

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-36/26

Roll No.: 4-1-011

Owner:	John Firstbrook		
Address:	4182 Muskoka Road 169, Unit #11		
Description:	Part of Lot 16, Concession 5, Parts 2, 4, and 6, Plan 35R-6249, Part 1, Plan 35R-22015, (Medora)		
Zoning:	Waterfront Residential-Highly Sensitive or Over Threshold Lakes (WR4) & Open Space (OS2) Lake Joseph (Category 1 Lake)Schedule: 28		
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 applicant proposes to construct an addition to an existing dwelling. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage Within 200 ft. of the High Water Mark.	10% (4,664.8 sq. ft.)	11% (5,131.2 sq. ft.)	1 % (466.4 sq. ft.)	To Construct an 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 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 August, 2026.

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



KEY MAP (A-36/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:15,862

Parcel: Assessment

District Municipality

Area Municipality

Geographic Township

Settlement Areas

Community

District

Township

Private

Wetland With Significance

Evaluated-Provincial

Evaluated-Other

Waterbody

Major Lake

Canada_Hillshade

World_Hillshade

00.070.150.30.6

mi

00.150.30.6

km

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

SITE PLAN (EXISTING)

SITE PLAN LEGEND

[Symbol]	PROPERTY BOUNDARY
[Symbol]	PROPERTY BOUNDARY (SECONDARY)
[Symbol]	PROPERTY BOUNDARY (SEABACK)
[Symbol]	EASEMENT
[Symbol]	CONTOUR (MAJOR)
[Symbol]	CONTOUR (MINOR)
[Symbol]	CONTOUR (PROPOSED)
[Symbol]	EXISTING STRUCTURE
[Symbol]	PROPOSED STRUCTURE
[Symbol]	WATER BODY
[Symbol]	PROPOSED STRUCTURE ROOF OVERHANG
[Symbol]	PROPOSED ACCESSORY STRUCTURE
[Symbol]	GAZEBO
[Symbol]	WATER/SEABACK
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	ROAD
[Symbol]	BOUNDARY
[Symbol]	OBJECT REMOVAL
[Symbol]	TREE TRIM PROJECTION
[Symbol]	PAVED COVERAGE
[Symbol]	LANDSCAPED AREA
[Symbol]	SLT FENCING
[Symbol]	BROCH CONTROL
[Symbol]	PRINCIPAL ENTRANCE

