

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-43/26

Roll No.: 1-3-090

Owners:	Anne Bawden & Mary Wood
Address:	4555 Highway 141, Unit #8
Description:	Part of Lot 34, Concession 4, Part 1, Plan 35R-13873, (Cardwell)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5) Lake Rosseau (Category 1 Lake) Schedule: 9
Hearing Date: Monday October 5th, 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 application proposes to relocate existing sleeping cabin 'B' to be further from the water. This new location will comply with the minimum required front yard setback. Existing buildings and structures on the subject property includes two dwellings with attached sundecks, two sleeping cabins with attached sundecks, detached garage, shed, two docks and a two storey boathouse (with habitable space on the second floor) with associated docks. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Existing	Proposed	Variance	Proposal
A	3.45 & 4.1.6 i.	Maximum Number of Sleeping Cabins & Maximum Number of Habitable Buildings on a Lot	One Dwelling and One Sleeping Cabin	2 Dwellings & 3 Sleeping Cabins	2 Dwellings & 3 Sleeping Cabins	-	Reconstruct Sleeping Cabin B with an Increased Front Yard Setback from the High Water Mark

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 30, 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.

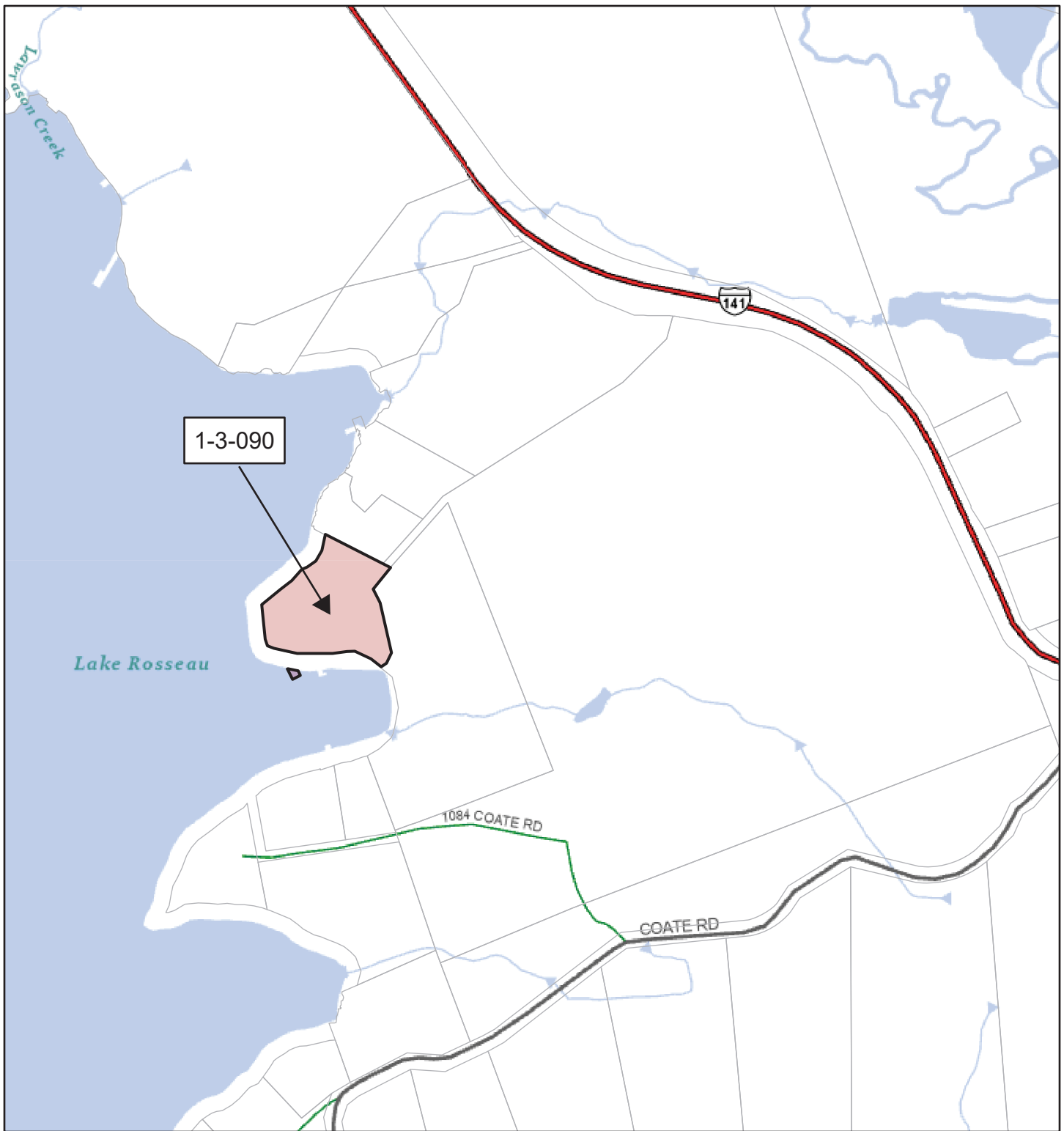
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 25th day of September, 2026.

