

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-37/26

Roll No.: 4-12-006

Owner:	HLD Corporation		
Address:	1794 Peninsula Road, Unit #3		
Description:	Part of Lot 19, Concession 9		
Zoning:	Waterfront Residential-No Constraints (WR1-7) Joseph River - Lake Rosseau (Category 1 Lake) Schedule: 28		
Hearing Date: Monday, September 14 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 construct a sport court. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3	Minimum Rear Yard Setback	15 ft.	6 ft.	9 ft.	To Construct a Sport Court.
B	3.23.3	Setbacks from High Water Mark	200 ft.	162 ft.	38 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 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.

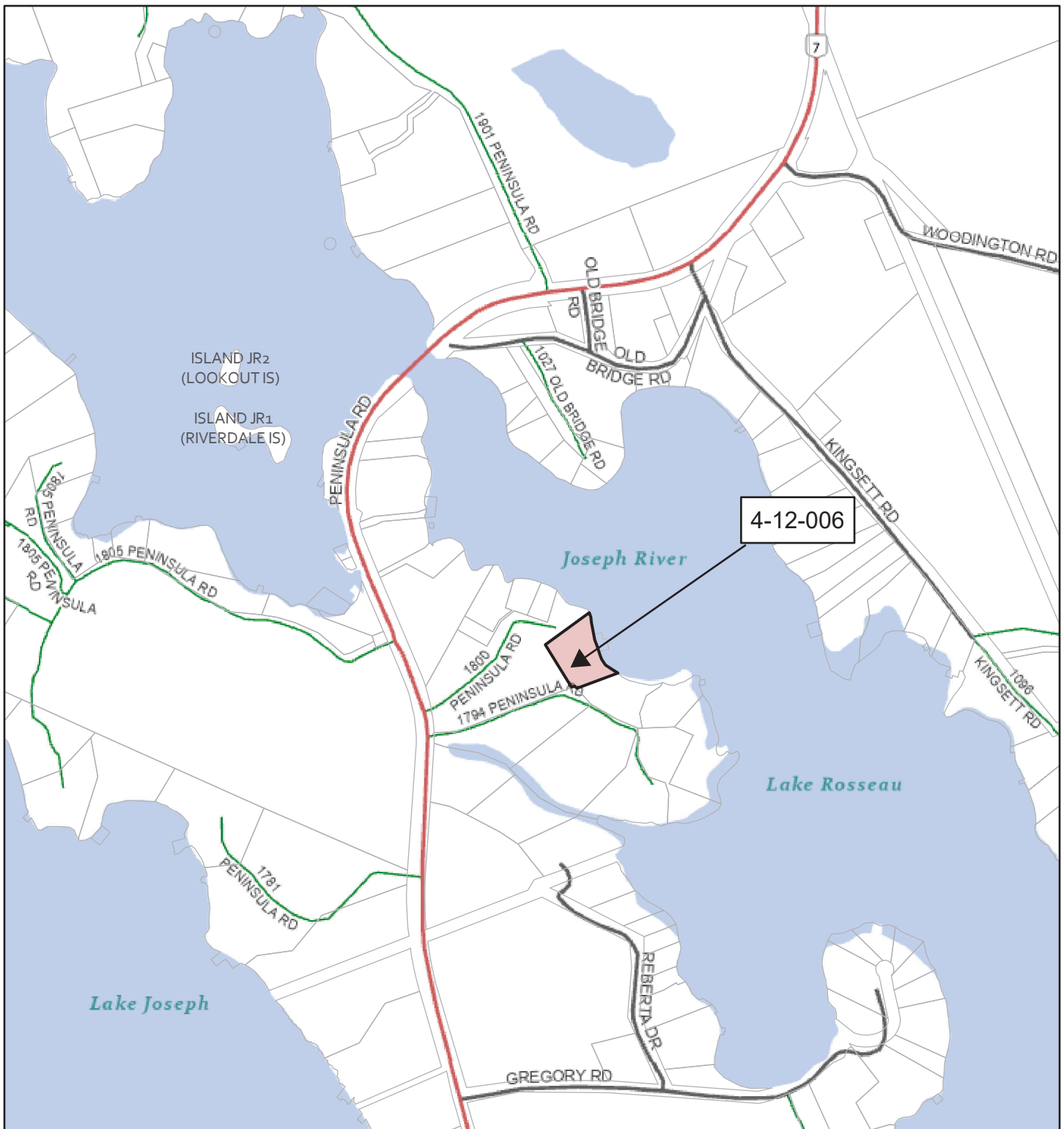
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 19th day of August, 2026.

