

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. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-56/25

Roll No.: 8-5-069

Owner:	2227027 Ontario Inc., 59 Old Park Road, Toronto, ON, M6B 3E5		
Address & Description:	1181 Walkers Point Road, Unit #15 Lot 16 and Part of Lot 17, Concession 3, Parts 26, 27, 28A, 28B, and Part of Part 28, Plan BR59, (Wood)		
Zoning:	Waterfront Residential (WR5), and Open Space (OS2)	Lake Muskoka (Category 1)	Schedule: 43

Hearing Date: Monday, November 10, 2025 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.

Explanation of the Purpose and Effect:

The applicant proposes to permit the conversion of crawl space under a sundeck to habitable floor area (associated with a dwelling) within the required front yard. A previous building permit permitted the construction of a sundeck with crawl space underneath, at the existing front yard setback. The crawl space has since been converted to habitable floor area which is connected to the existing dwelling. The additional habitable floor area is located within the required front yard setback. 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 Required Front Yard Setback	50 ft.	36 ft.	14 ft.	Permit Crawl Space to be Converted to Habitable Floor Area within Required Front Yard Setback

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



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: **November 6th.**

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 hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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.

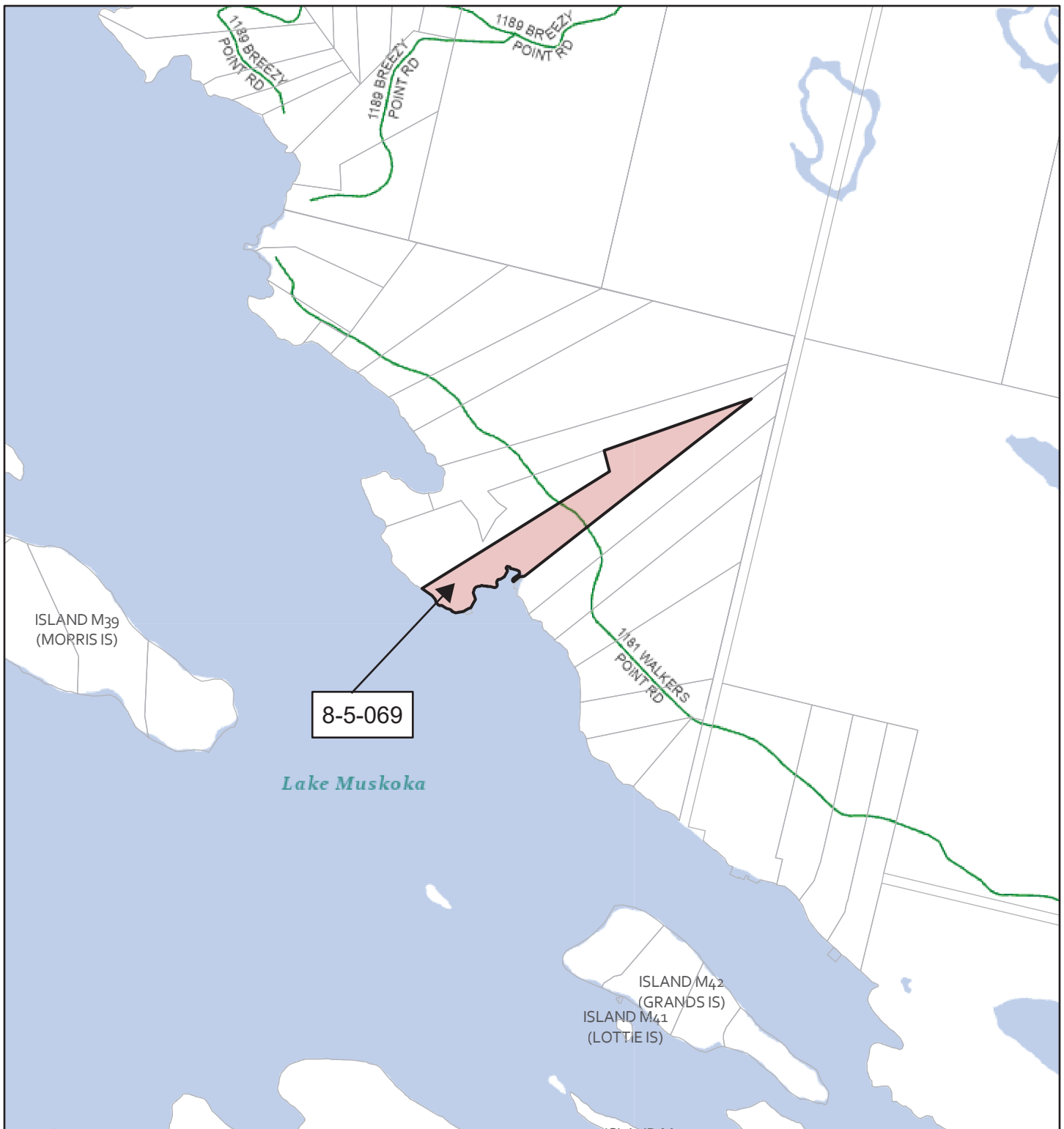
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
This 24th day of October, 2025.