CURRENT BY-LAW

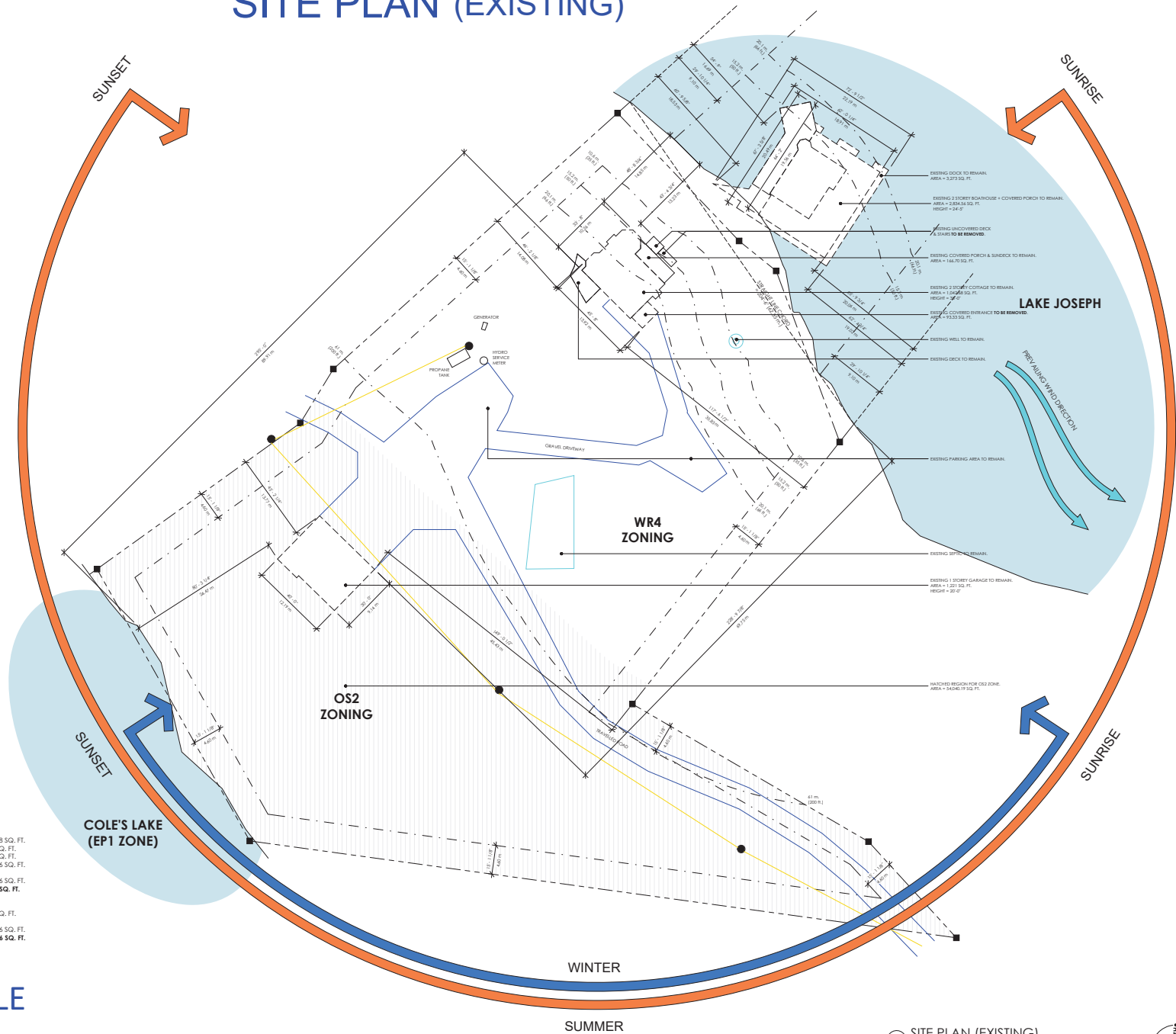
TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR4
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 204'-6" (62.35 m.)
DOCK	
DOCK MAX. LENGTH	= 20.1 m. (66'-0")
DOCK MAX. WIDTH	= 25% OF S.L.F. (MAX. 75'-0")
DOCK SIDE YARD SETBACK	= 51'-1" (15.5 m.)
DOCK SIDE YARD SETBACK	= 9.1 m. (30'-0")
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
BOATHOUSE MAX. WIDTH	= 16% OF S.L.F. (MAX. 75'-0")
BOATHOUSE MAX. WIDTH	= 32'-8" (10.0 m.)
BOATHOUSE SIDE YARD SETBACK	= 9.1 m. (30'-0")
UPPER LEVEL ALLOWED	= NO
HEIGHT LIMIT	= 4.9 m. (16'-0")
COTTAGE	
MAX. LOT COVERAGE	= 10%
FRONT YARD SETBACK	= 20.1 m. (66'-0")
INTERIOR YARD SETBACK	= 4.6 m. (15'-0")
REAR YARD SETBACK	= 4.6 m. (15'-0")
HEIGHT LIMIT	= 10.7 m. (35'-0")
MIN. GROSS FLOOR AREA	= 69.7 m² (750 SQ. FT.)
MAX. HABITABLE FLOOR AREA	= 696.8 m² (7,500 SQ. FT.)
ACCESSORY BUILDING	
HEIGHT LIMIT	= 7.7 m. (25'-0")

SITE INFORMATION (EXISTING)

LOT AREA	= 9,233.65 m² (99,390.16 SQ. FT.)
(TOTAL)	= 2.28 AC.
MAX. LOT COVERAGE	= 923.36 m² (9,939.02 SQ. FT.)
LOT AREA	= 4,333.71 m² (46,647.70 SQ. FT.)
(WITHIN 200' OF SHORELINE)	
MAX. LOT COVERAGE	= 433.37 m² (4,664.77 SQ. FT.)
(WITHIN 200' OF SHORELINE)	

EXISTING STRUCTURE COVERAGE

WITHIN 200 FEET:	
COTTAGE	= 1,042.48 SQ. FT.
COVERED ENTRANCE	= 93.32 SQ. FT.
COVERED PORCH	= 166.7 SQ. FT.
BOATHOUSE (INC. COVERED PORCH)	= 2,834.56 SQ. FT.
CURRENT LOT COVERAGE (WITHIN 200' OF SHORELINE)	= 4,137.26 SQ. FT.
REMAINING COVERAGE (WITHIN 200' OF SHORELINE)	= 527.51 SQ. FT.
OVER 200 FEET:	
1 STOREY GARAGE	= 1,221 SQ. FT.
CURRENT LOT COVERAGE (TOTAL)	= 5,358.26 SQ. FT.
REMAINING COVERAGE (TOTAL)	= 4,880.74 SQ. FT.