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



KEY MAP (A-37/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

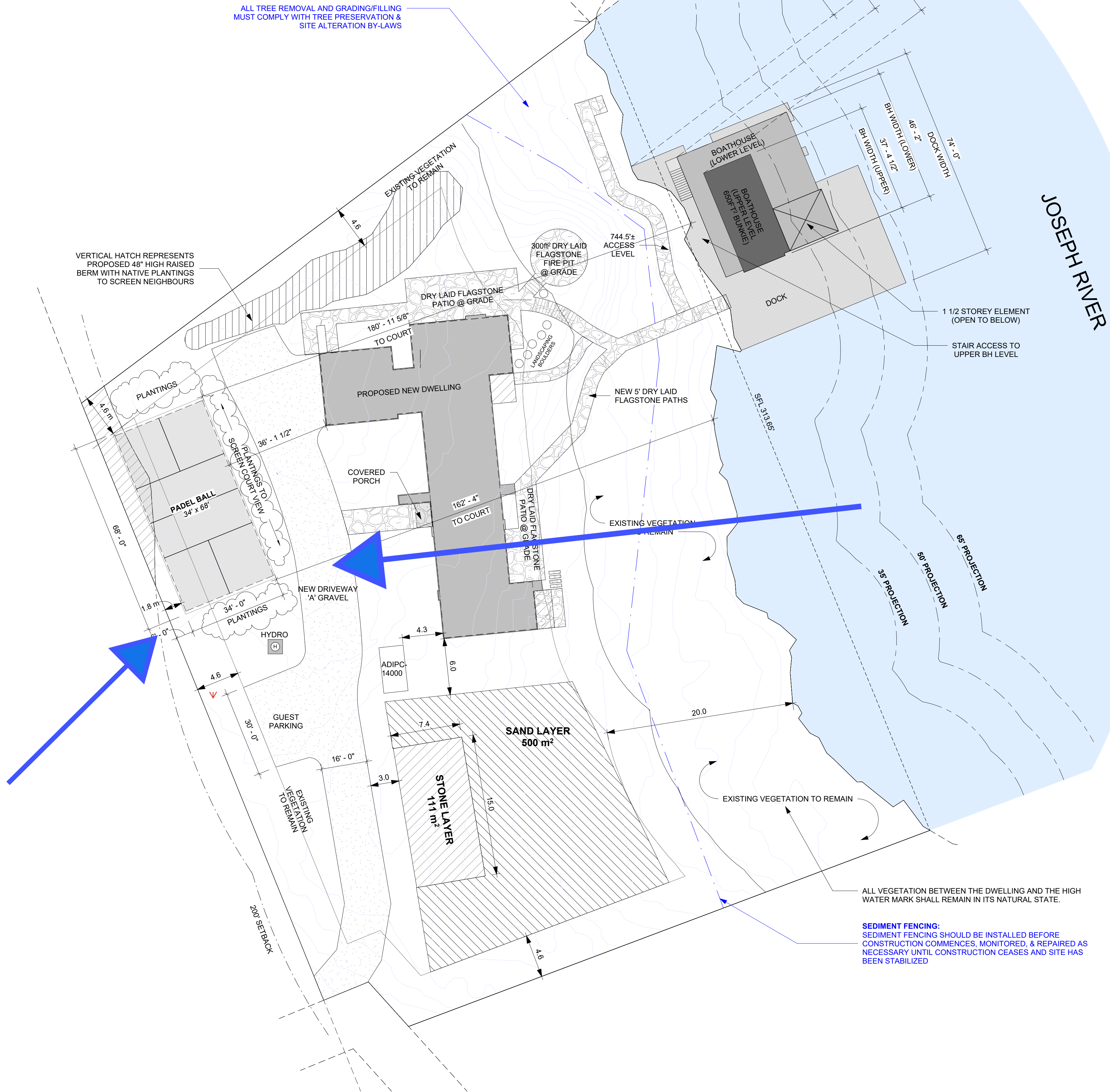




PROJECT STATISTICS						
PROJECT NAME		PENINSULA SPEC				
ADDRESS		1794-3 PENINSULA RD				
TOWNSHIP		MUSKOKA LAKES				
LAKE / CATEGORY		JOSEPH RIVER / CATEGORY 1				
LOT / CON		PART OF LOT 19 / CON 9 (MEDORA)				
ZONING DESIGNATION		WR1-7 (WATERFRONT RESIDENTIAL				
DATE		February 26, 2025				
LOT COVERAGE WITHIN 200' (61m)		57371.64	ft²	5330.00	m²	<u>1.32</u> ACRES
LOT COVERAGE OVERALL		58265.05	ft²	5413.00	m²	<u>1.34</u> ACRES
LOT FRONTAGE (SLF)		313.65	ft	95.60	m	
LOT COVERAGE EXISTING OVERALL						
COTTAGE		1524.17	ft²	141.60	m²	2.66%
BOATHOUSE		921.39	ft²	85.60	m²	1.61%
SHED		124.86	ft²	11.60	m²	0.22%
PUMP HOUSE		17.22	ft²	1.60	m²	0.03%
TOTAL		2587.64	ft²	240.40	m²	<u>4.51%</u>
LOT COVERAGE PROPOSED OVERALL						
COTTAGE		3771.86	ft²	350.42	m²	6.57%
COVERED PORCHES		46.98	ft²	4.36	m²	0.08%
BOATHOUSE		1908.24	ft²	177.28	m²	3.33%
TOTAL		5727.08	ft²	532.06	m²	<u>9.98%</u>

NOTES:

- ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT
- EXISTING VEGETATION WITHIN 50FT OF SHORELINE WILL REMAIN IN NATURAL STATE
- NEW DRY LAID FLAGSTONE PATHWAYS SHALL BE A MAXIMUM 6' -0" WIDE AND WILL MEANDER THROUGH EXISTING TREES
- ALL DRIVEWAYS, PARKING AREAS & PATHWAYS ARE CONSTRUCTED WITH 'A' GRAVEL



50 HOWLAND DRIVE, UNIT #4
