

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-44/26

Roll No.: 9-9-023

Owner:	Two Point Seven Investments Inc.		
Address:	1011 Beaumaris Rd. Unit 4		
Description:	Part of Lot 25, Concession 8, Parts 1 to 4, Plan 35R-23143, (Monck)		
Zoning:	Waterfront Residential (WR1-7) Lake Muskoka (Category 1 Lake)		Schedule: 38
Hearing Date: Monday, October, 5th, 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-notice/> 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 and single storey boathouse. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Entire Lot & Within 200 ft. of High Water Mark*)	10%/2,488 sq. ft.	11%/2,733 sq. ft.	1%/245 sq. ft.	Construct a Single Storey Boathouse
B	4.1.7	Minimum Side Yard Setback for a Dock - West	30 ft.	17.4 ft.	12.6 ft.	Construct a Dock
C		Minimum Side Yard Setback for a Dock - East		27 ft.	3 ft.	
D	4.1.7, 4.1.7.12 a. & c.	Maximum Cumulative Width –	16%/21.1 ft.	18.9%/25 ft.	2.9%/3.9 ft.	Construct a Single Storey Boathouse



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

*Entire property is within 200 feet of the high water mark.

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: **September 30th, 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.

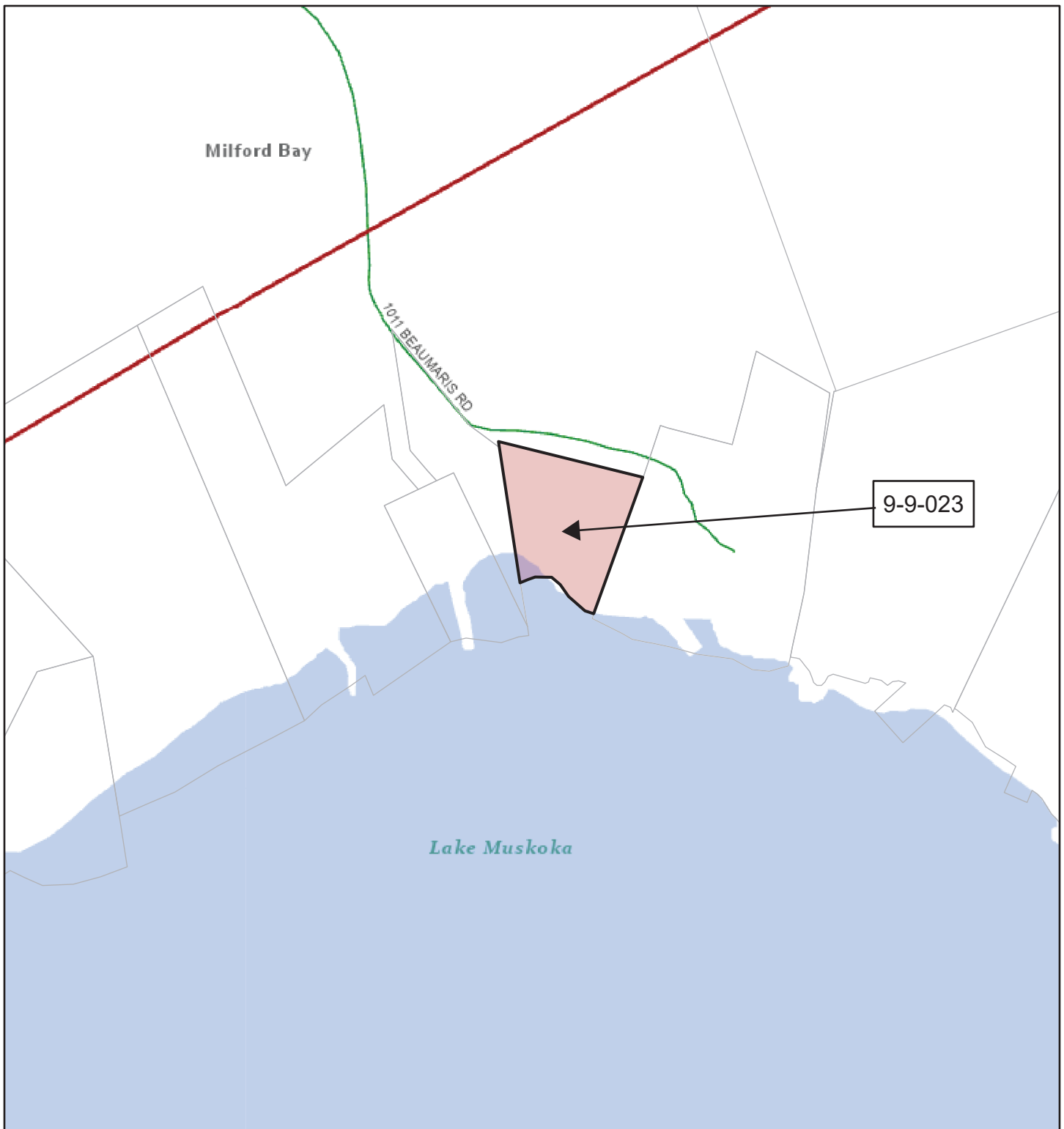
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 18th day of September, 2026.

