

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-29/26

Roll No.: 6-19-042

Owners:	Daniel & Shelley Sonshine
Address:	1213 Innisfree Road
Description:	Part of Lot 22, Concession D, Parts 17, 18, 21 to 23, and 53 to 56, Plan 35R-27601, (Medora)
Zoning:	Waterfront Residential – Waterfront No Constraints (WR1) & By-law 2023-040 Lake Muskoka (Category 1 Lake) Schedule: 42

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 an oversized sleeping cabin and sport court. The property currently has a dwelling and shed. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.6 ii.	Maximum Floor Area of Sleeping Cabin	650 sq. ft.	1,078 sq. ft.	428 sq. ft.	To Construct an Oversized Sleeping Cabin
B	3.23.3	Minimum Setback from High Water Mark for a Sport Court	200 ft.	171 ft.	29 ft.	To Construct a Sport Court
C	4.1.3	Minimum Interior Side Yard Setback	15 ft.	10 ft.	5 ft.	



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
D	4.1.3.10	Minimum Lot Frontage for Sport Court	200 ft.	137 ft.	63 ft.	To Construct a Sport Court

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-29/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

Parcel: Assessment

District Municipality

Area Municipality

Geographic Township

Road Network

Township

Private

Wetland With Significance

Evaluated-Provincial

Evaluated-Other

Stream

Waterbody

Major Lake

Canada_Hillshade

World_Hillshade

00.040.070.15 mi

00.050.10.2 km

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 GIS user community

SITE PLAN (EXISTING)

SITE PLAN LEGEND



LOT #2

CURRENT BY-LAW

TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR1
SUBJECT TO SITE PLAN CONTROL	= NO
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 137'-2" (41.83 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	= 34'-3"
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
MAX. WIDTH (FIRST FLOOR)	= 14'-6" OF S.L.F.
BOATHOUSE SIDE YARD SETBACK	= 21'-1" (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	= 750 SQ. FT.
MAX. HABITABLE FLOOR AREA	= 7,500 SQ. FT.
HEIGHT LIMIT	= 10.7 m. (35'-0")
ACCESSORY BUILDING	
HEIGHT LIMIT	= 7.7 m. (25'-0")

SITE INFORMATION (EXISTING)

LOT AREA	= 48,702 SQ. FT. (4,524.56 m ²)
(TOTAL)	(11.1 AC.)
MAX. LOT COVERAGE	= 4,870 SQ. FT. (452.45 m ²)
LOT AREA	= 27,601.64 SQ. FT. (2,564.27 m ²)
(WITHIN 200' H OF SHORELINE)	
MAX. LOT COVERAGE	= 2,760.16 SQ. FT. (256.42 m ²)
(WITHIN 200' H OF SHORELINE)	

NON-COMPLYING STATISTICS FOR COTTAGE

CLOSEST DISTANCE (SHORELINE TO COTTAGE)	= 61'-10"
EXISTING GROUND FLOOR AREA OF COTTAGE	= 909 SQ. FT.
35-50 FOOT SETBACK INCREASE ALLOWED	= 1,20%
	= OVER 50 FEET ALREADY
EXISTING COTTAGE HEIGHT	= TO BE CONFIRMED
35-50 FOOT SETBACK HEIGHT INCREASE ALLOWED	= 1,20%
	= OVER 50 FEET ALREADY

PROPOSED STRUCTURE COVERAGE

WITHIN 200 FT. OF SHORELINE:	
EXISTING COTTAGE	= 909 SQ. FT.
EXISTING STORAGE SHED	= 147 SQ. FT.
TOTAL COVERAGE	= 1,056 SQ. FT.
REMAINING COVERAGE	= 1,704.14 SQ. FT.
OVER 200 FT. OF SHORELINE:	
...	= 0 SQ. FT.
OVERALL COVERAGE	= 1,056 SQ. FT.
OVERALL REMAINING COVERAGE	= 3,814 SQ. FT.

