

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-28/26

Roll No.: 4-24-041

Owners:	Megan & Paul Osak
Address:	Sullivan Island
Description:	1 Island J22, (Medora)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR4 & WR4R) Lake Joseph (Category 1 Lake) Schedule: 20
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 applicants propose to construct a first storey boathouse addition to an existing two storey boathouse on an undersized lot. The property currently has a dwelling with attached sundecks, a two storey boathouse with associated docks, and accessory buildings. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	3.4.1 f.	Minimum Lot Area	0.8 ha.	0.3 ha.	-	To Construct a Boathouse Addition on an Undersized Island
B	4.1.3 & 4.1.3.6	Maximum Permitted Lot Coverage Over the Area of the Entire Lot	10% (3,300 sq. ft.)	11% (3,630.5 sq. ft.)	330.5 sq. ft.	To Construct a Boathouse Addition



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
C	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	10% (3,300 sq. ft.)	11% (3,630.5 sq. ft.)	330.5 sq. ft.	To Construct a Boathouse Addition

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 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.

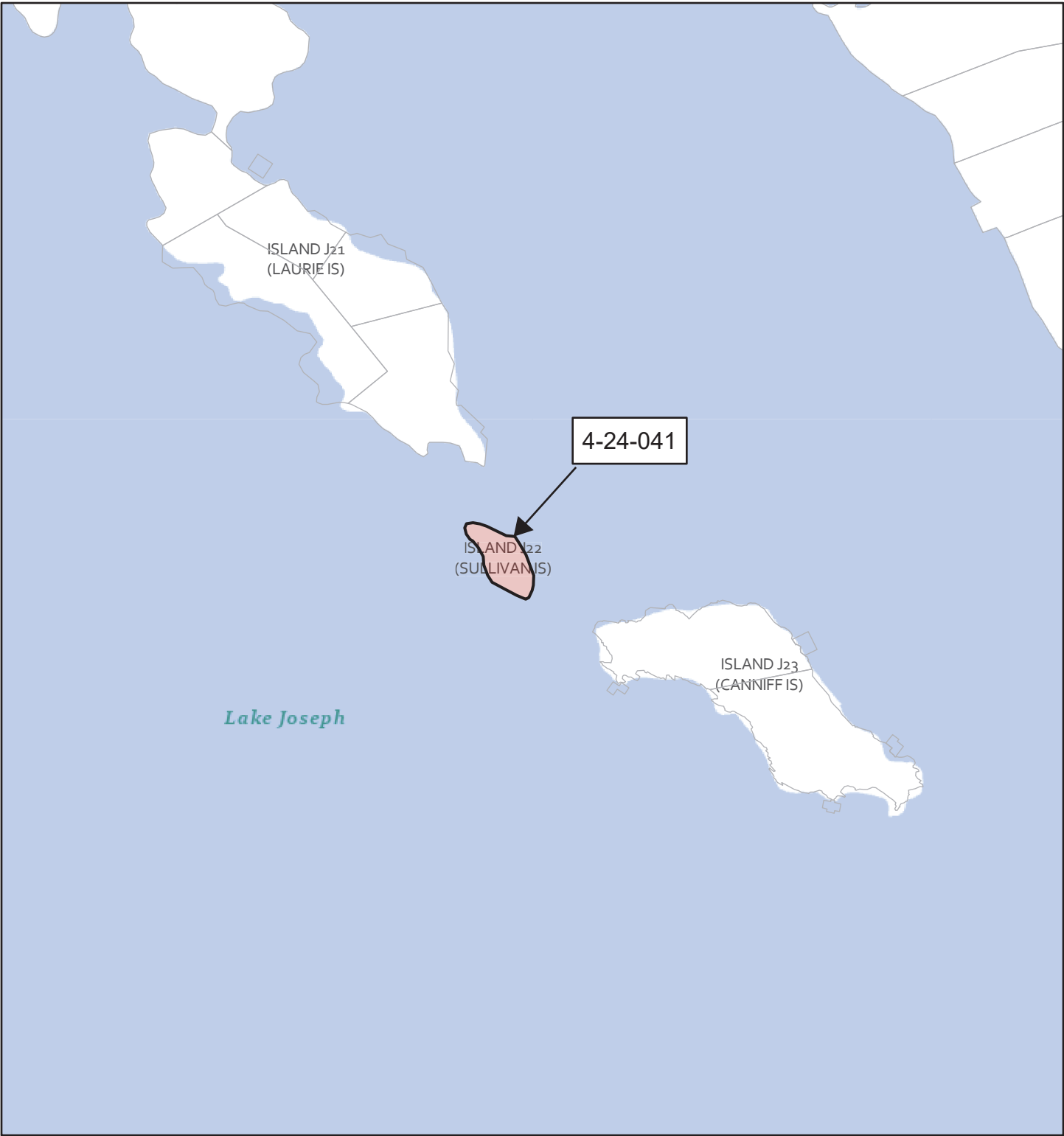
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 26th day of August, 2026.

