

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-21/26

Roll No.: 4-10-029

Owner:	Andrew Dunin
Address:	1063 Elgin House Road
Description:	Lot 20, Concession 5, Parts 9 and 10, Plan 35R-5292, Part 1, Plan 35R-13645, (Medora)
Zoning:	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4) Lake Joseph (Category 1 Lake) Schedule:

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 is proposing to recognize an existing two storey boathouse and associated dock, which exceeds the maximum permitted size of a two storey boathouse on this lot.

The boathouse and dock were constructed in 1998 and the dock was expanded in 2005, the non-compliance was identified by the building department as the applicant had submitted a building permit application to repair their existing dock. Other structures on the subject property include a two storey dwelling with attached sundecks, garage, and hot tub. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.10	Minimum Lot Frontage Requirement for a Two Storey Boathouse	300 ft.	233 ft.	67 ft.	Permit a Two Storey Boathouse to be Reconstructed and Relocated on a Lot with Less than 300



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
						ft. of Lot Frontage in Accordance with the Provisions for a Two Storey Boathouse on a Lot with 300 ft. of Frontage
B	4.1.7	Maximum Length of a Boathouse	50 ft.	59 ft.	9 ft.	Recognize an Existing Two Storey Boathouse
C	4.1.6 ii., 4.1.7 & 4.1.7.7	Maximum Size of a Sleeping Cabin in the Second Storey of a Boathouse	650 sq. ft	1,064.5 sq. ft.	414.5 sq. ft.	
D	4.1.7 & 4.1.7.7	Maximum Permitted Size for a Second Storey of a Boathouse	650 sq. ft.	1,064.5 sq. ft.	414.5 sq. ft.	
E	4.1.7	Maximum Length for a Second Storey of a Boathouse	35 ft.	59 ft.	24 ft.	
F	4.1.7	Maximum Width for a Second Storey of a Boathouse	13% (30 ft.)	14.6% (34 ft.)	1.6% (4 ft.)	
G	4.1.7, 4.1.7.4, 4.1.7.8 & 4.1.7.11 c.	Minimum Setback from a Side Lot Line Projection for a Two Storey Boathouse	30 ft.	16 ft.	14 ft.	
H	4.1.7	Maximum Height for a Boathouse	25 ft.	26 ft.	1 ft.	
I	4.1.7 & 4.1.7.11 b.	Minimum Setback from a Side Lot Line Projection for a Dock	15 ft.	13.5 ft.	1.5 ft.	Recognize an Existing Dock



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
J	4.1.7	Maximum Cumulative Width (Dock)	25% (58 ft.)	26% (60 ft.)	1% (2 ft.)	
K	4.1.7	Maximum Dock Length	66 ft.	82.5 ft.	16.5 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: **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 24th day of September, 2026.

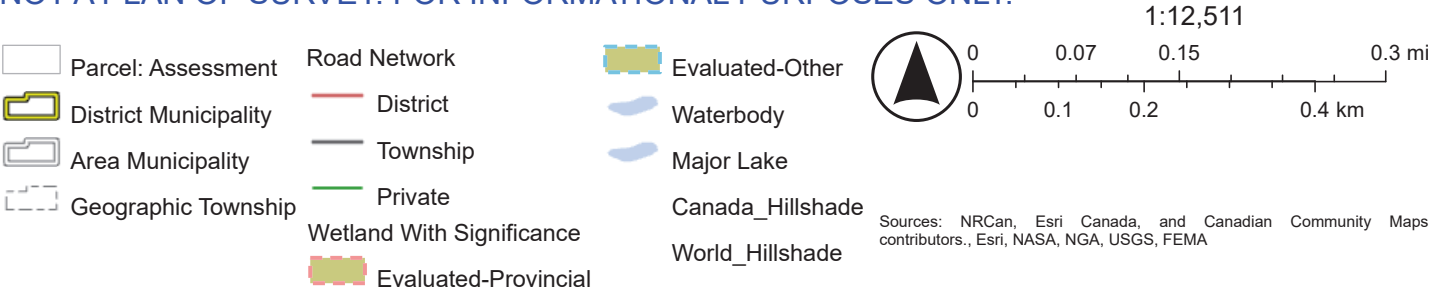
Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