LOT #3

CURRENT BY-LAW

TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR1
SUBJECT TO SITE PLAN CONTROL	= NO
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 309'-7" (94.7 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	= 75'-0"
DOCK SIDE YARD SETBACK	= 9.1 m. (30'-0")
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
MAX. WIDTH (FIRST FLOOR)	= 14'-6" OF S.L.F.
BOATHOUSE SIDE YARD SETBACK	= 9.1 m. (30'-0")
UPPER SUNDECK SIDE YARD SETBACK	= N/A
SLEEPING CABIN ALLOWED	= YES
MAX. WIDTH (SLEEPING CABIN)	= 13% OF S.L.F.
LOCATION OF SLEEPING CABIN IN WATER SETBACK	= 10.7 m. (35'-0")
HEIGHT LIMIT	= 7.7 m. (25'-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	= 750 SQ. FT.
MAX. HABITABLE FLOOR AREA	= 7,500 SQ. FT.
HEIGHT LIMIT	= 10.7 m. (35'-0")
ACCESSORY BUILDING	
HEIGHT LIMIT	= 7.7 m. (25'-0")

SITE INFORMATION (EXISTING)

LOT AREA	= 69,586 SQ. FT. (6,418.29 m ²)
(TOTAL)	(1.58 AC.)
MAX. LOT COVERAGE	= 6,908.60 SQ. FT. (641.82 m ²)
LOT AREA	= 50,844 SQ. FT. (4,723.56 m ²)
(WITHIN 200' H OF SHORELINE)	
MAX. LOT COVERAGE	= 5,084.4 SQ. FT. (472.35 m ²)
(WITHIN 200' H OF SHORELINE)	

PROPOSED STRUCTURE COVERAGE

WITHIN 200 FT. OF SHORELINE:	
EXISTING COTTAGE	= 1,067 SQ. FT.
EXISTING STORAGE SHED	= 59 SQ. FT.
EXISTING ATTACHED GARAGE	= 183 SQ. FT.
TOTAL COVERAGE	= 1,309 SQ. FT.
REMAINING COVERAGE	= 3,775.4 SQ. FT.
OVER 200 FT. OF SHORELINE:	
...	= 0 SQ. FT.
OVERALL COVERAGE	= 1,309 SQ. FT.
OVERALL REMAINING COVERAGE	= 5,599.6 SQ. FT.

NOT TO SCALE

1 SITE PLAN (EXISTING)

1" = 20'-0"



FORESHEEW
DESIGN
ASSOCIATES

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
P0B 1J0

705-641-1762
design@foresheewda.com

www.foresheewda.com

PROFESSIONAL ENGINEER

SONSHINE
1213 INNISFREE ROAD
PORT CARLING, ONTARIO

REV. DESCRIPTION DATE

DRAWN BY
AP
PROJECT NUMBER
FD252020
SHEET NAME
SITE PLAN - EXISTING

SHEET NUMBER

A1-1

MINOR VARIANCE APPLICATION SET - 04/23/2026

SITE PLAN (PROPOSED)

SITE PLAN LEGEND



LOT #2

CURRENT BY-LAW

TOWNSHIP ZONING	= MUSKOKA LAKES
SUBJECT TO SITE PLAN CONTROL	= NO
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 137'-2" (41.83 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	= 34'-0"
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
MAX. WIDTH (FIRST FLOOR)	= 16% OF S.L.F.
	= 21'-11"
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	= 750 SQ. FT.
MAX. HABITABLE FLOOR AREA	= 7,500 SQ. FT.
HEIGHT LIMIT	= 10.7 m. (35 ft)
ACCESSORY BUILDING	
HEIGHT LIMIT	= 7.7 m. (25'-0")

SITE INFORMATION (EXISTING)

LOT AREA	= 48,702 SQ. FT. (4,524.54 m ²)
(TOTAL)	(1.11 AC.)
MAX. LOT COVERAGE	= 4,870 SQ. FT. (452.45 m ²)
LOT AREA	= 27,801.64 SQ. FT. (2,564.27 m ²)
(WITHIN 200 FT. OF SHORELINE)	
MAX. LOT COVERAGE	= 2,760.16 SQ. FT. (254.42 m ²)
(WITHIN 200 FT. OF SHORELINE)	

PROPOSED STRUCTURE COVERAGE

WITHIN 200 FT. OF SHORELINE:	
EXISTING COTTAGE	= 909 SQ. FT.
EXISTING SHED	= 147 SQ. FT.
PROPOSED CABIN	= 1,078 SQ. FT.
TOTAL COVERAGE	= 2,134 SQ. FT.
REMAINING COVERAGE	= 426.16 SQ. FT.
OVER 200 FT. OF SHORELINE:	
N/A	= 0 SQ. FT.
OVERALL COVERAGE	= 2,134 SQ. FT.
OVERALL REMAINING COVERAGE	= 2,266 SQ. FT.