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



KEY MAP (A-28/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

Parcel: Assessment

District Municipality

Area Municipality

Geographic Township

Wetland With Significance

Evaluated-Provincial

Evaluated-Other

Stream

Waterbody

Major Lake

Canada_Hillshade

World_Hillshade

00.050.10.150.20.3

mi

km

1:9,090

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

SITE PLAN

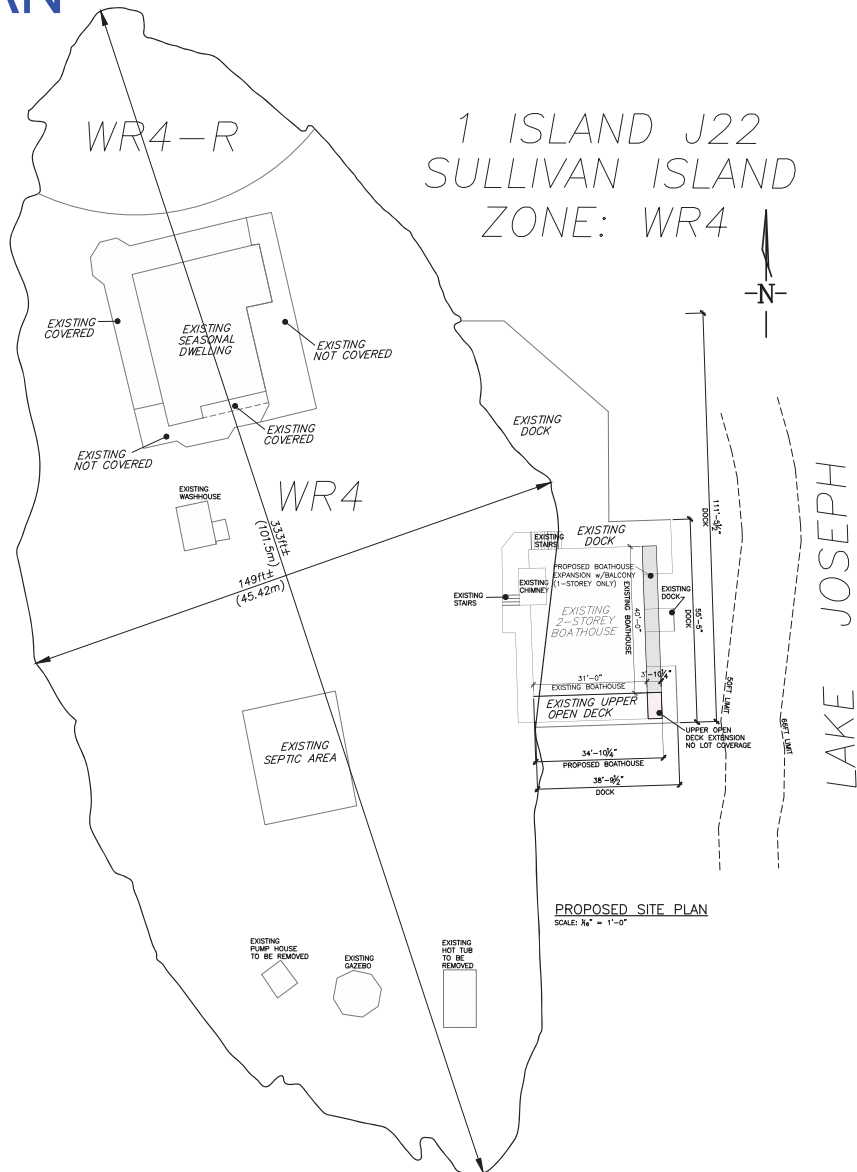
ZONING DETAILS	
ZONING	WR4
LOT AREA	33,000 ^{sq} ft
AREA WITHIN 200' OF HW MARK	33,000 ^{sq} ft
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	25'

