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.

File No.: A-63/26
Roll No.: 9-14-023

Owner:	Peter Walsh and Antonia Walsh
Address:	2867 Muskoka Rd 118 W, Unit 17
Description:	Lot 31, Part of Concession 13, Part 3, Plan 35R-7765, (Monck)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5) Lake Muskoka (Category 1 Lake) Schedule: 37
Hearing Date: Monday, December 14, 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:
The applicant proposes to construct a dock with an attached single-storey boathouse. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.12(a)	Maximum Permitted Dock Width	11.8 m / 38.8 ft. (25%)	17.8 m / 58.3 ft. (37.6%)	6 m / 19.5 ft.	Construct a Dock with an Attached Single-Storey Boathouse
B		Maximum Permitted Boathouse Width	7.6 m / 24.8 ft. (16%)	9.5 m / 31 ft. (20%)	1.9 m / 6.2 ft.	
C	4.1.7 & 4.1.7.14	Minimum Required Side Yard Setback – Dock (Southerly)	9.1 m / 30 ft.	7 m / 23.1 ft.	2.1 m / 6.9 ft.	
D		Minimum Required Side Yard Setback – Single Storey				

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
		Boathouse (Southerly)				

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



If you wish to provide a response to this application, please 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: **Wednesday, December 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.muskokalakes.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.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.

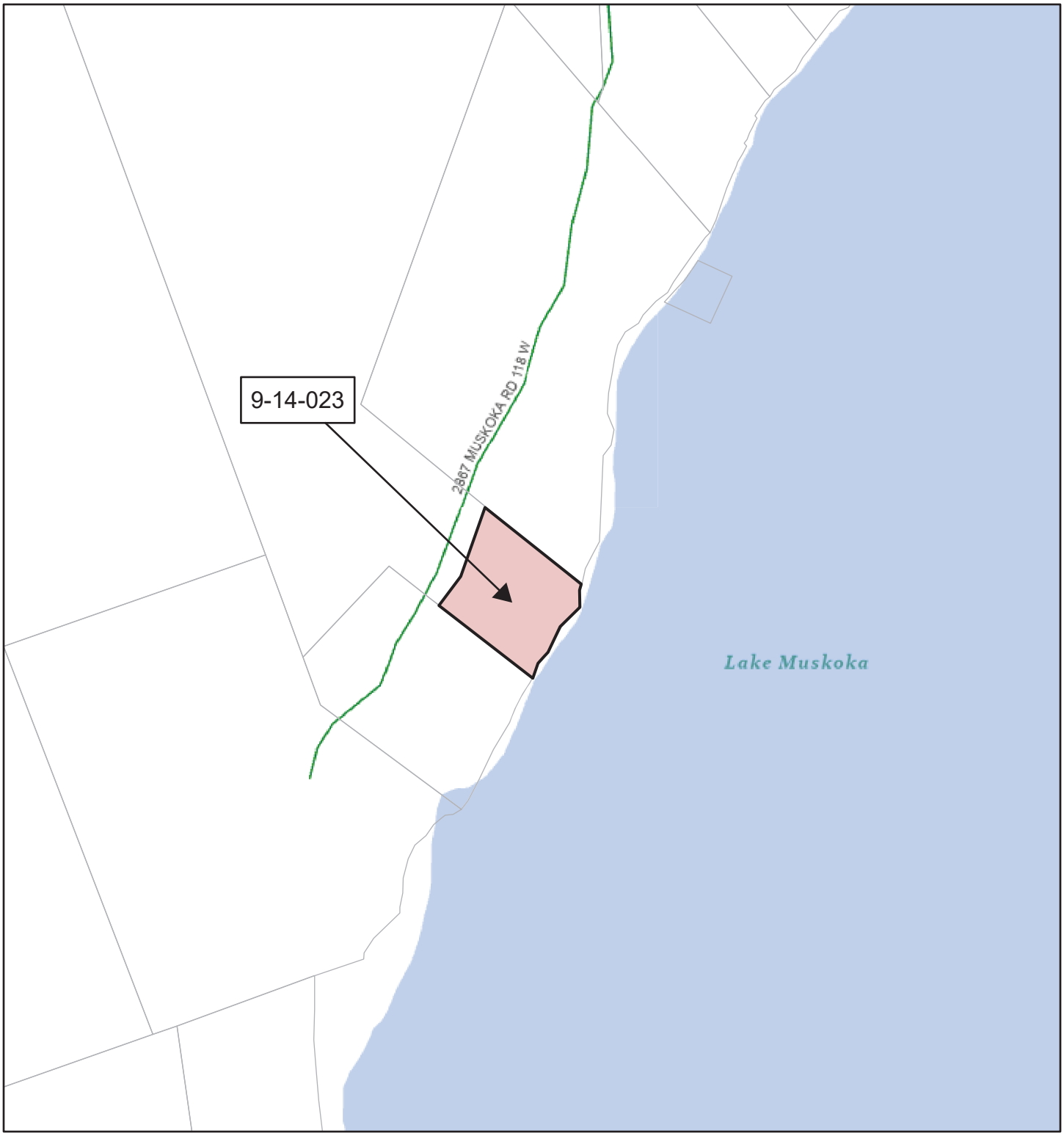
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as 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 18th day of November, 2026.

