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-58/26
Roll No.: 6-21-068

Owner:	2865906 ONTARIO INC
Address:	1055 WYNANNE DRIVE
Description:	CON A LOT 20 PLAN 38 LOT 15 ISLAND ACTON
Zoning:	WATERFRONT RESIDENTIAL (WR1-7) LAKE MUSKOKA (Category 1 Lake) Schedule: 42
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 expanding a sleeping cabin on the site and building an attached deck. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3, 4.1.3.6	Maximum Lot Coverage [Category 1 Lake & lot area within 61 m (200 ft.)]	10%	10.9%	0.9%	Expansion of Sleeping Cabin

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.

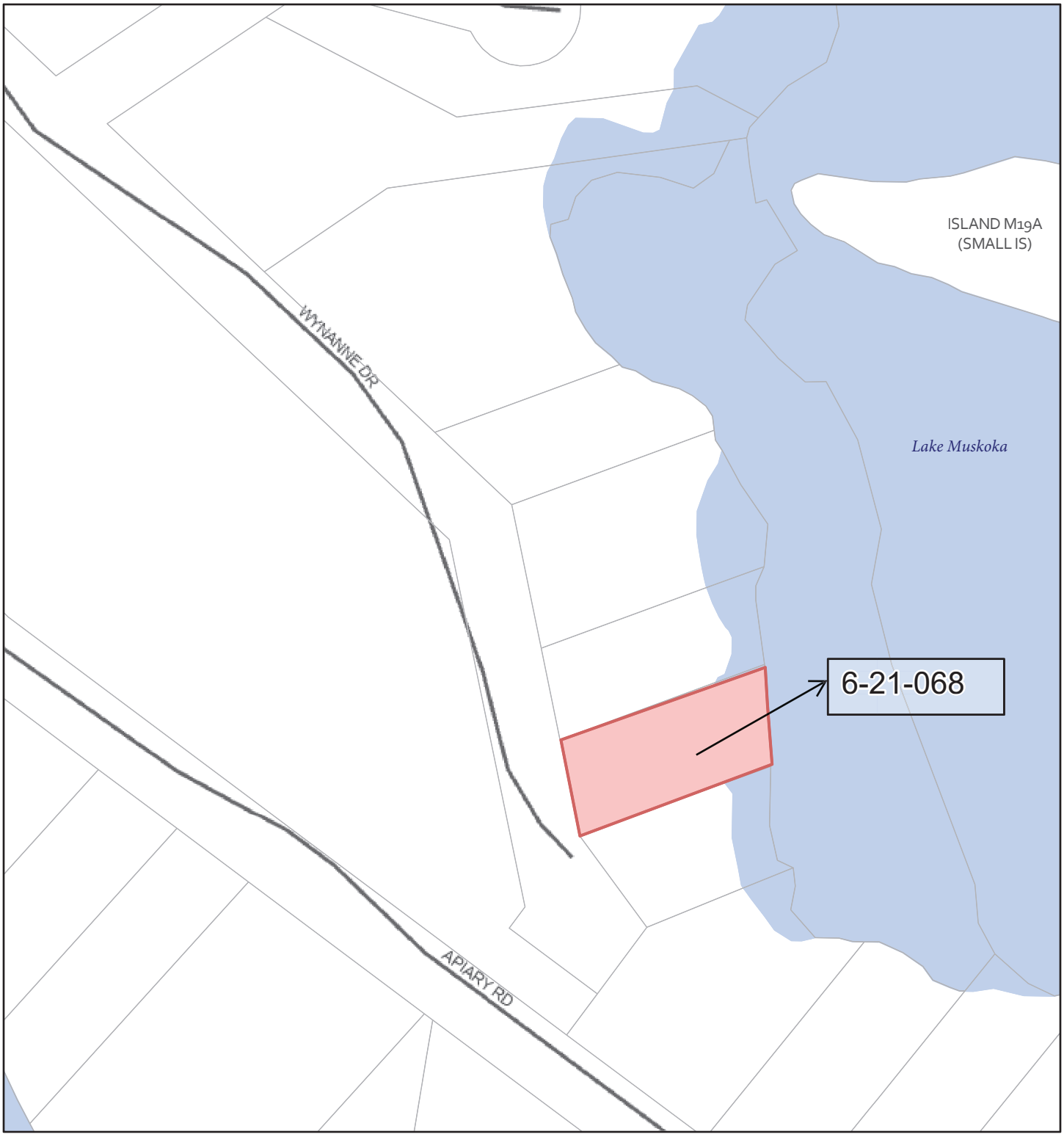
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as 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 17th day of November, 2026.

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

Key Map (A-58/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:2,317

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Parcel: Assessment

District Municipality

Area Municipality

Geographic Township

Civic Addresses

Road Network

Township

World_Hillshade

Teranet / MPAC, District Municipality of Muskoka, 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

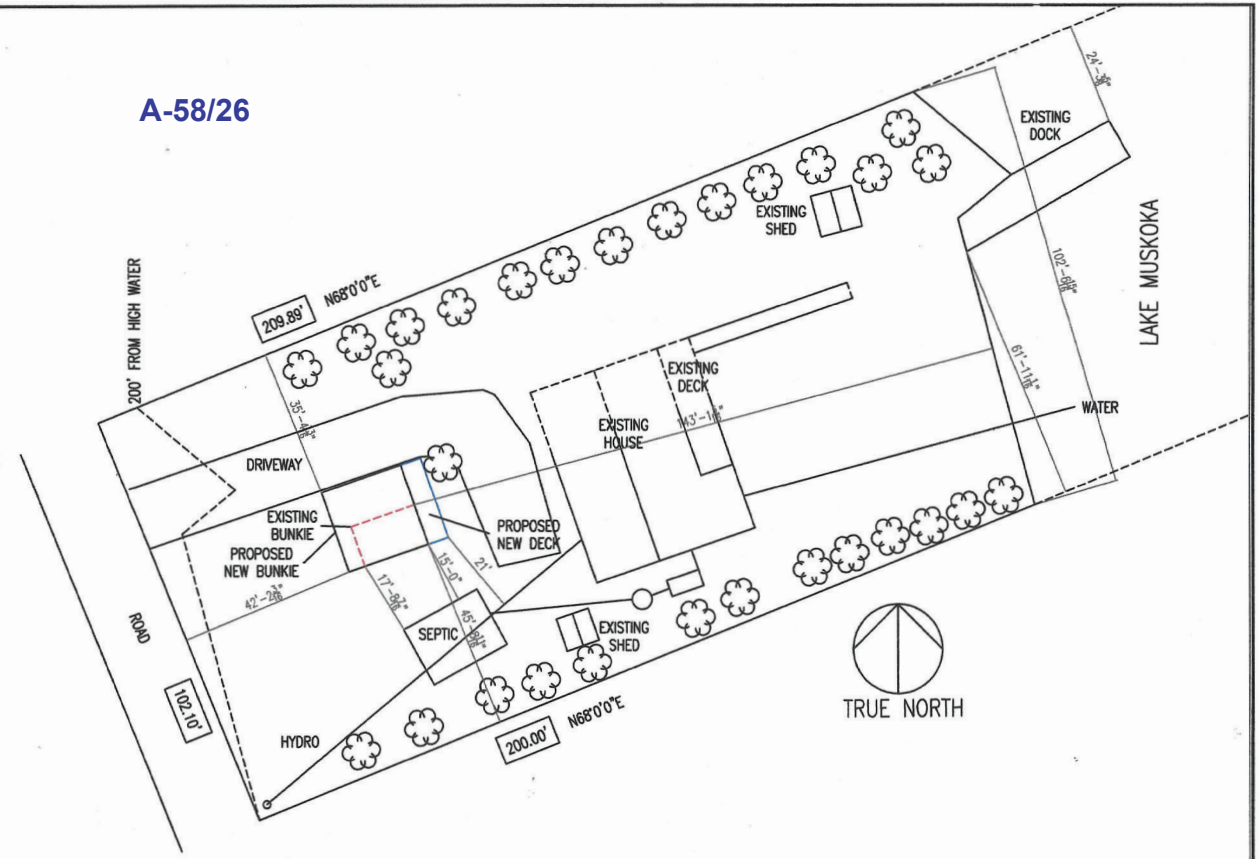
A-58/26

SITE DATA
ZONING: RESIDENTIAL
LOT AREA: 21265 sq.ft
LOT AREA WITH IN 200' OF HIGH WATER: 20420 sq.ft
EXISTING HOUSE: 1664 sq.ft
EXISTING SHEDS: 164 sq.ft
EXISTING BUNKIE: 160 sq.ft
EXISTING DECK: 256 sq.ft
EXISTING BUILDING AREA: 1988 sq.ft
EXISTING BUILDING AREA IN 200' OF HIGH WATER: 1988 sq.ft
PROPOSED NEW BUNKIE: 400 sq.ft
PROPOSED NEW DECK: 100 sq.ft
NEW BUILDING AREA: 2228 sq.ft
NEW BUILDING AREA IN 200' OF HIGH WATER: 2228 sq.ft
NEW DECK AREA: 356 sq.ft

DISTANCE TO EDGE OF SEPTIC BED: 15' (4.6m)
DISTANCE TO CLOSEST DISTRIBUTION LINE: 17' (5.2m)
DISTANCE TO OVERHEAD HYDRO WIRES: 21' (6.4m)

LOT COVERAGE: EXISTING: 9.3%
LOT COVERAGE IN 200' OF HIGH WATER: EXISTING: 9.7%
NEW LOT COVERAGE: 10.5%
NEW LOT COVERAGE IN 200' OF HIGH WATER: 10.9%

LOT: 15
CON: A
MUNICIPALITY: MUSKOKA LAKES



SITE PLAN
SCALE 1"=30'

NOT TO SCALE

DATE ISSUED:

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 DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE ONTARIO BUILDING CODE

JOHN JARICK — 24826
NAME — SIGNATURE — BCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE ONTARIO BUILDING CODE

FIRM NAME — BCIN

NO.	ISSUED	DATE	BY

NO.	REVISIONS	DATE	BY

PROJECT NORTH:

OWNER:
MICHELLE WEISSMAN
LOT 15, CON A

MUNICIPALITY:
MUSKOKA LAKES

PROJECT NAME:
NEW BUNKIE

DRAWN BY:
JOHN JARICK

SCALE:
1"=30'

DATE:
NOV.02/2026

DATE OF ISSUE:

JJ DESIGN AND CONTRACTING
JOHN JARICK
ARCHITECTURAL TECHNOLOGIST
2676 MUSKOKA ROAD 169
TORRANCE, ONTARIO
P0C 1M0
TEL: (705) 644-2072
EMAIL: jj_jarick@hotmaill.com

DRAWING TITLE:
SITE PLAN

PROJECT NO:

DRAWING NO:
A1.01