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	333'
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	75'
MIN. SIDE YARD SETBACK	N/A
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	YES
MAX. SIZE 2ND STOREY	650 ^{sq} ft
LOCATION OF 2ND STOREY	35' FROM HIGH WATER MARK
MAX. HEIGHT	25'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (2 STOREY)	45'

EXISTING LOT FRONTAGE STATISTICS			
DEFINITION	CUMULATIVE WIDTH	% COVERAGE	
STRAIGHT LINE FRONTAGE	333'	--	
EXISTING DOCK	111'-05"	27.77%	
EXISTING DOCK TOTAL	111'-05"	27.77%	

EXISTING LOT AREA STATS			
DEFINITION	AREA (^{sq} ft)	% COVERAGE	
TOTAL LOT AREA	33,000	--	
AREA WITHIN 200' OF HW MARK	--	--	
EXISTING STRUCTURES			
DWELLING	1277	3.87%	
EXISTING COVERED	715	2.17%	
WASH HOUSE	104	0.32%	
PUMP HOUSE (TO BE REMOVED)	(49)	--	
HOT TUB (TO BE REMOVED)	(140)	--	
GAZBO	124	0.38%	
BOATHOUSE	1256	3.80%	
EXISTING TOTAL	3476	10.54%	
PROPOSED STRUCTURES			
BOATHOUSE EXPANSION (1 STOREY)	154.16	.467%	
TOTAL PROPOSED/EXISTING	3630.16	11.02%	

NOT TO SCALE



705.640.3800
INFO@DEKONINGGROUP.COM
3 ARMSTRONG POINT ROAD
PORT CARLING, ONTARIO
POB 1J0

PROFESSIONAL ENGINEER

BION REGISTRATION INFORMATION 104300
DE KONING GROUP INC. FIRM NAME FIRM BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

4	ISSUED FOR MINOR VARIANCE	APRIL 28 2026
3	ISSUED FOR REVIEW	JAN 07 2026
2	ISSUED FOR REVIEW	DEC 04 2025
1	ISSUED FOR REVIEW	DEC 03 2025
0	REVISIONS	DATE

CLIENT

FOREST HILL FINE BUILDERS

PROJECT
OSAK BOATHOUSE
EXPANSION
SULLIVAN ISLAND
TOWNSHIP OF MUSKOKA LAKES

DRAWING
PROPOSED SITE PLAN

ISSUED FOR MINOR VARIANCE

PROJECT 25-42-03

DATE DECEMBER 2025

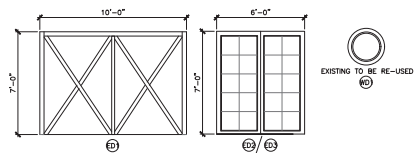
DESIGNED MRR

REVIEWED NMR

SCALE AS SHOWN

SHEET SP1

FLOOR PLANS



705.640.3800
INFO@DEKONINGGROUP.COM
3 ARMSTRONG POINT ROAD
PORT CARLING, ONTARIO
POB 1J0

[illegible]

