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-49/26
Roll No.: 9-13-002-04

Owner:	James Smith
Address:	2614 Muskoka Road 118 West
Description:	Part of Lot 27, Concession 1, Part 1, Plan 35R-11617, (Monck)
Zoning:	Residential – Private Services (R3) Lake: Not Applicable Schedule: 37
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 recognize an as-built garage. Existing buildings and structures on the subject property include a dwelling and two garages. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Required	Proposed	Variance	Proposal
A	3.23.1 & 5.1.3	Minimum Front Yard Setback	7.6 m (25 ft.)	4.6 m (15 ft.)	3 m (10 ft.)	Recognize an As-Built Garage

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.

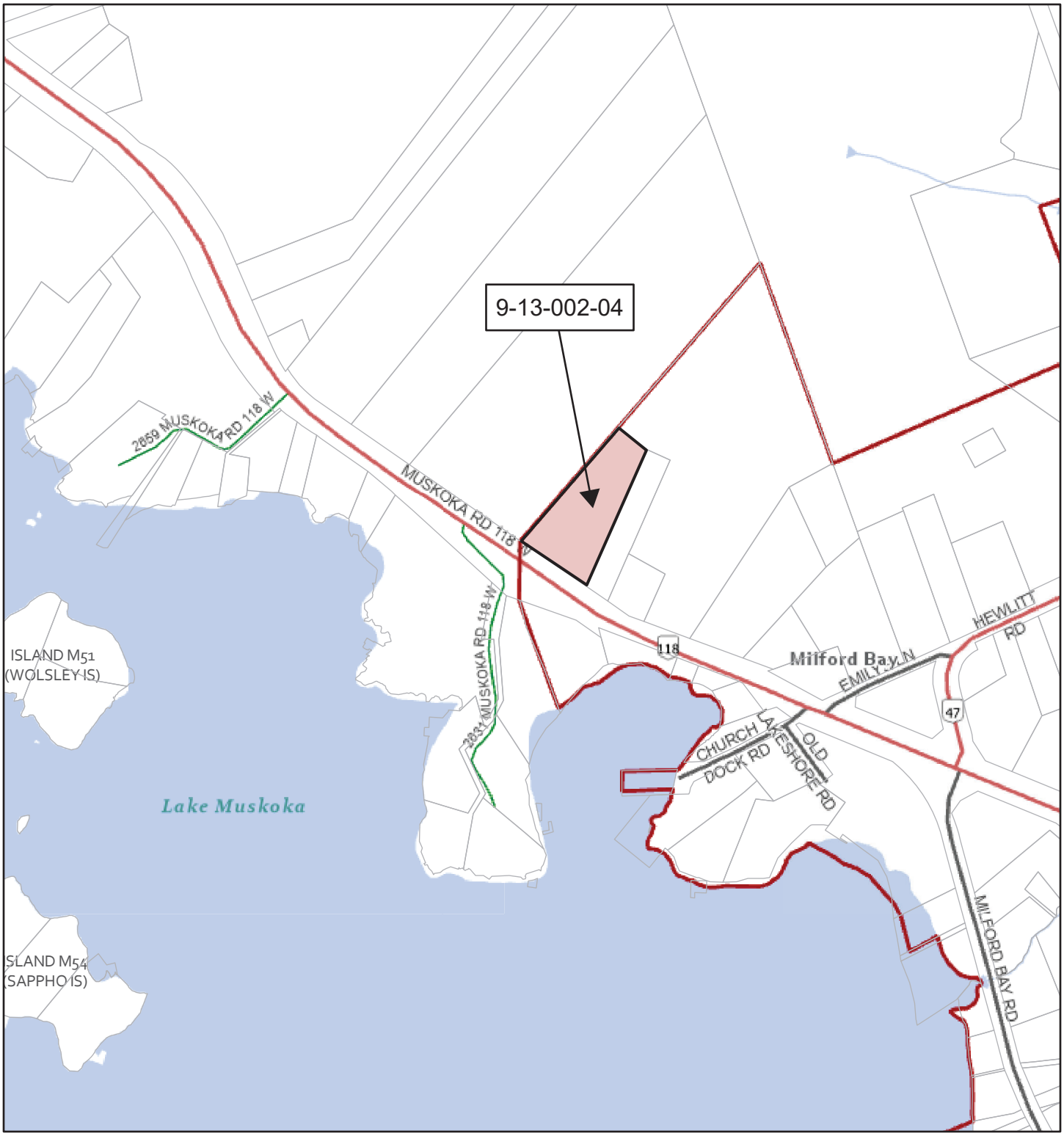
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as 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 13th day of November, 2026.