KEY MAP (A-21/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

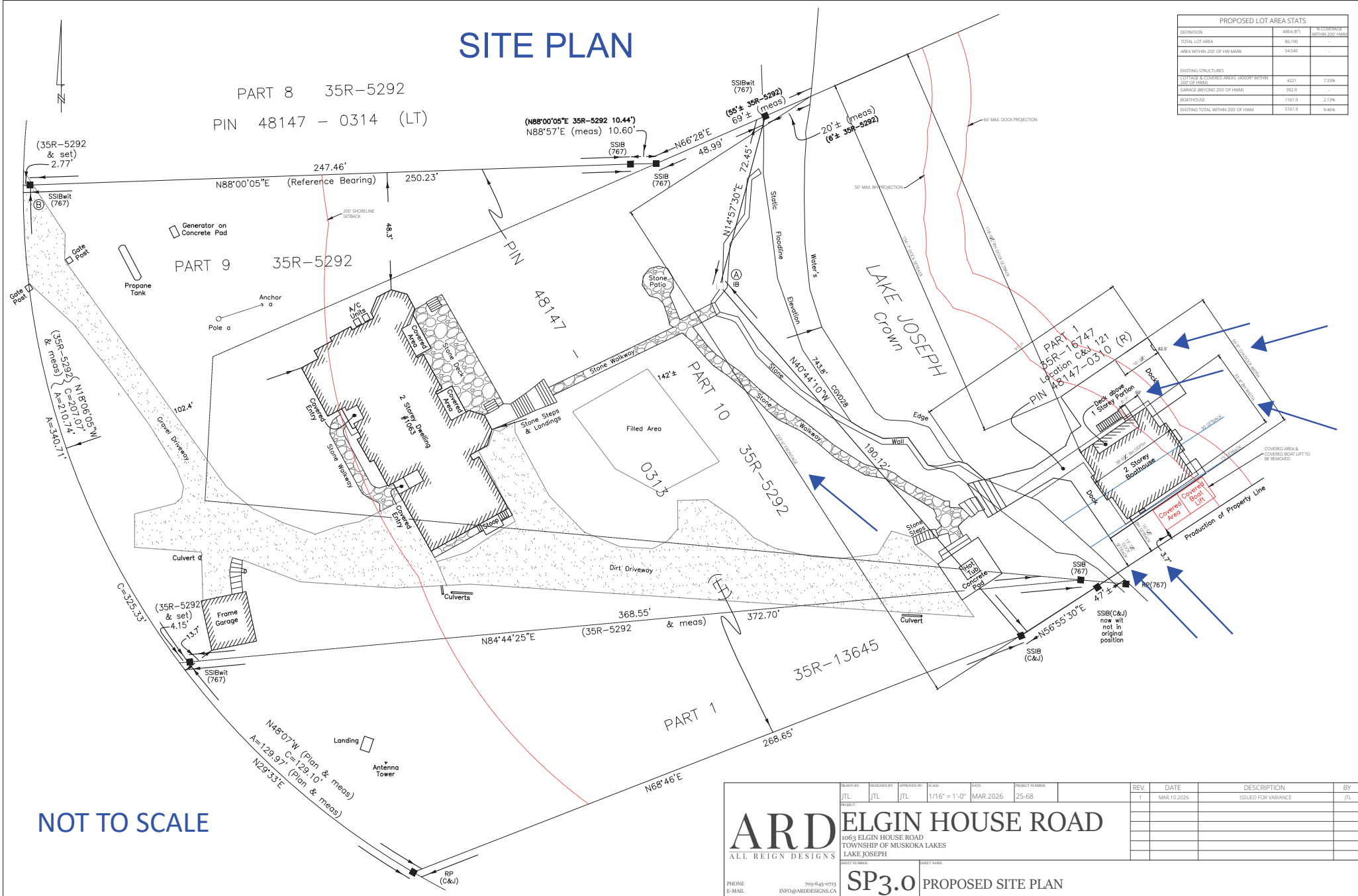


SITE PLAN

PART 8 35R-5292

PIN 48147 - 0314 (LT)

PROPOSED LOT AREA STATS		
DEFINITION	AREA (SQ')	% COVERAGE WITHIN 200' HWM
TOTAL LOT AREA	86,190	-
AREA WITHIN 200' OF HW MARK	54,540	-
EXISTING STRUCTURES		
COTTAGE & COVERED AREAS (40000' WITHIN 200' OF HWM)	4221	7.33%
GARAGE (BEYOND 200' OF HWM)	392.9	-
BOATHOUSE	1161.9	2.13%
EXISTING TOTAL WITHIN 200' OF HWM	5161.9	9.46%