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



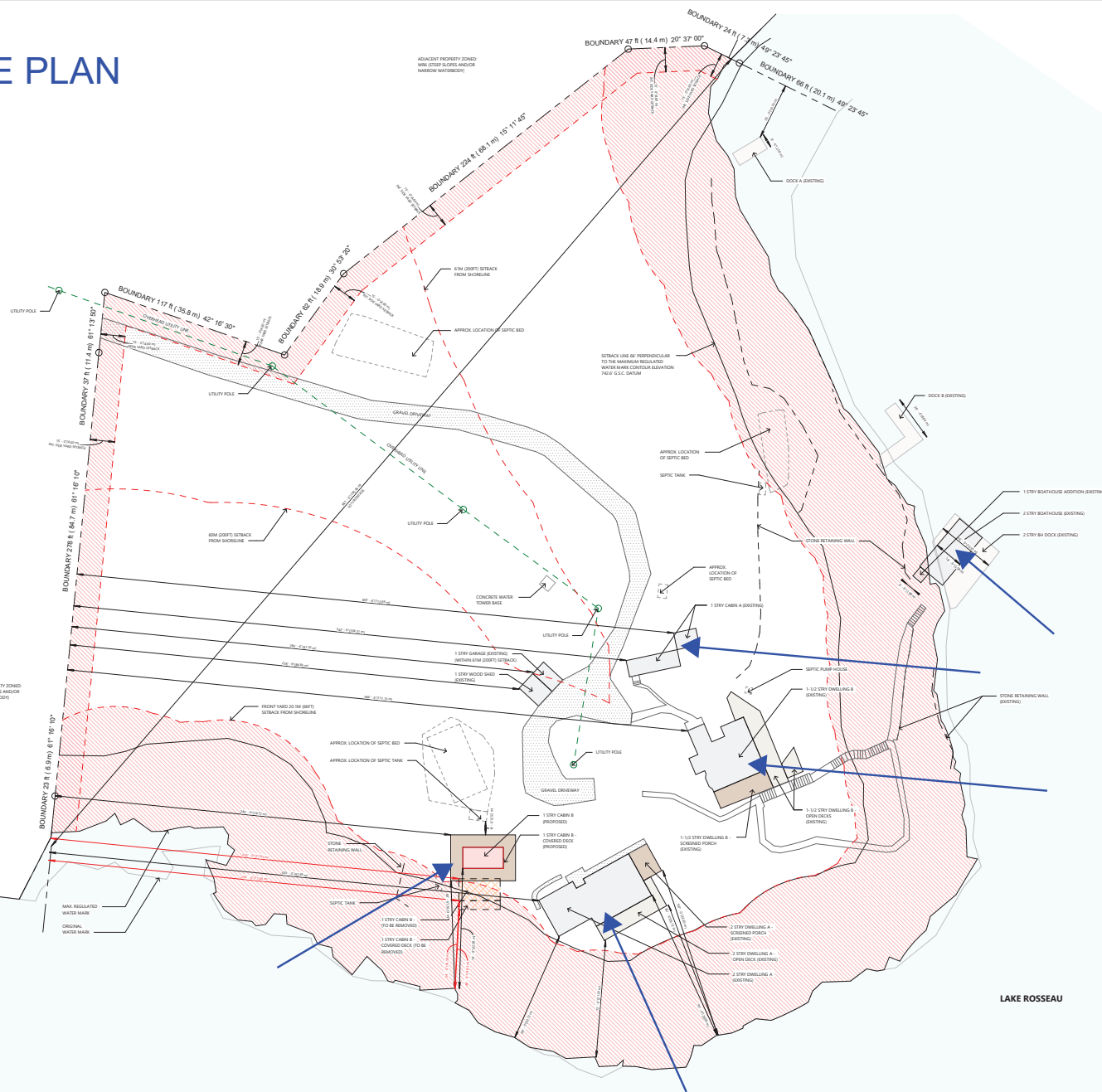
Key Map (A-43/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