FOREST HILL FINE BUILDERS

OSAK BOATHOUSE
EXPANSION
SULLIVAN ISLAND
TOWNSHIP OF MUSKOKA LAKES

PROPOSED LOWER BOATHOUSE FLOOR PLAN

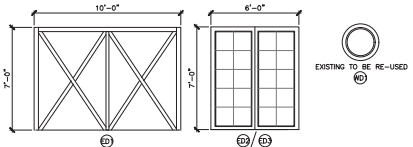
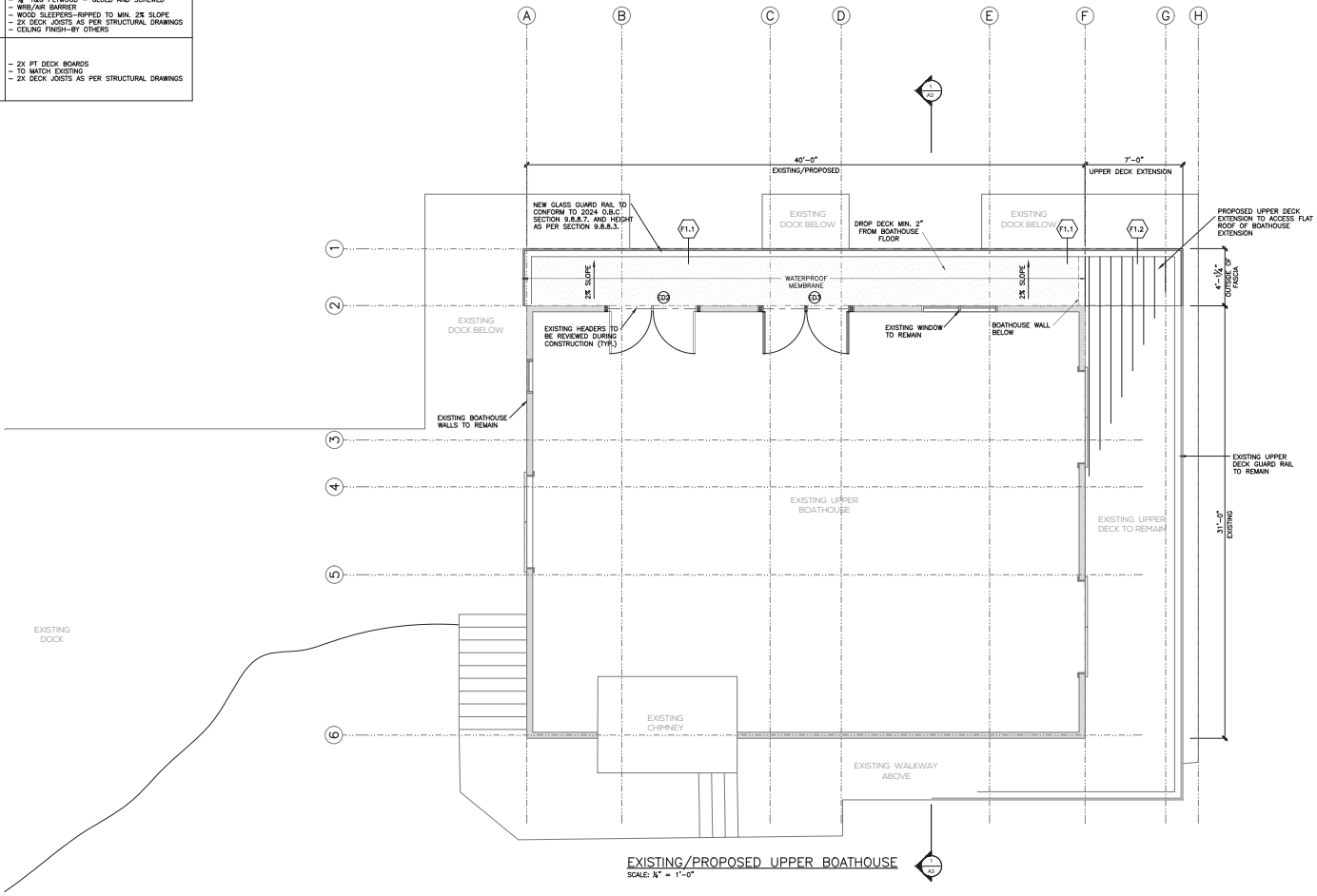
ISSUED FOR MINOR VARIANCE
NOT FOR CONSTRUCTION

PROJECT 25-42-03	
DATE	DECEMBER 2025
DESIGNED	MRR
REVIEWED	NakBF
SCALE	AS SHOWN
SHEET	A 1

A1

LEGEND			
SYMBOL	DESCRIPTION	SECTION	CONSTRUCTION
	EXTERIOR 2X6 WALL		- INTERIOR FINISH-BY OTHERS - 2X6 SPF STUDS @ 16" O/C - 3/4" OSB or 5/8" OSB SHEATHING (PT ON FIRST 48" OF WALL) - CONTINUOUS WRB/AIR BARRIER - SPF STRAPPING @ 16" O/C AS REQUIRED - EXTERIOR FINISH-BY OTHERS
	DURADEK DECK		- DURADEK WATERPROOFING MEMBRANE - MIN 2% SLOPE - 3/4" T&G PLANKWOOD - GLED AND SCROED - WRB/AIR BARRIER - WOOD SLEEPERS-HIPPED TO MIN. 2% SLOPE - 2X DECK JOISTS AS PER STRUCTURAL DRAWINGS - CEILING FINISH-BY OTHERS
	DECKING		- 2X 1" DECK BOARDS - TO MATCH EXISTING - 2X DECK JOISTS AS PER STRUCTURAL DRAWINGS

FLOOR PLANS



NOT TO SCALE



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POB 1JO

BCIN REGISTRATION INFORMATION	
DE KONING GROUP INC.	12-4300
FIRM NAME	FIRM BCIN
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.	