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

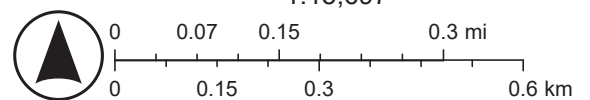


KEY MAP, A-56/25 (2227027 ONTARIO INC.)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

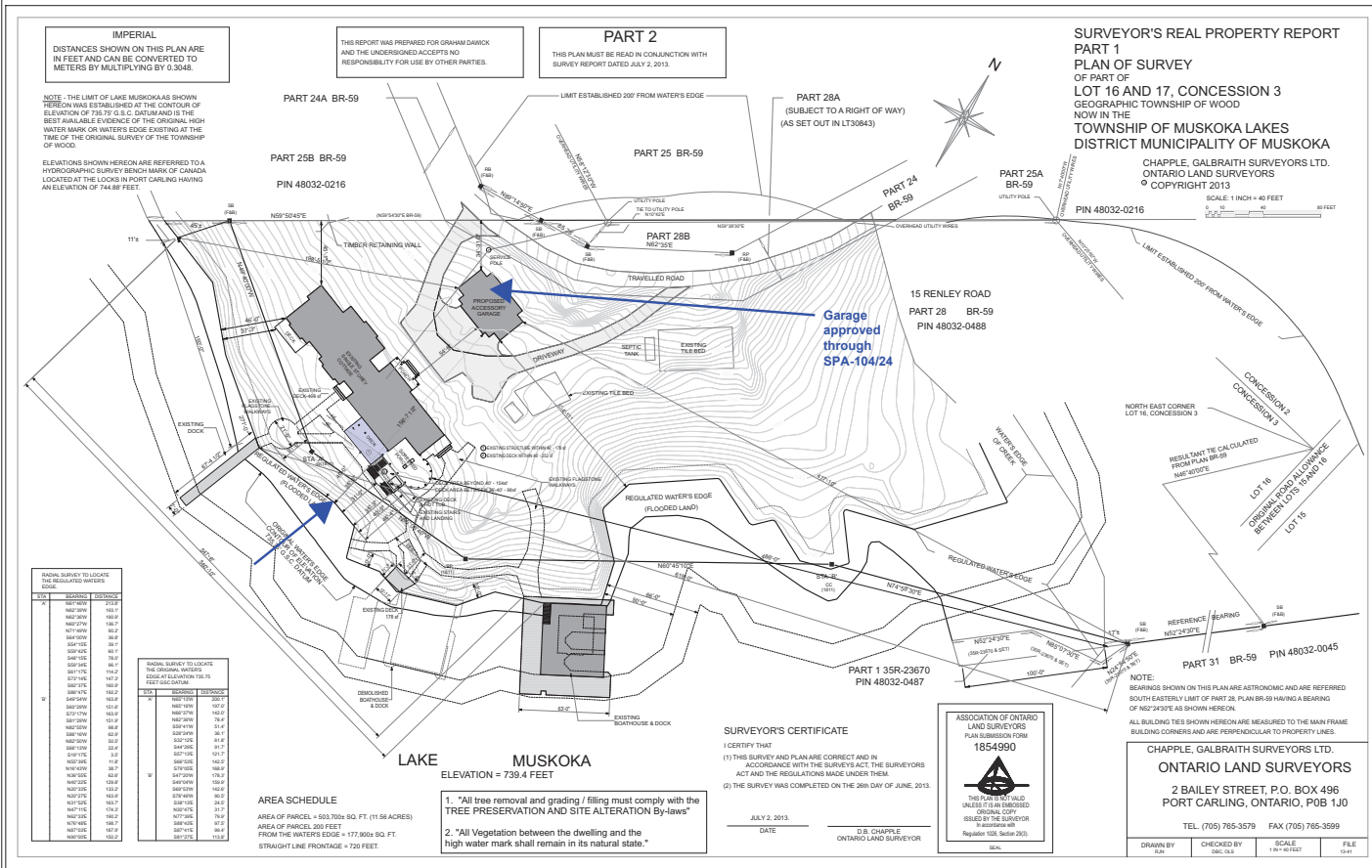
- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Road Network
- Private
- Stream
- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

