

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-53/26

Roll No.: 6-6-086

Owner:	TROY COCKRIELL AND KERRY LYNN KEELER		
Address:	1050 KEELER RD UNIT 16		
Description:	CON 7 LOT 25 PLAN M61 LOT 112		
Zoning:	WATERFRONT RESIDENTIAL (WR1) LAKE MUSKOKA (Category 1 Lake)		Schedule: 48
Hearing Date: Monday, NOVEMBER, 9th, 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 redevelop the existing legal non-complying dwelling. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.5	Minimum Front Yard Setback	50ft. (15.2m)	25.03ft (7.63m)	25.1ft (7.6m)	New Dwelling
B	4.1.3	Interior Side yard Setback (East)	15ft (4.6m)	12.1ft (3.78m)	2.9ft (0.9m)	New Dwelling
C	4.1.3	Interior Side Yard Setback (East)	15ft (4.6m)	12.4ft (3.78m)	2.6ft (0.8m)	New Sundeck
D	4.1.3	Interior Side Yard Setback (West)	15ft (4.6m)	12.14ft (3.7m)	2.9ft (0.9m)	New Sundeck

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, November 4, 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 21st day of October, 2026.

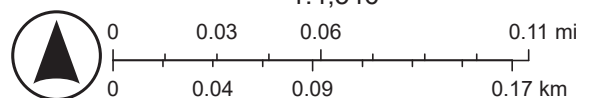
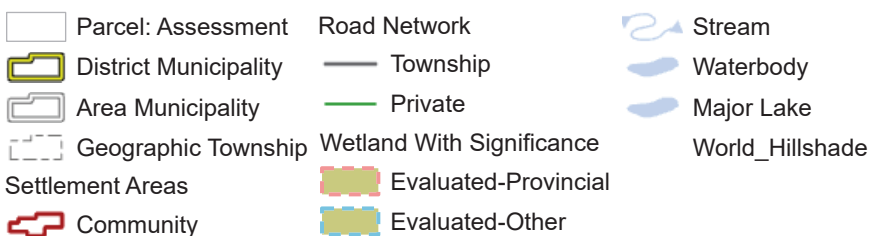
Kitty Bavington, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



KEY MAP (A-53/26)