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

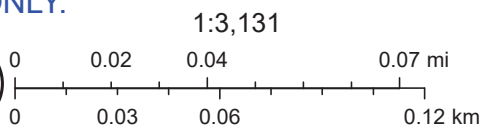


KEY MAP (A-44/26)



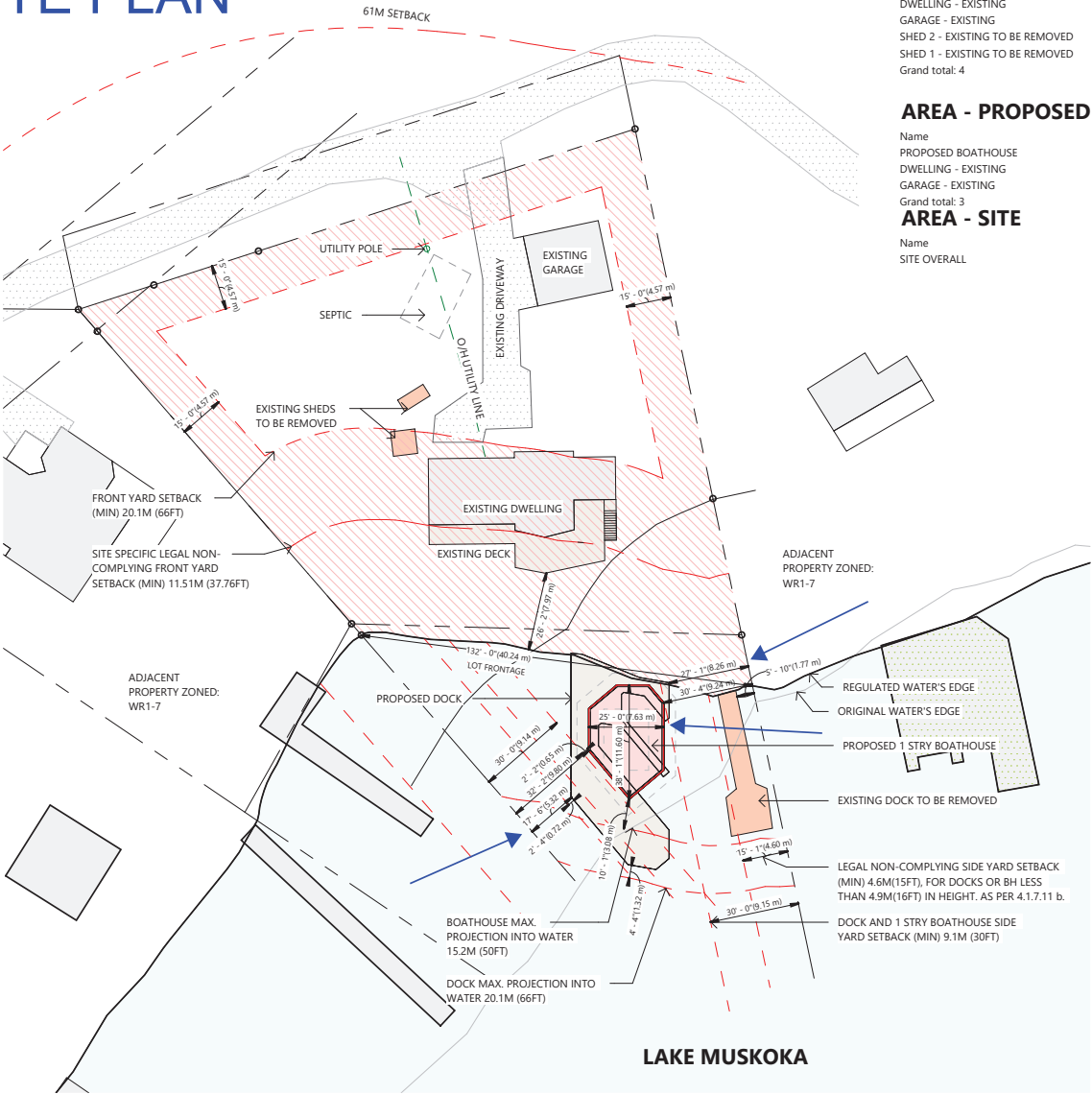
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