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www.foresheewda.com
PROFESSIONAL ENGINEER

**FIRSTBROOK COTTAGE
11 WRIGHTS ROAD
PORT CARLING, ONTARIO**

ISSUE: DATE: ISSUED:

DRAWN BY
AP
PROJECT NUMBER 22033
SHEET NAME
SITE PLAN (EXISTING)

SHEET NUMBER

A1-1

MINOR VARIANCE APPLICATION: 05/14/2026

NOT TO SCALE

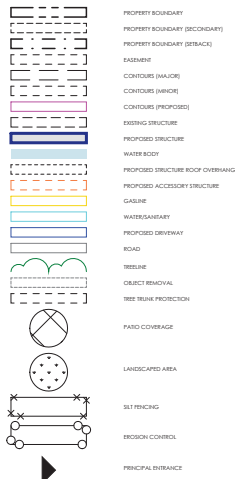
1 SITE PLAN (EXISTING)

1" = 20'-0"



SITE PLAN (PROPOSED)

SITE PLAN LEGEND



CURRENT BY-LAW

TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR4
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 204'-6" (62.35 m.)
DOCK	
DOCK MAX. LENGTH	= 20.1 m. (66'-0")
DOCK MAX. WIDTH	= 25% OF S.L.F. (MAX. 75'-0")
DOCK SIDE YARD SETBACK	= 51'-1"
DOCK SIDE YARD SETBACK	= 9.1 m. (30'-0")
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
BOATHOUSE MAX. WIDTH	= 16% OF S.L.F. (MAX. 75'-0")
BOATHOUSE SIDE YARD SETBACK	= 32'-8"
BOATHOUSE SIDE YARD SETBACK	= 9.1 m. (30'-0")
UPPER LEVEL ALLOWED	= NO
HEIGHT LIMIT	= 4.9 m. (16'-0")
COTTAGE	
MAX. LOT COVERAGE	= 10%
FRONT YARD SETBACK	= 20.1 m. (66'-0")
INTERIOR YARD SETBACK	= 4.6 m. (15'-0")
REAR YARD SETBACK	= 4.6 m. (15'-0")
HEIGHT LIMIT	= 10.7 m. (35'-0")
MIN. GROSS FLOOR AREA	= 69.7 m² (750 SQ. FT.)
MAX. HABITABLE FLOOR AREA	= 696.8 m² (7,500 SQ. FT.)
ACCESSORY BUILDING	
HEIGHT LIMIT	= 7.7 m. (25'-0")