GENERAL NOTES:
- ALL VEGETATION WITHIN 50' OF SHORE SHALL REMAIN IN A NATURAL STATE IN COMPLIANCE WITH THE TREE PRESERVATION BY-LAW.
- TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY LAWS.
- ALL EXTERIOR LIGHTING SHALL BE DARK-SKY COMPLIANT.
- ALL PATHWAYS SHALL BE A MAX. OF 8' WIDE, BE CONSTRUCTED OF WATER PERMEABLE MATERIALS, AND MEANDER THROUGH EXISTING TREES. ALSO, PATHS SHALL NOT RESULT IN THE REMOVAL OF TREES.
- PATHWAYS SHALL BE DRY-LAID AND NOT RESULT IN MODIFICATIONS TO THE EXISTING TOPOGRAPHY.
- ALL PROPOSED NEW PLANTING WITHIN THE 50' SHORELINE SETBACK TO BE ONTARIO NATIVE SPECIES.
- ACTUAL TREED LOCATIONS MAY VARY FROM PLAN BASED ON SITE CONDITIONS SUCH AS TREE AND BEDROCK LOCATIONS.



FORESHIEW
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NOT TO SCALE

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



REV. DESCRIPTION DATE

DRAWN BY
AP

PROJECT NUMBER FD25020

SHEET NAME

SITE PLAN - PROPOSED

SHEET NUMBER

A1-2

MINOR VARIANCE APPLICATION SET: 04/23/2026

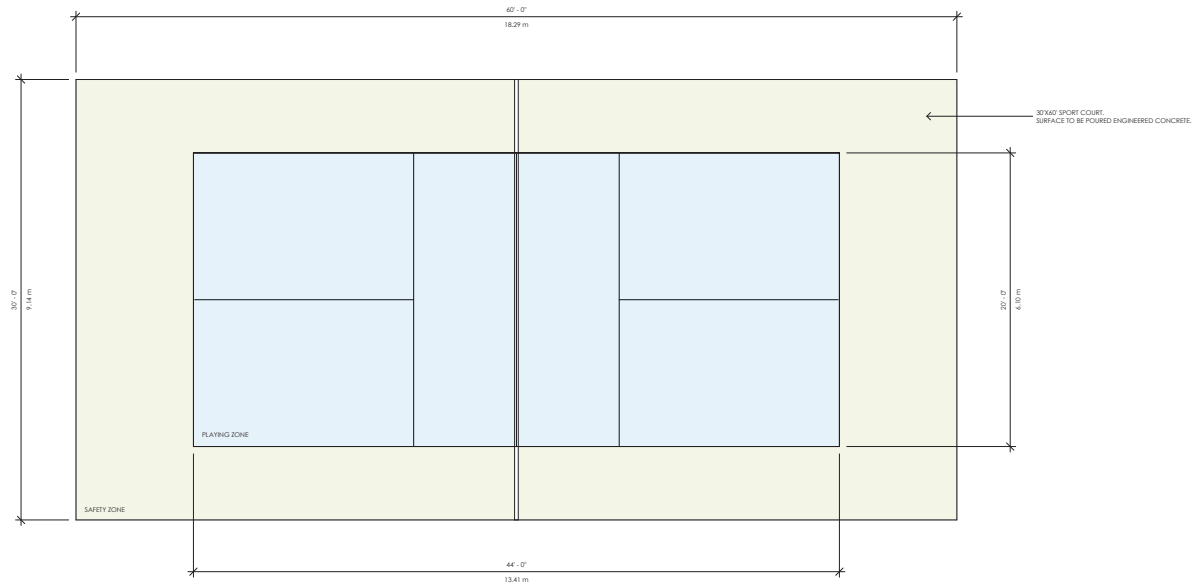


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PROFESSIONAL ENGINEER



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

1 T/O SPORT COURT SLAB
1/4" = 1'-0"



REV. DESCRIPTION DATE

DRAWN BY
AP
PROJECT NUMBER FDA25020
SHEET NAME
SPORT COURT

SHEET NUMBER
A1-0

MINOR VARIANCE APPLICATION SET : 04/23/2026