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



AREA - EXISTING LOT COVERAGE

Name	Area	Area (SM)	Coverage %
DWELLING - EXISTING	1385 SF	128.71 m ²	5.57%
GARAGE - EXISTING	612 SF	56.83 m ²	2.46%
SHED 2 - EXISTING TO BE REMOVED	45 SF	4.18 m ²	0.18%
SHED 1 - EXISTING TO BE REMOVED	68 SF	6.29 m ²	0.27%
Grand total: 4	2110 SF	196.01 m ²	8.48%

AREA - PROPOSED LOT COVERAGE

Name	Area	Area (SM)	Coverage %
PROPOSED BOATHOUSE	736 SF	68.34 m ²	2.96%
DWELLING - EXISTING	1385 SF	128.71 m ²	5.57%
GARAGE - EXISTING	612 SF	56.83 m ²	2.46%
Grand total: 3	2733 SF	253.88 m ²	10.98%

AREA - SITE

Name	Area	Area (SM)	Perimeter
SITE OVERALL	24888 SF	2312.17 m ²	665' - 11"

SITE PLAN LEGEND

PROPERTY LINE	OPEN DECK / DOCK	GAS LINE LOCATION
ZONING SETBACKS	ROOF OVERHANG	WATER LINE LOCATION
BUILDING EXISTING	ROAD EXISTING	SEPTIC MANTLE LOCATION
BUILDING PROPOSED	ROAD TO BE REMOVED	TREES
TO BE REMOVED	ROAD PROPOSED	VEGETATION
COVERED PATIO / DECK	UTILITY LINE LOCATION	WATER

ZONING REQUIREMENTS

PER TBL 4.1.3 OF TOWNSHIP OF MUSKOKA LAKES ZONING BY-LAWS (LAKE MUSKOKA)
SITE ADDRESS: 1011 BEAUMARIS RD S, UNIT 4, MONCK
ZONING TYPE: WR1-7 (WATERFRONT NO CONSTRAINTS)
ROLL NUMBER: 445309000902300
LEGAL DESCRIPTION: LOT 25 CON 8 MONCK

REQUIRED	
LOT AREA (MIN)	= 0.4 HA (1 AC)
LOT FRONTAGE (MIN)	= 40.66 M (133.4 FT)
LOT COVERAGE (MAX) (FIRST 61M) TBL 4.1.3.6	= 10%
REQUIRED YARDS	
FRONT YARD (MIN)	= 20.1 M (66 FT)
EXTERIOR SIDE YARD (MIN)	= 9.1 M (30 FT)
REAR YARD (MIN)	= 4.6 M (15 FT)
INTERIOR SIDE YARD (MIN)	= 4.6 M (15 FT)
BLDG HEIGHT (ON CAT.1 LAKES) (MAX)	= 10.7 M (35 FT)
GROSS FLOOR AREA (MIN)	= 69.7 SM (750 SF)

