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-70/26
Roll No.: 7-6-059

Owner:	Mill Stream Capital Corporation
Address:	3118 Muskoka Rd. 169
Description:	Part of Lot 14, Concession A, Parts 2 and 3, Plan 35R21765 (Medora)
Zoning:	Community Commercial (C3-R) Lake Muskoka (Category 1 Lake) Schedule: 56
Hearing Date: Monday, December 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:
The applicant proposes to construct four pop-up retail and restaurant shops around an existing parking lot. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Required	Proposed	Variance	Proposal
A	3.23.1	Setback from Streets and Unopen Road Allowances	7.6 m (25 ft)	0.4 m (1.4 ft)	7.2 m (23.6 ft)	Restaurant
B	5.2.3	Setback from Exterior Side Yard	3 m (10 ft)	0.4 m (1.4 ft)	2.6 m (8.6 ft)	
C	5.2.3	Setback from Rear Yard	3 m (10 ft)	1.9 m (6.3 ft)	1.1 m (3.7 ft)	
D	5.2.4.3	Setback from High Water Mark	20.1 m (66ft)	9.4 m (31 ft)	10.7 m (35 ft)	Retail Stores Area

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 9, 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.

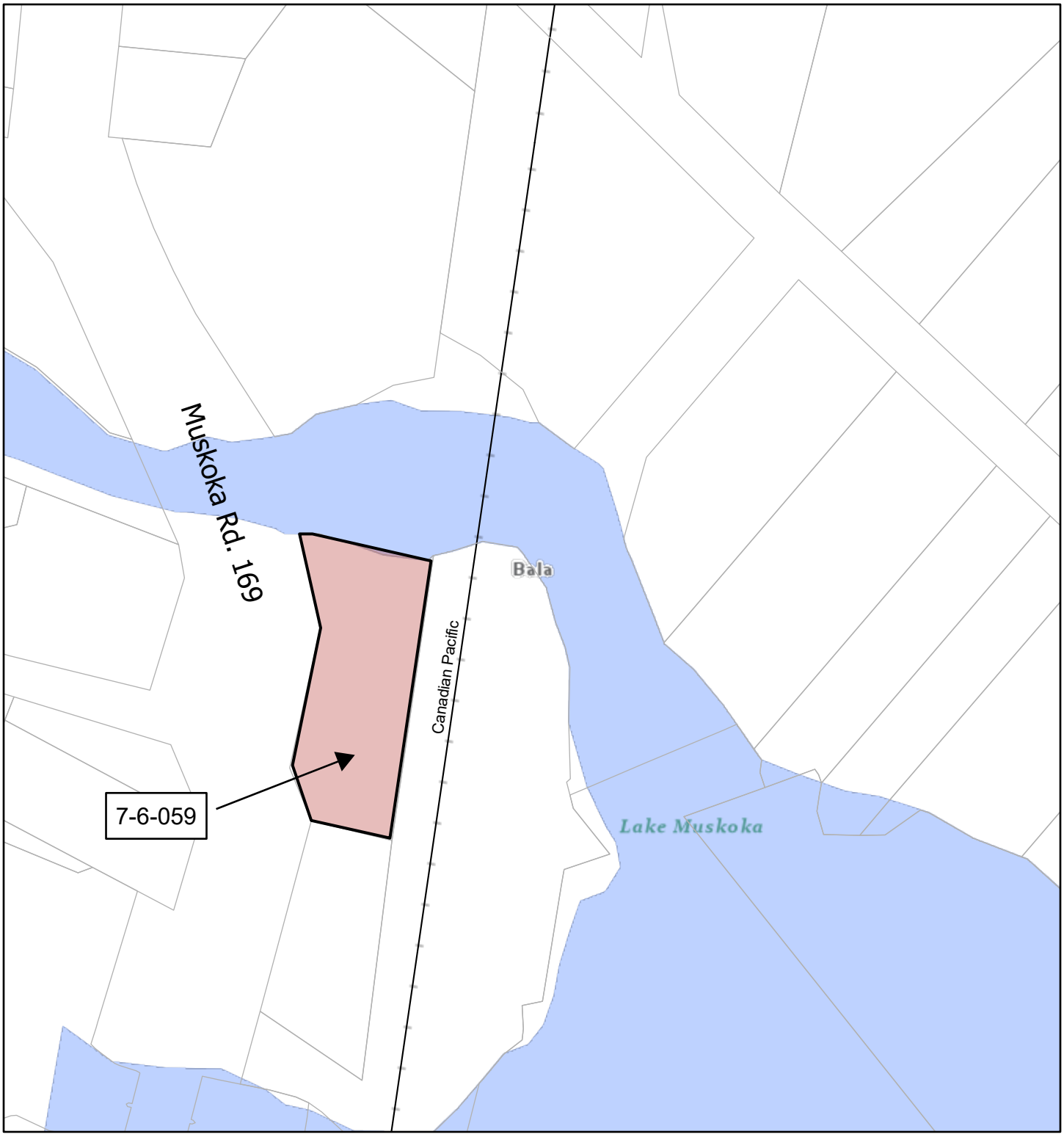
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as 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 23rd day of November, 2026.