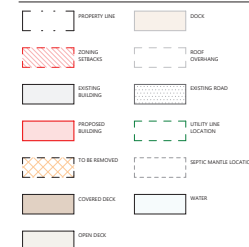


SITE PLAN



NOT TO SCALE

SITE PLAN LEGEND



ZONING REQUIREMENTS

PER TBL 4.1.3 OF TOWNSHIP OF MUSKOKA LAKES ZONING BY-LAWS (LAKE ROSSEAU)
SITE ADDRESS: 4555 HIGHWAY 141 UNIT 8, MUSKOKA LAKES, ON
ZONING TYPE: WWS (STEEP SLOPES AND/OR NARROW WATERBODY)
ROLL NUMBER: 445301000099000
LEGAL DESCRIPTION: CARDINAL CORN A PT LOT 34 AND PT BED OF LAKE ROSSEAU BP 35813873 PART

EXTRACTED

SHORELINE STRUCTURES AND FACILITIES	
DOCKS TABLE 4.1.7	
DOCK LENGTH (MAX)	= EXISTING
DOCK WIDTH (CUMULATIVE MAX)	= 22.76 M (75.0 FT)
DOCK BACK, MIN	= EXISTING
BOATHOUSES TABLE 4.1.7	
BOATHOUSE LENGTH (MAX)	= 13.89 M (45.57 FT)
1ST STOREY WIDTH (MAX) 10%	= 1.98 M (6.5 FT)
2ND STOREY WIDTH (MAX) 12%	= 5.58 M (18.3 FT)
BOATHOUSE SETBACK (1 STOREY)	= EXISTING
BOATHOUSE SETBACK (2 STOREYS)	= EXISTING
HABITABLE FLOOR AREA	= YES
DOCK STOREY (GA) (MAX)	= 6.05 STM (20.0.3 FT)
2ND STOREY LOCATION (MAX FROM HARBOR)	= EXISTING
BLDG HEIGHT (MAX) (nearest point of moor)	= EXISTING

AREA STATISTICS

AREA - SITE

Name	Area	Area (SM)	Perimeter
SITE (OVERALL)	236702 SF	21990.35 m ²	2155' - 6 7/8"
SITE (WITHIN 63M)	198482 SF	18439.56 m ²	2490' - 1 7/8"
SITE (WITHIN SHORELINE ALLOWANCE)	172662 SF	16040.84 m ²	1847' - 10 3/8"

AREA - EXISTING LOT COVERAGE (WITHIN 61M)

Name	Area	Area GSE	Coverage %
2 STRY DWELLING A (EXISTING)	1738 SF	160.53 %	0.87%
1-1/2 STRY DWELLING B (EXISTING)	1317 SF	122.31 %	0.66%
1-1/2 STRY DWELLING B - SCREENED PORCH (EXISTING)	400 SF	37.16 %	0.20%
2 STRY DWELLING A - SCREENED PORCH (EXISTING)	243 SF	22.60 %	0.12%
2 STRY BOATHOUSE (EXISTING)	700 SF	65.07 %	0.35%
1 STRY CABIN A (EXISTING)	479 SF	44.48 %	0.24%
1 STRY WOOD SHED (EXISTING)	200 SF	18.60 %	0.10%
1 STRY GARAGE (EXISTING)	158 SF	14.69 %	0.08%
1 STRY DWELLING ADDITION (EXISTING)	45 SF	4.40 %	0.02%
1 STRY CABIN B (TO BE REMOVED)	321 SF	30.78 %	0.17%
1 STRY CABIN C COVERED DECK (TO BE REMOVED)	140 SF	13.00 %	0.07%
Grand Total: 11	5248 SF	533.67 %	2.89%

AREA - PROPOSED LOT COVERAGE (WITHIN 61M)

Name	Area	Area [Sq]	Coverage %
2 STRY DWELLING A (EXISTING)	1738 SF	160.53 m ²	0.87%
1-1/2 STRY DWELLING B (EXISTING)	1317 SF	122.31 m ²	0.66%
1-1/2 STRY DWELLING B - SCREENED PORCH (EXISTING)	400 SF	37.16 m ²	0.20%
2 STRY DWELLING A - SCREENED PORCH (EXISTING)	243 SF	22.60 m ²	0.12%
2 STRY BOATHOUSE (EXISTING)	700 SF	65.07 m ²	0.35%
1 STRY CABIN A (EXISTING)	479 SF	44.48 m ²	0.24%
1 STRY WOOD SHED (EXISTING)	200 SF	18.60 m ²	0.10%
1 STRY GARAGE (EXISTING)	158 SF	14.69 m ²	0.08%
1 STRY BOATHOUSE ADDITION (EXISTING)	107 SF	9.92 m ²	0.05%
1 STRY CABIN B COVERED DECK (PROPOSED)	808 SF	75.10 m ²	0.41%
1 STRY CABIN C (PROPOSED)	321 SF	30.70 m ²	0.17%
Grand total: 11	6413 SF	595.74 m ²	3.23%