SITE PLAN

NOT TO SCALE



Notes:

- Tree Removal and Site Alteration Shall Comply with the Tree Conservation By-law and Site Alteration By-law of the Township of Muskoka Lakes (By-laws 2022-107 and 2022-108).
- All Exterior Lighting Shall Comply with the Dark Sky By-law of the Township of Muskoka Lakes (By-law 2023-009).
- Any Pathways Shall be a Maximum of 6 Feet Wide, Shall Meander Around Existing Trees, and Shall be Constructed of Permeable Material.
- Any Patios Shall be Constructed of Permeable Material.
- Sediment fence will be installed on site prior to construction, maintained during construction, and left on-site and maintained after construction until the site has stabilized.

WINDOW SCHEDULE			
ID	SIZE	HEIGHT	NOTES
W01	5'-0"	1'-11"	
W02	5'-0"	1'-11"	
W03	12'-0"	1'-11"	
W04	7'-0"	9'-2"	
W05	7'-0"	4'-2"	
W06	3'-2"	7'-12"	
W07	3'-2"	7'-12"	
W08	7'-0"	4'-2"	

2. WINDOW SCHEDULE

SITE STATISTICS - NEW ACCESSORY GARAGE		
PROJECT LOCATION	PART 1, LOT 16 & 17, CONCESSION 3 TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA	
MUNICIPAL ADDRESS	1181 WALKER'S POINT RD, #15, MUSKOKA LAKES	
DESCRIPTION	ZONING BY LAW 2014-14	PROPOSED APPLICATION
EXISTING USE	RESIDENTIAL	WP6 & OS1
PROPOSED USE	RESIDENTIAL	
TOTAL LOT AREA	15,770 m ²	46,793 m ²
TOTAL WATERFRONT LOT AREA (< 6m)	14,188 m ²	16,527 m ²
LOT FRONTAGE	86.0 m	219.45 m
BUILDING AREAS - COVERAGE		
EXISTING COTTAGE GROUND FLOOR AREA	-	437.60 m ²
EXISTING COTTAGE COVERED PORCH AREA	-	99.50 m ²
EXISTING BOATHOUSE COVERAGE	-	197.80 m ²
PROPOSED ACCESSORY GARAGE COVERAGE	-	123.60 m ²
TOTAL LOT COVERAGE	10 %	1,581.1 m ² 857.90 m ²
TOTAL LOT COVERAGE WITHIN 61 m	10 %	5.19 % 857.90 m ²
BUILDING AREAS - FLOOR AREA		
PROPOSED ACCESSORY GARAGE	-	123.60 m ²
DIMENSIONS		
MAXIMUM ACCESSORY BLDG. HEIGHT	7.29 m	7.57 m
PROPOSED ACCESSORY GARAGE HEIGHT	-	7.57 m
SETBACKS		
FRONT YARD (SOUTH - HIGH WATER MARK)	20.1 m	47.26 m
REAR YARD (NORTH)	6.6 m	14.46 m
SIDE YARD (WEST)	6.6 m	50.50 m
SIDE YARD (EAST)	6.6 m	61.55 m

1. SITE PLAN

1" = 40'

GENERAL NOTES

13.06.2023	ISSUED FOR SITE PLAN AGREEMENT
14.06.2023	ISSUED FOR SITE PLAN AGREEMENT
14.06.2023	ISSUED FOR SITE PLAN AGREEMENT
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14.06.2023	ISSUED FOR SITE PLAN AGREEMENT