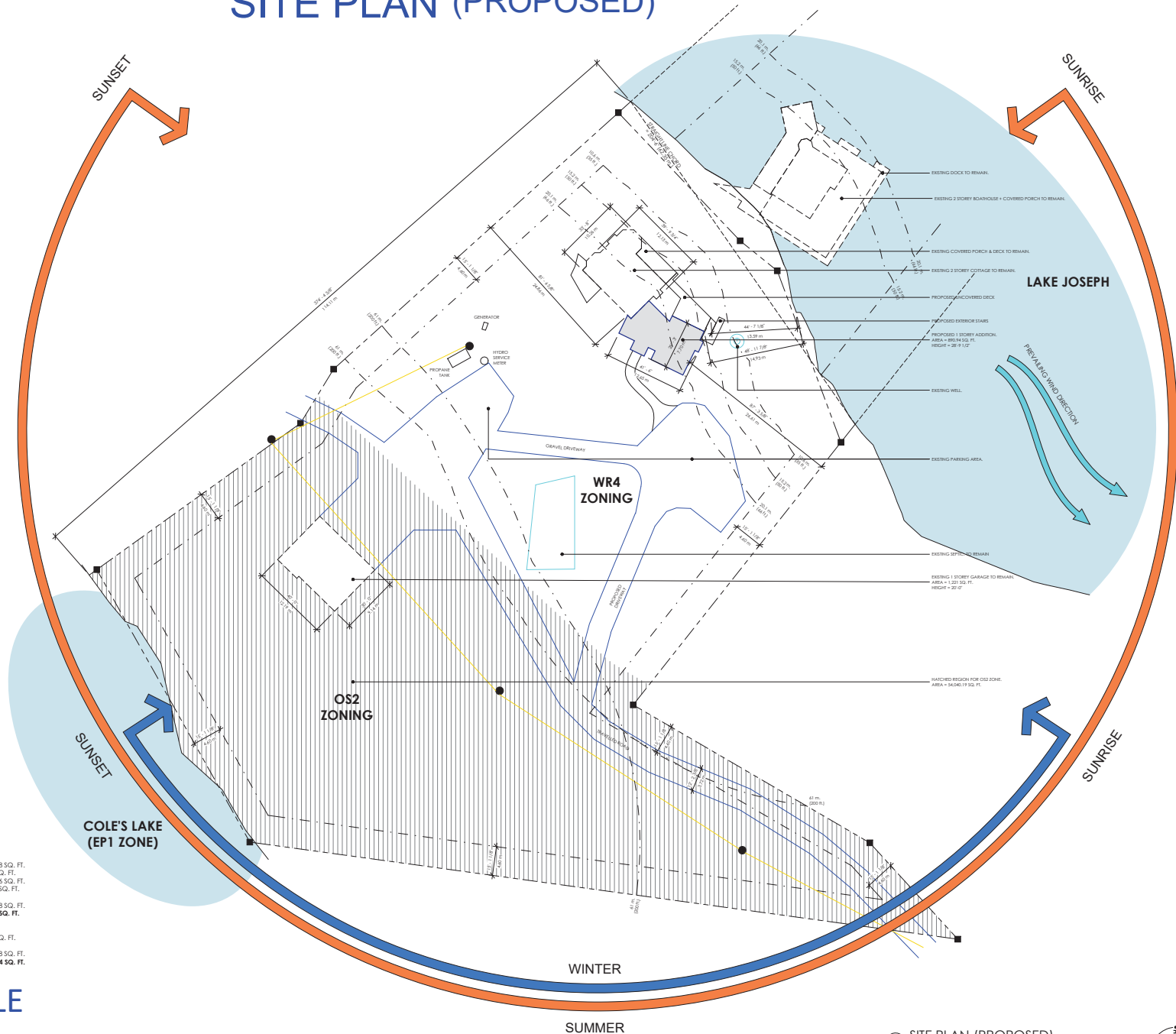
SITE INFORMATION (PROPOSED)

LOT AREA	= 9,233.45 m² (99,390.16 SQ. FT.)
(TOTAL)	(2.28 AC.)
MAX. LOT COVERAGE	= 923.34 m² (9,939.02 SQ. FT.)
LOT AREA	= 4,333.71 m² (46,647.70 SQ. FT.)
(WITHIN 200' OF SHORELINE)	
MAX. LOT COVERAGE	= 433.37 m² (4,664.77 SQ. FT.)
(WITHIN 200' OF SHORELINE)	
+ 1% VARIANCE (11% TOTAL)	= 476.70 m² (5,131.24 SQ. FT.)

PROPOSED STRUCTURE COVERAGE

WITHIN 200 FEET:	
EXISTING COTTAGE	= 1,042.68 SQ. FT.
EXISTING COVERED PORCH	= 146.7 SQ. FT.
EXISTING BOATHOUSE (INC. COVERED PORCH)	= 2,834.56 SQ. FT.
PROPOSED COTTAGE ADDITION	= 890.94 SQ. FT.
PROPOSED LOT COVERAGE (WITHIN 200')	= 4,934.88 SQ. FT.
REMAINING COVERAGE (WITHIN 200')	= 176.36 SQ. FT.
OVER 200 FEET:	
1 STOREY GARAGE	= 1,221 SQ. FT.
PROPOSED LOT COVERAGE (TOTAL)	= 6,155.88 SQ. FT.
REMAINING COVERAGE (TOTAL)	= 3,783.14 SQ. FT.