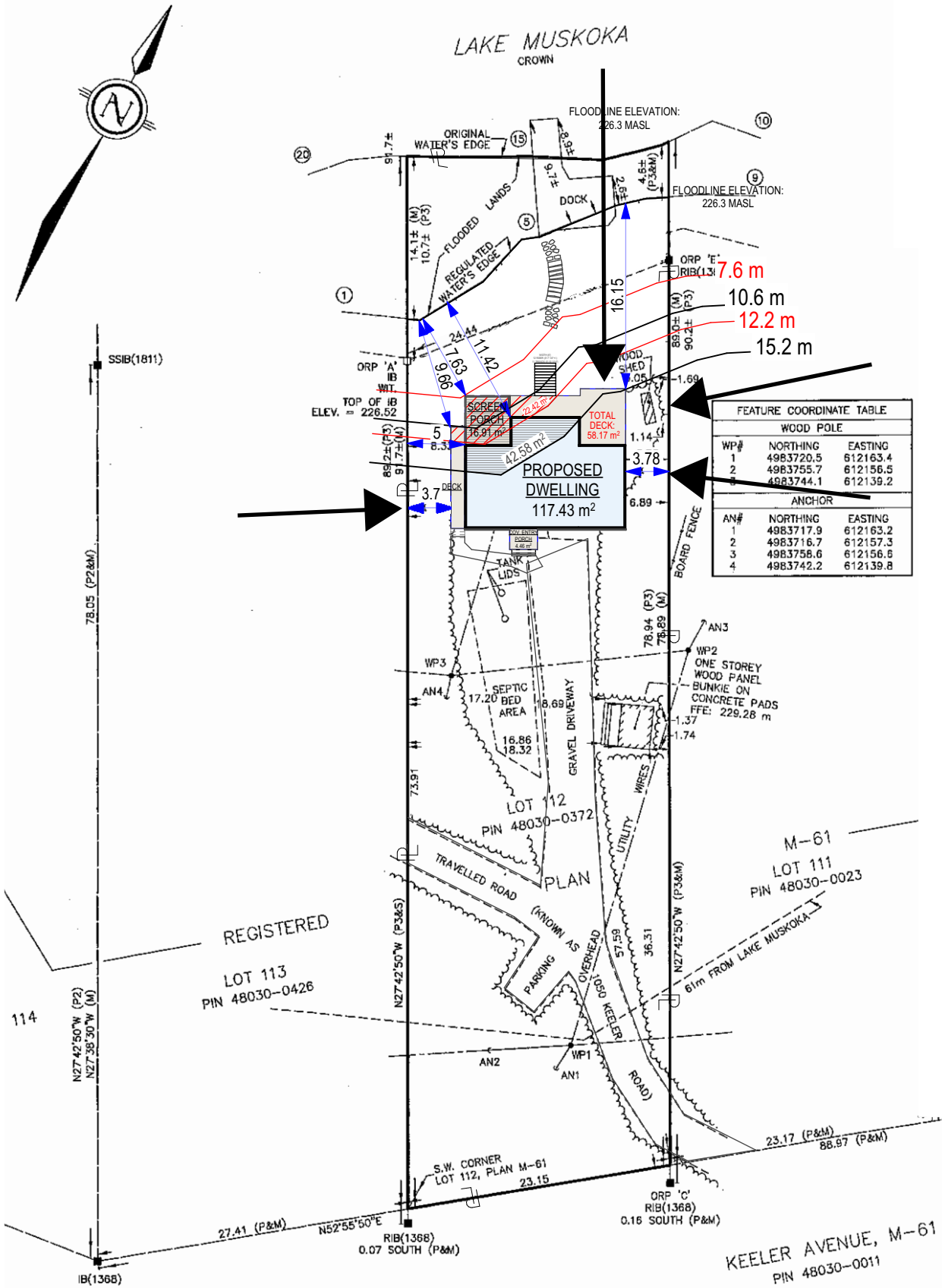
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



1:4,546

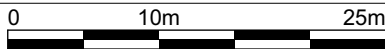
Teranet / MPAC, District Municipality of Muskoka, <https://www.ontario.ca/page/open-government-licence-ontario>, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

A-53/26



PROPOSED
SITE PLAN (METRIC)

SCALE: 1:500



NOT TO SCALE

FEATURE COORDINATE TABLE		
WOOD POLE		
WP#	NORTHING	EASTING
1	4983720.5	612163.4
2	4983755.7	612156.5
3	4983744.1	612139.2
ANCHOR		
AN#	NORTHING	EASTING
1	4983717.9	612163.2
2	4983716.7	612157.3
3	4983758.6	612156.6
4	4983742.2	612139.8

NOTE:
THIS SITE PLAN IS NOT A PLAN OF SURVEY
AND IS ONLY TO BE REFERENCED FOR
INFORMATION PURPOSES. ALL
MEASUREMENTS ARE APPROXIMATE (+/-)

SITE INFORMATION: PROPOSED

SITE: 1050 Keeler road Torrance, Ontario, P0C 1M0
Canada
ZONING: ... WATERFRONT RESIDENTIAL (WR1)
(LEGAL NON-COMPLYING)
WATER BODY: LAKE MUSKOKA (CATEGORY 1)

SETBACKS: PROPOSED

	REQ'D	PROPOSED
FRONT YARD (WATER):	10.6 m (35 ft.)	11.42 m
REAR YARD:	4.6 m (15 ft.)	56.7 m
EXTR. SIDE YARD:	9.1 m (30 ft.)	N/A
INTR. SIDE YARD:	4.6 m (15 ft.)	5, 3.78 m
SUNDECK:	7.6 m (25 ft.)	7.63 m
MAX. HEIGHT:	10.7 m (35 ft.)	10.02 m
TOTAL LOT COVERAGE:	10%	7.35%
LOT COVERAGE	10%	9.75%
(WITHIN 200 ft):		
FRONTAGE:		25.15 m (82.5 ft.)
HABITABLE FLOOR AREA:		215.72 m ² (2,322 sf)
HABITABLE AREA WITHIN 15.2 m:		42.58 m ² (458 sf)

This Drawing is the property of
Discovery Dream Homes. It is
not to be reproduced, or used to
produce products or services,
unless written consent is first
obtained from Discovery Dream
Homes.

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

FLOOR AREAS (sq.ft.)

BASEMENT	
CRAWL SPACE	1,264
	1,264 ft ²
LIVING AREAS	
MAIN FLOOR	1,264
UPPER FLOOR	876
	2,140 ft ²
PORCHES & DECKS	
ENTRY PORCH	48
OPEN DECK	633
SCREENED PORCH	182
	863 ft ²
	4,267 ft ²



Keene, Ontario, Canada
(705) 400-5647
FIRM BCIN: 32415

Project:
CUSTOM DREAM HOME

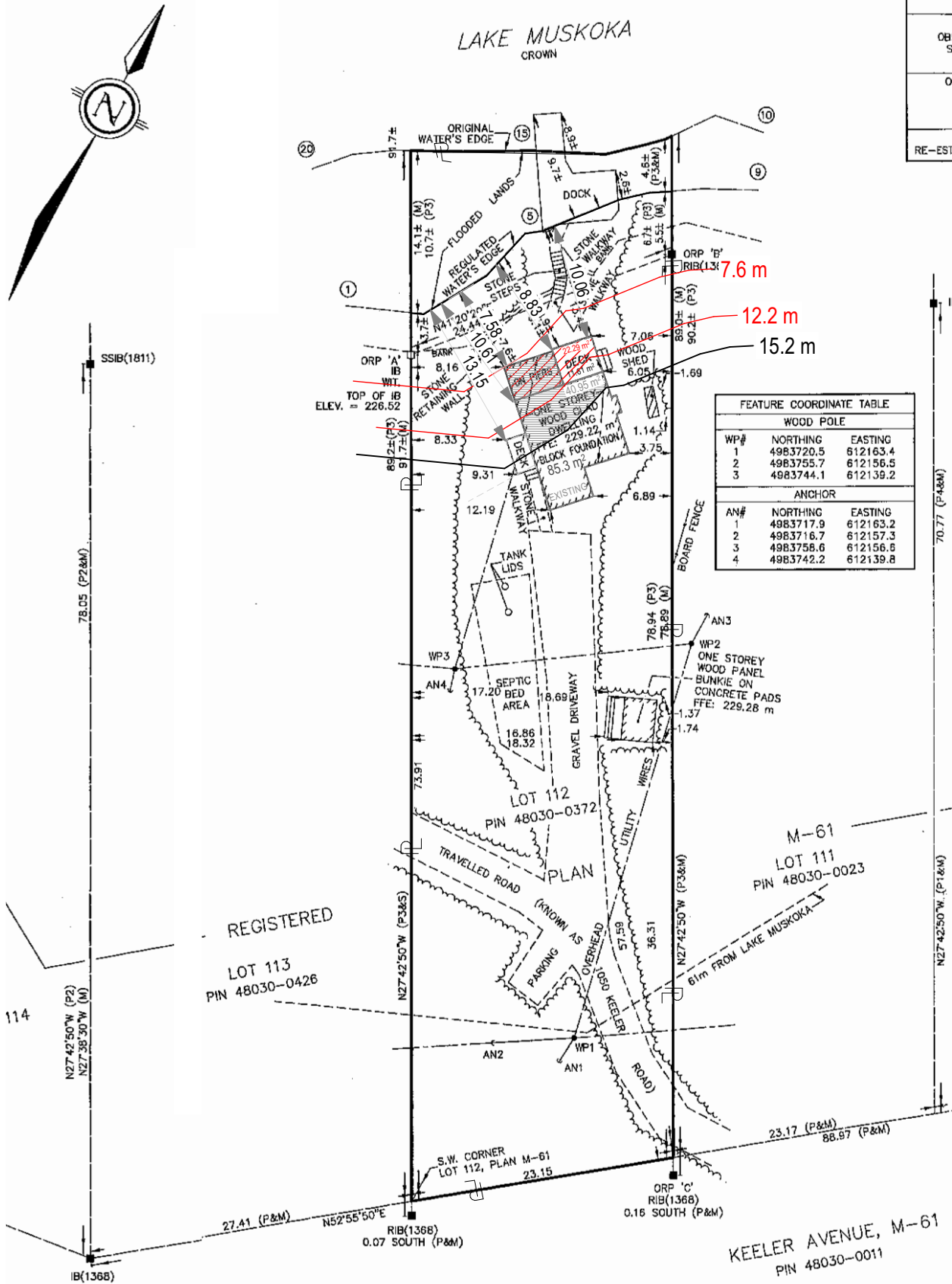
Client: **TROY & KERRY
KEELER/COCKRIELL**

Drawn By:	Sales Rep.:	Project No:	Revision:
BW	KF/SS	25-027	D

Date:
April 23, 2026

Ground Snow Load:	Pg No:
3.1 kPa	7 of 8

A-53/26



INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17 (CSRS)(2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG 216/10		
ORP	NORTHING	EASTING
A	4983786.64	612123.10
B	4983784.99	612139.24
C	4983715.02	612175.99
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LOT STATISTICS	
TOTAL LOT AREA:	2051± m²
TOTAL LOT AREA WITHIN 61m OF LAKE MUSKOKA:	1547± m²
FEATURE	AREA m²
DWELLING	85
BUNKIE	10
WOOD SHED	2
COVERAGE: 6% WITHIN 61m OF LAKE MUSKOKA	

FEATURE COORDINATE TABLE		
REGULATED WATER'S EDGE		
#	NORTHING	EASTING
1	4983767.8±	612116.1±
2	4983770.3±	612122.4±
3	4983775.6±	612125.7±
4	4983780.6±	612127.0±
5	4983781.5±	612128.2±
6	4983787.1±	612133.0±
7	4983788.8±	612135.0±
8	4983791.3±	612138.9±
9	4983793.5±	612143.3±

FEATURE COORDINATE TABLE		
ORIGINAL WATER'S EDGE		
#	NORTHING	EASTING
10	4983798.1±	612141.4±
11	4983797.5±	612137.0±
12	4983793.6±	612134.1±
13	4983792.3±	612132.6±
14	4983790.0±	612130.0±
15	4983787.4±	612124.3±
16	4983785.1±	612120.1±
17	4983783.6±	612117.2±
18	4983781.8±	612113.6±
19	4983779.7±	612110.5±
20	4983777.0±	612107.9±

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SETBACKS: EXISTING

	REQ'D	EXISTING
FRONT YARD (WATER):	10.6 m (35 ft.)	10.61 m
REAR YARD:	4.6 m (15 ft.)	58.3 m
EXTR. SIDE YARD:	9.1 m (30 ft.)	N/A
INTR. SIDE YARD:	4.6 m (15 ft.)	8, 3.75 m
SUNDECK:	7.6 m (25 ft.)	7.58 m
MAX. HEIGHT:	10.7 m (35 ft.)	4.877 m (16 ft)
TOTAL LOT COVERAGE:	10%	4.73%
LOT COVERAGE (WITHIN 200 ft):	10%	6%
FRONTAGE:		25.15 m (82.5 ft.)
HABITABLE FLOOR AREA:		85.28 m2 (918 sf)
HABITABLE AREA WITHIN 15.2 m:		40.95 m2 (441 sf)

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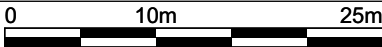
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