TOWNSHIP OF MUSKOKA Lakes

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-67/26
Roll No.: 4-5-032

Owner:	PJD Properties Inc.
Address:	1222 Hamills Point Road
Description:	Lot 9, Concession 9, Lot 3, Plan M432, (Medora)
Zoning:	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4) Lake: Joseph (Category 1 Lake) Schedule: 27
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 a single one-story boathouse with attached dock on the western side of the property. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	3.23.1	Minimum Required Setback from a Lot Line Abutting a Street or Unopened Road Allowance	7.6 m. / 25 ft.	4.8 m. / 15.6 ft.	2.8 m. / 9.4 ft.	To Construct a 2-Storey Garage with a Sleeping Cabin in the Second Storey
B	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Lot Coverage Within 200 ft. of High Water Mark	10% (293 sq. m. / 3,154 sq. ft.)	11% (322.3 sq. m. / 3,320 sq. ft.)	29.3 sq. m. / 166 sq. ft.	
C	4.1.3.7	Maximum Lot Coverage Entire Lot	10% (330.9 sq. m. /	11% (364 sq. m. /	33.1 sq. m. / 353.3 sq. ft.	

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
			3,561.7 sq. ft.)	3,915 sq. ft.)		

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 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.

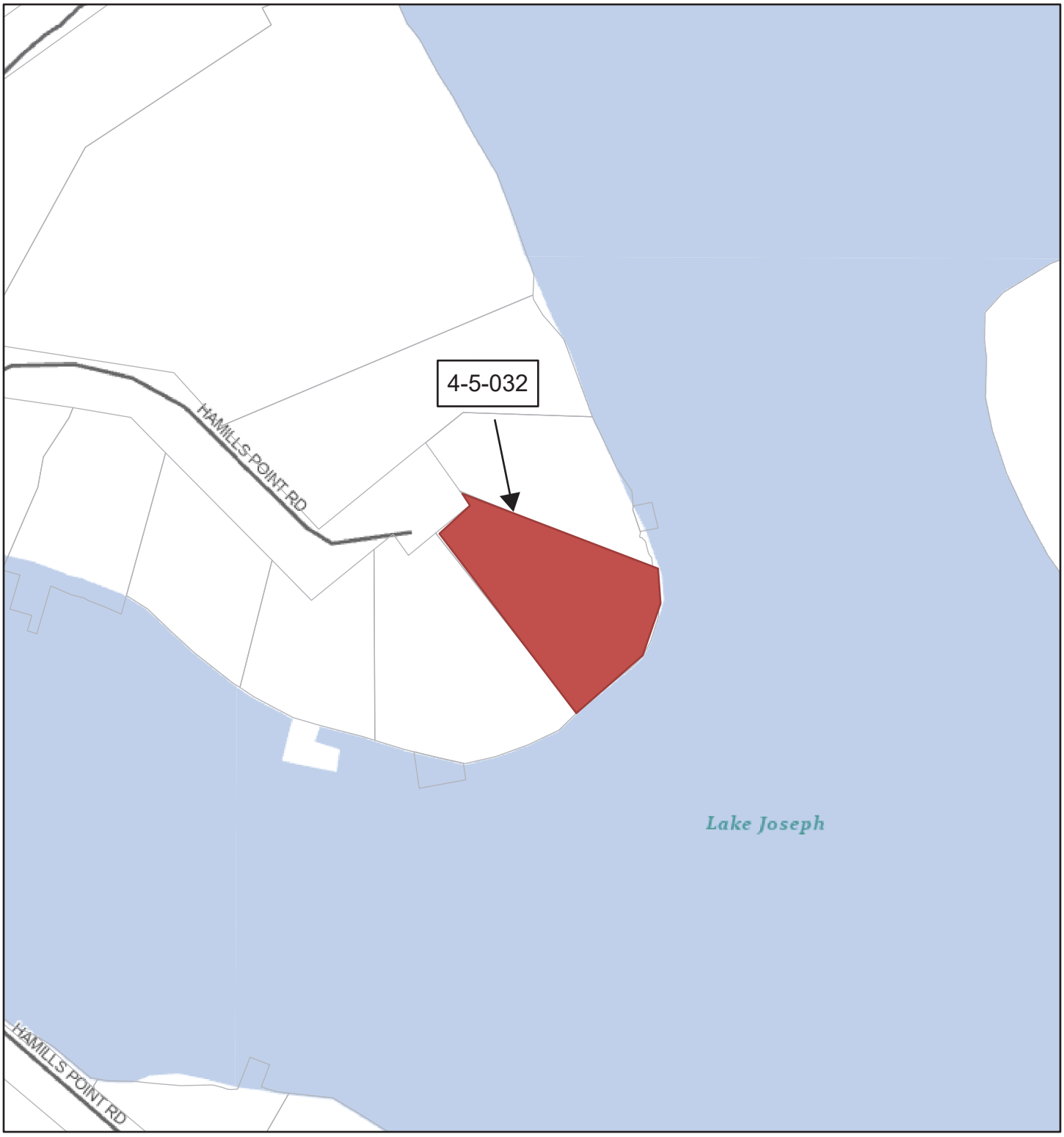
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as 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 18th day of November, 2026.

