

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-32/26
Roll No.: 4-12-026-01

Owner:	Bronwyn Forbes
Address:	1805 Peninsula Road, Unit #30
Description:	Lot 17, Concession 9, Part 1, Plan 35R-5076, (Medora)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Joseph River - Lake Joseph (Category 1 River/Lake) Schedules: 20 & 27
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 construct a dwelling addition. The property currently has a dwelling, garage and single storey boathouse with associated docks. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.7	Maximum Lot Coverage within 200 Feet of the High Water Mark	10% (4,485 sq. ft.)	11% (4,932 sq. ft.)	1% (447 sq. ft.)	To Construct a Dwelling Addition

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.

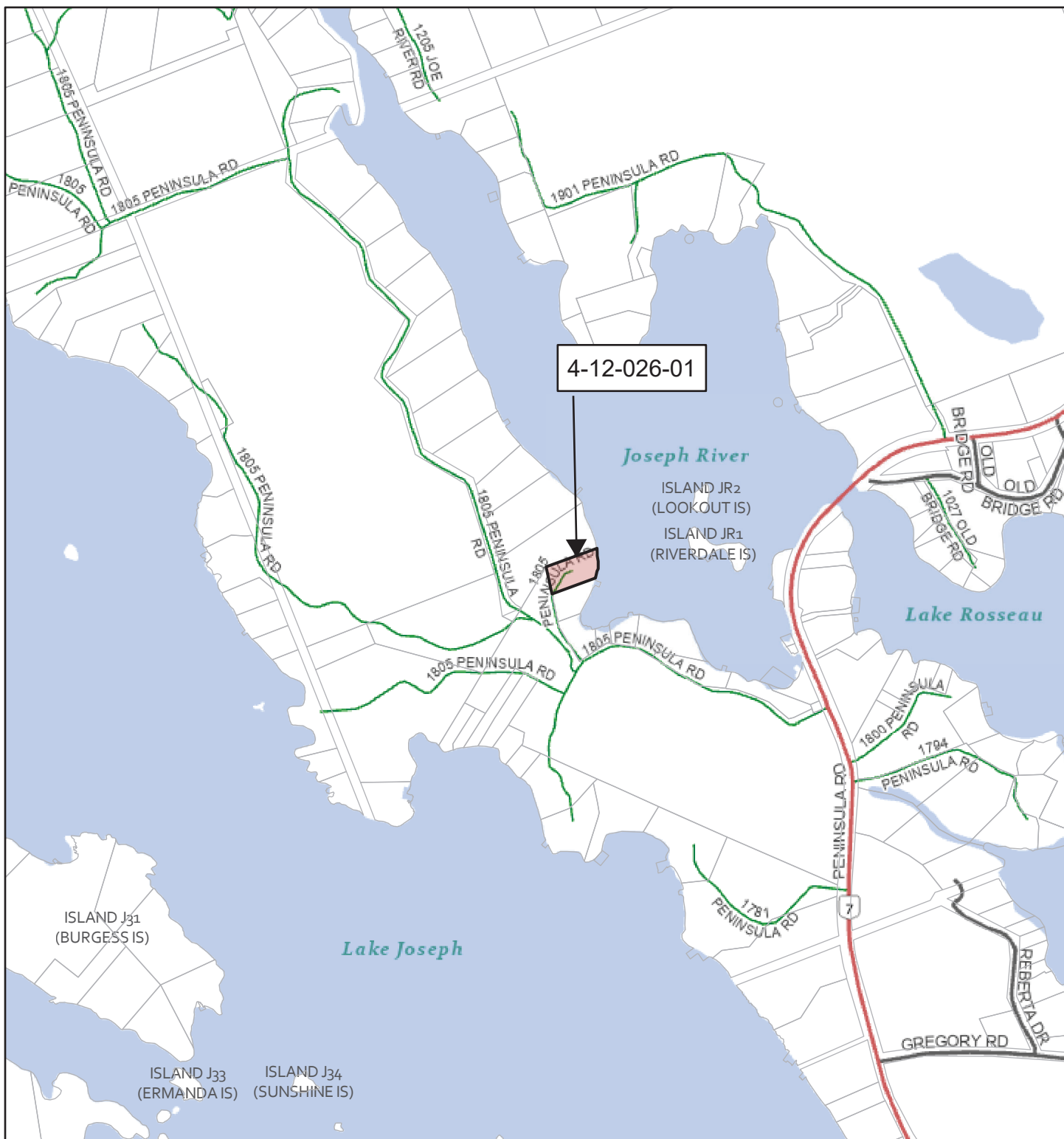
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 26th day of August, 2026.

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



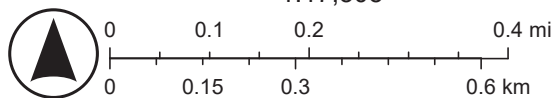
KEY MAP (A-32/26)



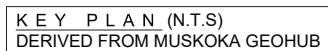
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:17,305

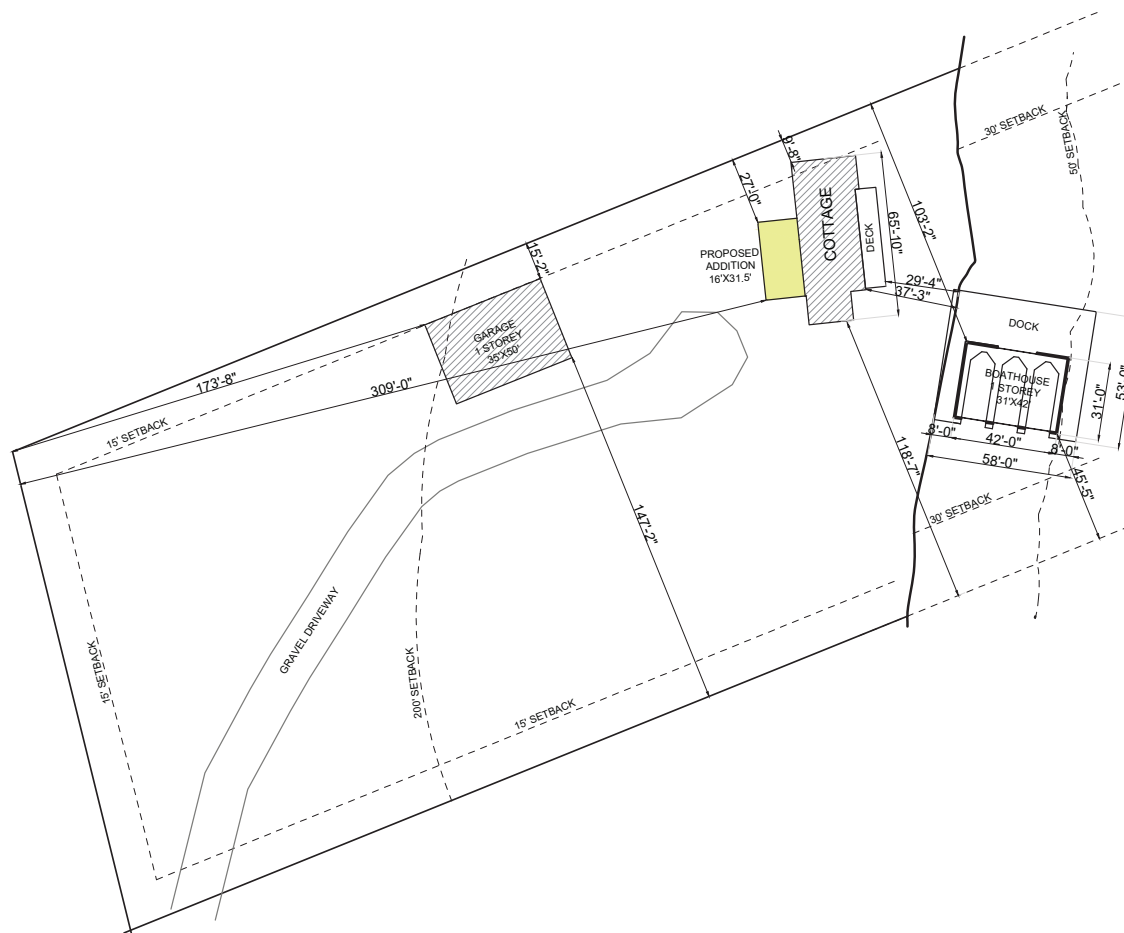
- | | | | | | |
|--|-----------------------|---|---------------------------|---|------------------|
|  | Parcel: Assessment |  | District |  | Evaluated-Other |
|  | District Municipality |  | Township |  | Waterbody |
|  | Area Municipality |  | Private |  | Major Lake |
|  | Geographic Township | 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



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



SITE PLAN



NOT TO SCALE

LOT 17 CON 9 MEDORA
WR5-7

AREA CALCULATIONS			
<u>EXISTING:</u> (PRIOR TO CONSTRUCTION)		<u>PROPOSED:</u>	
COTTAGE	1524 ft²	COTTAGE	2047 ft²
BOATHOUSE	1302 ft²	BOATHOUSE	1302 ft²
GARAGE	1750 ft²	GARAGE	1750 ft²
TOTAL=	4576 ft²	TOTAL =	5099 ft²
TOTAL LOT AREA:		76,449 SQ. FT.	
TOTAL LOT AREA W/IN 200':		44,854 SQ. FT.	
TOTAL PERMITTED COVERAGE:		7,645 SQ. FT.(10%)	
TOTAL PERMITTED COVERAGE W/IN 200':		4,491 SQ. FT.(10%)	
TOTAL PROPOSED COVERAGE:		5,099 ft² (6.7%)	
TOTAL PROPOSED COVERAGE W/IN 200':		4,932 ft² (11.0%)	
STRAIGHT LINE FRONTAGE:		224 FT.	

GENERAL NOTES

1. Do not scale drawings.
2. Should there appear to be 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 designers prior to proceeding with any work.



T | SQUARED
DESIGN STUDIO INC.

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

FORBES
COTTAGE

30-1805 PENINSULA RD
TOWNSHIP OF
MUSKOKA LAKES

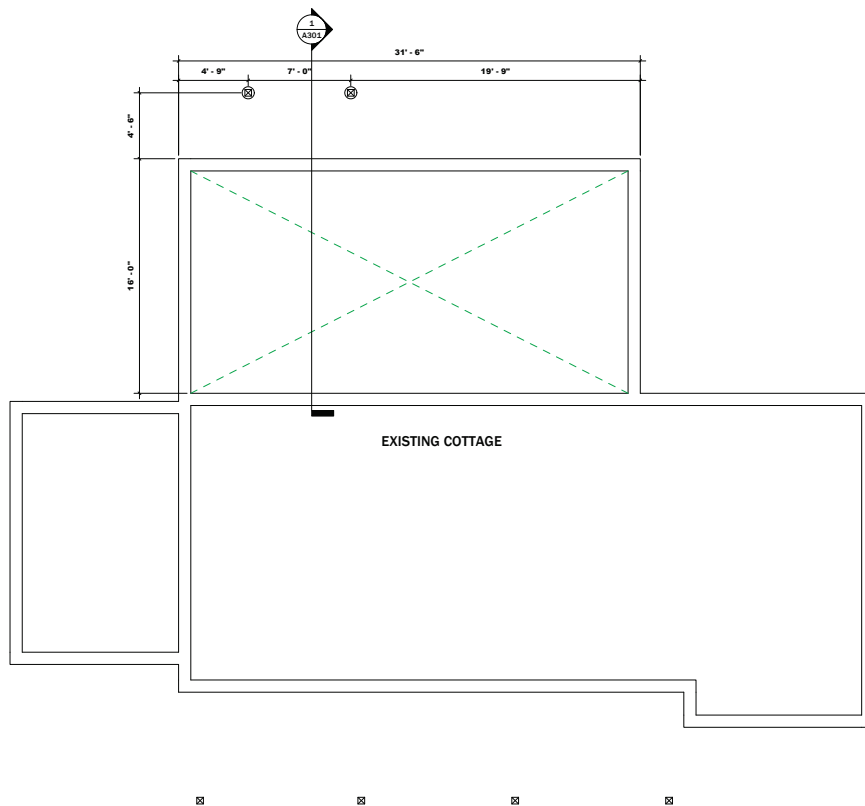
4		
3		
2		
1	-	-
MARK	DATE	DESCRIPTION
SCALE: 1"= 50'		
PROJECT NO: TL-25-		
CAD DWG FILE: FORBES-SITE		
DRAWN BY:		
CHECKED BY: TERRY LEDGER		

SHEET TITLE

SITE PLAN

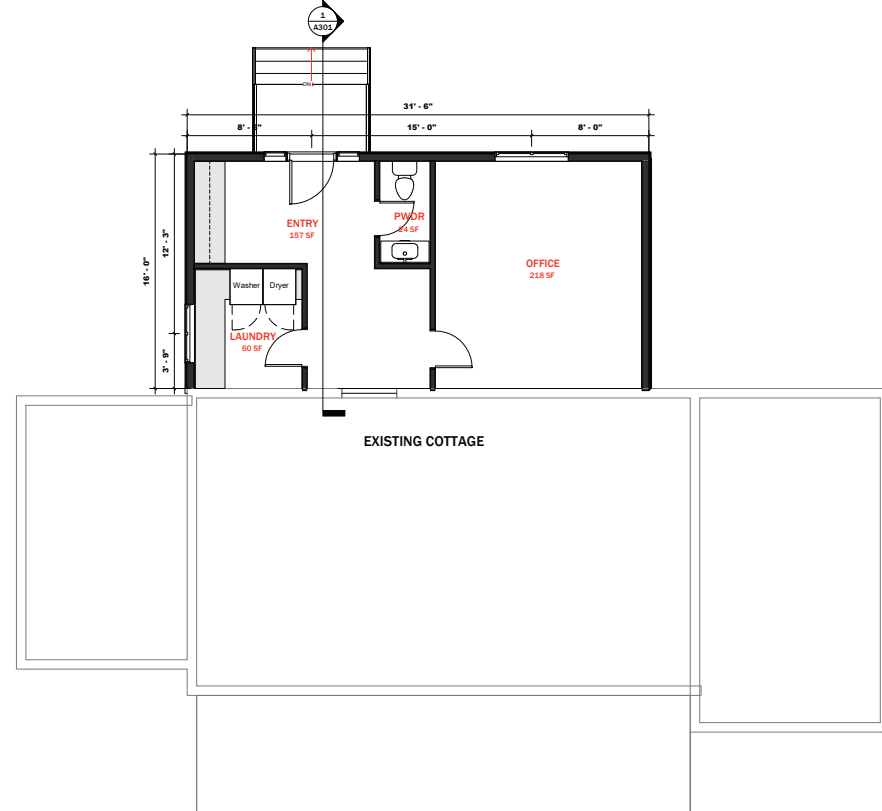
A0

FLOOR PLANS



2 LEVEL 0 - Working
SCALE: 1/4" = 1'-0"

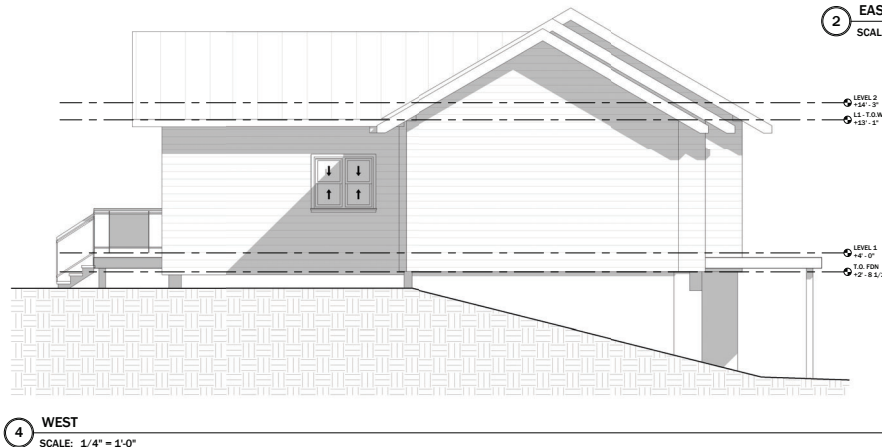
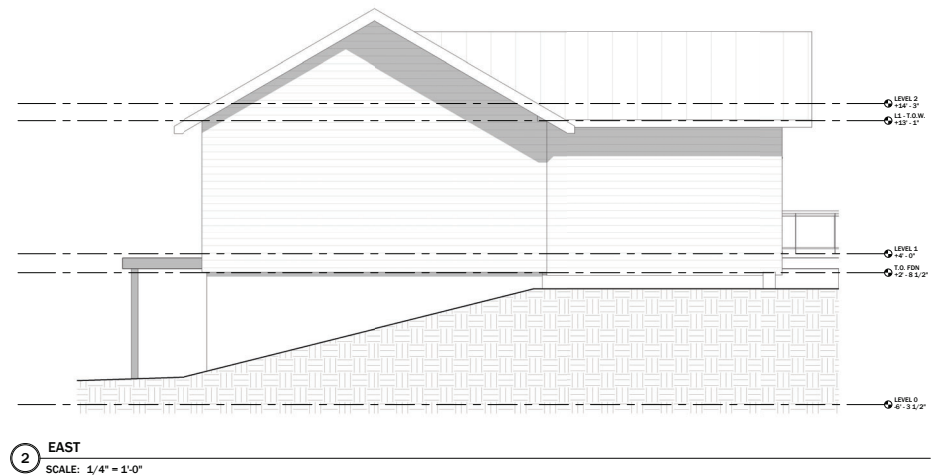
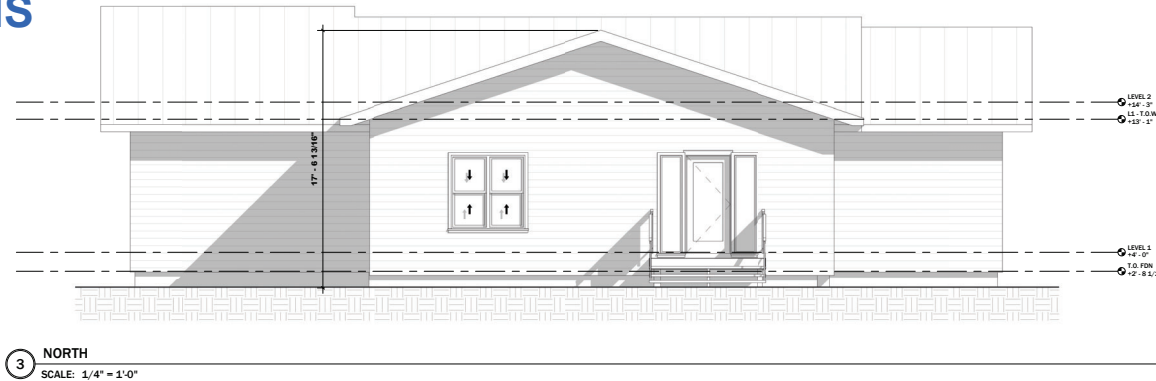
NOT TO SCALE



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

FOR INFORMATIONAL PURPOSES ONLY

ELEVATIONS



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE