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-60/26
Roll No.: 8-1-054

Owner:	Steven & Katheen McCormick
Address:	1129 Greenwood Point Rd., Unit 1
Description:	Part of Lot 11, Concession 1, (Wood)
Zoning:	Waterfront Residential (WR1-7) Lake Muskoka (Category 1 Lake) Schedule: 43
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 additions to a legal non-complying dwelling, and recognize a non-complying sleeping cabin.

The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	3.4.1(e)	Lot Frontage	30 m. / 100 ft.	24.3 m. / 79.8 ft.	5.7 m. / 20.2 ft.	Recognize a Non-Complying Sleeping Cabin and Permit Additions to a Legal Non-Complying Dwelling
B	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage within 200 ft. of the High Water Mark	10% (193.2 sq. m. / 2,079.6 sq. ft.)	11% (212.6 sq. m. / 2,288.4 sq. ft.)	19.4 sq. m. / 208.8 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 26th day of November, 2026.

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

Key Map (A-60/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:5,039

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

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

Road Network

- Township
- Private

Wetland With Significance

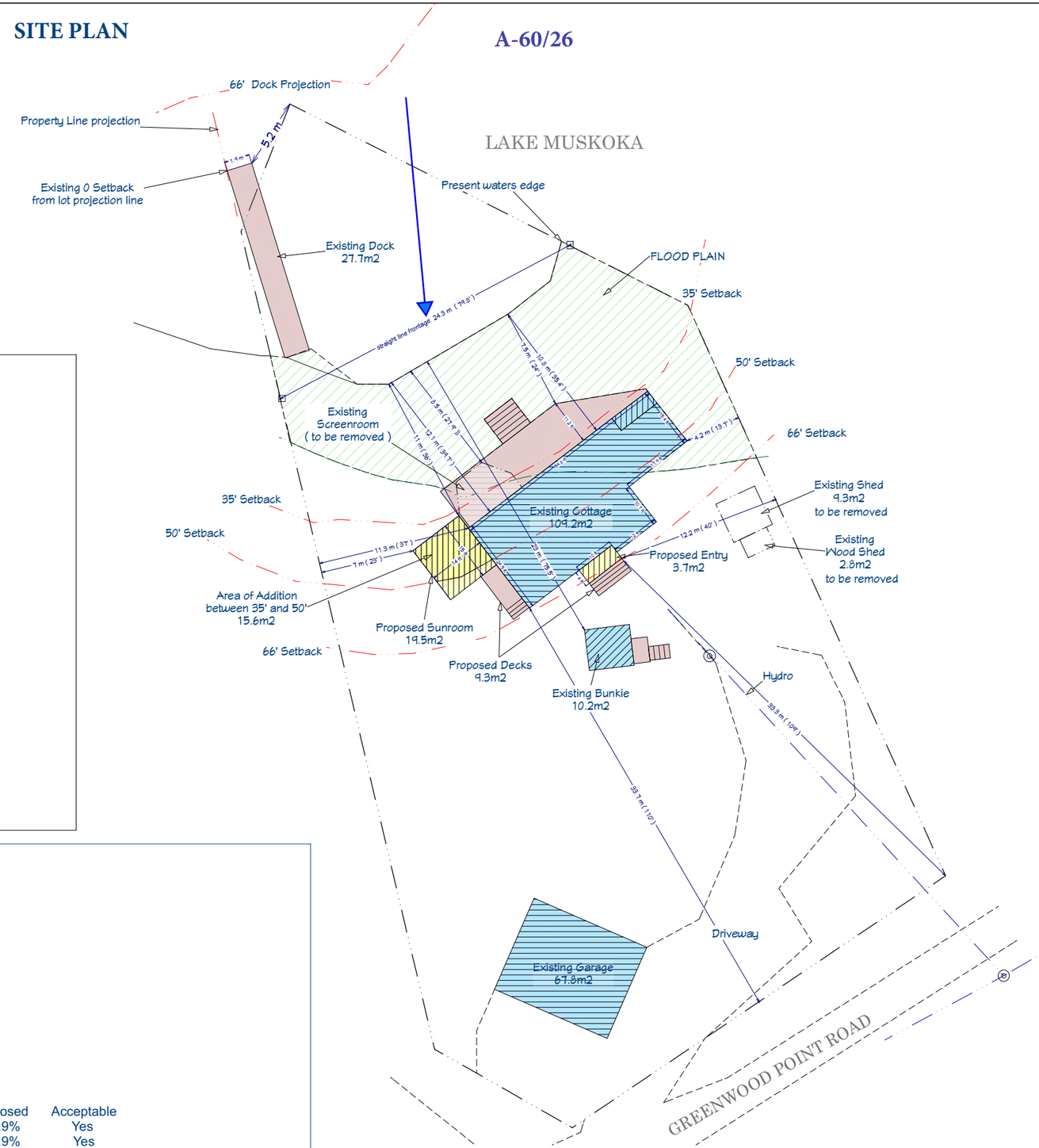
- Evaluated-Provincial
- Evaluated-Other
- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade

Teranet / MPAC, District Municipality of Muskoka, https://www.ontario.ca/page/open-government-licence-ontario, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the



SITE PLAN

A-60/26



MUSKOKA ZONING: WATERFRONT RESIDENTIAL 1 (WR1-7)

LOT SETBACKS

Proposed Entry		Required	Proposed	Acceptable
	FY	20.1m	10.8m	Yes (Existing - 10.8m)
	SY(E)	4.6m	4.2m	Yes (Existing)
	SY(W)	4.6m	18.6m	Yes
	RY	4.6m	33.3m	Yes

Proposed ScreenRoom		Required	Proposed	Acceptable
	FY	20.1m	11.0m	Yes (Existing - 10.8m)
	SY(E)	4.6m	4.2m	Yes (Existing)
	SY(W)	4.6m	7.0m	Yes
	RY	4.6m	33.3m	Yes

Total Area between 35' and 50' = 158.3m2 (1704.0 Sq/Ft.)
Total Area of Building Development within 35' - 50' = 64.4m2 (693.2 Sq/Ft)
Total Area of ScreenRoom within 35' - 50' = 15.6m2 (167.9 Sq/Ft.)
Total Building Area = 80.0m2 (861.0Sq/Ft)
Increase of 24.2% , Acceptable Increase = 20.0% Variance Required

Permitted Shoreline Development Width = 25% of 24.3m (79'8")
Total width Permitted = 6.1m (20')
Total Proposed Development Width = 1.9m (6'2") - Acceptable

Lot Coverage

Existing Cottage	109.2m2
Existing Garage	67.8m2
Existing Bunkie	10.2m2
Existing Covered Screen Porch	13.9m2 (to be removed)
Existing Shed	9.3m2 (to be removed)
Existing Wood shed	2.8m2 (to be removed)
Total	**213.2m2**

Existing Cottage	109.2m2
Existing Garage	67.8m2
Existing Bunkie	10.2m2
Proposed Screenroom	19.5m2
Proposed Entry	3.7m2
Total	**210.4m2**

Lot Coverage		Required	Existing	Proposed	Acceptable
	Full Lot (1932.4m2)	10%	11.0%	10.9%	Yes
	First 60m (1932.4m2)	10%	11.0%	10.9%	Yes

SP
SP-1.0. SITE PLAN AND ZONING MATRIX
MUSKOKA LAKES

NOT TO SCALE

N

Information for Site Plan taken from Survey
By CHAPPLE , GALBRAITH SURVEYORS LTD
Dated , JUNE 25 , 2026

Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington
Phone: 705-321-8916
Email: designbybobbi@gmail.com

Location: 190Taylor Road
Bracebridge On.
P1L 1J9

GENERAL NOTE:

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER.

PROJECT INFORMATION:

Kathlene and Steven McCormick
1129 Greenwood Point Road
Muskoka Lakes

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 INFORMATION:

18465 **B. Leppington**
BCIN *SIGNATURE*

REGISTRATION INFORMATION:

103806 **Design by Bobbi**
BCIN *FIRM NAME*

REVISIONS

NUM	DATE	REVISED BY	DESCRIPTION
01	26.08.26	SLR	SITE PLAN
02	26.11.16	SLR	FOR PERMIT
03			
04			

DRAWN BY: STEVE ROSSITER

SCALE: 1 : 400

DRAWING: SITE PLAN

PROJECT NUMBER: 2026-035

SHEET NUMBER: SP 1.0