



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

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-04/25
Roll No.: 4-2-030

Owners:	Kingsley & Christine Ward, 41 Whitney Avenue, Toronto, ON, M4W 2A7		
Address & Description:	4558 Muskoka Road 169, Unit #5 Part of Lots 11 and 12, Concession 7, Part 1, Plan 35R-23954, (Medora)		
Zoning:	Zoning (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 27

Hearing Date: Monday, March, 10th, 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 two-storey boathouse with an upper-level sleeping cabin and construct a new two-storey boathouse with an upper-level sleeping cabin. An existing land-based sleeping cabin is to be converted to a workshop. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.10	Minimum Lot Frontage Requirement for a Two-storey Boathouse	300 ft.	217 ft.	Permit the Relocation of a Two-storey Boathouse on a Lot with Less than 300 Feet of Lot Frontage in Accordance with Zoning Provisions for a Two-storey Boathouse on a Lot with 300 Feet of Lot Frontage	Demolish an Existing Two-storey Boathouse and Construct a New Two-storey Boathouse

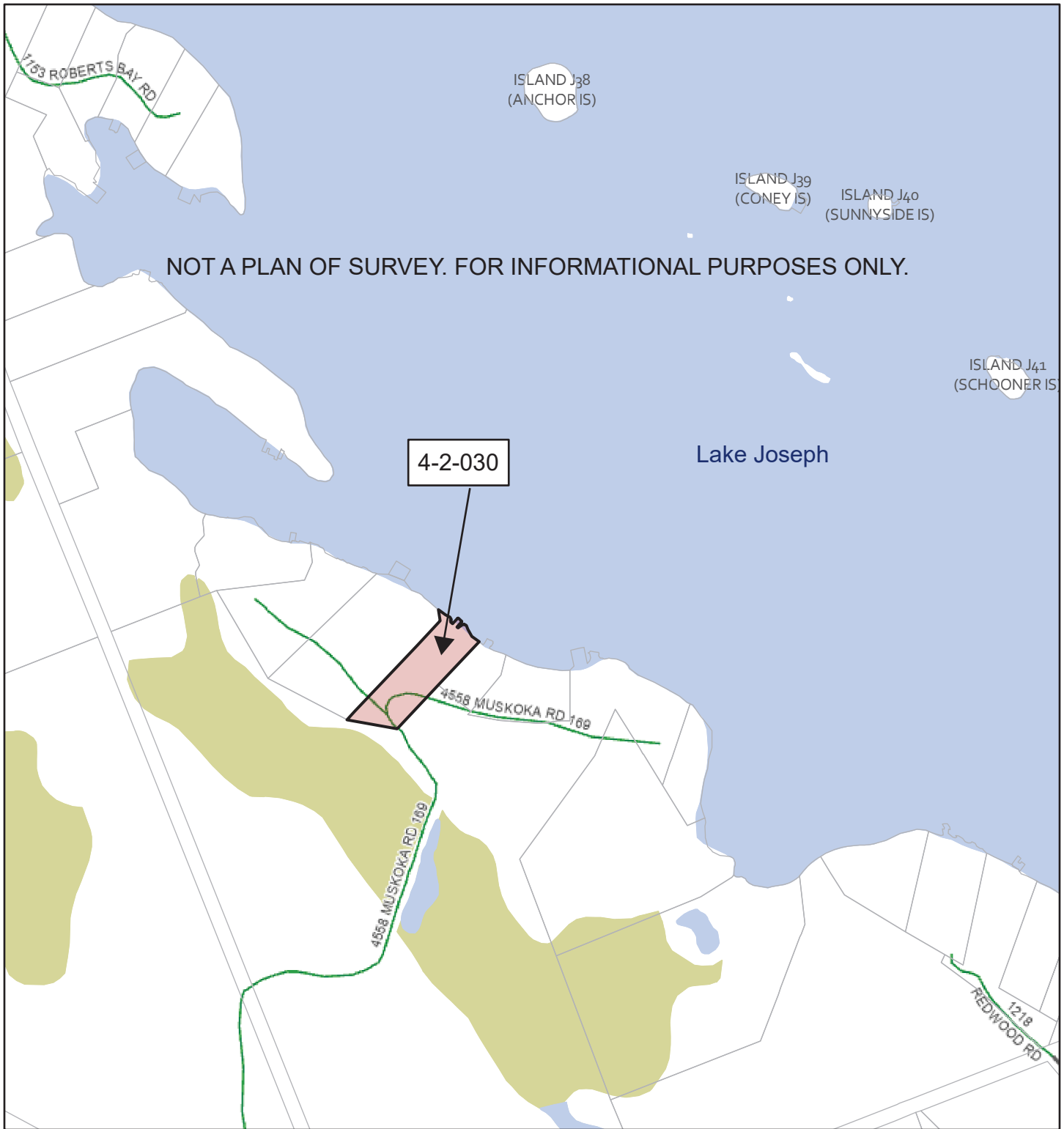


Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
B	4.1.6 ii., and 4.1.7.7	Maximum Permitted Sleeping Cabin Floor Area	650 sq. ft.	686 sq. ft.	36 sq. ft.	Construct a Two-storey Boathouse with an Upper Level Sleeping Cabin Exceeding the Maximum Permitted Floor Area

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.



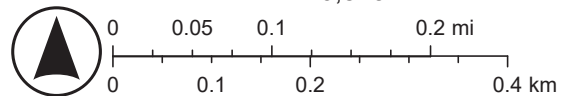
Key Map, A-04/25 (WARD)



1/20/2025, 12:38:06 PM

1:10,843

- | | |
|--|---|
|  Parcel: Assessment |  Civic Addresses |
|  District Municipality |  Road Network |
|  Area Municipality |  District |
|  Geographic Township |  Township |
| |  Private |



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

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: March 5th, 2025

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.

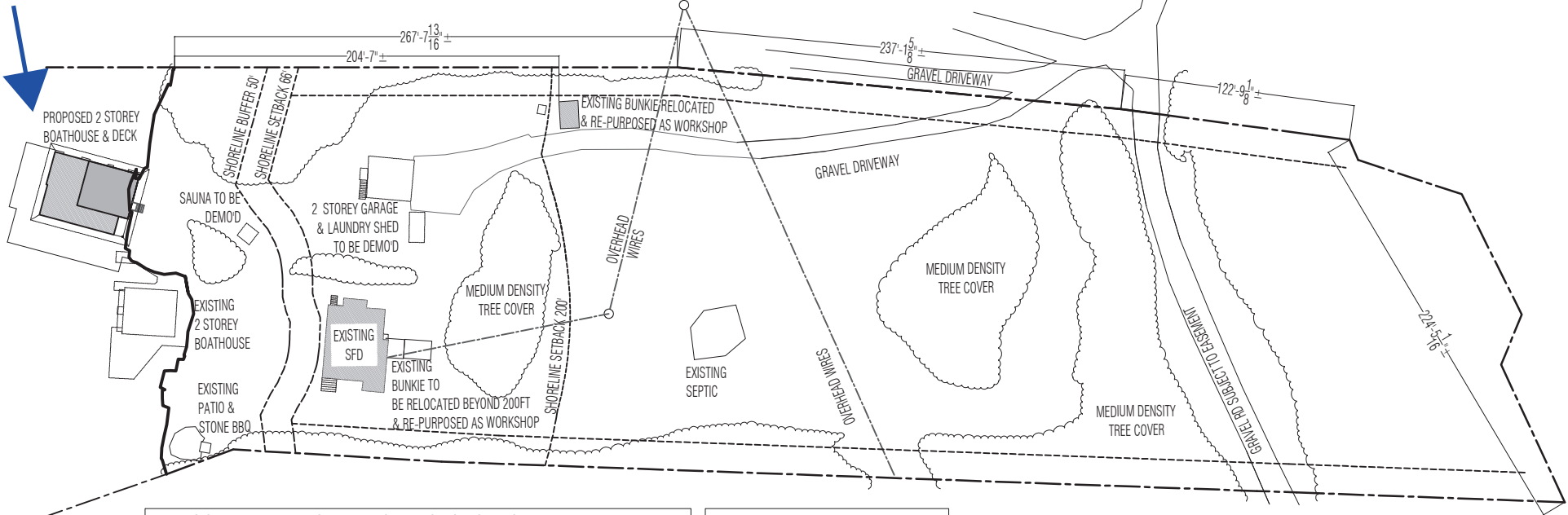
Dated at the Township of Muskoka Lakes
this 11th day of February, 2025.