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

Key Map



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:3,135

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

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

Road Network

- Township

Wetland With Significance

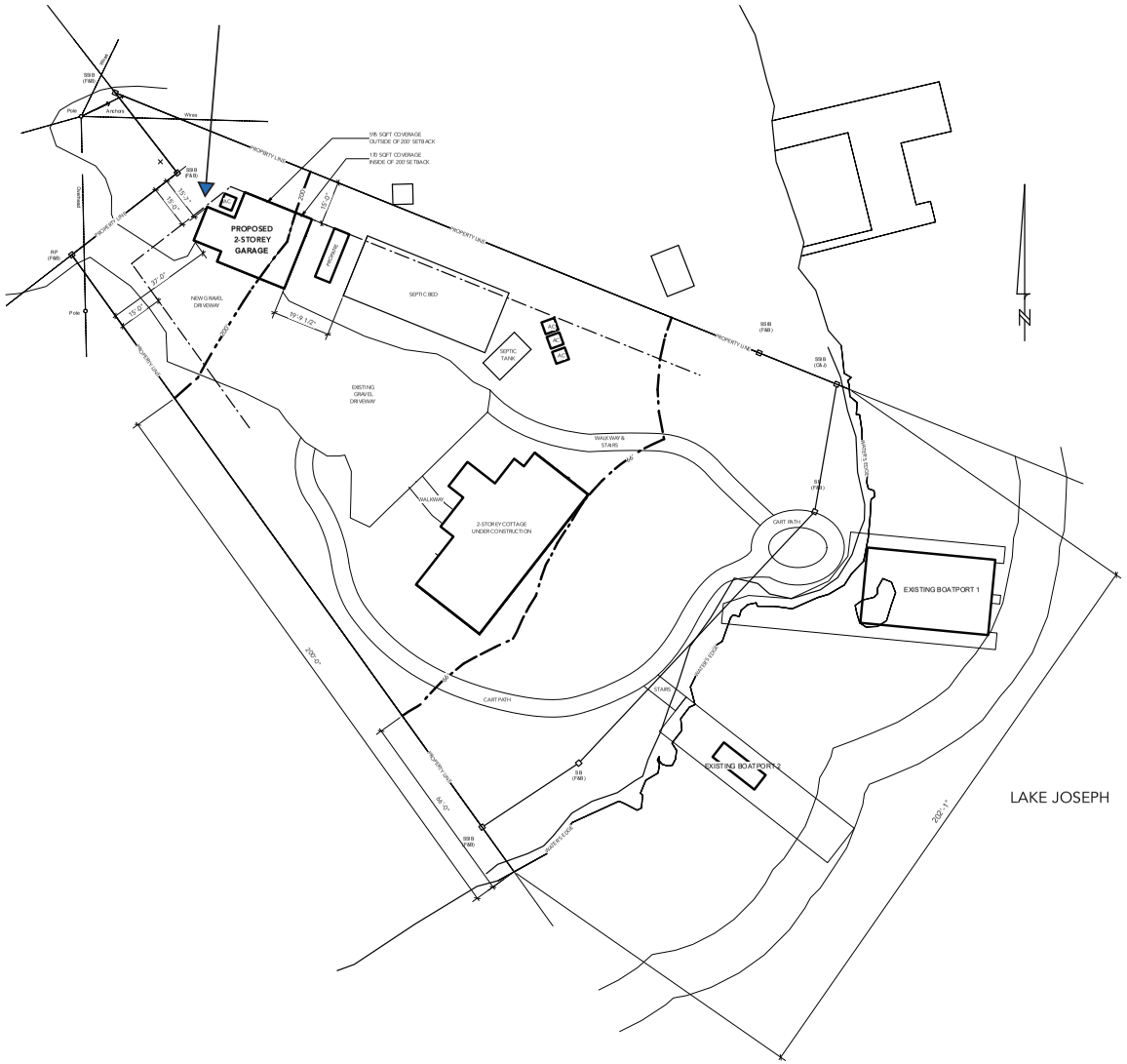
- Evaluated-Provincial
- Evaluated-Other

