

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-40/26
Roll No.: 5-4-091-02

Owner:	Robert Jones		
Address:	1210 Ferndale Road, Unit #4		
Description:	Lot 29, Concession 6, Part 2, Plan 35R-5930, (Medora)		
Zoning:	Waterfront Residential (WR1) Lake Rosseau (Category 1 Lake)		Schedule: 29
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-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 reconstruct a sleeping cabin. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage – within 200 ft. of High Water Mark	10% (4,500 sq. ft.)	10.2% (4,605 sq. ft.)	0.2% (105 sq. ft.)	Construct a Sleeping Cabin

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 30, 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 15th day of September, 2026.

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



KEY MAP (A-40/26)

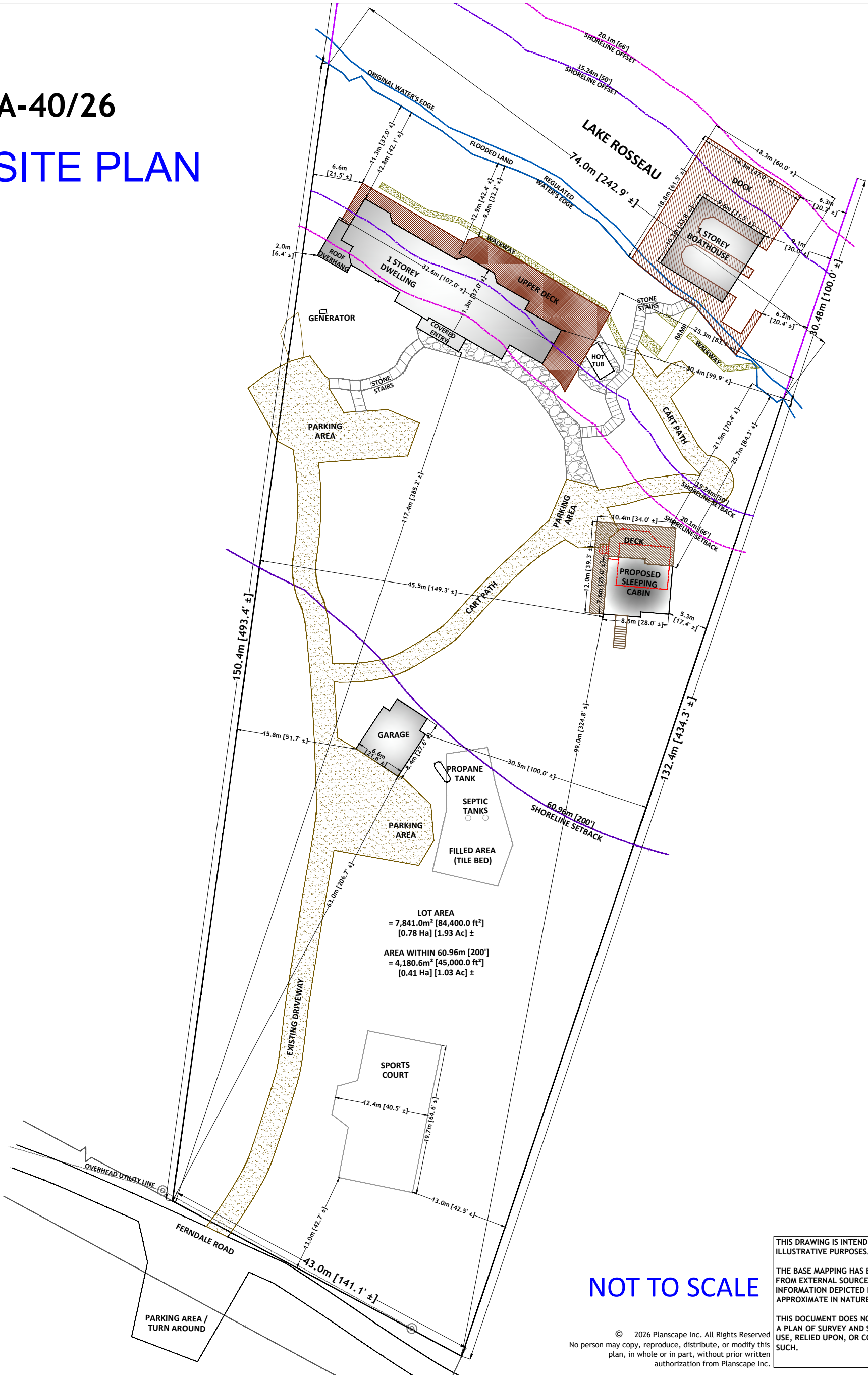


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



A-40/26

SITE PLAN



NOT TO SCALE

SITE PLAN

1210 FERNDAL ROAD, UNIT 4
LOT 29, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

JONES

LOT AREA = 7,841.0m² [84,400.0 ft²]
[0.78Ha] [1.93 Ac] ±

AREA WITHIN 60.96m [200'] =
4,180.6m² [45,000.0 ft²]
[0.41Ha] [1.03 Ac] ±

EXISTING DEVELOPMENT
COTTAGE = 268.48m² [2,890.0 ft²]
GARAGE = 52.0m² [560.0 ft²]
BOATHOUSE = 98.94m² [1,065.0 ft²]

TO BE REPLACED
BUNKIE = 37.16m² [400.0 ft²]

PROPOSED DEVELOPMENT INFORMATION
COTTAGE = 268.48m² [2,890.0 ft²]
BOATHOUSE = 98.94m² [1,065.0 ft²]
SLEEPING CABIN = 60.30m² [650.0 ft²]