HUNTSVILLE, ONTARIO
P1H 2P9
705.788.2112
<http://hldmuskoka.com>

THESE DRAWINGS ARE NOT TO BE SCALED. ALL
DRAWINGS, THE DESIGN, AND THE DETAILS THEREON
REMAIN THE PROPERTY OF THE DESIGNER AND ARE
NOT TO BE ALTERED, RE-USED OR REPRODUCED
WITHOUT THE DESIGNER'S EXPRESS WRITTEN
CONSENT.

THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MUST CONFIRM & CORRELATE ALL DETAILS WITHIN THE FULL DRAWING PACKAGE BEING RESPONSIBLE FOR SAME THROUGHOUT CONSTRUCTION, REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING THE RELEVANT WORK ALL DRAWINGS, DETAILS & SPECIFICATIONS REPRESENTED IN THE DRAWINGS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN ISSUED BY THE DESIGNER AND NOTED ACCORDINGLY IN THE 'ISSUE/REVISIONS' BOX HEREON.

LEGEND:

GRAVEL -

STONE - 

DECKS (UNCOVERED) -

TO BE REMOVED -

TOPOGRAPHY (0.5m) -

ISSUED FOR PERMIT

ISSUE DATE		29MAY2026
NO.	DESCRIPTION	DATE
001	REV.1	19DEC24
	ISSUED FOR COORDINATION	20DEC24
	REISSUED FOR COORDINATION	30JAN25
002	ISSUED FOR SEPTIC COORD.	05FEB25
	REV.2	10FEB25
	REISSUED FOR COORDINATION	09APR25
003	ISSUED FOR PERMIT	21APR25
	REISSUED FOR COORDINATION	23MAY25
	REISSUED FOR COORDINATION	20JUN25
004	ISSUED FOR PERMIT	31JUL25
	REV.3	12AUG25
	ISSUED FOR CONSTRUCTION	19AUG25
005	REV.4	05SEP25
006	REV.5	09SEP25
	REV.6	16SEP25

PENINSULA SPEC

1794-3 PENINSULA RD

SITE PLAN

DATE	29MAY2026
DRAWN BY	EM
REVIEWED BY	KM, BP

A0.10

SCALE

As indicated