

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-38/26

Roll No.: 2-4-055

Owners:	Brent Amey & James Feehely
Address:	1234 Shea Road Unit 6
Description:	Part of Lot 17, Concession 6 (Watt) Township of Muskoka Lakes
Zoning:	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4) Three Mile Lake (Category 4 Lake) Schedule: 23
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:

The applicant proposes to recognize an as-built sauna and shed and existing parking area/driveway that are located within required yards. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3	Minimum Front Yard Setback - Shed	66 ft.	12.7 ft.	53.3 ft.	Permit an As-Built Shed
B	4.1.3	Minimum Westerly Interior Side Yard Setback - Shed	15 ft.	0.6 ft.	14.4 ft.	
C	4.1.3	Minimum Westerly Interior Side Yard Setback - Shed	15 ft.	2.7 ft.	12.3 ft.	Permit an As-Built Sauna
D	3.28 i.	Minimum Setback for a Parking Area From the High Water Mark	66 ft.	25.5 ft.	40.5 ft.	Permit an Existing Parking 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: **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.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.

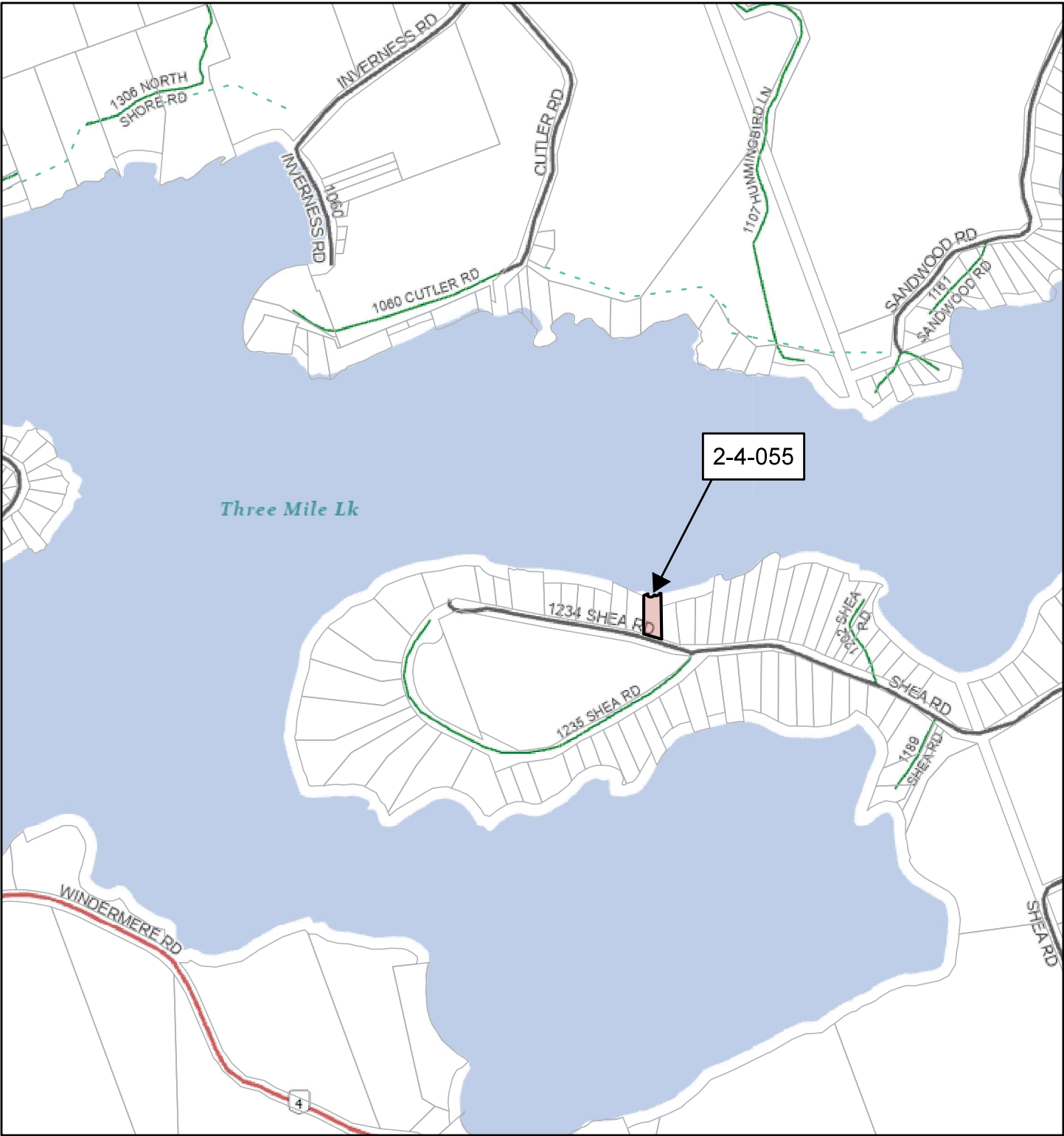
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka
Lakes this 20th day of August 2026.