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

Key Map (A-70/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:1,581

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

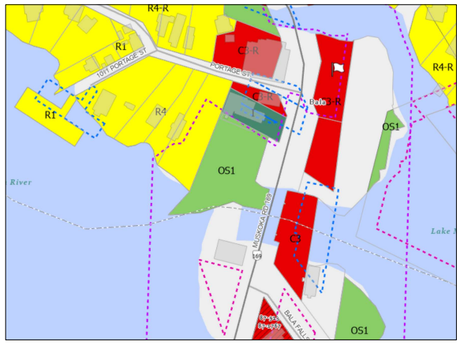
- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

Settlement Areas

- Urban Centre

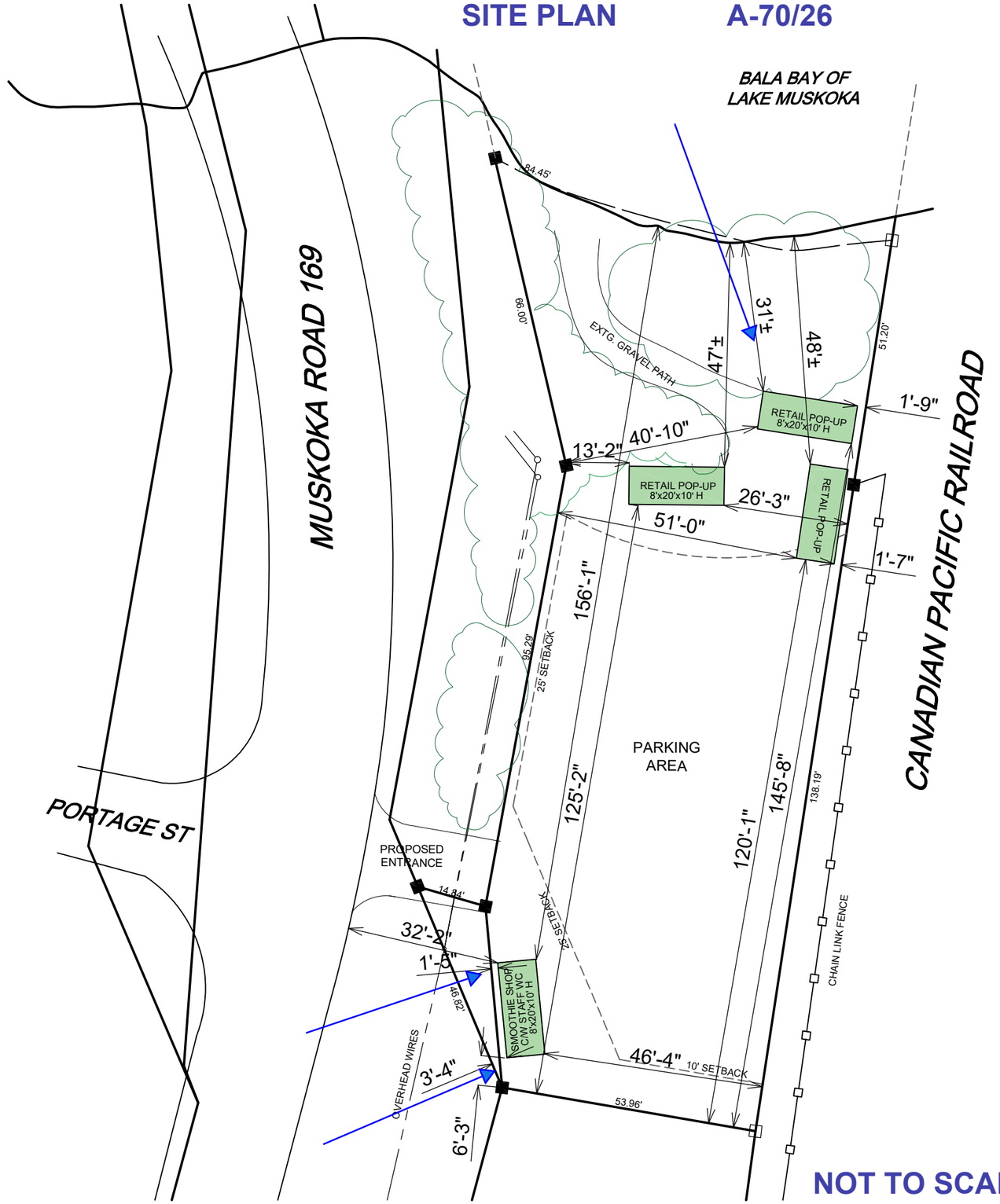
- Wetland With Significance
- Evaluated-Provincial
- Evaluated-Other
- Waterbody
- Major Lake
- World_Hillshade

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



KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA WEBMAP

SITE PLAN A-70/26



NOT TO SCALE

LOT 14 CON A MEDORA
C3-R

AREA CALCULATIONS

EXISTING:	PROPOSED:	
VACANT	SMOOTHIE POP-UP	160 SQ.FT.
	RETAIL POP-UP	160 SQ.FT.
	RETAIL POP-UP	160 SQ.FT.
	RETAIL POP-UP	160 SQ.FT.
	TOTAL =	640 SQ.FT.

TOTAL LOT AREA:	12,295 ft²
ALLOWABLE COVERAGE (100%):	12,295 ft²
PROPOSED COVERAGE:	640 ft² (5.2%)
STRAIGHT LINE FRONTAGE:	84.5 FT.

GENERAL NOTES
1. Do not scale drawings.
2. Should there appear to be any discrepancies, please contact designers prior to proceeding.
3. All materials and installation methods shall adhere to the Ontario Building Code.
4.Any substitutions shall be approved by the designers prior to proceeding with any work.

T SQUARED DESIGN STUDIO INC.
167 Medora Street Port Carling ON POB 1J0 | 705.765.5428

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436

TERRY LEDGER

CONSULTANTS

PORTAGE LANDING
3118 MUSKOKA ROAD 169
TOWNSHIP OF
MUSKOKA LAKES

MARK	DATE	DESCRIPTION
1	15AUG25	ISSUED FOR REVIEW

SCALE:	1"= 25'
PROJECT NO:	TL-25-2830
CAD DWG FILE:	PL-SITE
DRAWN BY:	TL
CHECKED BY:	TERRY LEDGER

SHEET TITLE

SITE PLAN

A0