ACCESSORY STRUCTURES AND BUILDINGS	
BUILDING HEIGHT (MAX)(highest point of roof)	= 7.7 M (25 FT)

GUEST CABIN	
FLOOR AREA (MAX)	= 60.4 SM (650 SF)
PERMITTED PER LOT	= 1

SHORELINES STRUCTURES AND FACILITIES	
DOCKS TABLE 4.1.7	
DOCK LENGTH (MAX)	= 20.1 M (66 FT)
DOCK WIDTH (25%)	= 10.16 M (33.35 FT)
DOCK SETBACK (MIN)	= 9.10 M (30 FT)
4.1.7.11 LEGAL NON-COMPLYING DOCK AND BOATHOUSE SIDE YARD SETBACKS. EXISTING SETBACK OR 4.6M, WHICHEVER GREATER.	= 4.6 M (15 FT)

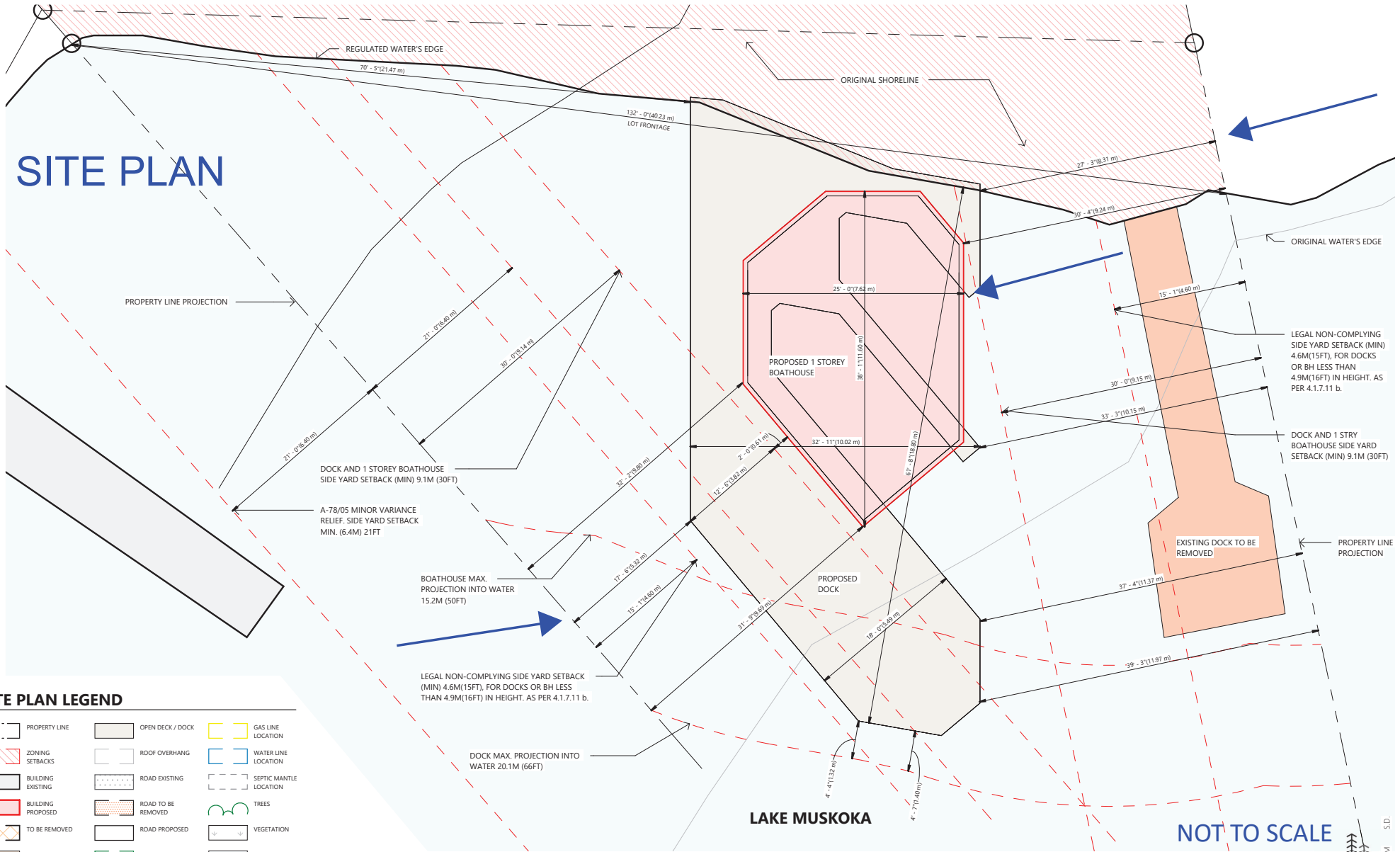
BOATHOUSES TABLE 4.1.7	
BOATHOUSE LENGTH (MAX)	= 15.20 M (50 FT)
1ST STOREY WIDTH (MAX) 16%	= 6.5 M (21.34 FT)
BOATHOUSE SETBACK (1 STOREY)	= 9.1 M (30 FT)
HABITABLE FLOOR AREA	= NO
BLDG HEIGHT (MAX)(highest point of roof)	= 4.9 M (16 FT)