NOT TO SCALE



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ISSUE: DATE: ISSUE:

DRAWN BY
AP
PROJECT NUMBER 22033
SHEET NAME
SITE PLAN (PROPOSED)

SHEET NUMBER
A1-2

1 SITE PLAN (PROPOSED)
1" = 20'-0"



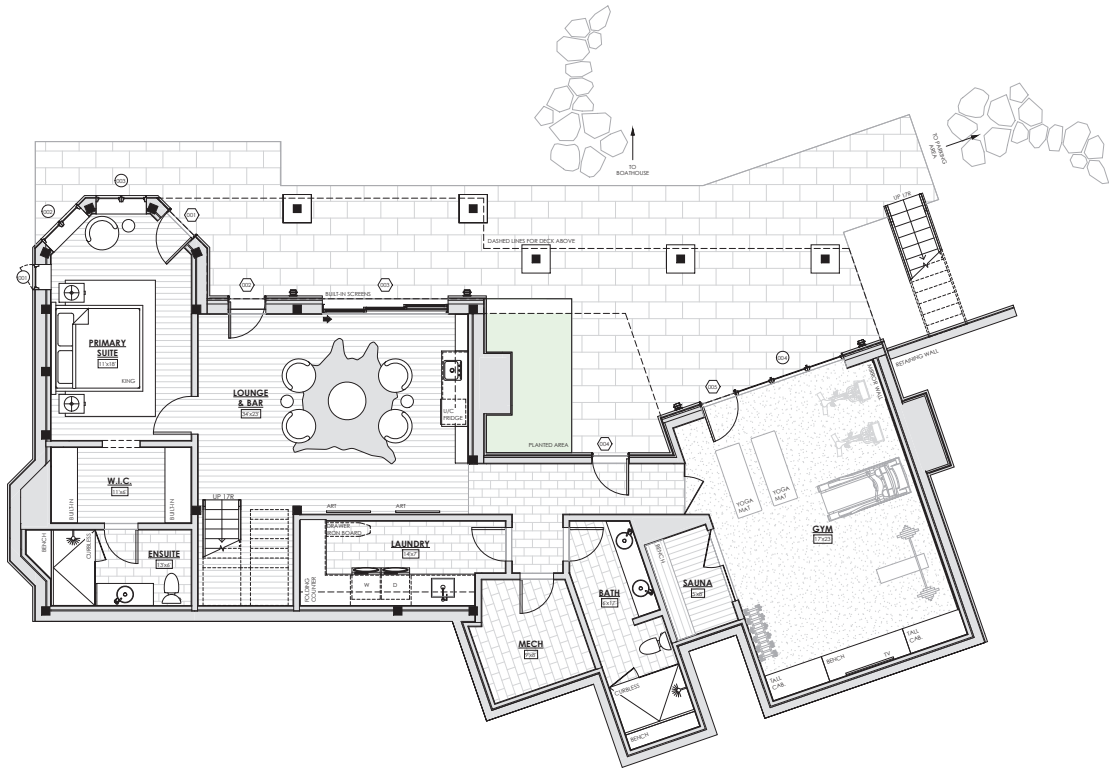
REVISED PLANNING SET: 08/19/2026

FLOOR PLANS

FOR INFORMATIONAL PURPOSES ONLY



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NOT TO SCALE

FIRSTBROOK COTTAGE
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PORT CARLING, ONTARIO

ISSUE: DATE: ISSUED:

DRAWN BY
AP
PROJECT NUMBER 22033
SHEET NAME
LOWER LEVEL PLAN

SHEET NUMBER
A2-1

1 BASEMENT LEVEL
1/4" = 1'-0"



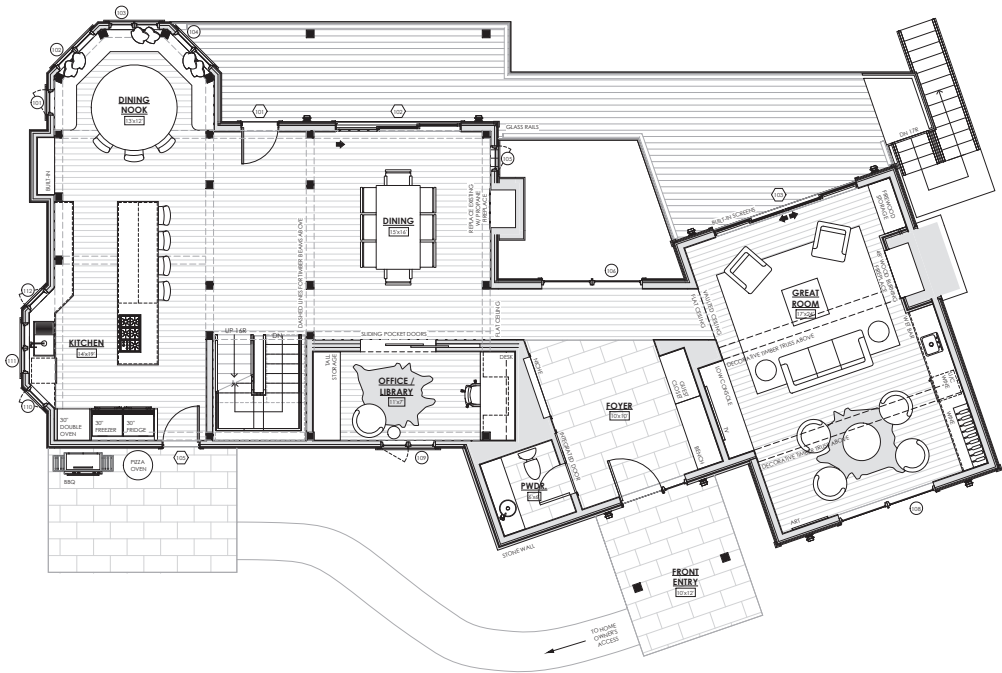
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FLOOR PLANS

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FIRSTBROOK COTTAGE
11 WRIGHTS ROAD
PORT CARLING, ONTARIO

NOT TO SCALE

1 MAIN LEVEL PLAN
1/4" = 1'-0"



ISSUE: DATE: ISSUE:

DRAWN BY
AP
PROJECT NUMBER 22033
SHEET NAME
MAIN LEVEL PLAN

SHEET NUMBER

A2-2

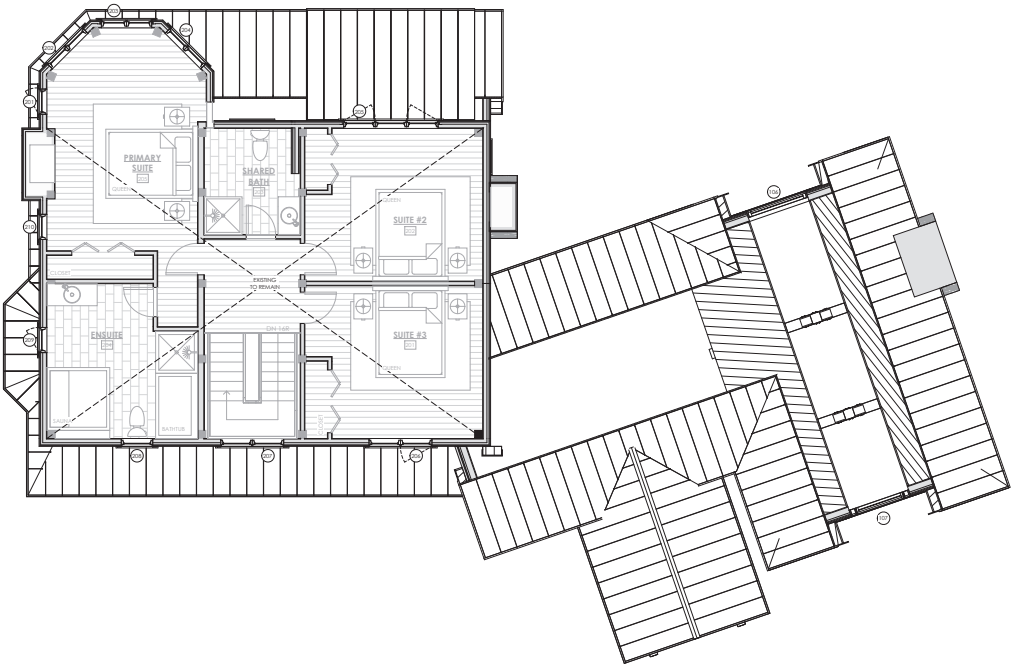
REVISED PLANNING SET: 08/19/2026

FLOOR PLANS

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NOT TO SCALE

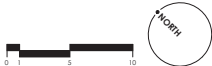
FIRSTBROOK COTTAGE
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PORT CARLING, ONTARIO