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

Key Map (A-49/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:9,261

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Settlement Areas
- Community

Road Network
- District
- Township
- Private

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

Teranet / MPAC, District Municipality of Muskoka, https://www.ontario.ca/page/open-government-licence-ontario, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY
OF PART OF
LOT 27, CONCESSION 12
GEOGRAPHIC TOWNSHIP OF MONCK
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SITE PLAN

A-49/26

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SURVEYOR'S CERTIFICATE

I CERTIFY THAT

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 27TH OF MARCH, 2026.

MARCH 31, 2026.
DATE

R.J. CHAPPLE
ONTARIO LAND SURVEYOR

SCALE: 1 INCH = 40 FEET
0 10 40 80 FEET

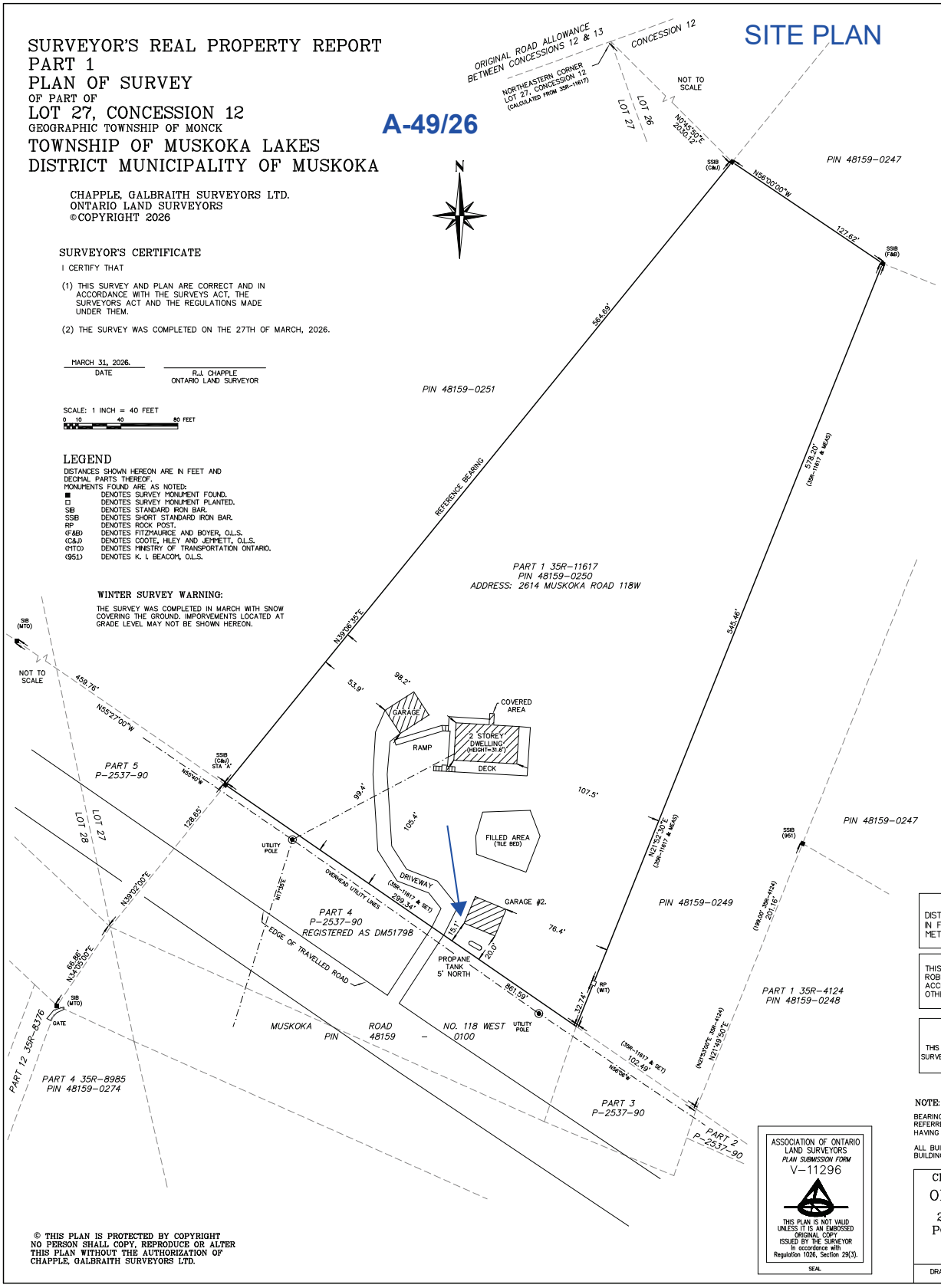
LEGEND

DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
MONUMENTS FOUND ARE AS NOTED:

■	DENOTES SURVEY MONUMENT FOUND.
□	DENOTES SURVEY MONUMENT PLANTED.
SIB	DENOTES STANDARD IRON BAR.
SSIB	DENOTES SHORT STANDARD IRON BAR.
RP	DENOTES ROCK POST.
(F&B)	DENOTES FITZMAURICE AND BOYER, O.L.S.
(C&J)	DENOTES COOTE, HILEY AND JEMMETT, O.L.S.
(MTO)	DENOTES MINISTRY OF TRANSPORTATION ONTARIO.
(951)	DENOTES K. I. BEACOM, O.L.S.

WINTER SURVEY WARNING:

THE SURVEY WAS COMPLETED IN MARCH WITH SNOW COVERING THE GROUND. IMPROVEMENTS LOCATED AT GRADE LEVEL MAY NOT BE SHOWN HEREON.



NOT TO SCALE

RADIAL SURVEY TO LOCATE THE UTILITY POLES.

STA	BEARING	DISTANCE
"A"	S53°52'E	272.7'
	S50°40'E	60.8'

IMPERIAL

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048.

THIS REPORT WAS PREPARED FOR JAMES ROBERT SMITH AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED MARCH 31, 2026.

NOTE:

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH WESTERLY LIMIT OF PART 1 35R-11617 HAVING A BEARING OF N39°06'35"E AS SHOWN HEREON.