ORBACH GARAGE
1181 WALKER'S POINT RD (RENLEY RD)
UNIT #15, MUSKOKA LAKES

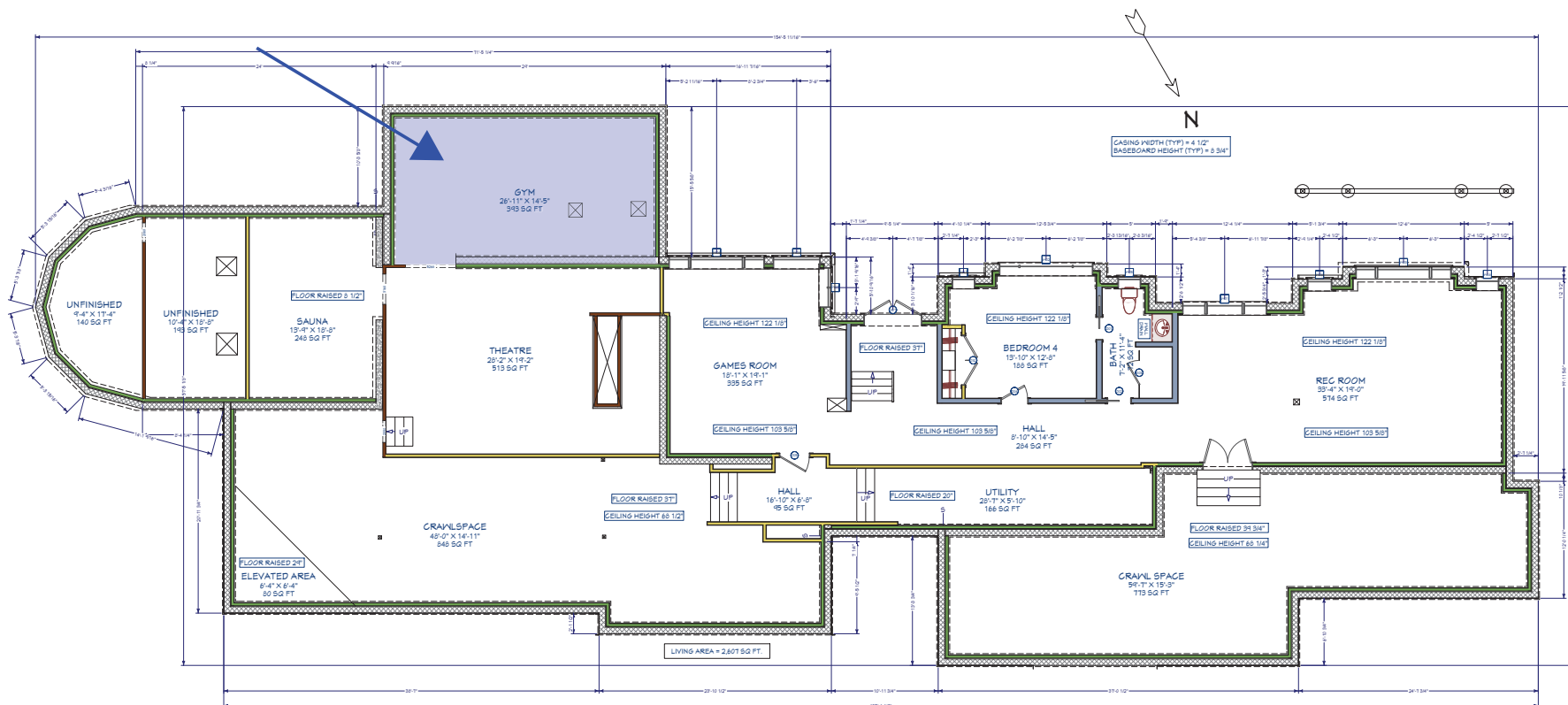
SITE PLAN
CONSTRUCTION NOTES

DRAWING TITLE
SCALE
DATE
05.2023
DRAWN BY
FILE

A0

A 3D architectural rendering of a building's interior layout, viewed from an elevated perspective. The model shows a complex arrangement of rooms and corridors. Key features include: a large open area on the left with a curved blue wall; several rooms with wooden flooring in the center and right; a large room with a grey floor on the bottom right; and a rooftop terrace with a glass railing on the far right. Yellow lines highlight the walls and structural boundaries of the spaces. Stairs are visible in several locations, including a central staircase and a curved staircase on the left. The rendering provides a clear visual representation of the building's spatial organization and design details.

