

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-32/25

Roll No.: 2-20-051 &

2-20-053

Owners:	Chris & Jacqueline Susel, 292 Mineola Road West, Mississauga, ON, L5G 2C9		
Address & Description:	1045 Lakeview Road Lot 7, Concession 12, Lots 1 and 2 & Part of Lot 3, Plan M-170, (Watt)		
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5), Rural – Area 3 (RU1)	Skeleton Lake (Category 2)	Schedule: 17
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:

The applicants propose to demolish an existing storage building and construct a new sleeping cabin with a porch. 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.	49 ft.	17 ft.	Construct a New Sleeping Cabin
B	4.1.3	Minimum Required Exterior Side Yard Setback	30 ft.	1 ft.	29 ft.	Construct a New Sleeping Cabin

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 9, 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 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.

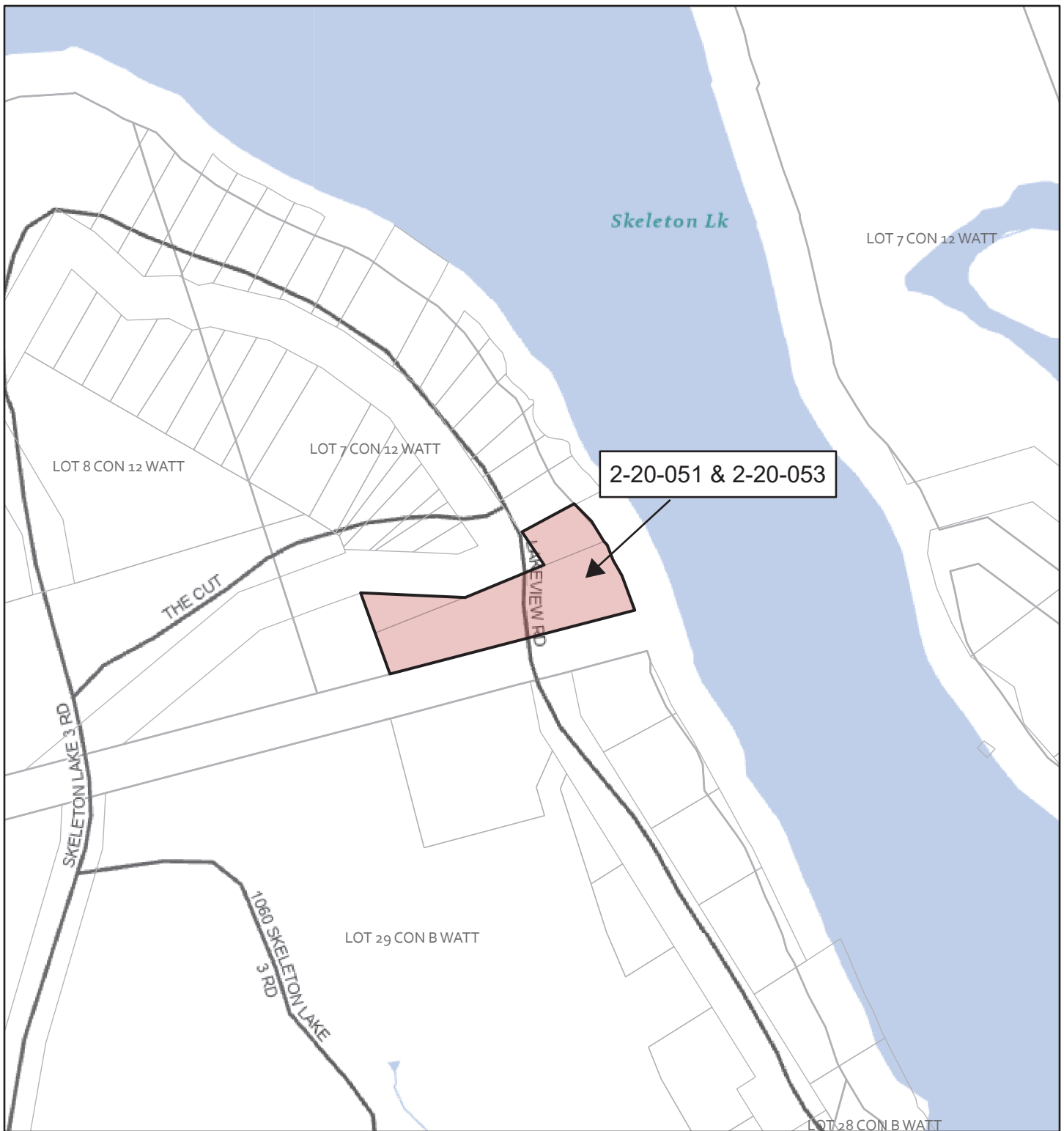
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 18th day of June, 2025.

