

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-27/26

Roll No.: 2-9-032

Owners:	Paul & Wendy Phelps
Address:	1040 Old Township Road
Description:	Part of Lot 30, Concession 4, Parts 1 to 3, Plan 35R-15684, (Watt)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Lake Rosseau (Category 1 Lake) Schedule: 30
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 demolish an existing land based sleeping cabin and an associated sundeck and construct a land based dwelling with an associated sundeck. The applicants are also proposing to demolish an existing two storey boathouse with a dwelling and associated docks and construct a two storey boathouse with a sleeping cabin and covered area and associated docks. 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 Permitted Lot Coverage – Entire Lot	10% (2,330 sq. ft.)	11% (2,552 sq. ft.)	1% (222 sq. ft.)	Construct a Two Storey Boathouse and Dwelling
B	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage – within 200 ft. of High Water Mark	10% (2,320 sq. ft.)	11% (2,552 sq. ft.)	1% (232 sq. ft.)	



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
C	4.1.3	Minimum Front Yard Setback – Dwelling	66 ft.	36.7 ft.	29.3 ft.	Construct a Dwelling
D	4.1.3 & 4.1.3.5	Minimum Front Yard Setback – Sundeck	40 ft.	24.2 ft.	15.8 ft.	Reconstruct a Sundeck
E	4.1.7 & 4.1.7.10	Minimum Lot Frontage Requirement for a Two Storey Boathouse	300 ft.	233 ft.	67 ft.	Permit a Two Storey Boathouse to be Reconstructed and Relocated on a Lot with Less than 300 ft. of Lot Frontage in Accordance with the Provisions for a Two Storey Boathouse on a Lot with 300 ft. of Frontage.
F	4.1.6 ii., 4.1.7 & 4.1.7.7	Maximum Size of a Sleeping Cabin in the Second Storey of a Boathouse	650 sq. ft	827.7 sq. ft.	177.7 sq. ft.	Reconstruct a Two Storey Boathouse with an Oversized Sleeping Cabin
G	4.1.7 & 4.1.7.7	Maximum Permitted Size for a Second Storey of a Boathouse	650 sq. ft.	888 sq. ft. (Sleeping Cabin - 827.7 sq. ft & Covered Area – 60.3 sq. ft.)	238 sq. ft.	Reconstruct a Two Storey Boathouse with an Oversize Sleeping Cabin and Covered Area
H	4.1.7	Maximum Length for a Second Storey of a Boathouse	35 ft.	39.7 ft.	4.7 ft.	Reconstruct a Two Storey Boathouse



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
I	4.1.7, 4.1.7.4, 4.1.7.8 & 4.1.7.11 c.	Minimum Setback from a Side Lot Line Projection for a Two Storey Boathouse	30 ft.	29.5 ft.	0.5 ft.	Reconstruct a Two Storey 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: **September 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 18th day of August, 2026.

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



KEY MAP (A-27/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

Parcel: Assessment

District Municipality

Area Municipality

Geographic Township

Road Network

District

Township

Private

Wetland With Significance

Evaluated-Provincial

Evaluated-Other

Stream

Waterbody

Major Lake

Canada_Hillshade

World_Hillshade

00.040.090.17 mi

00.050.10.2 km

1:7,266

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

PLAN OF:
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE 1" = 20'

A-27/26

PROPOSED SITE PLAN

NOT TO SCALE



KEY PLAN
SCALE: 1" = 20'

PROPERTY LINE	
EXISTING GRADE	
FINISHED GRADE	
FINISHED FLOOR ELEVATION	
FINISHED DECK ELEVATION	
FINISHED DOCK ELEVATION	
MAIN ENTRANCE	
SECONDARY ENTRANCE	
PROPOSED ADDITION AREA	
TREE REMAINING	
EXISTING TREE TO BE REMOVED	
SURVEY MONUMENT FOUND	
SURVEY MONUMENT SET	
STANDARD IRON BAR	
POST SPUR	
WITNESS	
OUT RIGON UNKNOWN	
DIA. UNKNOWN	
HYDRO POLE	
MEAS. DENOTES MEASURED	
F.S. FOUND	

MATERIAL	
DISINCHES SHOWN ON THIS PLAN ARE IN FEET	
AND CAN BE CONVERTED TO METERS BY	
MULTIPLYING BY 0.3048	

SITE LEGEND:	
PROPERTY LINE	
EXISTING GRADE	
FINISHED GRADE	
FINISHED FLOOR ELEVATION	
FINISHED DECK ELEVATION	
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MAIN ENTRANCE	
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CLIENT: PHELPS COTTAGE
ADDRESS: OLD TOWNSHIP RD.
MUNICIPALITY MUSKOKA LAKES
PROJECT TITLE: SITE PLAN & SITE STATISTICS
DRAWN: A.S.
DATE: MAR 2023
SCALE: AS NOTED
JOB NUMBER: 25193
SHEET NUMBER: SP-1

NOTES:
a. ALL EXISTING VEGETATION WITHIN 50 FEET OF THE SHORELINE WILL REMAIN IN A NATURAL STATE.
b. TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH THE PRESCRIPTION AND SITE ALTERATION BY-LAW.
c. PROPOSED SHORELINE SHALL BE A MAX. 6 FT. WIDE AND SHALL BE CONSTRUCTED OF WATER PERMEABLE MATERIALS.
d. EXISTING FISHING SHALL BE INSTALLED BEFORE REPAIRS AS NECESSARY UNTIL CONSTRUCTION GAGES AND THE SITE ARE STABILIZED.

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