NOT TO SCALE

SITE PLAN OVERVIEW & ZONING
D'ALESSANDRO | BOATHOUSE
CORBIN PATTEN DESIGNS
877.562.1959 | DESIGN@CORBINPATTEN.COM



SITE PLAN



SITE PLAN LEGEND

	PROPERTY LINE		OPEN DECK / DOCK		GAS LINE LOCATION
	ZONING SETBACKS		ROOF OVERHANG		WATER LINE LOCATION
	BUILDING EXISTING		ROAD EXISTING		SEPTIC MANTLE LOCATION
	BUILDING PROPOSED		ROAD TO BE REMOVED		TREES
	TO BE REMOVED		ROAD PROPOSED		VEGETATION
	COVERED PATIO / DECK		UTILITY LINE LOCATION		WATER

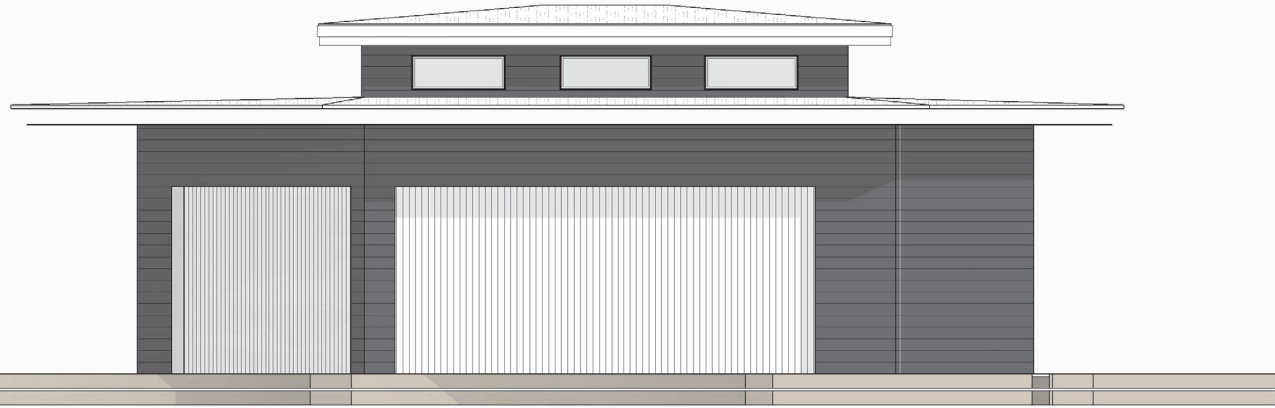
① SITE PLAN - DESIGN (ZOOMED IN)
1" = 10'-0"