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



KEY MAP (A-38/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

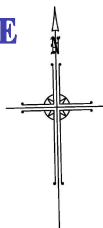


ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7

A-38/26

NOT TO SCALE

THREE MILE LAKE (CROWN)



SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF PART OF

LOT 17

CONCESSION 6

GEOGRAPHIC TOWNSHIP OF WATT

TOWNSHIP OF MUSKOKA LAKES

DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 250

5 0 20
metres

RUDY MAK SURVEYING LTD.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 01°12'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P2.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD28:1978 (HTV2.0) DATUM.

NOTE

THE LIMIT OF THREE MILE LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK OR WATER'S EDGE AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WATT.

SITE BENCHMARK #1:

SITE BENCHMARK #1 IS THE TOP OF THE SIB AT THE SOUTHWEST CORNER OF THE PROPERTY, HAVING AN ELEVATION OF 258.96.

SITE BENCHMARK #2:

SITE BENCHMARK #2 IS THE TOP OF THE SIB ALONG THE WESTERN LIMIT OF THE PROPERTY, HAVING AN ELEVATION OF 247.55.

SURVEYOR'S REAL PROPERTY REPORT (PART 2) REPORT SUMMARY

Description of Land

PART OF LOT 17, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

Registered easements and/or Right-of-Ways

PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 48136-0288 (LT).

NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN.

NOTE:

EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS.

Boundary Issues

NONE.