FOR INFORMATIONAL PURPOSES ONLY



LOWER LEVEL FLOOR PLAN (SCALE 1/4" = 1')

A-100

FOR INFORMATIONAL PURPOSES ONLY

[illegible]

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C = Civil	Drawing numbering sequence:
L = Landscape	100 series: plans
A = Architectural	200 series: elevations
S = Structural	300 series: sections
M = Mechanical	400 series: large scale plans
P = Plumbing	500 series: details
Q = Equipment	600 series: schedules
F = Fire Protection	and diagrams
E = Electrical	
T = Telecommunications	
I = Interior Furnishings	

ORIGINAL PRINT DATE:	January 11/2022
PRINT DATE:	March 12, 2025

DRAWINGS PROVIDED BY:
Silver Creek Designs

c: 705 644 7066

email: dboyer@muskoka.com

Drawn by: David Boyes

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements

QUALIFICATION INFO: David N Boyen _____
BCIN 41454

REGISTRATION INFO: SILVER CREEK DESIGNS
BCIN 41911

CUSTOMER:
ORBACH, NIR & LESLIE

PROJECT ADDRESS:
1181 Walker's Point Rd. Unit 15
Mallards Point

Registered Plan RP BR59 PARTS 26 TO 27 28A

SCALE AS NOTED ON EACH DRAWING

SHEET TITLE:
MAIN FLOOR PLAN

A-101

ELEVATIONS



FRONT ELEVATION (SCALE 1/4" = 1')

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NOT TO SCALE



REAR ELEVATION (SCALE 1/4" = 1')

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NOTES:
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2. The builder is responsible to verify dimensions and notify Silver Creek Designs of any discrepancies.
3. All work is to be completed in accordance with the Ontario Building Code and all applicable local bylaws.

ORIGINAL PRINT DATE: January 11, 2022
PRINT DATE: March 12, 2022

REVISIONS:	
#	DESCRIPTION

DRAWINGS PROVIDED BY:
Silver Creek Designs
1037 Kint Rd
Brampton, ON
L6L 0K5
C: 705 644 7066
email: dboyce@muskota.com
Drawn by: David Boyce

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFO: David N. Boon
BCIN 41454
REGISTRATION INFO: SILVER CREEK DESIGNS
BCIN 41911

CUSTOMER:
ORBACH, NIR & LESLIE

PROJECT ADDRESS:
1181 Walker's Point Rd. Unit 15
Walkers Point

Registered Plan RP BR39 PARTS 26 TO 27 28A
Municipality of Muskoka Lakes,

SCALE AS NOTED ON EACH DRAWING

SHEET TITLE:
FRONT & REAR ELEVATIONS
A-201

ELEVATIONS & RENDERINGS



RIGHT ELEVATION (SCALE 1/4" = 1')

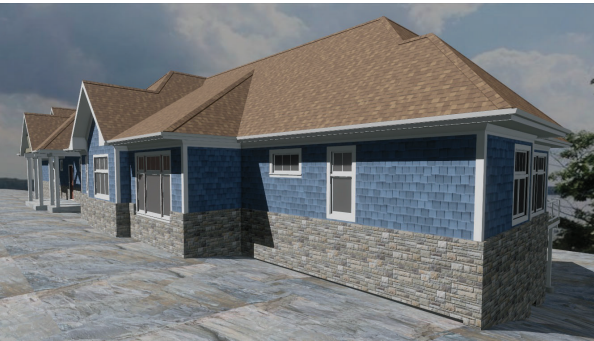
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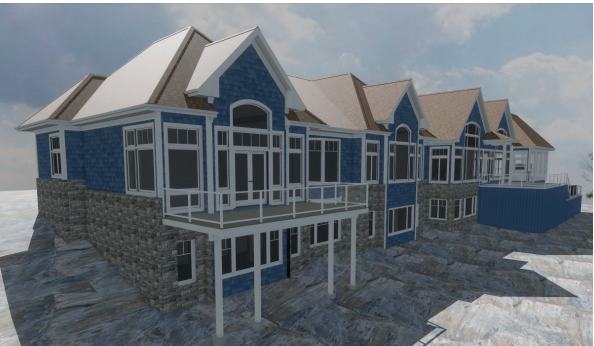


LEFT ELEVATION (SCALE 1/4" = 1')

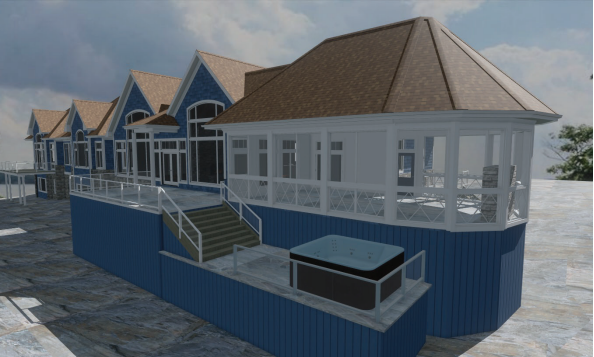
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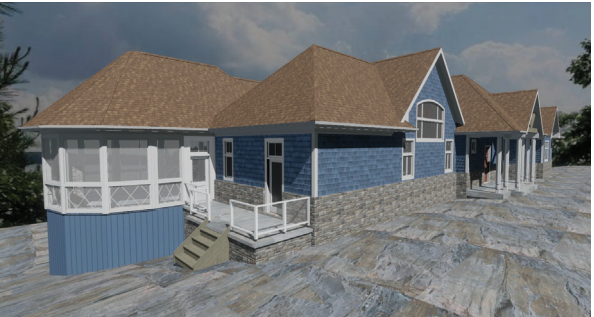
ROADSIDE RIGHT VIEW (NTS)



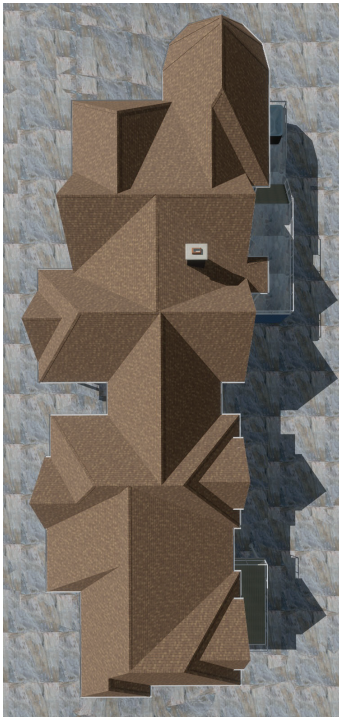
LAKESIDE LEFT VIEW (NTS)



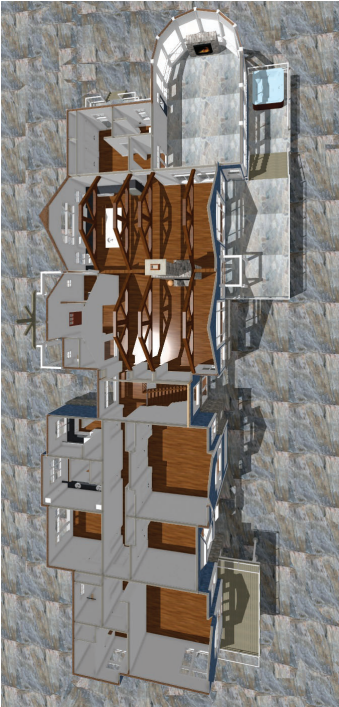
LAKESIDE RIGHT VIEW (NTS)



ROADSIDE LEFT VIEW (NTS)



AERIAL VIEW (NTS)



DOLL HOUSE VIEW (NTS)

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REVISIONS:

#	DESCRIPTION	BY	DATE

DRAWINGS PROVIDED BY:
Silver Creek Designs
1037 Kirt Rd
Brampton, ON
L6Y 0K5
C: 705.644.7066
email: dboyce@muskoka.com
Drawn by: David Boyce

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ORBACH, NIR & LESLIE

PROJECT ADDRESS:
1181 Walker's Point Rd. Unit 15
Walkers Point

Registered Plan RP BR39 PARTS 26 TO 27 28A
Municipality of Muskoka Lakes,

SCALE AS NOTED ON EACH DRAWING

SHEET TITLE:
LEFT & RIGHT ELEVATIONS

A-202