SITE PLAN (ZOOMED IN)
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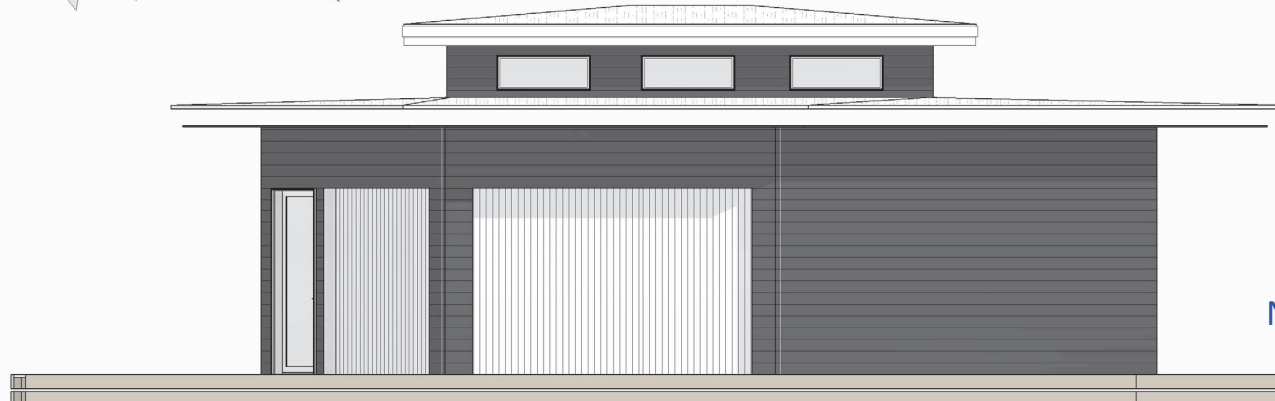
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ELEVATIONS



① EAST ELEVATION - DESIGN
3/16" = 1'-0"

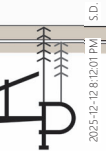
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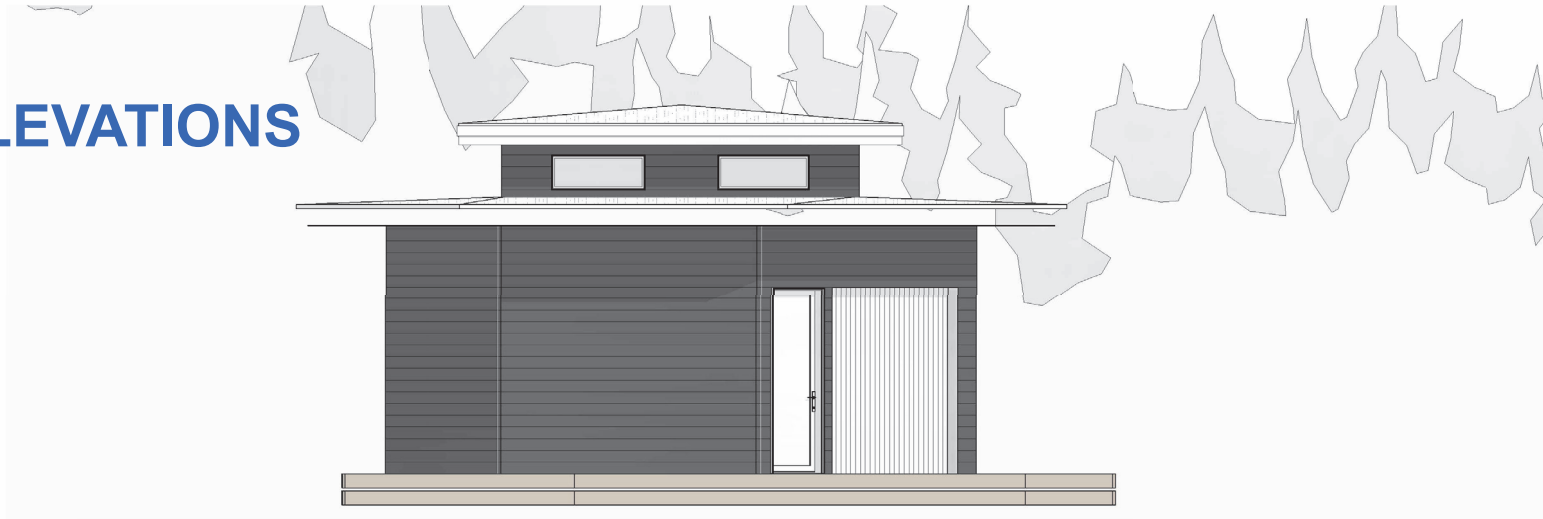
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② WEST ELEVATION - DESIGN
3/16" = 1'-0"