CORBIN PATTEN DESIGN
1150 HWY. #141, BOSSSEAL, ON
DESIGN@CORBINPATTEN.COM
877.562.1959

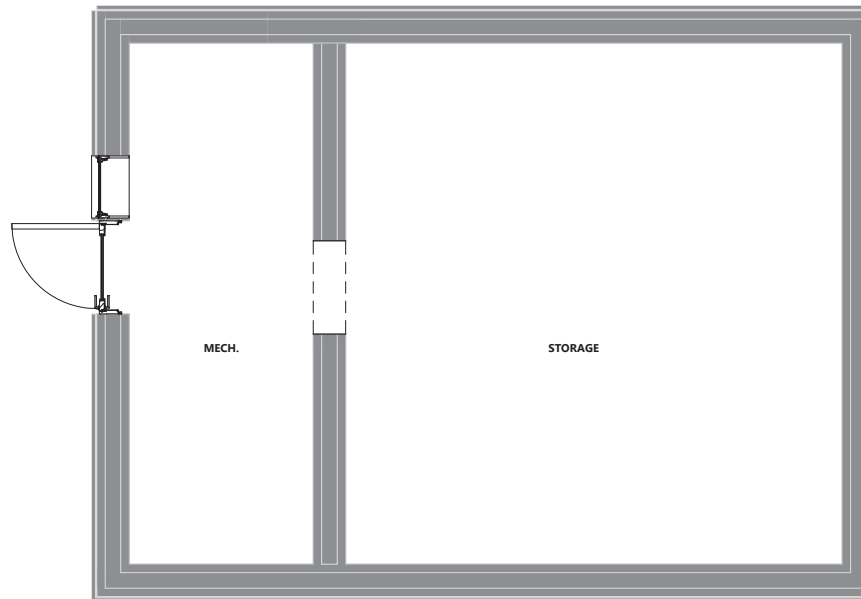
CLIENT: WOOD
PROJECT: BUNKIE
DESIGN APPROVAL

SITE PLAN

SHEET SIZE: ARCH D 36" X 24"
 DRAWN BY: OM | CHECKED BY: CP
 PROJECT NUMBER: 2528
 ADDRESS: 4555 HIGHWAY 141 UNIT 8, MIL, ON
 2025-06-23 11:17:20 AM

A100
C.D.

EXISTING BUNKIE FLOOR PLAN



FOR INFORMATIONAL PURPOSES ONLY

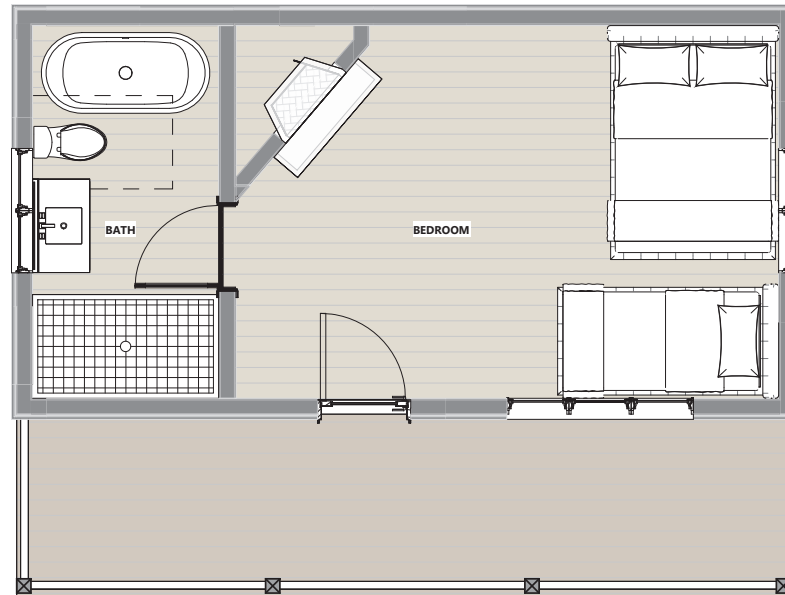
NOT TO SCALE

① BASEMENT - EXISTING
1/4" = 1'-0"