ISSUE: DATE: ISSUED:

DRAWN BY
AP
PROJECT NUMBER 22033
SHEET NAME
UPPER LEVEL PLAN

SHEET NUMBER

A2-3



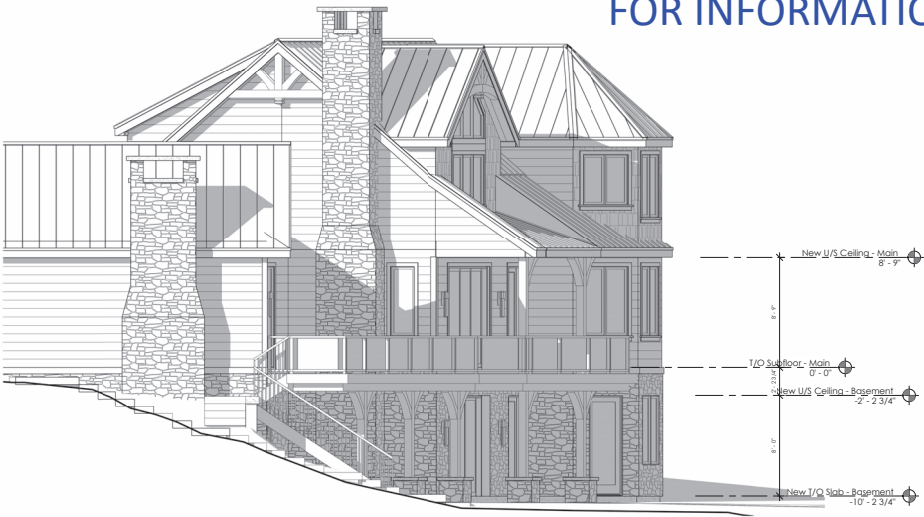
REVISED PLANNING SET: 08/19/2026

ELEVATIONS

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① EAST ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"

NOT TO SCALE

FIRSTBROOK COTTAGE
11 WRIGHTS ROAD
PORT CARLING, ONTARIO

ISSUE: DATE: ISSUE:

DRAWN BY: PROJECT NUMBER 22033
AP: SHEET NAME
EAST & NORTH EXTERIOR
ELEVATIONS
SHEET NUMBER
A3-1

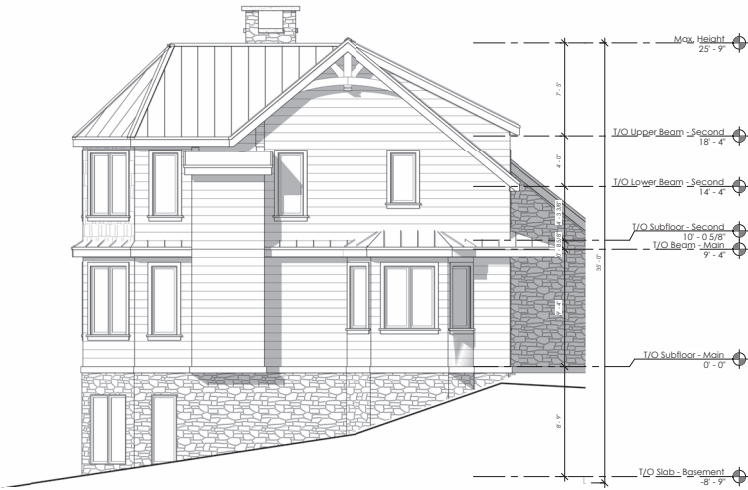
REVISED PLANNING SET: 08/19/2026

ELEVATIONS

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① WEST ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"

NOT TO SCALE

FIRSTBROOK COTTAGE
11 WRIGHTS ROAD
PORT CARLING, ONTARIO

ISSUE: DATE: ISSUE:

DRAWN BY
AP
PROJECT NUMBER 22033
SHEET NAME
WEST & SOUTH EXTERIOR
ELEVATIONS
SHEET NUMBER
A3-2

REVISED PLANNING SET: 08/19/2026