E/W ELEVATION
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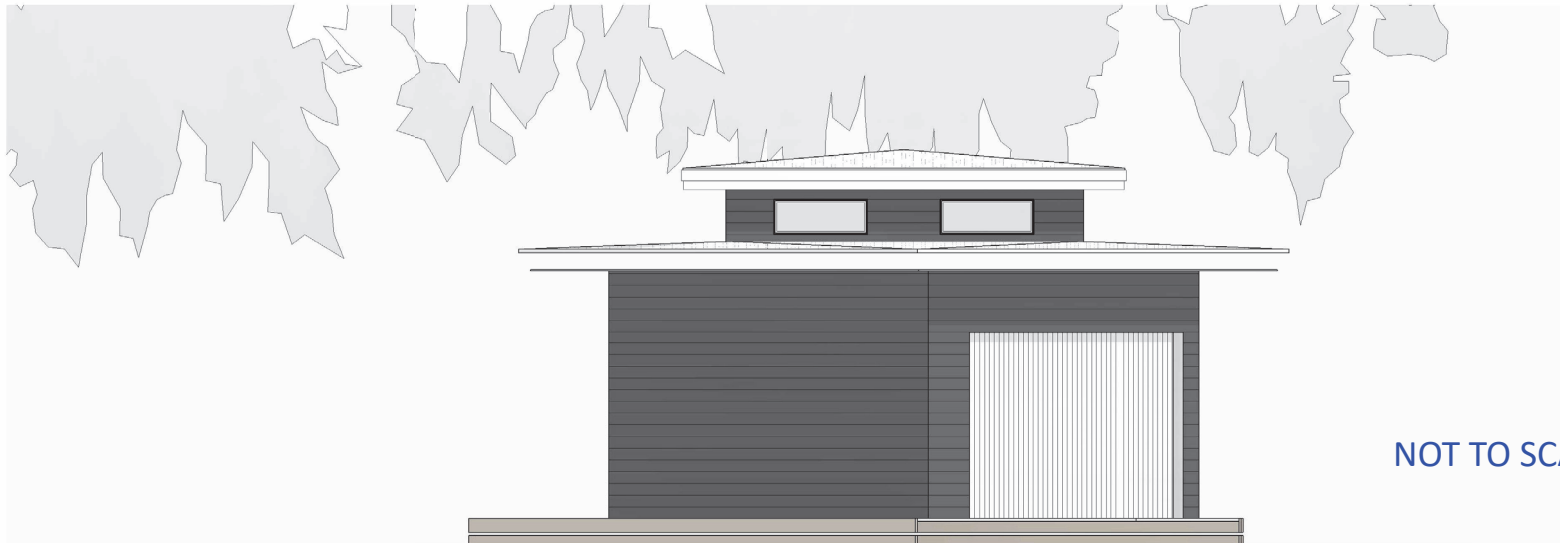


ELEVATIONS



① NORTH ELEVATION - DESIGN
3/16" = 1'-0"

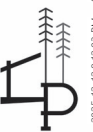
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② SOUTH ELEVATION - DESIGN
3/16" = 1'-0"