NOT TO SCALE

ARD
ALL REIGN DESIGN

ELGIN HOUSE ROAD

1063 ELGIN HOUSE ROAD
TOWNSHIP OF MUSKOKA LAKES
LAKE JOSEPH

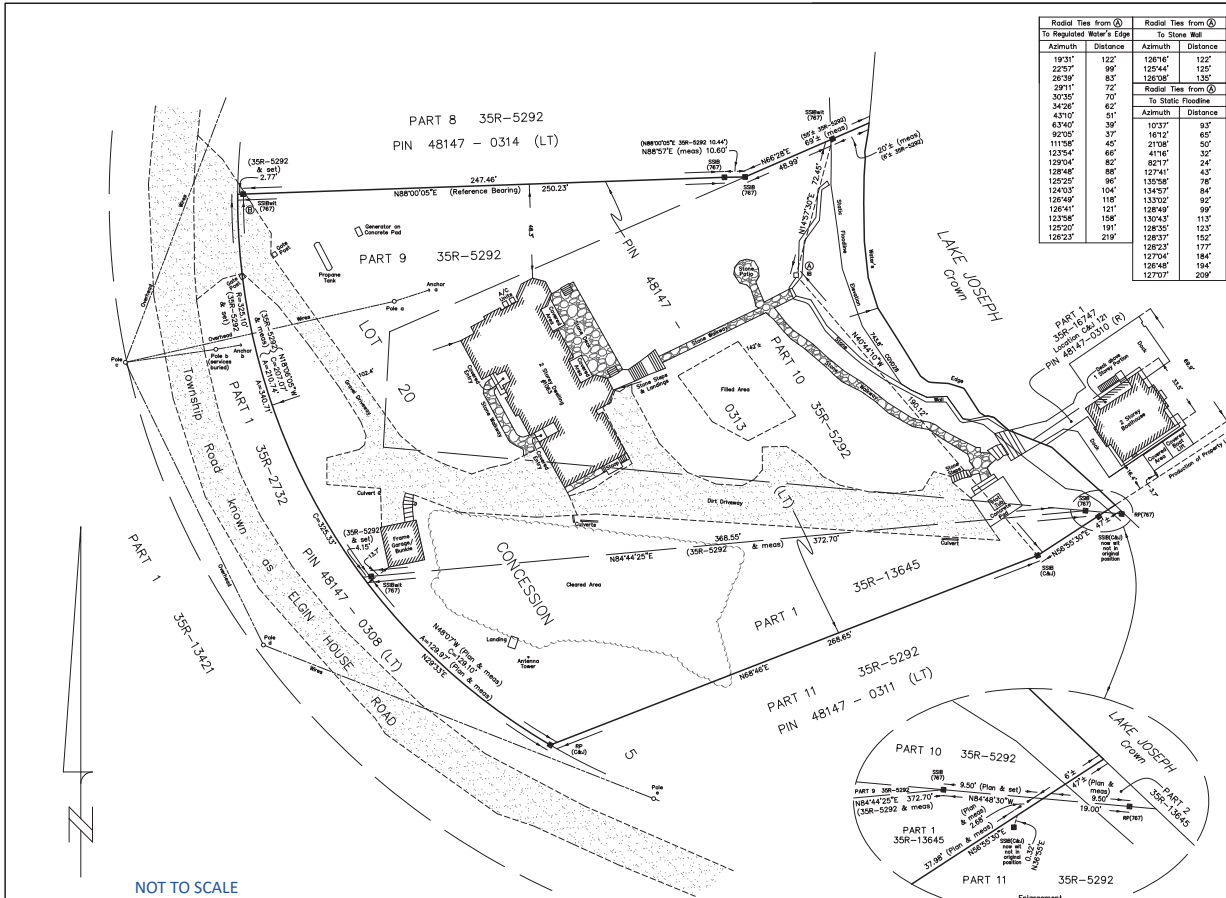
QUEST NUMBER

SHEET NAME:

SP3.0

PROPOSED SITE PLAN

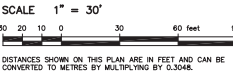
REV.	DATE	DESCRIPTION	BY
1	MAR.10.2026	ISSUED FOR VARIANCE	JTL



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plan in whole or in part without the written
authorization of Coote, Hiley, Jemmett Limited.

Radial Ties from (A)		Radial Ties from (B)	
To Registered Water's Edge	To Stone Mark	To Registered Water's Edge	To Stone Mark
Asimuth	Distance	Asimuth	Distance
19°31'	122'	126°16'	122'
22°57'	98'	125°44'	125'
26°59'	83'	125°06'	135'
29°11'	72'		
30°55'	70'	Radial Ties from (C)	
34°28'	62'	To Stellite Floodline	
43°10'	51'	Asimuth	Distance
63°40'	39'	107°37'	93'
82°05'	37'	161°2'	66'
111°58'	45'	213°8'	50'
123°04'	66'	41°16'	33'
129°04'	82'	82°17'	24'
128°48'	88'	127°41'	43'
125°25'	96'	130°58'	78'
124°03'	104'	134°57'	84'
126°49'	118'	133°02'	92'
128°41'	121'	129°49'	99'
123°58'	158'	130°43'	113'
125°20'	191'	128°55'	122'
126°23'	219'	128°37'	152'
		128°23'	177'
		127°04'	184'
		126°48'	194'
		127°07'	209'