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



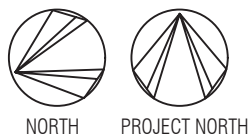
SITE PLAN - ENTIRE LOT

SEE ENLARGED SITE PLAN FOR MORE DETAIL



4558 MUSKOKA RD 169 UNIT #5 PROPERTY DEVELOPMENT ZONING INFORMATION:
 SITE PLAN IS BASED ON ORIGINAL BUILDING LOCATION SURVEY PREPARED & SUPPLIED Y T.A. BUNKER SURVEYING LTD. SEE REGISTERED SURVEY FOR ALL CONFIRMATION OF INFORMATION. THIS IS NOT A REGISTERED SURVEY AND SHALL BE USED AS A REFERENCE ONLY.

SEE SP1.0 FOR BUILDING AND LOT AREA DETAILS



NORTHBOUND DESIGN - BRACEBRIDGE, ON
 705.641.8762
 BROOKE@NORTHBOUNDDESIGN.CA

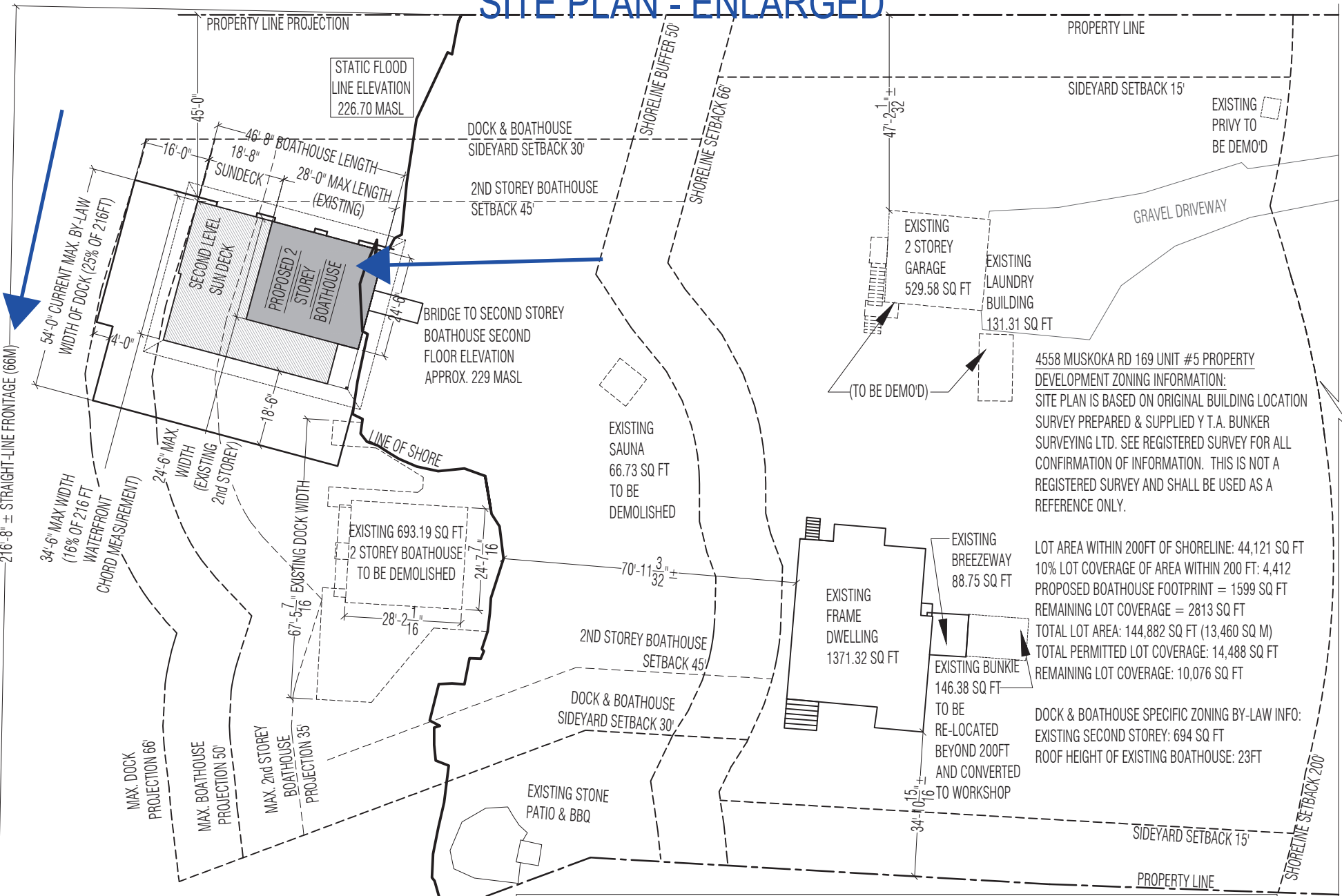
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WARD - LAKE JOSEPH DEVELOPMENT		
FULL SITE PLAN - MINOR VARIANCE APP		REV No: R0.0
SCALE: NTS	JANUARY 2025	DWG No: SP1.1