- 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

SITE PLAN

A-67/26



NOT TO SCALE

SITE AREAS	
TOTAL LOT AREA:	35,617 SQFT
LOT AREA INSIDE OF 200' SETBACK:	31,540 SQFT
LOT AREA OUTSIDE OF 200' SETBACK:	4,077 SQFT
ALLOWED COVERAGE	
TOTAL ALLOWED LOT COVERAGE @ 10%:	3,562 SQFT
10% OF LOT AREA INSIDE OF 200' SETBACK:	3,154 SQFT
10% OF LOT AREA OUTSIDE OF 200' SETBACK:	408 SQFT

EXISTING COVERAGE CALCULATIONS	
COVERAGE OUTSIDE OF 200' SETBACK:	
EXISTING STRUCTURES:	0 SQFT
COVERAGE INSIDE OF 200' SETBACK:	
EXISTING BOATPORT 1:	1,149 SQFT
EXISTING BOATPORT 2:	116 SQFT
EXISTING COTTAGE:	1,885 SQFT
TOTAL EXISTING COVERAGE INSIDE 200':	3,150 SQFT
TOTAL LOT COVERAGE:	3,150 SQFT (8.8%)
PROPOSED COVERAGE CALCULATIONS	
TOTAL EXISTING COVERAGE INSIDE 200':	3,150 SQFT
TOTAL PROPOSED GARAGE COVERAGE:	765 SQFT
OUTSIDE OF 200' SETBACK:	595 SQFT
ADDITIONAL COVERAGE INSIDE 200':	170 SQFT
PROPOSED COVERAGE INSIDE 200':	3,320 SQFT
PROPOSED TOTAL LOT COVERAGE:	3,915 SQFT (11%)

The Architect is not responsible for the accuracy of the engineering information contained in these drawings, including property survey, structural, mechanical & electrical. Refer to the appropriate engineering drawings before proceeding with the work.

The Contractor shall check all dimensions on the work and report any discrepency to the Architect prior to proceeding.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The drawings are not to be scaled.

This drawing is not to be used for construction unless noted specifically as
ISSUED FOR CONSTRUCTION

No.	Date	Description
1	AUG 31 2026	ISSUED FOR REVIEW

Issues

WAYNE SWADRON
architecture | interiors | gardens

160 Pears Avenue, Suite 210, Toronto, Ontario M5R 3P8
t 416 486 4800 f 416 486 6808 www.waynesawdron.com

Project:
PROPOSED GARAGE
1222 HAMILL'S POINT ROAD
MUSKOKA LAKES, ONTARIO

Sheet Title
SITE PLAN

Drawn By:	Checked By:
MF	WS
Date Drawn:	**Sheet Number:**
Project Number: 26011C	1.00
Scale: 1/4" = 1'-0" @ 24X36	