**SURVEYOR'S REAL PROPERTY REPORT (PART 1)
PLAN OF SURVEY OF
PART OF LOT 20, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA
COOTE, HILEY, JEMMETT LIMITED ©**



Radial Ties from (D)		
To	Asimuth	Distance
a	125°20'	95'
b	185°50'	81'
c	214°58'	105'
d	172°25'	232'
e	145°49'	375'

To Hydro Anchors		
To	Asimuth	Distance
a	117°10'	108'
b	180°34'	77'

LEGEND

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERLY LIMIT
OF PART 9 AS SHOWN ON PLAN 35R-5292 HAVING A BEARING OF
N88°00'05"E.

ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF THE SIDING
UNLESS OTHERWISE NOTED.

□ MONUMENT PLANTED
■ MONUMENT FOUND
SSB SHORT STANDARD IRON BAR
RF ROCK POST
767 M.W. FITZMAURICE O.L.S.
C&J COOTE, HILEY, JEMMETT LIMITED
COV028 CANADIAN GEODETIC VERTICAL DATUM 1928
Plan PLAN 35R-13645
WITNESS

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY
REPORT DATED NOVEMBER 19, 2025.

THIS REPORT WAS PREPARED FOR ANDREW TADEUSZ DUNIN
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR
USE BY OTHER PARTIES.

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 22nd DAY OF SEPTEMBER, 2025.

NOVEMBER 19, 2025

John W. Hiley
JOHN W. HILEY
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER V-108570.

**COOTE, HILEY,
JEMMETT LTD.**

A Division of Surveyors On Site Inc.

Drawn by: JVG File: MUS2025-109 Archived Survey Plans: www.landsurveyrecords.com

127 Keith Road
Brampton, Ontario
N5L 5G5
705-664-4881
800-494-1443
survey@muskokasurveyors.com
www.muskokasurveyors.com
www.surveymenonline.com

Part 2

Surveyor's Real Property Report
File No. MUS2025-109
Municipal No. 1063 Elgin House Road
Prepared for Andrew Tadeusz Dunin

Legal Description

The subject lands form part of Lot 20, Concession 5, in the Geographic Township of Medora, Township of Muskoka Lakes in the District Municipality of Muskoka described in PIN 48147-0313(LT)

Research

The plan attached hereto illustrates the results of the field survey completed on September 22, 2025 and the office research undertaken in conjunction therewith.

An outline of the various aspects of the project is as follows.

Monumentation

Ten existing survey posts were located around the perimeter of the property and all of these can be attributed to previous surveys undertaken by M.W. Fitzmaurice and Coote, Hiley, Jemmett Ltd

Where possible a two-inch wooden stake, painted white with a red top, was placed beside each survey monument.

The limit of Lake Joseph was accurately located by taking ties to the present limit of the lake, which is regulated by dam under normal conditions, at an elevation of 741.3 feet.

Dimensions

The unflooded area of the property was measured at 86,190 square feet, the straight-line frontage at 233 feet, and the distance along the present water's edge at 260 feet, more or less.

The area of the property lying within 200 feet of the high water mark is 54,540 square feet.

Site Details

The structures were located, together with other selected site details and the positions of these are shown on the plan with pertinent distances to the property lines.

Items to which attention is drawn or those that do not appear on the plan are set out as follows:

- a) The areas of the various roofed structures are as follows:
- | | | |
|-------------------------|---------|-------------|
| Cottage | 3,939.2 | square feet |
| Bunkie/Garage | 392.9 | square feet |
| Boathouse | 1,161.9 | square feet |
| 2nd Storey portion only | 1,064.5 | square feet |
- b) The heights of the various structures are as follows:
- | | | |
|---------------|------|------|
| Cottage | 33.4 | feet |
| Bunkie/Garage | 19.2 | feet |
| Boathouse | 26.0 | feet |
- c) The filled area has the characteristics of containing a tile bed.
- d) The driveway encroaches slightly onto the property to the north at the northwest property corner
- e) The cleared area to the south of the cottage is 5 feet over the property line

Easements

There are no registered easements or rights of way affecting the fee lands.

By-law Compliance

This report does not address any issue of by-law compliance, but provides an illustration of the details necessary to obtain pertinent comments from the Corporation of the Township of Muskoka Lakes

Bracebridge, Ontario

Dated: November 19, 2025

John W. Hiley
John W. Hiley, O.L.S.