

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-34/26

Roll No.: 4-22-016

Owner:	4594138 Nova Scotia Limited
Address:	1033 Rossclair Road, Unit #36
Description:	Part of Lot 31, Concession D, (Medora)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Lake Muskoka (Category 1 Lake) Schedule: 36
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 relocate a non-complying sleeping cabin to increase its front yard setback from the lake. The existing sleeping cabin is proposed to be sited 35 feet back from the shoreline. The property currently has a dwelling, garage, boathouse with a dock and another dock with a sun shelter. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Existing	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.5	Minimum Front Yard Setback	50 ft.	23 ft.	35 ft.	15 ft.	To Relocate an Existing Non- Complying 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: **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-34/26)



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

Waterbody

Major Lake

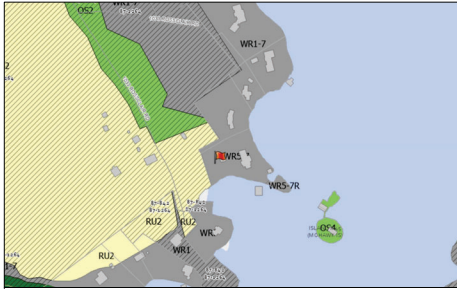
Canada_Hillshade

World_Hillshade

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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



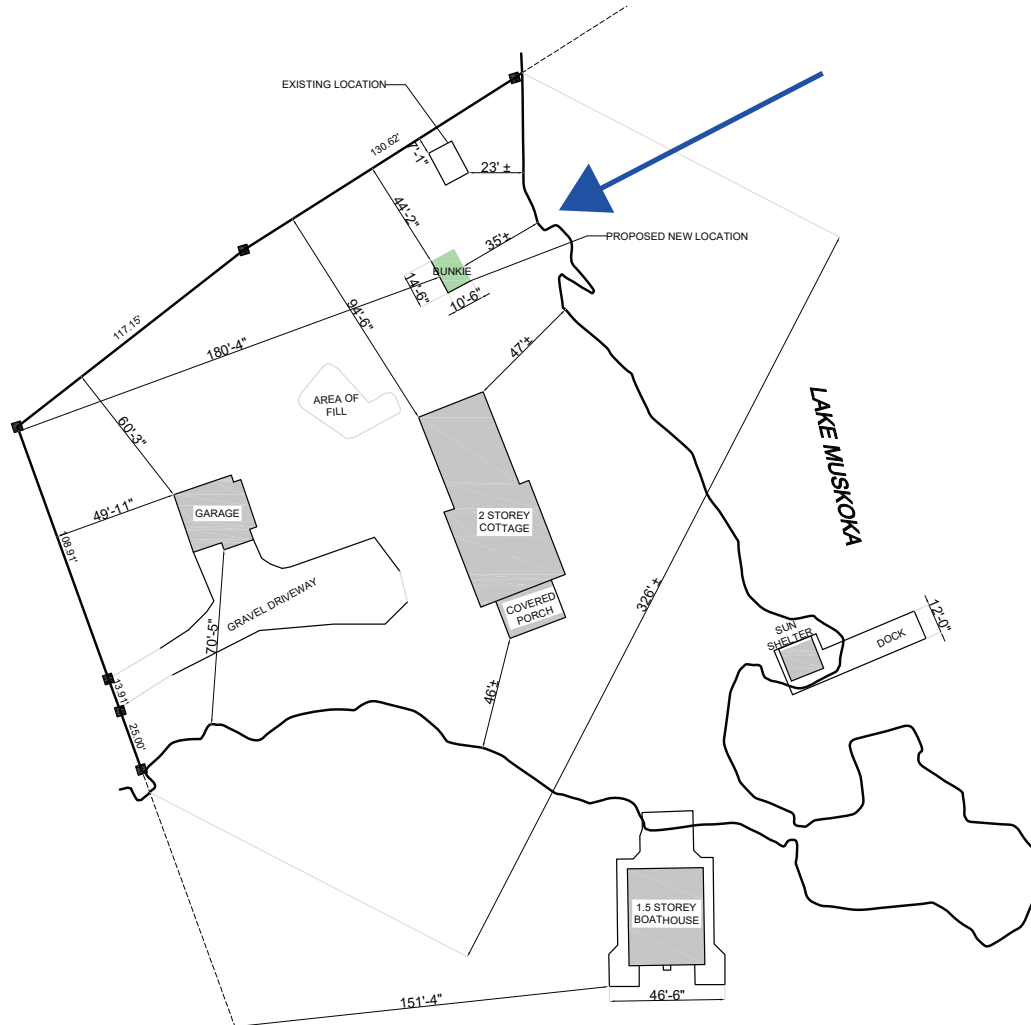
ZONING KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

SITE PLAN

NOT TO SCALE

LOT 31 CON D MEDORA
WR5-7

AREA CALCULATIONS			
EXISTING: (PRIOR TO CONSTRUCTION)		PROPOSED:	
COTTAGE	2,832 ft²	COTTAGE	2,832 ft²
BUNKIE	152 ft²	BUNKIE	152 ft²
SUN SHELTER	200 ft²	SUN SHELTER	200 ft²
BOATHOUSE	1,190 ft²	BOATHOUSE	1,190 ft²
GARAGE	698 ft²	GARAGE	698 ft²
TOTAL =	4,272 ft²	TOTAL =	4,272 ft²
TOTAL LOT AREA:		58,673 ft²	
LOT AREA W/IN 200' HIGH WATER:		58,673 ft²	
ALLOWABLE COVERAGE (10%):		5,867 ft²	
ALLOWABLE COVERAGE W/IN 200' HWM (10%):		5,867 ft²	
TOTAL PROPOSED COVERAGE:		4,272 ft² (7.3%)	
TOTAL PROPOSED COVERAGE W/IN 200' HWM:		4,272 ft² (7.3%)	
STRAIGHT LINE FRONTAGE:		326'	



GENERAL NOTES

1. Do not scale drawings.
2. All dimensions shall be as shown, unless otherwise noted. In the event of any discrepancies, please contact designers prior to proceeding.
3. All materials and installation methods shall adhere to the Ontario Building Code.
4. Any substitutions shall be approved by the designer prior to proceeding with any work.

T | SQUARED
DESIGN STUDIO INC.
167 Medora Street Port Carling ON P0B 1J0 | 705.765.5428

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436

TERRY LEDGER

CONSULTANTS

4594138 NS LTD COTTAGE
36-1033 ROSSCLAIR RD
TOWNSHIP OF MUSKOKA LAKES

4		
3		
2		
1	-	-
MARK	DATE	DESCRIPTION

SCALE: 1"= 50'

PROJECT NO: TL-24-

CAD DWG FILE: 4594138-SITE

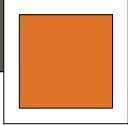
DRAWN BY:

CHECKED BY: TERRY LEDGER

SHEET TITLE

SITE PLAN

A0



SHEET LIST

- A001 GENERAL NOTES
- A101 FLOOR PLANS
- A201 ELEVATIONS
- A301 SECTIONS

PERMIT
DRAWINGS
05MAY05

T | SQUARED
DESIGN STUDIO INC.
167 Medora Street Port Carling ON P0B 1J0 | 705.765.5428

DESIGNER

Terry Ledger
Firm BCIN: 27436
Individual BCIN: 22334
705.765.5428

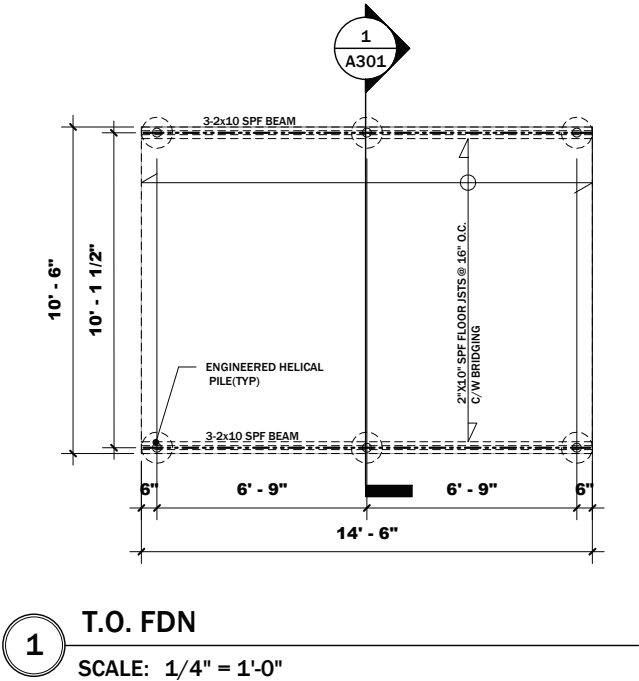
4594138 NS LTD

BUNKIE

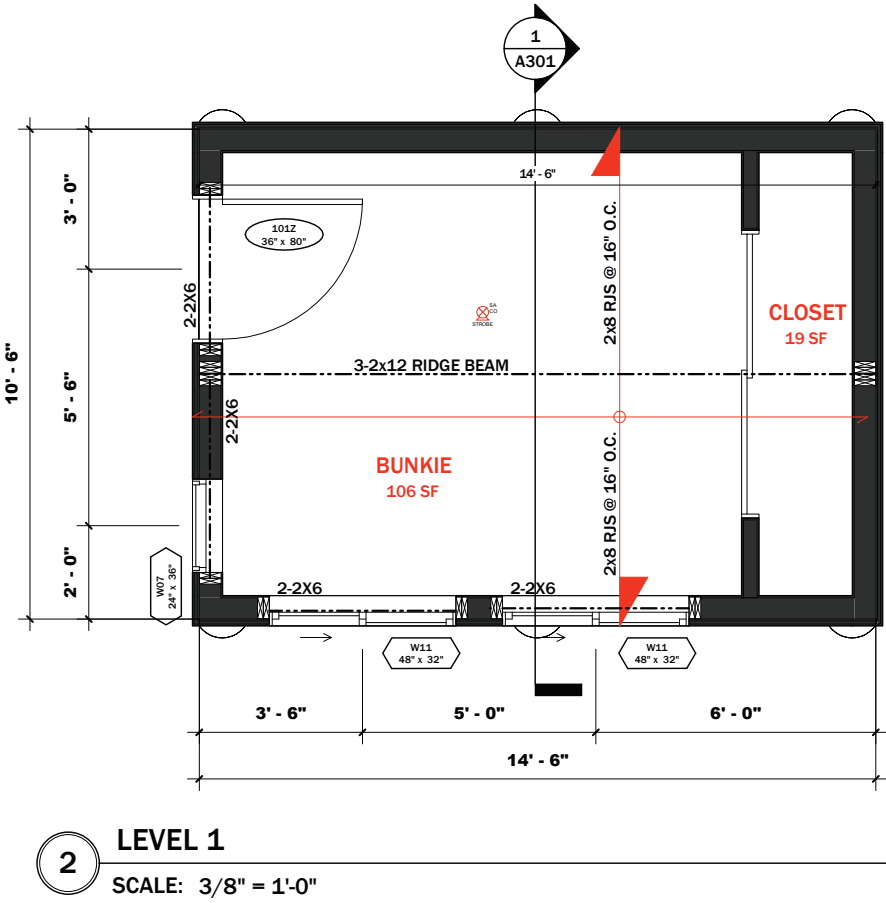
36-1033 ROSSCLAIR RD
TOWNSHIP OF MUSKOKA LAKES

ALL RIGHTS RESERVED. © 2024

FLOOR PLANS



NOT TO SCALE



FOR INFORMATIONAL PURPOSES ONLY



4594138 NS LTD
**BUNKIE
NEW-BUILD**
TOWNSHIP OF WINDSOR

Project No. 19001

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436

TERRY LEDGER
Revisions

Project North



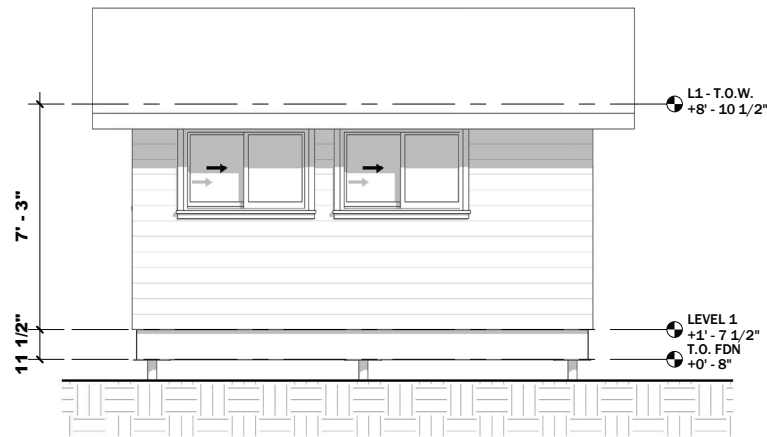
Drawn by: Author
Checked by: Checker
Scale: As indicated

FLOOR PLANS

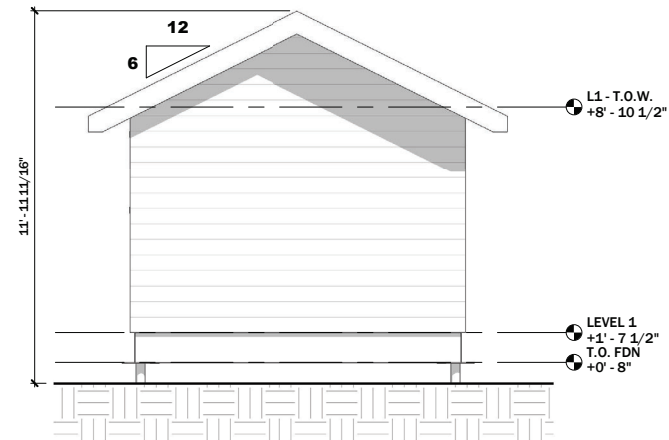
A101

Sheet No. ©2024

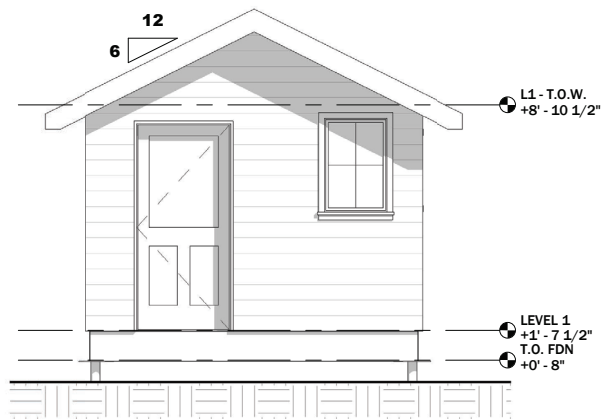
ELEVATIONS



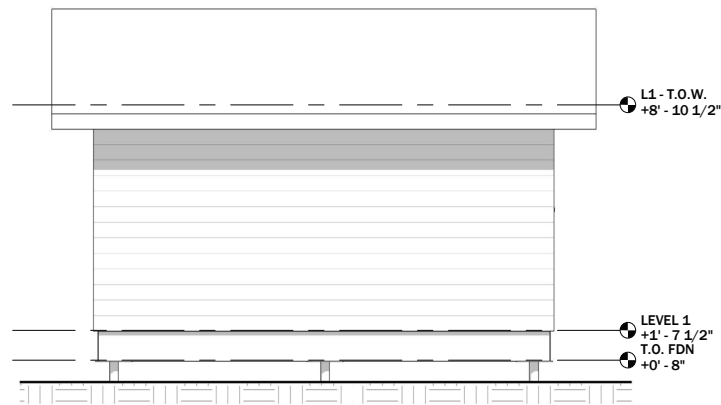
1 SOUTH
SCALE: 1/4" = 1'-0"



2 EAST
SCALE: 1/4" = 1'-0"
FOR INFORMATIONAL PURPOSES ONLY



4 WEST
SCALE: 1/4" = 1'-0"



3 NORTH
SCALE: 1/4" = 1'-0"

NOT TO SCALE



4594138 NS LTD
BUNKIE
NEW-BUILD
TOWNSHIP OF WASKESIA LAKES

Project No. 19001

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436

TERRY LEDGER

Revisions

Project North



Drawn by: Author
Checked by: Checker
Scale: 1/4" = 1'-0"

ELEVATIONS

A201

Sheet No. ©2024