BASEMENT EXISTING
WOOD | BUNKIE
CORBIN PATTEN DESIGNS
877.562.1959 | DESIGN@CORBINPATTEN.COM



EXISTING BUNKIE FLOOR PLAN



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

① 1ST FL. - EXISTING
1/4" = 1'-0"

FIRST FLOOR EXISTING
WOOD | BUNKIE
CORBIN PATTEN DESIGNS
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EXISTING BUNKIE ELEVATION



① EAST ELEVATION - EXISTING
3/16" = 1'-0"

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② WEST ELEVATION - EXISTING
3/16" = 1'-0"

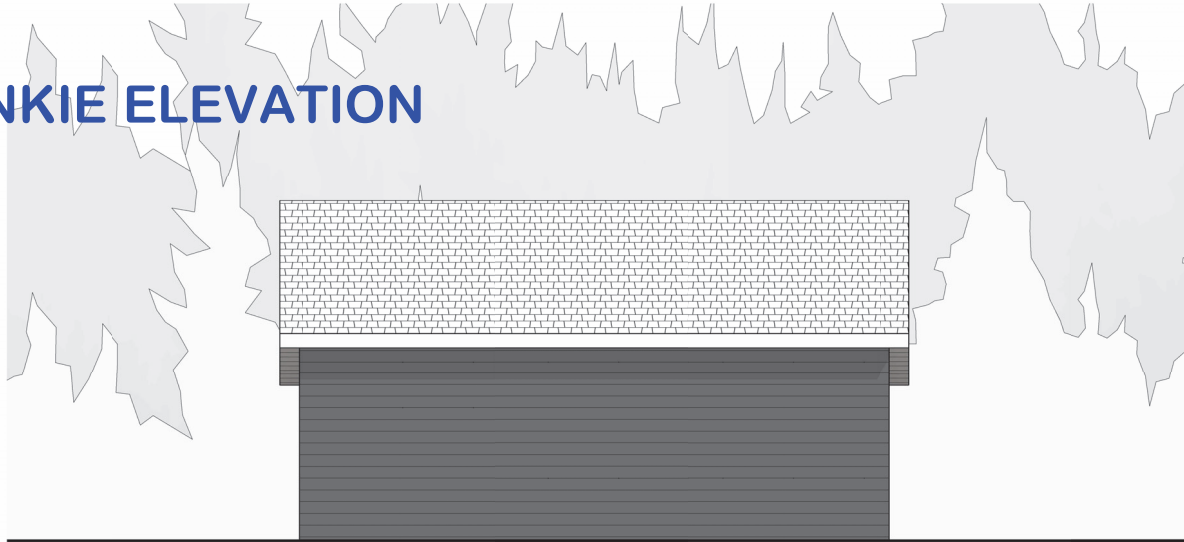
NOT TO SCALE

E/W ELEVATION - EXISTING
WOOD | BUNKIE
CORBIN PATTEN DESIGNS
877.562.1959 | DESIGN@CORBINPATTEN.COM



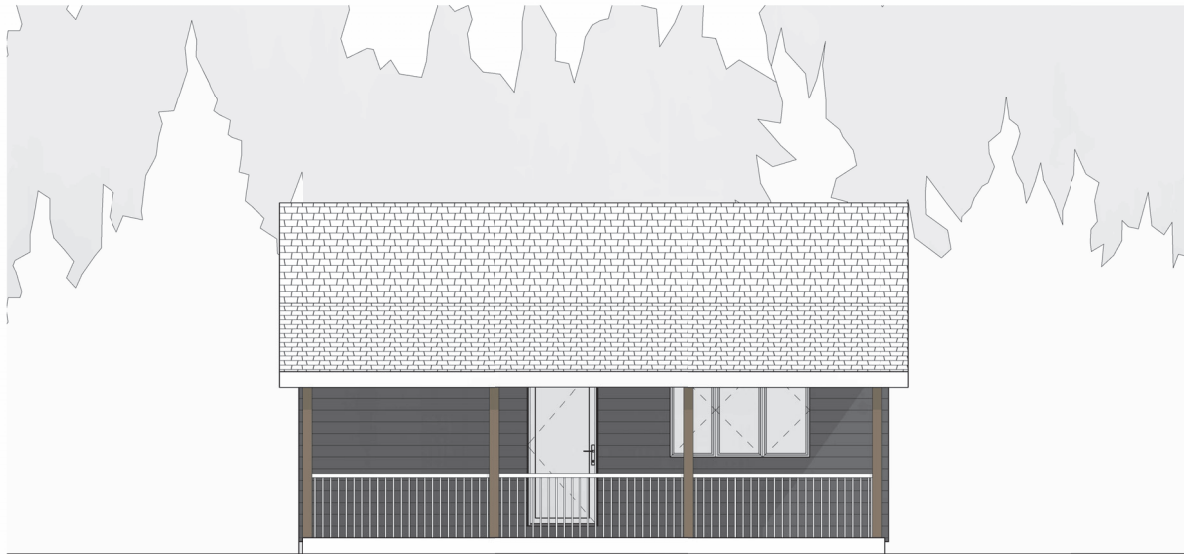
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EXISTING BUNKIE ELEVATION