ALL BUILDING TIES SHOWN HEREON ARE MEASURED TO THE OUTSIDE BUILDING CORNERS AND ARE PERPENDICULAR TO PROPERTY LINES.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-11296
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).
SEAL

© THIS PLAN IS PROTECTED BY COPYRIGHT
NO PERSON SHALL COPY, REPRODUCE OR ALTER THIS PLAN WITHOUT THE AUTHORIZATION OF CHAPPLE, GALBRAITH SURVEYORS LTD.

PART 2

DESCRIPTION OF LAND

A Surveyor's Real Property Report has been completed of a part of Lot 27, Concession 12 in the Geographic Township of Monck, now in the Township of Muskoka Lakes. The subject lands are described in PIN 48159-0250.

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS

Our Land Registry Office search revealed there are no right of ways affecting title to the subject property.

There are overhead wires that cross the subject property that are not within a registered easement.

BOUNDARY FEATURES

The southerly corner of the subject property has been re-established and monumented.

The straight line frontage and the relevant areas determining the coverage on the parcel of land have been calculated and are provided on this plan.

AREA SCHEDULE

Area of Parcel = 120,300 Sq.ft. (2.8 Acres)

Area of Dwelling = 1,170 Sq.ft.
Area of Garage = 470 Sq.ft.
Area of Garage #2 = 475 Sq.ft.
Area of Covered Area = 25 Sq.ft.

Total Area of Buildings = 2,140 Sq.ft.

Straight Line Frontage = 299 ft.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

The plan depicts the location of the buildings. The locations of the aforementioned improvements are shown by right angle ties to the property limits. This report does not confirm compliance with local zoning by-laws, but does contain sufficient information for comment by the appropriate authorities.

DATE: March 31, 2026.

R.J. Chapple O.L.S.
Chapple, Galbraith Surveyors Ltd.

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
2 BAILEY STREET, P.O. BOX 496
PORT CARLING, ONTARIO, P0B 1J0
TEL. (705) 765-3579

DRAWN BY	CHECKED BY	SCALE	FILE
SAL	RJC, OLS	1 IN = 40 FEET	26-16