WITHIN 60.96m
= 427.72m² [4,605.0 ft²]

OUTSIDE 60.96m
GARAGE = 52.0m² [560.0 ft²]

TOTAL LOT DEVELOPMENT
= 479.72m² [5,165.0 ft²]

COVERAGE WITHIN 60.96m
= 427.72m² / 4,180.6m² * 100
= 10.23%

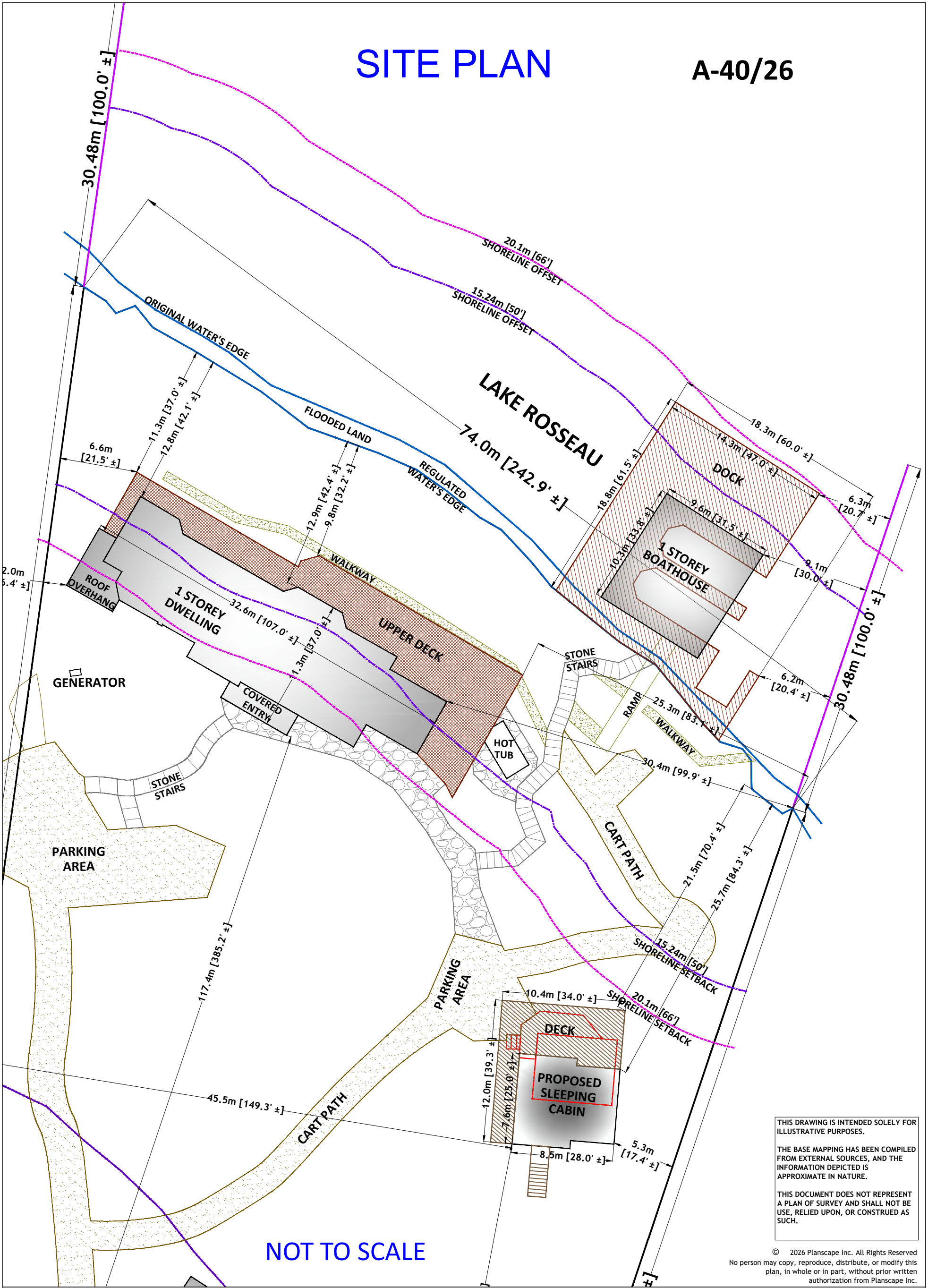
TOTAL LOT COVERAGE
= 479.72m² / 7,841.0m² * 100
= 6.11%

		BUILDING COMMUNITY THROUGH PLANNING	
SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 500	191300	JUNE 8, 2026	JT

BASE MAP SOURCE:
CHAPPLE, GALBRAITH SURVEYORS LTD.

SITE PLAN

A-40/26



NOT TO SCALE

SITE PLAN
ENLARGEMENT

1210 FERNDAL ROAD, UNIT 4
LOT 29, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

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THIS DRAWING IS INTENDED SOLELY FOR
ILLUSTRATIVE PURPOSES.

THE BASE MAPPING HAS BEEN COMPILED
FROM EXTERNAL SOURCES, AND THE
INFORMATION DEPICTED IS
APPROXIMATE IN NATURE.

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A PLAN OF SURVEY AND SHALL NOT BE
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				PLANSCAPE BUILDING COMMUNITY THROUGH PLANNING	
SCALE	PROJECT NO.	DATE INITIATED			BY
1 : 300	191300	JUNE 8, 2026			JT

BASE MAP SOURCE:
CHAPPLE, GALBRAITH SURVEYORS LTD.