② NORTH ELEVATION - EXISTING
3/16" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE

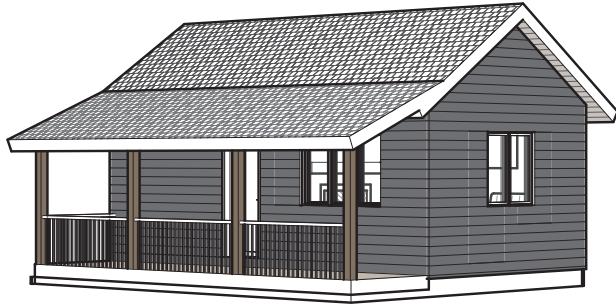
① SOUTH ELEVATION - EXISTING
3/16" = 1'-0"

N/S ELEVATION - EXISTING
WOOD | BUNKIE
CORBIN PATTEN DESIGNS
877.562.1959 | DESIGN@CORBINPATTEN.COM

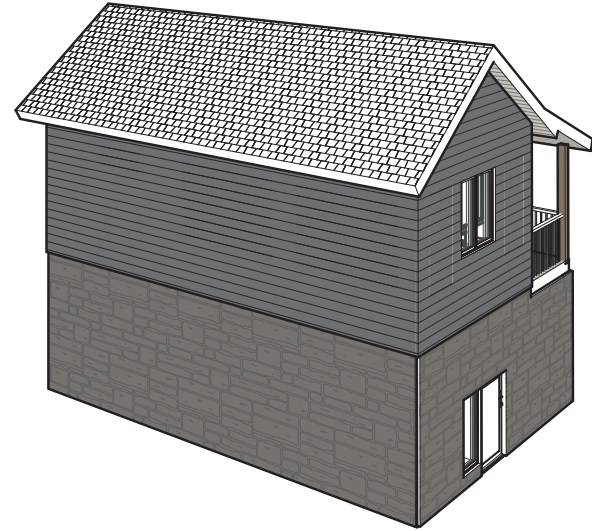


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EXISTING BUNKIE DRAWINGS

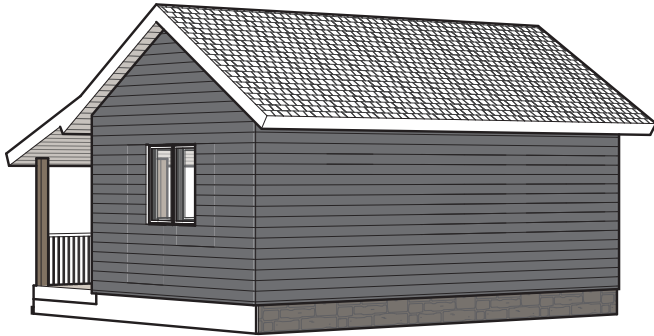


③ SOUTHEAST - EXISTING

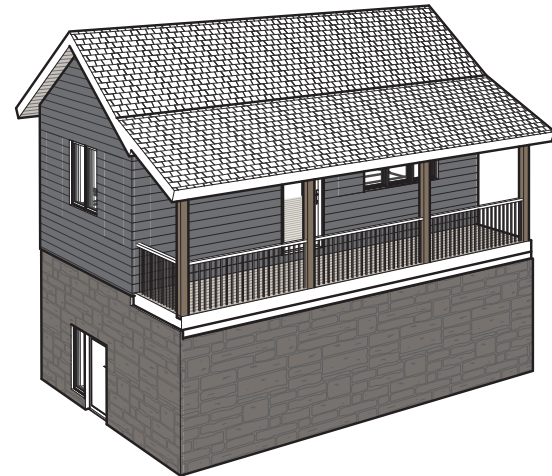


② NORTHWEST - EXISTING

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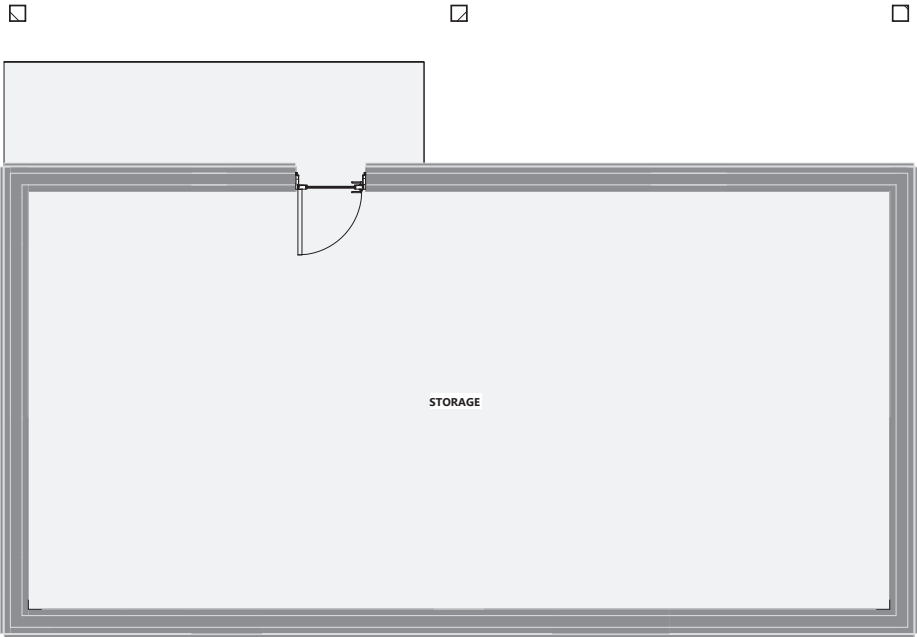


① NORTHEAST - EXISTING
NOT TO SCALE



④ SOUTHWEST - EXISTING

PROPOSED BUNKIE FLOOR PLAN



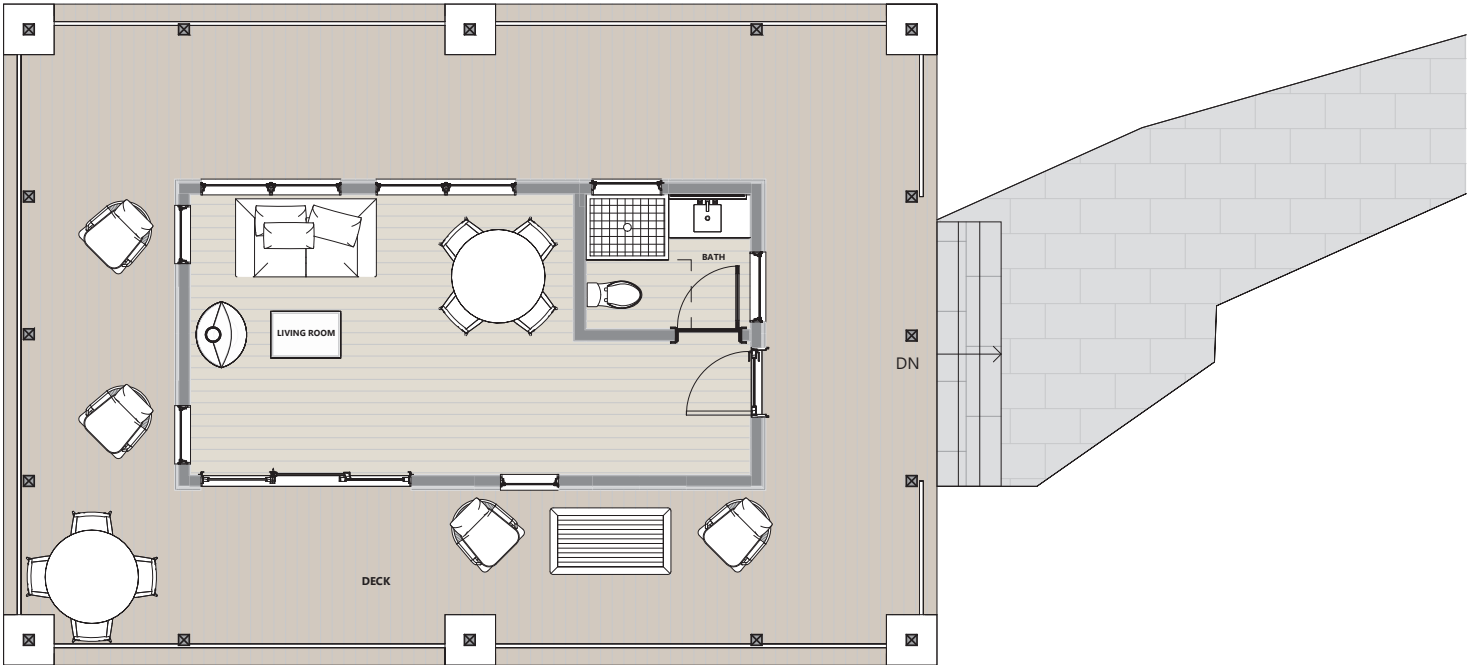
① BASEMENT - DESIGN
3/16" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