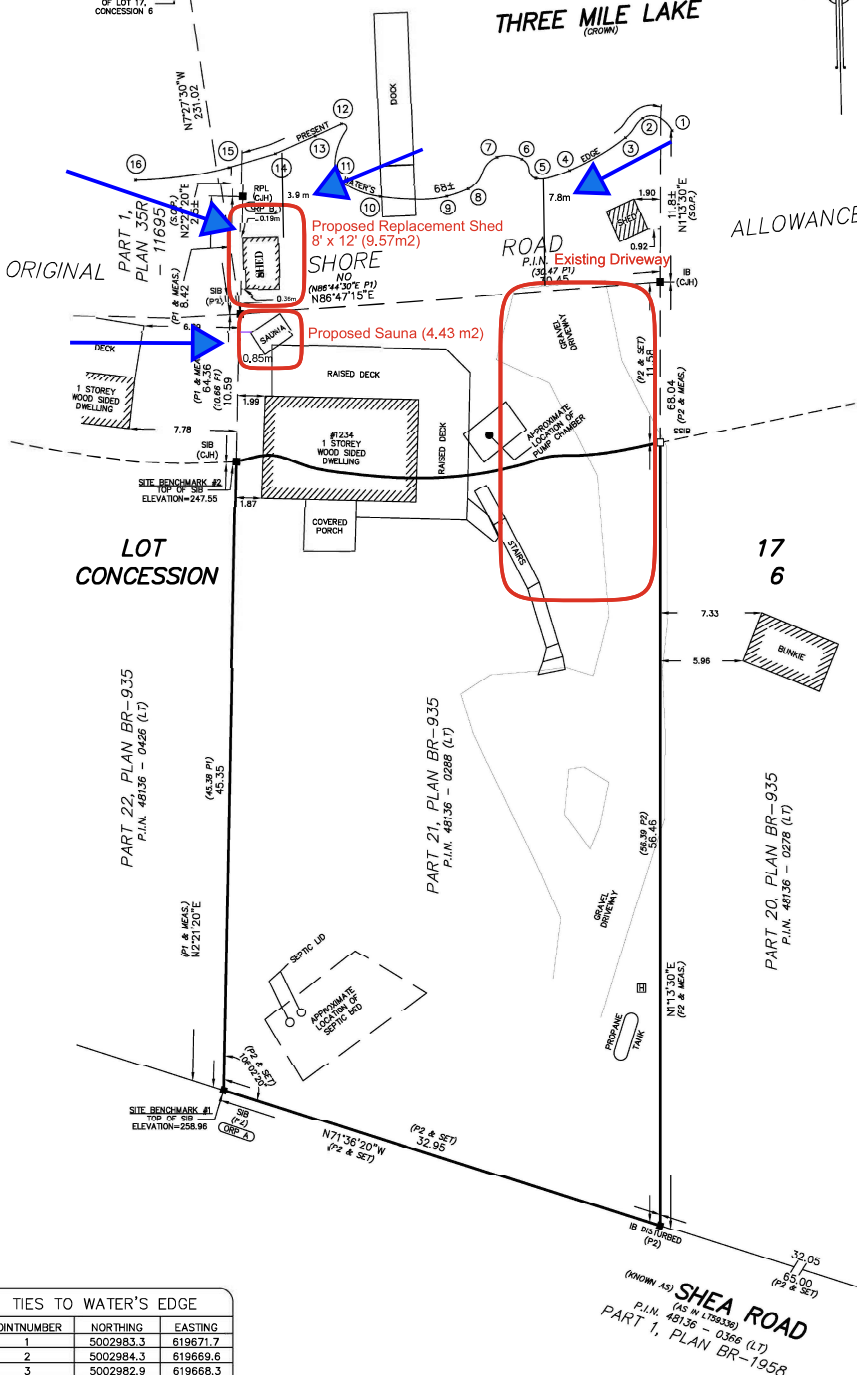
Compliance with Municipal Zoning By-Laws

Not certified by this Report.

Additional Remarks

NOTE LOCATION OF DRIVEWAY

THIS REPORT WAS PREPARED FOR MARY FEEHELY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



TIES TO WATER'S EDGE

POINTNUMBER	NORTHING	EASTING
1	5002983.3	619671.7
2	5002984.3	619669.6
3	5002982.9	619668.3
4	5002980.6	619664.2
5	5002980.2	619661.8
6	5002981.5	619660.8
7	5002981.7	619659.0
8	5002979.5	619656.9
9	5002979.0	619655.3
10	5002979.1	619650.5
11	5002980.6	619647.4
12	5002984.3	619647.9
13	5002983.5	619646.0
14	5002982.3	619643.1
15	5002981.4	619639.7
16	5002980.6	619633.0

LEGEND

□	DENOTES	PLANTED SURVEY MONUMENT
■	DENOTES	FOUND SURVEY MONUMENT
SSIB	DENOTES	SHORT STANDARD IRON BAR
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
RPL	DENOTES	ROCK PLUG
(B12)	DENOTES	N.P. LYNDON O.L.S.
(C.H.)	DENOTES	COOTE, JACKSON, & HILEY LTD.
(P1)	DENOTES	PLAN 35R-11695
(P2)	DENOTES	PLAN BR-935
IB	DENOTES	HYDRO BOX
(S.O.P.)	DENOTES	SET ON PRODUCTION

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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DISTANCES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999743.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET NETWORK/UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH). COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10

POINT ID	NORTHING	EASTING
ORP A	5002914.8	619637.9
ORP B	5002979.1	619640.5

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2 1 9 2 9 6 0



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1028, Section 26(3).

**RUDY MAK
SURVEYING LTD.**
ONTARIO LAND SURVEYORS

89 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 8M5 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

OCTOBER 12, 2022
DATE

RUDY MAK
ONTARIO LAND SURVEYOR

CAUTION
ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

DRAWN BY: JD
CHECK BY: AD
FILE NO. 15515SRPR