

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-68/26

Roll No.: 7-14-034

Owner:	PAUL ROBERTS		
Address:	1 ISLAND M16		
Description:	ISLAND SHERMAN PCL 30298		
Zoning:	WATERFRONT RESIDENTIAL (WR3) LAKE MUSKOKA (Category 1 Lake)		Schedule: 48
Hearing Date: Monday, November 9 th , 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 give relief for an existing dock. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7	Maximum Cumulative Width (Accessory Structures Over Water)	22.9m (75ft.)	23.5m (77ft.)	0.6m (2ft.)	Dock Addition (i.e. west side of existing boathouse)

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, November 4th, 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.

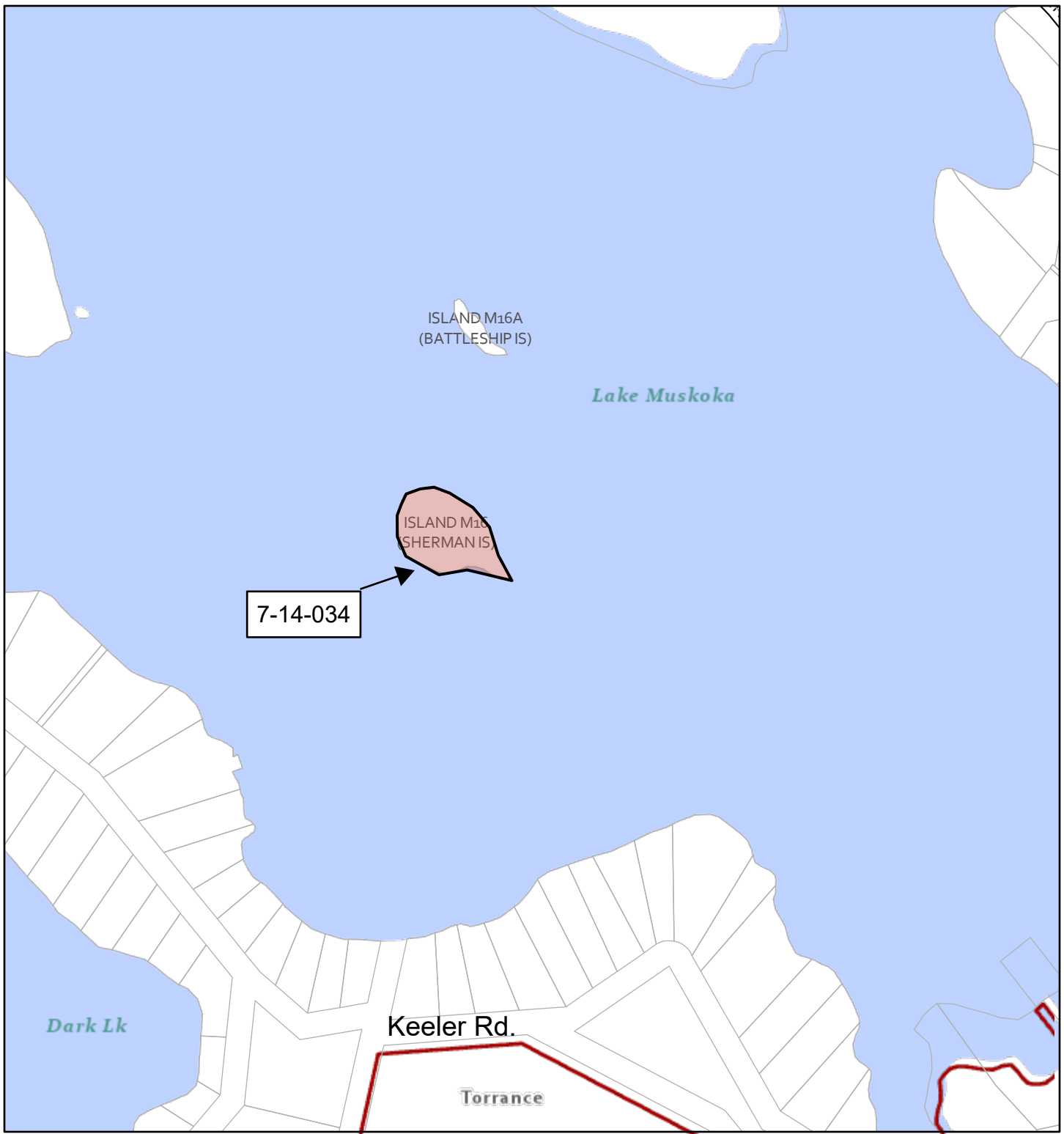
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 21st day of October, 2026.