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

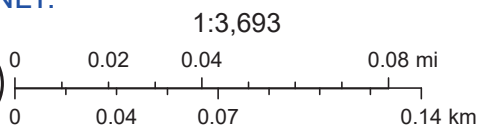


KEY MAP, A-32/25 (SUSEL)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | |
|-----------------------|-----------------|
| Parcel: Assessment | Lot Fabric |
| 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

WATER TABLE

RADIAL TIES TO WATER'S EDGE OCTOBER 4TH, 2024 AND ORIGINAL WATER'S EDGE FROM STATION @			
WATER'S EDGE		ORIGINAL	
AZIMUTH	DISTANCE	AZIMUTH	DISTANCE
N3°52'	31.2	N8°36'	35.9
N8°22'	27.7	N18°06'	29.5
N18°22'	23.1	N36°31'	25.0
N20°41'	21.8	N67°07'	23.9
N42°30'	18.4	N9°49'	59.3
N47°40'	18.0	N6°18'	52.2
N53°32'	18.3		
N66°54'	18.7		
N68°19'	17.3		
N79°57'	17.9		
N15°36'	56.6		
N14°24'	53.1		
N13°18'	49.9		
N11°44'	48.0		
N11°44'	48.0		
N9°20'	47.2		
N8°50'	44.1		
N6°19'	42.7		
N4°40'	40.3		
N2°57'	38.5		
N1°09'	37.2		
N0°52'	36.0		

SITE PLAN - EXISTING

PLAN OF SURVEY OF
ALL OF LOT 1 AND LOT 2, AND PART OF LOT 3
REGISTERED PLAN M-170
GEOGRAPHIC TOWNSHIP OF WATT
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 500
01 5 10 25 40 METRES

C. D. BUNKER, O.L.S.
2024

BEARINGS ARE ASTROMOMIC AND ARE DERIVED FROM THE SOUTHERLY
LIMIT OF LOT 1 REGISTERED PLAN M-170 HAVING A BEARING OF N74°49'00"E.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- SIB DENOTES STANDARD IRON BAR (0.025mX0.025mX1.2m)
- SSIB DENOTES SHORT STANDARD IRON BAR (0.025mX0.025mX0.60m)
- IB DENOTES IRON BAR (0.016mX0.016mX0.60m)
- RP DENOTES ROCK POST (ROCK ANCHOR AND BOLT WITH CAP)
- (P1) DENOTES REGISTERED PLAN M-170
- (P2) DENOTES PLAN BY ROBERT C. THALER, FILE 07034.
- (P3) DENOTES PLAN 35R-10925
- (D) DENOTES PLAN BY N. P. LYNDON, O.L.S., ATTACHED TO LT27439
- DENOTES FOUND SURVEY MONUMENT
- DENOTES PLANTED SURVEY MONUMENT
- (WT) DENOTES WITNESS MONUMENT
- HBP DENOTES HYDRO BELL POLE
- (812) DENOTES NORMAN PHILLIP LYNDON, O.L.S.
- (1563) DENOTES ROBERT C. THALER SURVEYING LIMITED.
- (C&L) DENOTES COOTE HILEY JEMMETT LIMITED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 27TH DAY OF NOVEMBER, 2024.

DATED

C. D. BUNKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION
NUMBER V-86150.



T. A. BUNKER SURVEYING LTD.
150 JOHN ST. N. GRAVENHURST, ONTARIO. P. O. BOX 1180, P1P 1V4
705-687-5883
www.BunkerSurveying.ca
surveys@BunkerSurveying.ca
FB 375/96 FILE 5616

NOT TO SCALE

IRREGULAR FRONTAGE ±61.4
CHORD FRONTAGE ±58.4

AREA TABLE

DESCRIPTION	AREA(m²)
LOT	3652
LOT FRONT 61m	1922
FRAME DWELLING	90.1
DECKS - DWELLING	23.7
BUILDING	37.1
DOCKS	20.0
SEADOO RAMP	5.7

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER
THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN
PERMISSION OF T. A. BUNKER SURVEYING LTD.

SKELETON LAKE

THE LIMIT DENOTED AS 'ORIGINAL WATER'S EDGE' OF SKELETON LAKE AS SHOWN HEREON (ESTABLISHED BY SOUNDINGS TO A CONTOUR ELEVATION 280.20 CGVD28) IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WATT.

SITE PLAN - PROPOSED

SCALE 1 : 500
01 5 10 25 40 METRES
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2024

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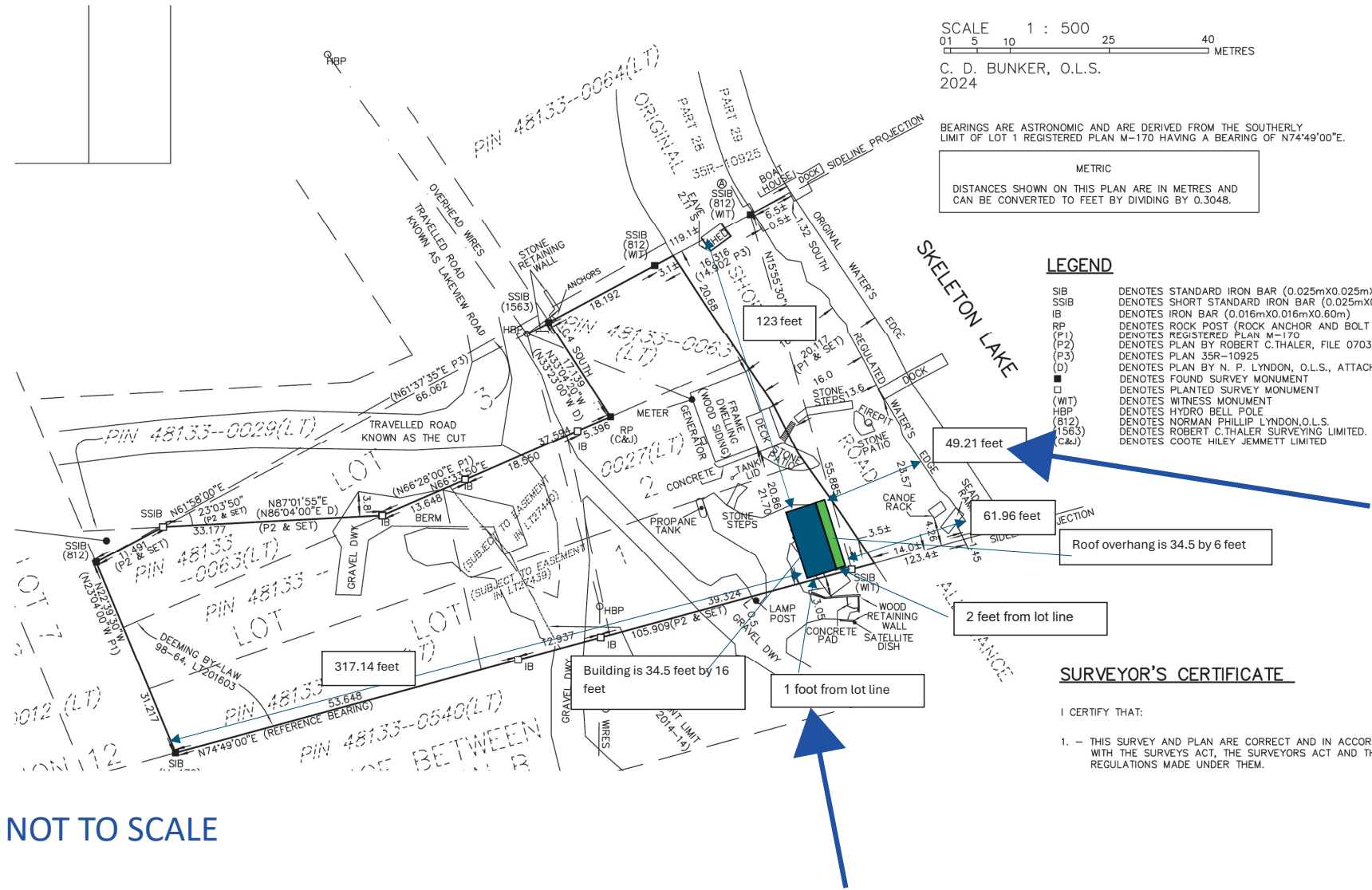
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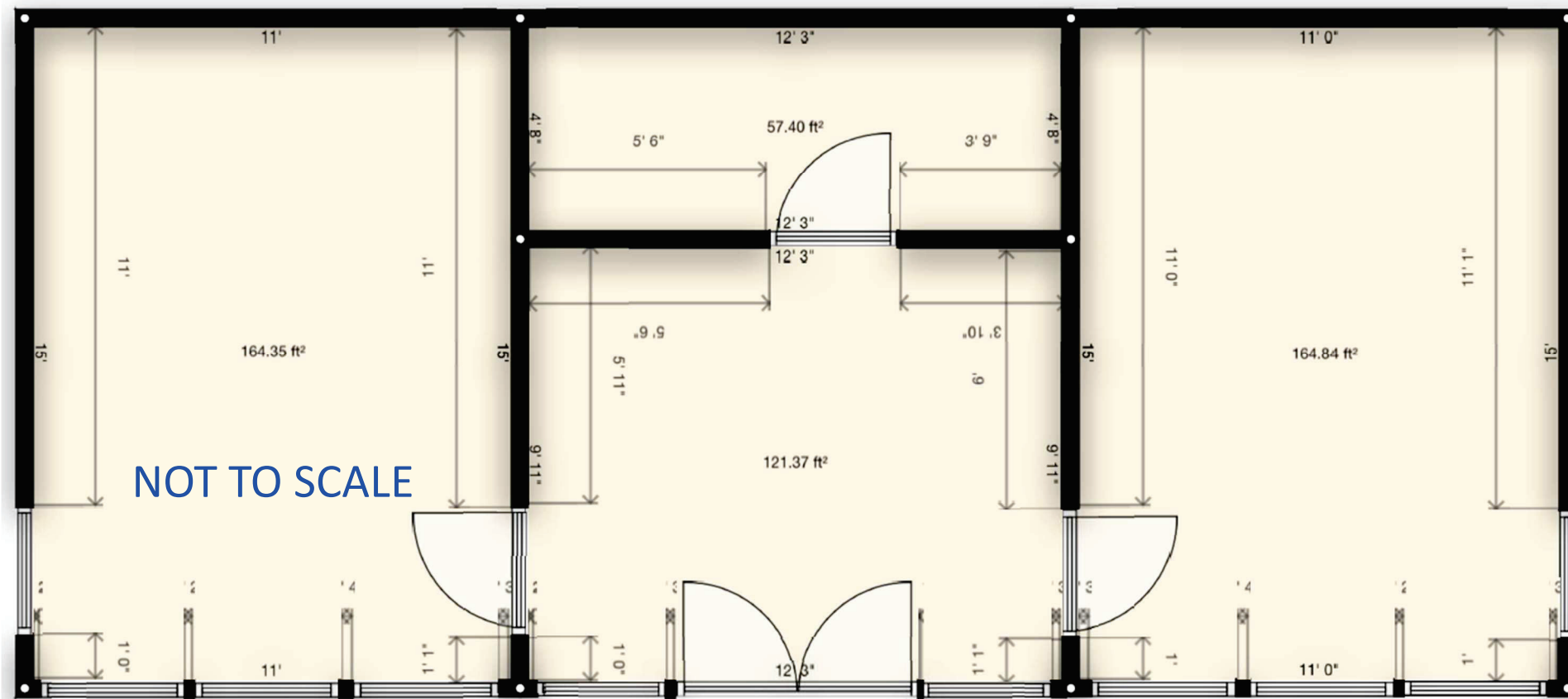
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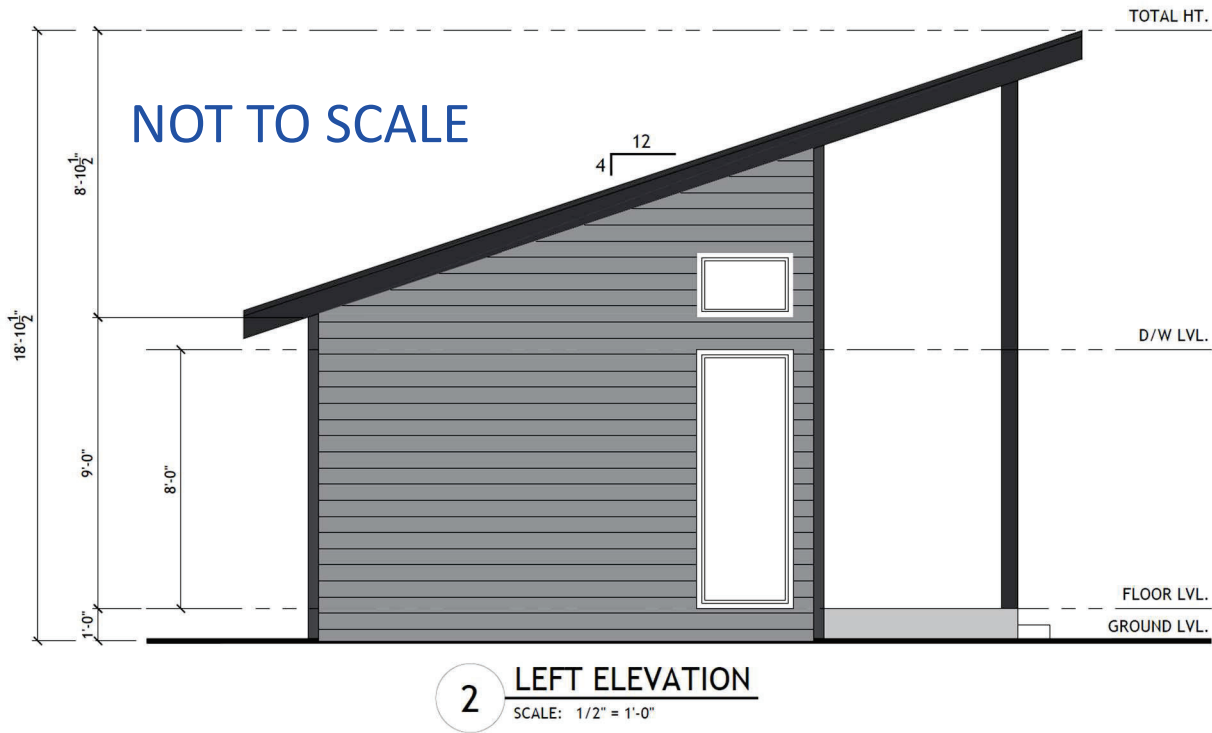
NOT TO SCALE

FLOOR PLAN



FOR INFORMATIONAL PURPOSES ONLY

ELEVATION



FOR INFORMATIONAL PURPOSES ONLY