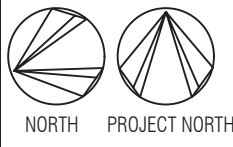
NOT TO SCALE

SITE PLAN - ENLARGED



BY-LAW 11.161 SHORELINE BUFFER:
 SHALL MEAN A NATURAL AREA MAINTAINED IN ITS NATURAL PREDEVELOPMENT STATE FOR THE PURPOSE OF BUFFERING BUILDINGS OR STRUCTURES ON A LOT. WHERE THE NATURAL STATE DOES NOT INCLUDE SIGNIFICANT VEGETATIVE COVER THE AREA SHALL BE PLANTED WITH INDIGENOUS TREES AND SHRUBS. SUCH A BUFFER SHALL CONSIST OF TREES OR SHRUBS A MINIMUM OF 1.8 M (6 FT.) IN HEIGHT AND A DENSITY OF ONE (1) TREE PER 9.3 M2 (100 SQ. FT.) OF THE REQUIRED BUFFER.

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WARD - LAKE JOSEPH BOATHOUSE

PARTIAL SITE PLAN - MINOR VARIANCE	REV No: R1.0
SCALE: 1/32" = 1'-0" (8.5X11)	JANUARY 2025
DWG No: SP1.0	

BOATHOUSE - ELEVATIONS



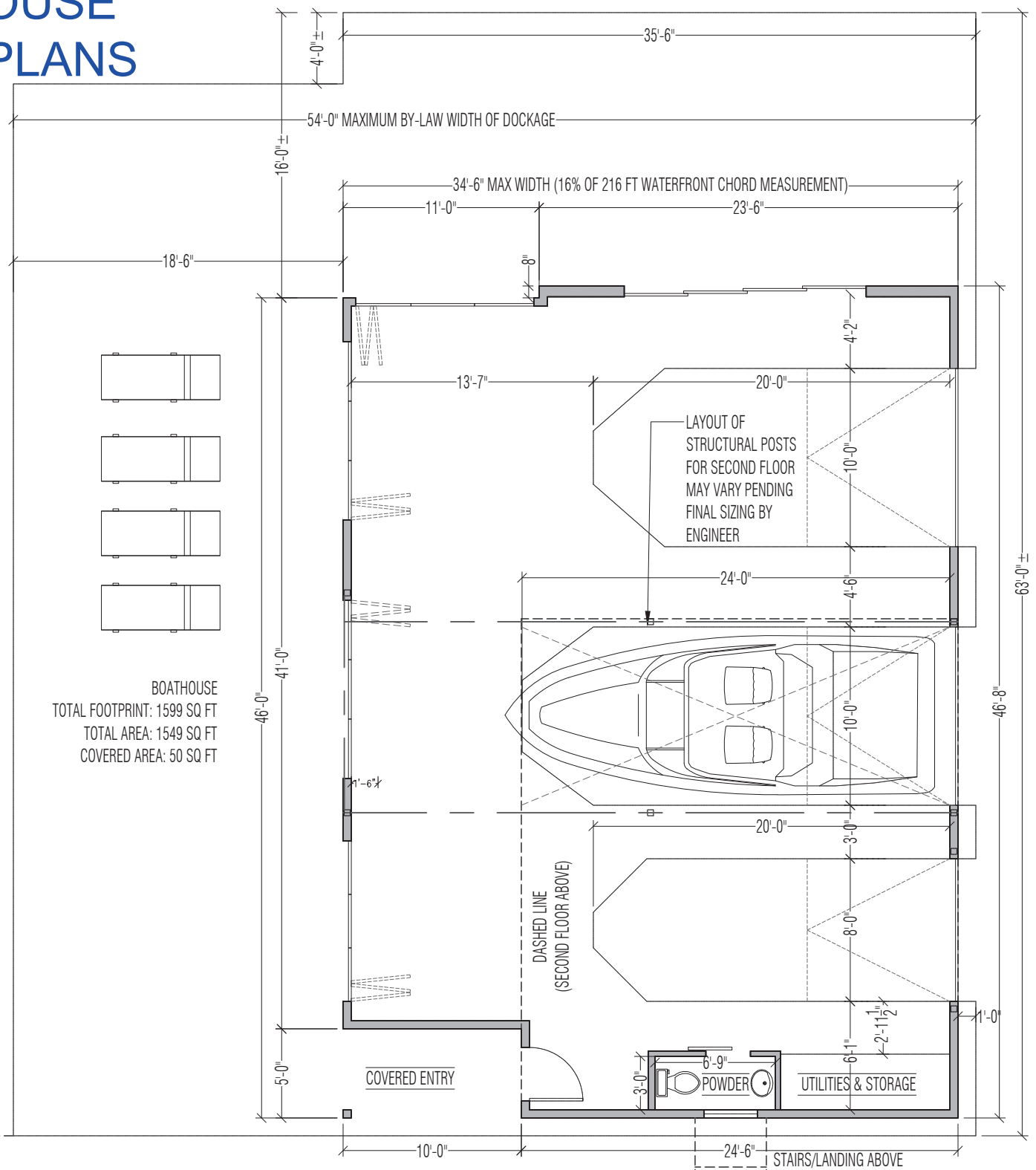
WARD - LAKE JOSEPH BOATHOUSE		DWG No: A2.0
BOATHOUSE ELEVATIONS - NORTH & WEST		
NORTHBOUND DESIGN		DECEMBER 2024
NORTHBOUND DESIGN - BRACEBRIDGE, ON 705.641.8762 BROOKE@NORTHBOUNDDESIGN.CA		SCALE: 1/8" = 1'-0"
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FOR INFORMATIONAL PURPOSES ONLY