Kitty Bavington, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca

KEY MAP (A-63/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:3,458

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

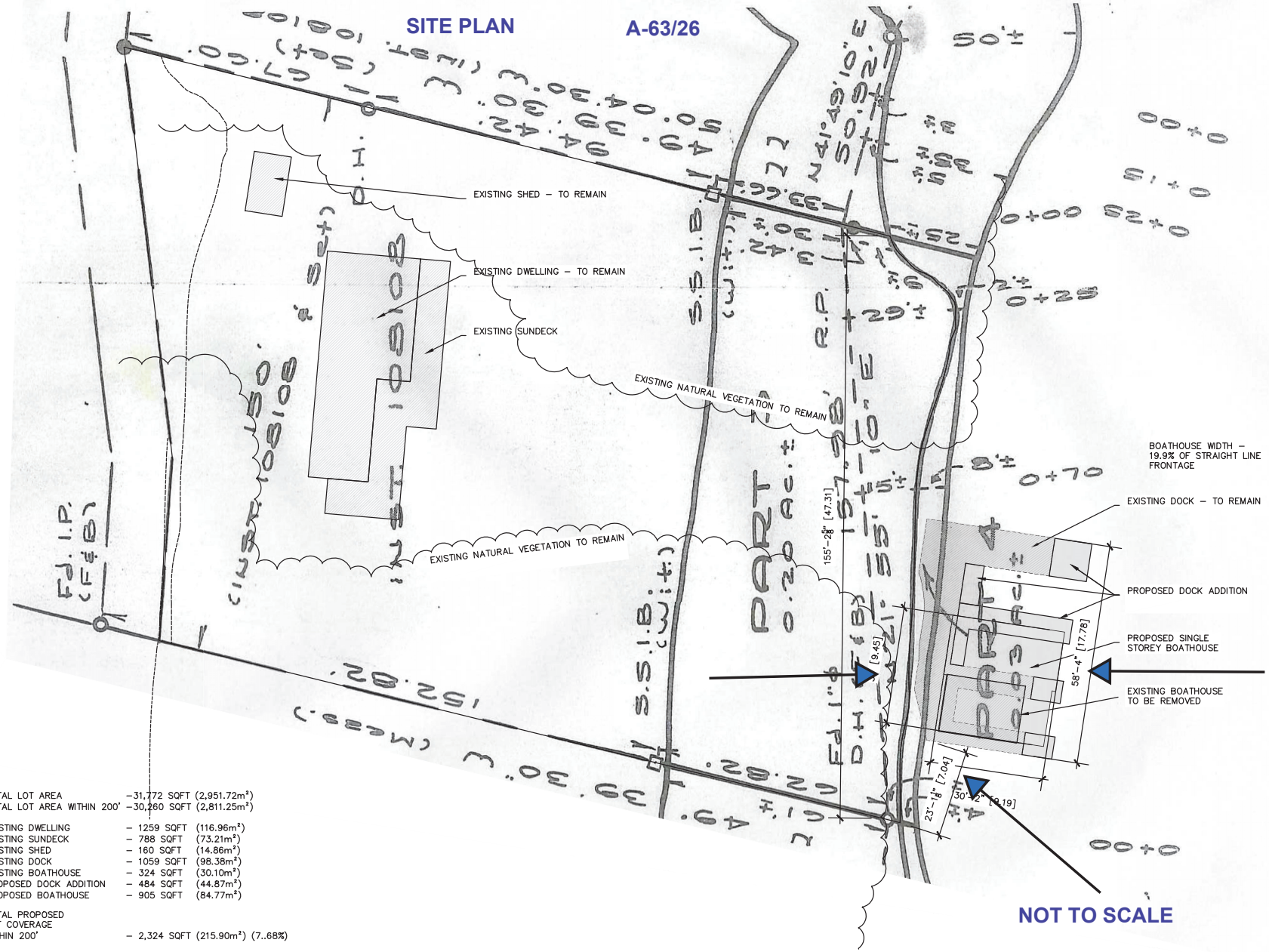
Parcel: Assessment
District Municipality
Area Municipality
Geographic Township

Road Network
Private

Wetland With Significance
Evaluated-Provincial
Evaluated-Other
Stream
Waterbody
Major Lake
World_Hillshade

Teranet / MPAC, District Municipality of Muskoka, https://www.ontario.ca/page/open-government-licence-ontario, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SITE PLAN A-63/26



TOTAL LOT AREA	–31,772 SQFT (2,951.72m²)
TOTAL LOT AREA WITHIN 200'	–30,260 SQFT (2,811.25m²)
EXISTING DWELLING	– 1259 SQFT (116.96m²)
EXISTING SUNDECK	– 788 SQFT (73.21m²)
EXISTING SHED	– 160 SQFT (14.86m²)
EXISTING DOCK	– 1059 SQFT (98.38m²)
EXISTING BOATHOUSE	– 324 SQFT (30.10m²)
PROPOSED DOCK ADDITION	– 484 SQFT (44.87m²)
PROPOSED BOATHOUSE	– 905 SQFT (84.77m²)
TOTAL PROPOSED LOT COVERAGE WITHIN 200'	– 2,324 SQFT (215.90m²) (7..68%)

Attainable Solutions Inc.
Box 5287
HUNTSVILLE, ONTARIO P1H 2K6
T: 705-783-6356
F: 705-788-2655
E: blayne@attainable.ca
www.attainable.ca

NOTES:

REVISIONS		
NO.	DESCRIPTION	DATE
01	ISSUED FOR CLIENT COMMENT	2025/04/25
02	REVISED AS PER PRE-CONSULTATION	2025/09/09
03	REVISED TO SHOW 200' LOT COVERAGE	2026/07/26
04	REVISED TO ADD DOCK ADDITION	2026/09/26

WALSH BOATHOUSE

SITE PLAN

Address:
2867 MUSKOKA ROAD 118 WEST
UNIT #17 (OAK RIDGE ROAD)
PORT CARLING, ONTARIO

Project Number:	XX
Date:	2025/02/06
Drawn By:	EM

SP1

Scale: 1:400 Rev: