TOWNSHIP OF MUSKOKA Lakes

1 Bailey Street
Port Carling, ON P0B 1J0

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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-65/26
Roll No.: 2-20-055

Owner:	James Smith and Rita McConnell
Address:	1041 Lakeview Road
Description:	Lot 7, Conc 12, Part of Lot 4 and Part of Lot 5, Plan M170, Part 26, Plan 35R10925
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5) and Waterfront Residential – Backlot (WR2) Lake: Skeleton Lake Schedule: 17
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 to construct a sundeck. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Required	Proposed	Variance	Proposal
A	Section 12 Exemptions & By-law 1992-09, Section 1. i)	Minimum Side Yard Setback	3.2 m (10.5 ft)	1 m (3.3 ft)	2.2 m (7.2 ft)	Proposed Sundeck

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 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.

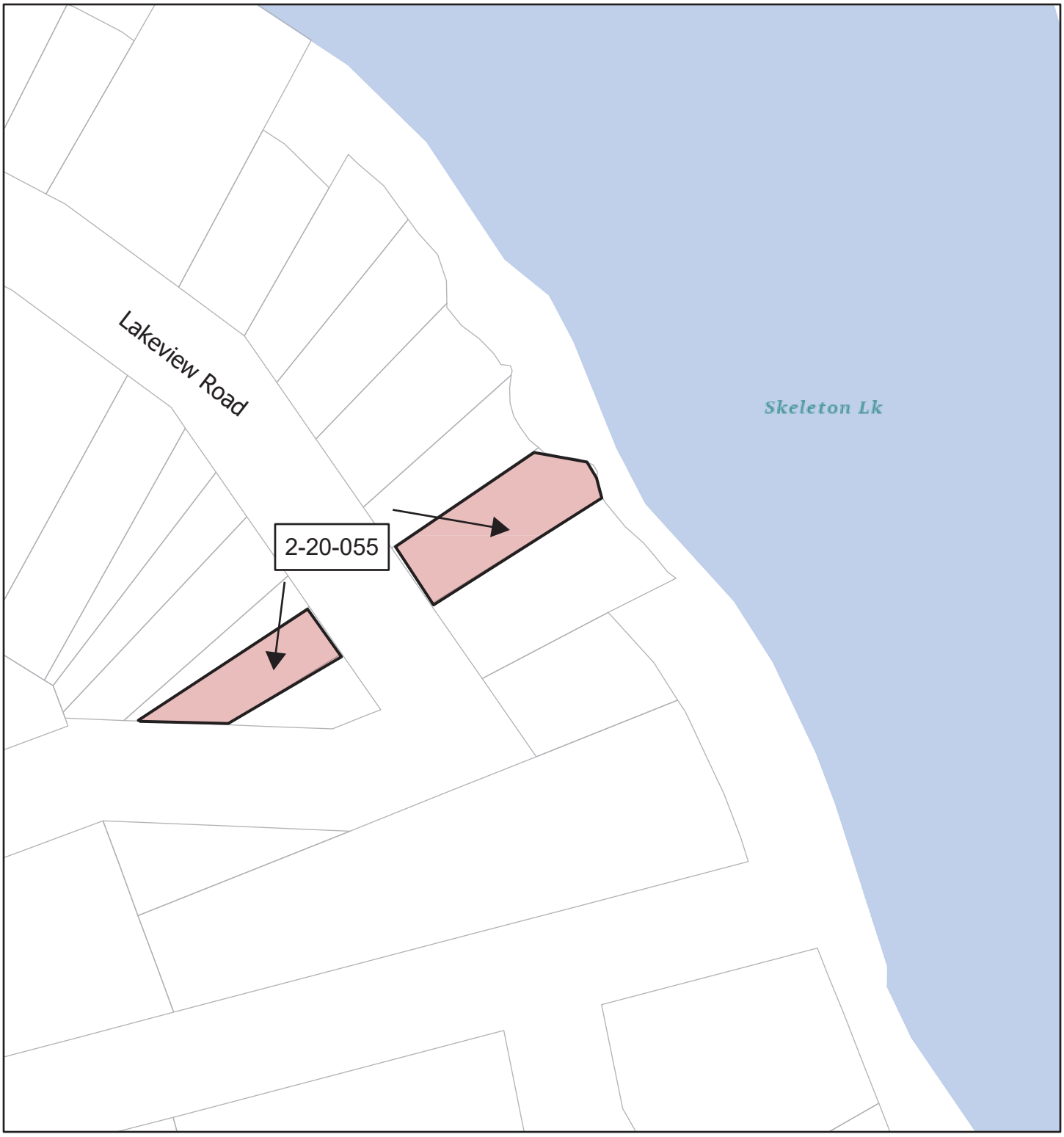
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as 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 20th day of November, 2026.

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

Key Map (A-65/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:1,567

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

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

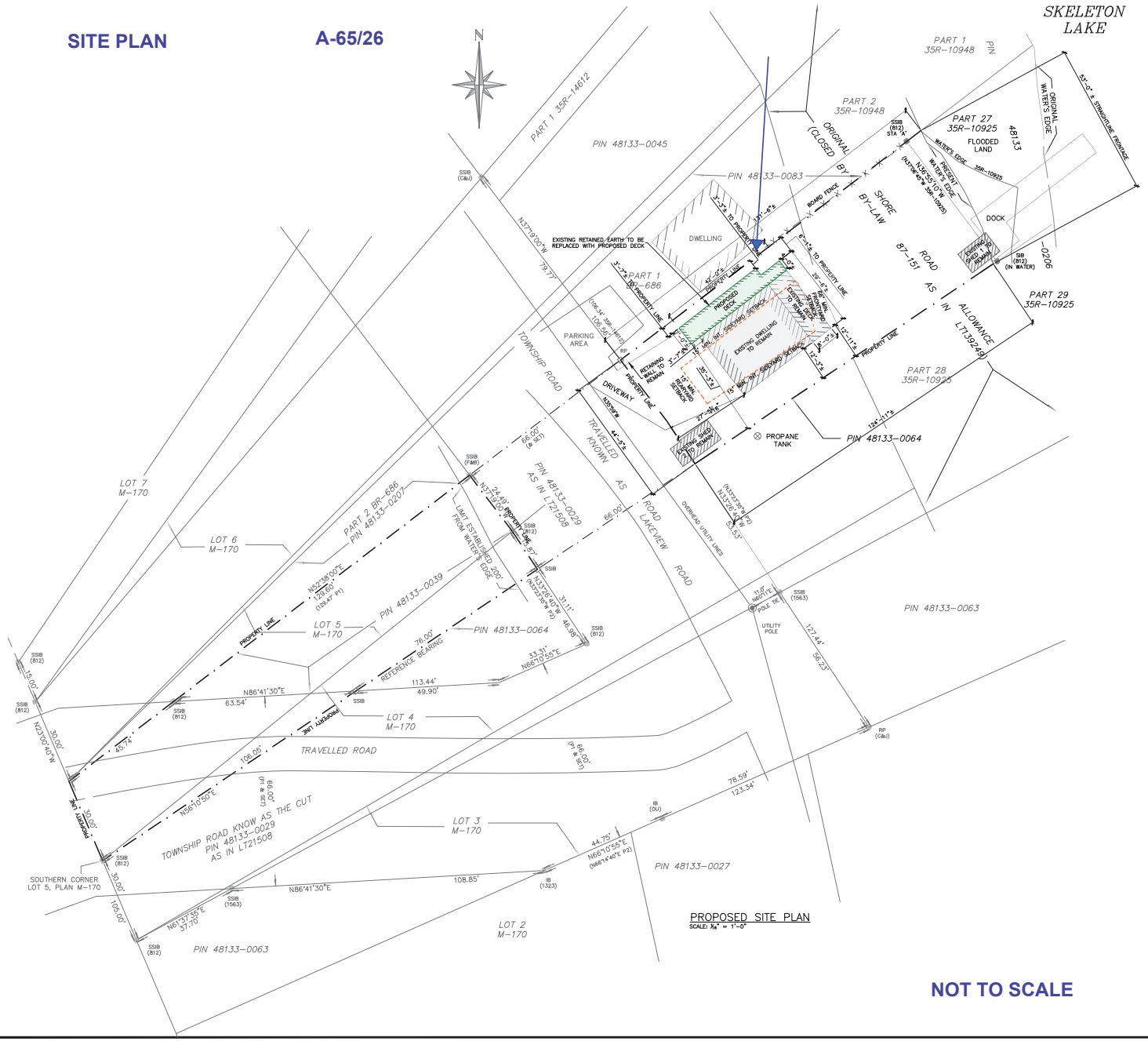
Teranet / MPAC, District Municipality of Muskoka, https://www.ontario.ca/page/open-government-licence-ontario, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SITE PLAN

A-65/26

ZONING DETAILS	
ZONING	WR5
LOT AREA	10,100 ft²
AREA WITHIN 200' OF HW MARK	6,550 ft²
MAX. LOT COVERAGE	
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	25'
PROPOSED SETBACKS (DECK)	
MIN. FRONT YARD SETBACK	–
MIN. INT. SIDE YARD SETBACK	3'-3"
MIN. EXT. SIDE YARD SETBACK	–
MIN. REAR YARD SETBACK	–
MAX. HEIGHT	–
MAX. HEIGHT ACCESSORY	–

EXISTING LOT AREA STATS		
DEFINITION	AREA (ft²)	% COVERAGE
TOTAL LOT AREA	10,100	–
AREA WITHIN 200' OF HW MARK	6,550	–
EXISTING STRUCTURES		
COTTAGE	765	7.5%
SHED 1	100	1.0%
SHED 2	130	1.3%
EXISTING TOTAL	995	9.8%


SKELETON LAKE
PART 1 35R-10948
PART 2 35R-10948
PART 27 35R-10925
PART 29 35R-10925
PART 28 35R-10925
PART 1 35R-14612
PART 1 BR-686
PART 2 BR-686
PIN 48133-0045
PIN 48133-0083
PIN 48133-0064
PIN 48133-0063
PIN 48133-0027
PIN 48133-0039
PIN 48133-0029 AS IN LT21508
ORIGINAL (CLOSED) BY-LAW
SHORE ROAD ALLOWANCE AS IN LT139249
TOWNSHIP ROAD
TRAVELLED ROAD KNOWN AS LAKEVIEW ROAD
TOWNSHIP ROAD KNOW AS THE CUT PIN 48133-0029 AS IN LT21508
DWELLING
PROPOSED DECK
EXISTING DWELLING TO REMAIN
EXISTING RETAINED EARTH TO BE REPLACED WITH PROPOSED DECK
RETAINING WALL TO REMAIN
PARKING AREA
DRIVEWAY
DOCK
PROPANE TANK
UTILITY POLE
OVERHEAD UTILITY LINES
FLOODED LAND
ORIGINAL WATER'S EDGE
WATER'S EDGE PRESENT
BOARD FENCE
LOT 7 M-170
LOT 6 M-170
LOT 5 M-170
LOT 4 M-170
LOT 3 M-170
LOT 2 M-170
SOUTHERN CORNER LOT 5, PLAN M-170
LIMIT ESTABLISHED 200' FROM WATER'S EDGE
REFERENCE BEARING
PROPERTY LINE
SSIB (812)
SSIB (1563)
SSIB (1323)
IB (CU)
RP (C&J)
SSIB (F&B)
SSIB (C&J)
SSIB (812) STA 'A'
SIB (812) (IN WATER)
N37°19'00"W 78.77'
N52°38'00"E 129.60' (129.47' PI)
N37°19'00"W 24.48'
N33°28'40"W 46.98'
(N33°28'40"W PI)
N33°29'30"W 31.11'
(N33°29'30"W PI)
N33°29'30"W 5.53'
(N33°29'30"W PI)
N86°41'30"E 63.54'
N86°41'30"E 113.44' 49.90'
N86°41'30"E 108.85'
N23°09'40"W 30.00'
N66°10'55"E 33.31'
N66°10'55"E 44.75'
(N66°14'40"E PI)
N66°10'55"E 78.59' 123.34'
N66°10'55"E 127.44' 56.23'
N66°10'55"E 106.05'
N66°10'55"E 106.69' (M)
N61°37'55"E 37.70'
66.00' (R & SP)
30.00'
105.00'
15.00'
45.74'
76.00'
31.11'
124'-11"±
87-151 ROAD
PART 29 35R-10925
PART 28 35R-10925
EXISTING RETAINED EARTH TO BE REPLACED WITH PROPOSED DECK
EXISTING DWELLING TO REMAIN
EXISTING SHED TO REMAIN
EXISTING SHED TO BE REMOVED
PROPOSED SETBACK
EXISTING SETBACK
15' MIN. INT. SIDE YARD SETBACK
30' MIN. EXT. SIDE YARD SETBACK
66' MIN. FRONT YARD SETBACK
15' MIN. REAR YARD SETBACK
3'-3"± TO PROPERTY LINE
29'-6"± TO PROPERTY LINE
27'-5"± TO PROPERTY LINE
12'-3"± TO PROPERTY LINE
15'-3"±
16'-0"±
27'-0"±
12'-11"±
3'-7"±
3'-7"±
3'-1"±
6'-4"±
6'-0"±
6'-0"±
6'-0