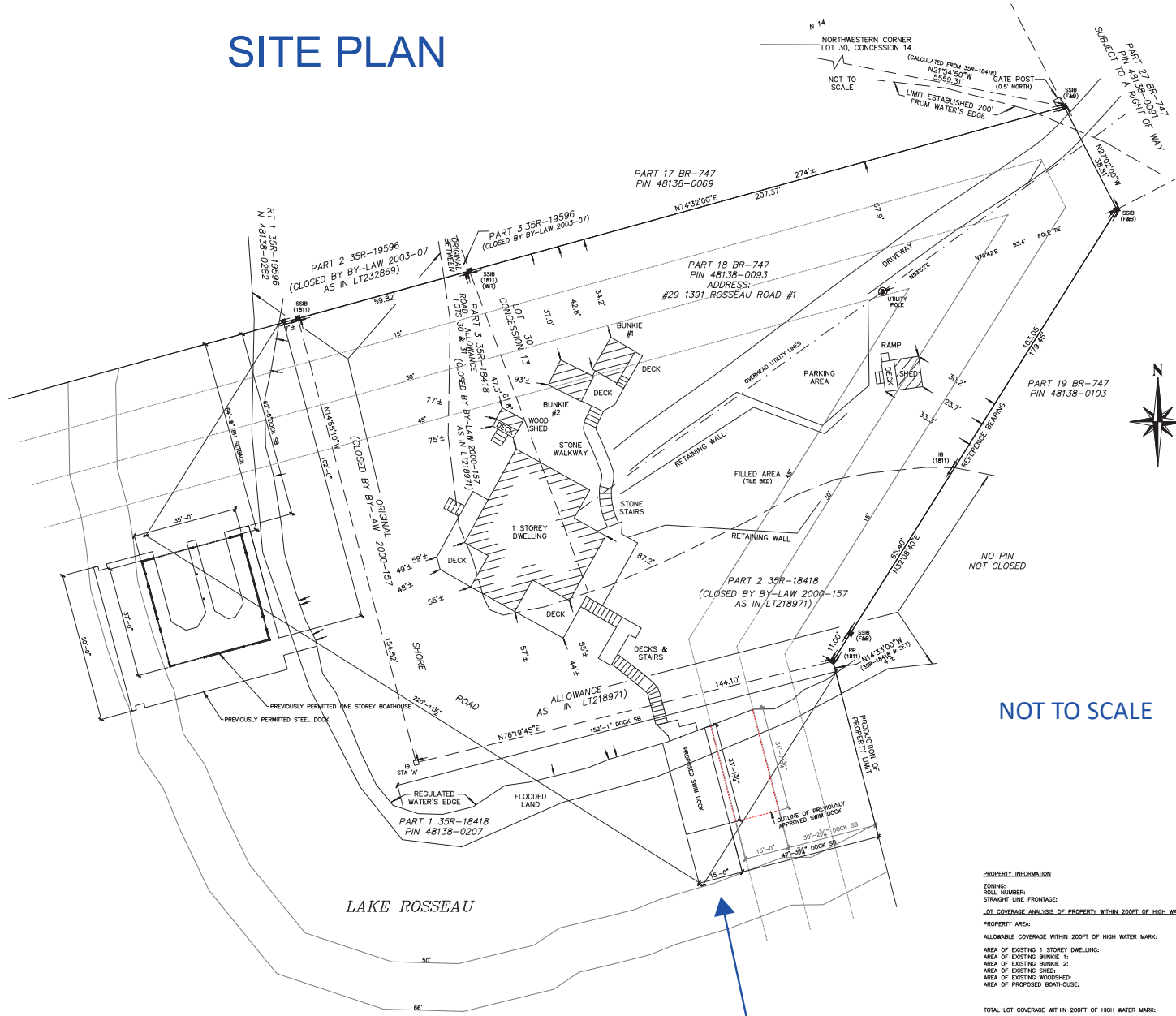
1:4,589

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

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

SITE PLAN



PROPOSED SITE PLAN (VARIANCE REQUIRED)
SCALE: 1/8" = 1'-0"

NOT TO SCALE

PROPERTY INFORMATION

ZONING: WRI-7
REAL NUMBER: 445300002604200
STRAIGHT LINE FRONTAGE: 220'-11 1/2"

LOT COVERAGE ANALYSIS OF PROPERTY WITHIN 200FT OF HIGH WATER MARK

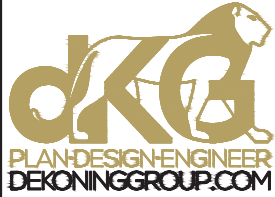
PROPERTY AREA:	40546	SQ. FT.
ALLOWABLE COVERAGE WITHIN 200FT OF HIGH WATER MARK:	4055	SQ. FT. (10.00%)
AREA OF EXISTING 1 STOREY DWELLING:	1523	SQ. FT. (3.76%)
AREA OF EXISTING BUNKIE 1:	117	SQ. FT. (0.29%)
AREA OF EXISTING BUNKIE 2:	117	SQ. FT. (0.29%)
AREA OF EXISTING SHED:	85	SQ. FT. (0.21%)
AREA OF EXISTING WOODSHED:	35	SQ. FT. (0.09%)
AREA OF PROPOSED BOATHOUSE:	1295	SQ. FT. (3.19%)

TOTAL LOT COVERAGE WITHIN 200FT OF HIGH WATER MARK: 3246 SQ. FT. (8.00%)

DOCK WIDTH ANALYSIS

ALLOWABLE CUMULATIVE DOCK WIDTH:	55'-2 3/4" (25% OF FRONTAGE)
PROPOSED BOATHOUSE DOCK WIDTH:	50'-0"
PROPOSED SWIM DOCK WIDTH:	15'-0"
PROPOSED CUMULATIVE DOCK WIDTH:	65'-0"

PROPOSED DOCK WIDTH IS 10'-0" OVER ALLOWABLE DOCK WIDTH - VARIANCE WOULD BE REQUIRED
PROPOSED BOATHOUSE WIDTH IS 2'-0" OVER ALLOWABLE BOATHOUSE WIDTH - VARIANCE WOULD BE REQUIRED



DE KONING GROUP

Mail: 36 Beach Road
Utterson, Ontario
POB 1M0

Office: 3 Armstrong Point Road
Port Carling, Ontario
POB 1J0

705.640.3800
info@dekoninggroup.com

No.	Revision/Issue Column	Date
7	ISSUED FOR VARIANCE	JUN 26 2025
6	ISSUED FOR REVIEW	JUN 25 2025
5	ISSUED FOR PERMIT	MAY 29 2024
4	ISSUED FOR VARIANCE	AUG 14 2023
3	ISSUED FOR REVIEW	AUG 01 2023
2	ISSUED FOR REVIEW	JUL 17 2023
1	ISSUED FOR REVIEW	MAY 29 2023

CLIENT
CAROL ANN BALLANTYNE

PROJECT
BALLANTYNE BOATHOUSE
29-1391 ROSSEAU LAKE 1 ROAD
TOWNSHIP OF MUSKOKA LAKES
LAKE ROSSEAU

DRAWING
PROPOSED SITE PLAN

APPROVED	
DATE	DEC 2022
PROJECT	25-47-05
DESIGNED	JTL
REVIEWED	NAM
SCALE	AS SHOWN
SHEET	SP5