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

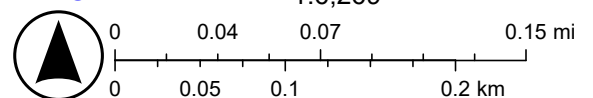


Key Map



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | |
|---------------------------|------------------|
| Parcel: Assessment | Evaluated-Other |
| District Municipality | Stream |
| Area Municipality | Waterbody |
| Geographic Township | Major Lake |
| Settlement Areas | Canada_Hillshade |
| Community | World_Hillshade |
| Wetland With Significance | |
| Evaluated-Provincial | |

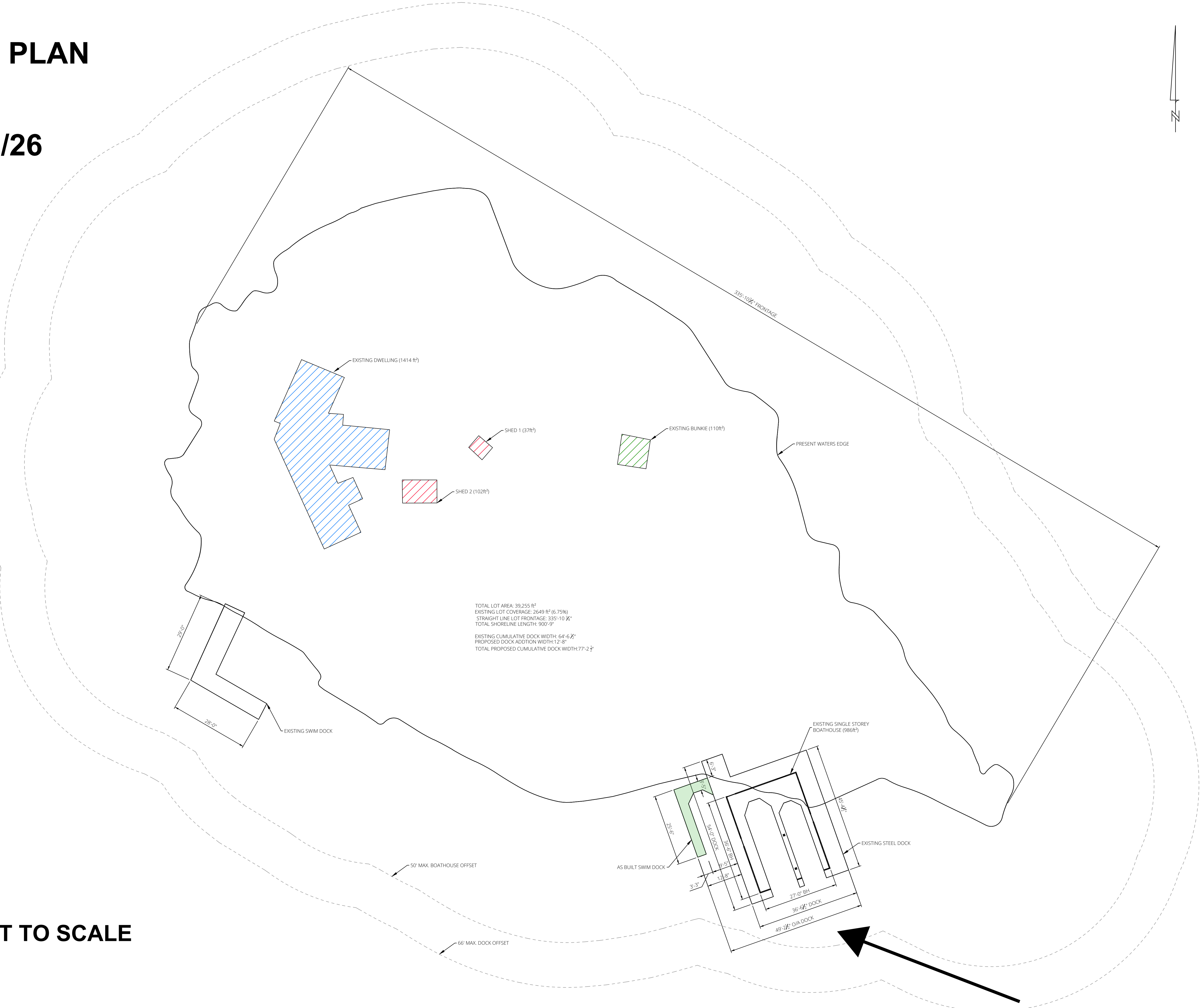


Teranet / MPAC, District Municipality of Muskoka, <https://www.ontario.ca/page/open-government-licence-ontario>, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat,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

SITE PLAN

A-68/26

NOT TO SCALE



NOTE:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE, ON THE DRAWINGS, NO PROVISION HAS BEEN MADE, AND THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET, PILING, OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF ARD - ALL REIGN DESIGNS AND ARE SUBJECT TO RETURN UPON REQUEST.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED AS 'ISSUED FOR CONSTRUCTION', CERTIFIED AND DATED.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO THE LATEST REVISED VERSION OF THE ONTARIO BUILDING CODE.

DO NOT SCALE DRAWINGS.

BCIN STAMP:

REV.	DATE	DESCRIPTION	BY
1	SEPT. 17, 2025	ISSUED FOR PERMIT	JTL
2	DEC. 17, 2025	ISSUED FOR PERMIT	JTL
3	JUL. 20, 2026	ISSUED FOR PERMIT	JTL
4	AUG. 26, 2026	ISSUED FOR PRE-CONSULTATION	JTL
5	SEPT. 22, 2026	ISSUED FOR VARIANCE	JTL

SHERMAN ISLAND
1 ISLAND M16
TOWNSHIP OF MUSKOKA LAKES
LAKE MUSKOKA

SP1.0 PROPOSED SITE PLAN