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BOATHOUSE FLOORPLANS

FOR INFORMATIONAL PURPOSES ONLY



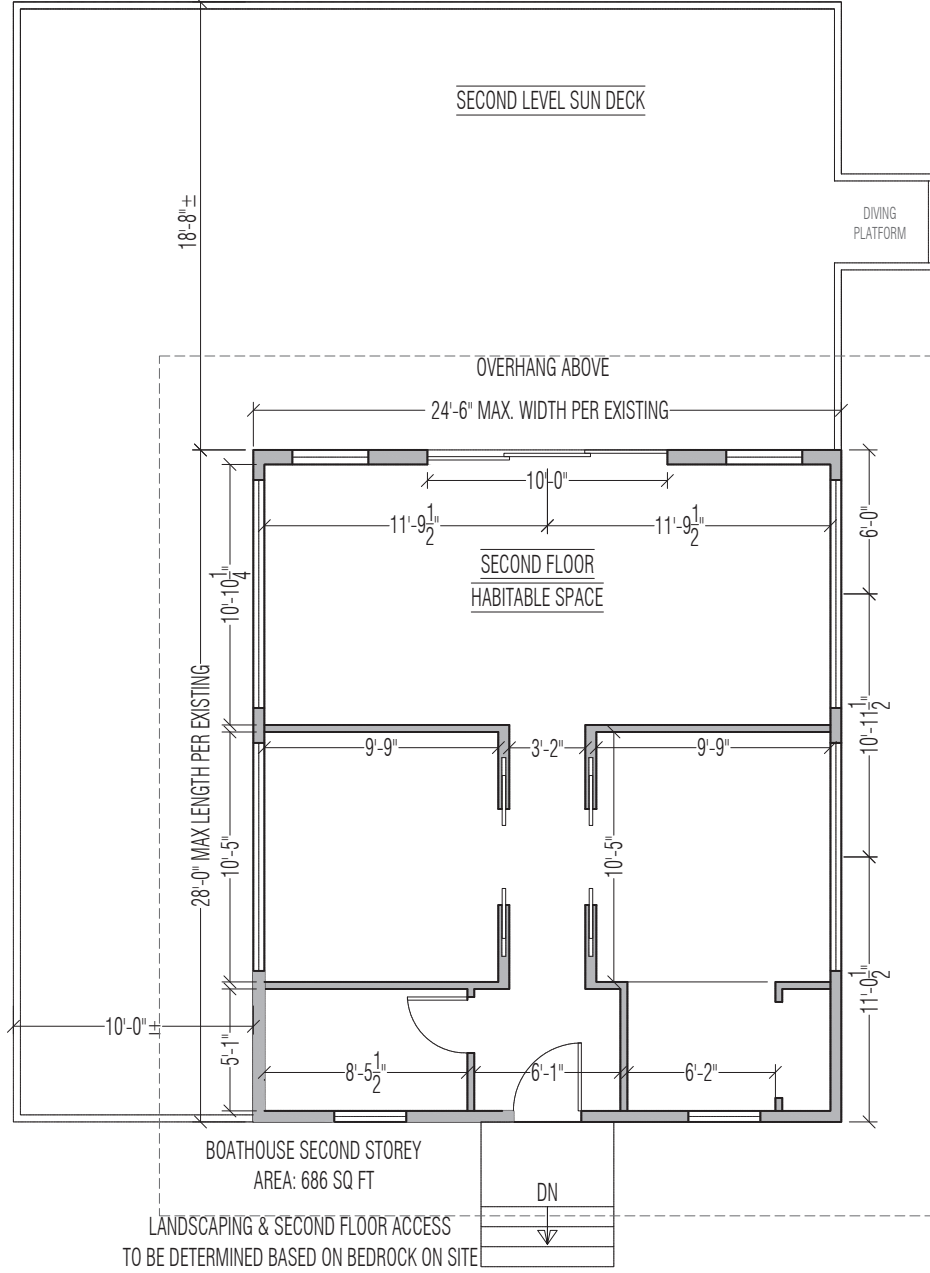
BOATHOUSE
 TOTAL FOOTPRINT: 1599 SQ FT
 TOTAL AREA: 1549 SQ FT
 COVERED AREA: 50 SQ FT

WARD - LAKE JOSEPH BOATHOUSE	
PRELIMINARY BOATHOUSE DESIGN - DOCK LEVEL LAYOUT	
SCALE: 1/8" = 1'-0"	DWG No: A1.0
DECEMBER 2024	
 NORTHBOUND DESIGN	
NORTHBOUND DESIGN - BRACEBRIDGE, ON 705.641.8762 BROOKE@NORTHBOUNDDESIGN.CA	
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BOATHOUSE FLOORPLANS

FOR INFORMATIONAL PURPOSES ONLY



WARD - LAKE JOSEPH BOATHOUSE		DWG No: A1.1
PRELIMINARY BOATHOUSE DESIGN - DOCK LEVEL LAYOUT		
NORTHBOUND DESIGN		DECEMBER 2024
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