REV	REVISION/REUSE COLUMN	DATE
4	ISSUED FOR MINOR VARIANCE	MAR.10.2025
3	ISSUED FOR REVIEW	JAN.09.2025
2	ISSUED FOR REVIEW	DEC.18.2025
1	ISSUED FOR REVIEW	DEC.05.2025
0	REVISION/REUSE COLUMN	DATE

CLIENT
FOREST HILL FINE BUILDERS

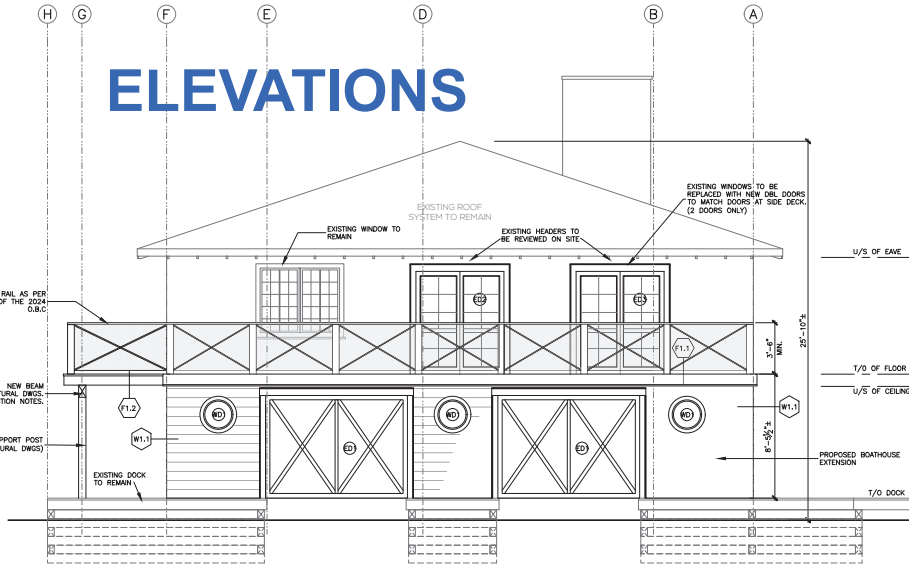
PROJECT
OSAK BOATHOUSE
EXPANSION
SULLIVAN ISLAND
TOWNSHIP OF MUSKOKA LAKES

DRAWING
PROPOSED UPPER
BOATHOUSE
FLOOR PLAN

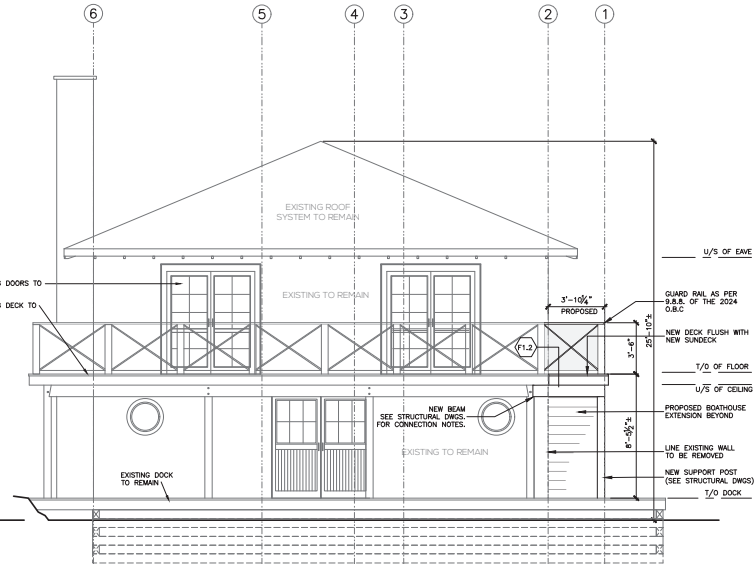
ISSUED FOR MINOR VARIANCE
NOT FOR CONSTRUCTION

PROJECT	25-42-03
DATE	DECEMBER 2025
DESIGNED	MRR
REVIEWED	NAB/SP
SCALE	AS SHOWN
SHEET	A2

ELEVATIONS

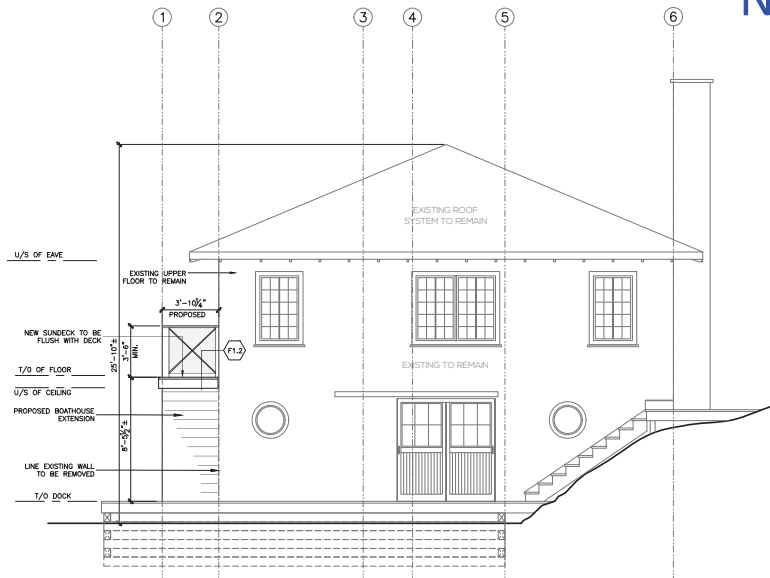


PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

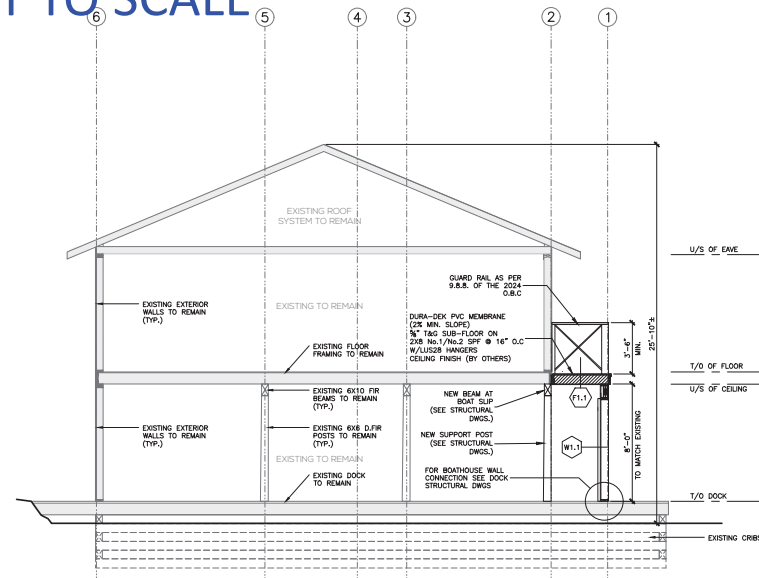


PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOT TO SCALE



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SECTION-1
SCALE: 1/4" = 1'-0"



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BCN REGISTRATION INFORMATION
DE KONING GROUP INC. 12-4300
FIRM NAME FIRM BCN
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

No.	Revision/Issue Column	Date
4	ISSUED FOR MINOR VARIANCE	MAR 10 2026
3	ISSUED FOR REVIEW	JAN 08 2026
2	ISSUED FOR REVIEW	DEC 18 2025
1	ISSUED FOR REVIEW	DEC 16 2025
0	Revision/Issue Column	Date

FOREST HILL FINE BUILDERS

OSAK BOATHOUSE
EXPANSION
SULLIVAN ISLAND
TOWNSHIP OF MUSKOKA LAKES

PROPOSED BOATHOUSE
ELEVATIONS/SECTION

ISSUED FOR MINOR VARIANCE
NOT FOR CONSTRUCTION

PROJECT 25-42-03

DATE DECEMBER 2025

DESIGNED MRR

REVIEWED NABUF

SCALE AS SHOWN

SHEET

A3