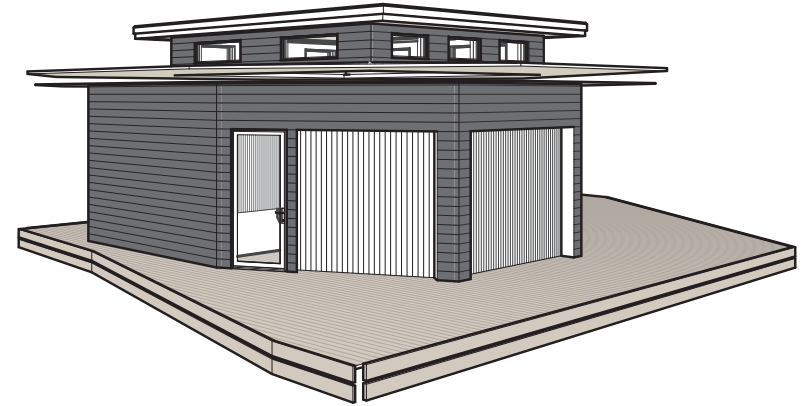
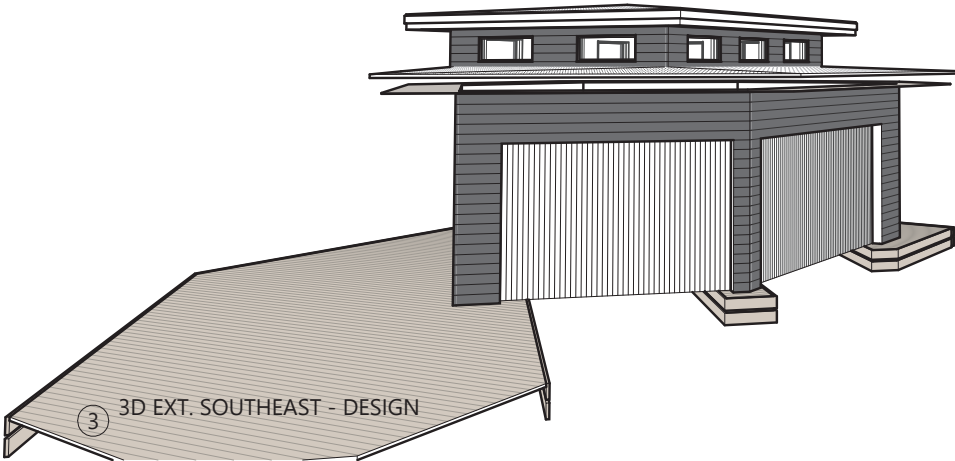
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N/S ELEVATION
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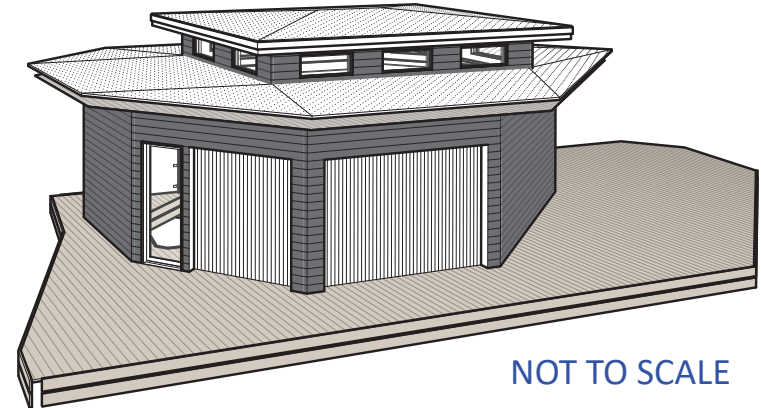
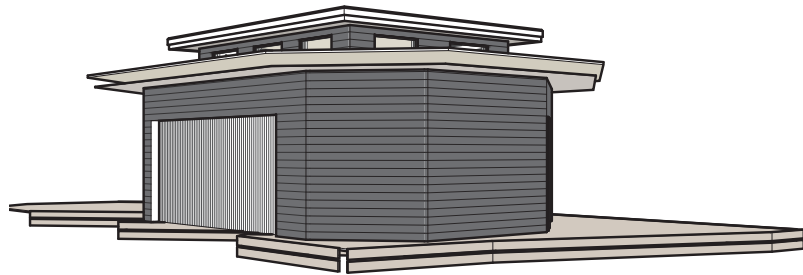


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DRAWINGS



FOR INFORMATIONAL PURPOSES ONLY



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3D
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