

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

To consider an application for consent for a proposed land severance pursuant to Section 53 and 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.

File No.: B/18/26/ML, A-54/26

Roll No.: 6-27-037

Owner:	Alexander Baillie
Address:	Brouchs Island
Description:	1 Island M37, (Medora)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7 & WR5-7R) Lake Muskoka (Category 1 Lake) Schedule: 42
Hearing Date: Monday September 14th, 2026 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. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

Consent/Severance Application B/18/26/ML has been submitted to create one additional lot with frontage on Lake Muskoka. The Retained Lot currently contains an existing dwelling, sleeping cabin, shed, treehouse, two docks and a boathouse. The Severed Lot is currently vacant. Details of the proposed severance are provided in Table 1.

Table 1: Lot Creation Details

Lot	Property Characteristic	Existing	Resultant	By-law Requirements
Severed Lot	Lot Frontage	N/A	± 794.9 ft.	WR5: 300 ft. & 1.5 ac. OP (2023): 393.7 ft. & 2.47 ac.
	Lot Area	N/A	± 5.69 ac.	
Retained Lot	Lot Frontage	± 1,060 ft.	± 593 ft.	
	Lot Area	± 8.2 ac.	± 2.51 ac.	

A Minor Variance Application A-54/26 has been submitted concurrently with the Consent seeking relief from Section 4.1.7.12 of By-law 2014-14. The standard for the maximum cumulative width for a dock is 75 feet in the Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7 & WR5-7R)



Zone. The subject property has two constructed docks that exceed the maximum permitted cumulative width by 10 feet (i.e. 85 feet). The applicant is seeking a variance to recognize the as-built docks.

The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7.12 a.	Maximum Cumulative Width (Dock)	75 ft.	85 ft.	10 ft.	To Recognize an As-Built Dock

A key map of the subject property and the applicants' consent sketch 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@muskokalak.es.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing



If you wish to provide a response to this application, please submit comments to planning@muskokalak.es.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 9th, 2026.

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 meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalak.es.ca/speaking-at-a-meeting

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.muskokalak.es.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 of this application, you must submit a written request to the Committee of Adjustment. **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 consent. If a person or public body that has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal. Notwithstanding the above, subsection 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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 26th day of August, 2026.

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

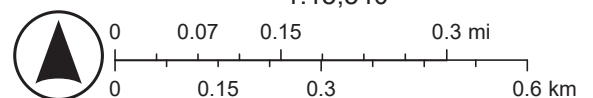


KEY MAP (B/18/26/ML, A-54/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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|-----------------------|---------------------------|
| Parcel: Assessment | Wetland With Significance |
| District Municipality | Evaluated-Provincial |
| Area Municipality | Evaluated-Other |
| Geographic Township | Waterbody |
| Road Network | Major Lake |
| Township | Canada_Hillshade |
| Private | World_Hillshade |



1:15,540

Teranet / MPAC, District Municipality of Muskoka, <https://www.ontario.ca/page/open-government-licence-ontario>, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