PROPOSED BUNKIE FLOOR PLAN



① 1ST FL. - DESIGN
3/16" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

GROUND FLOOR
WOOD | BUNKIE
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PROPOSED BUNKIE ELEVATIONS



① EAST ELEVATION - DESIGN
3/16" = 1'-0"

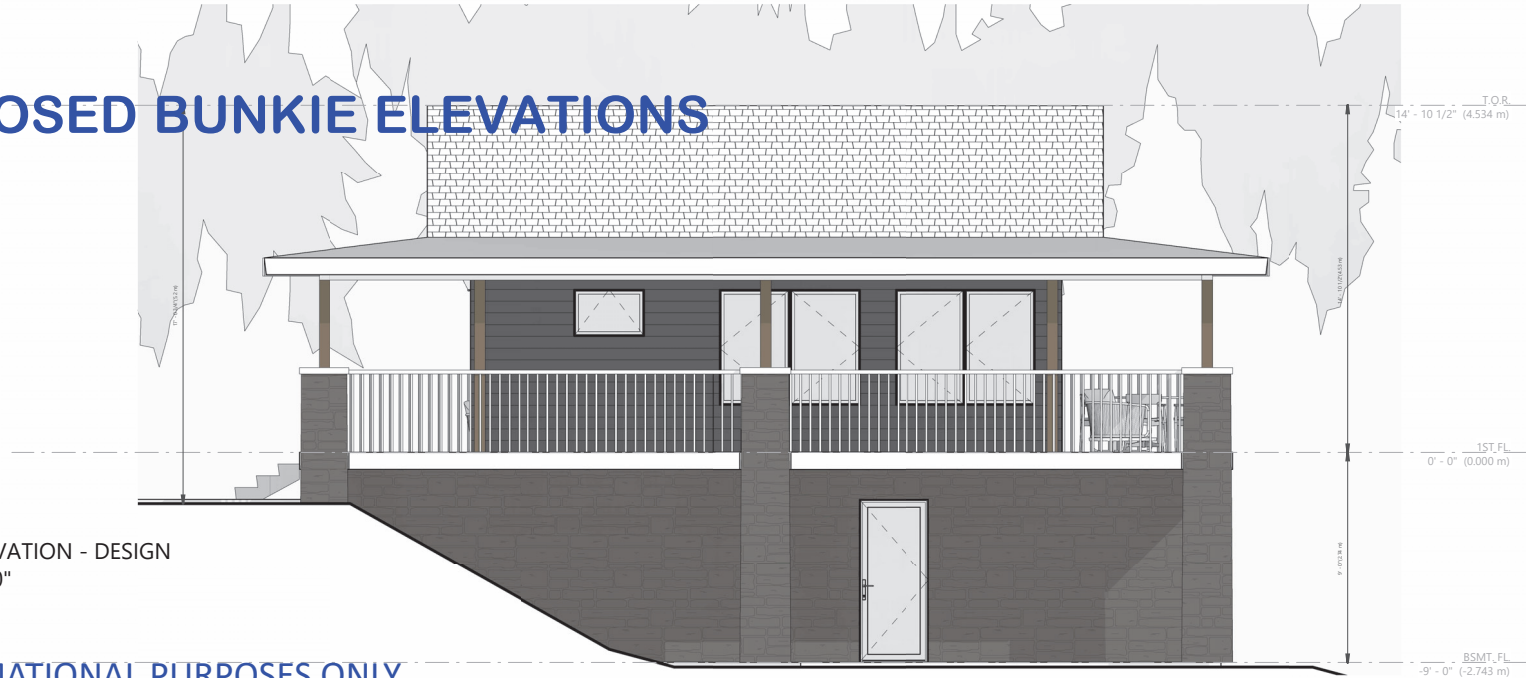
FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE

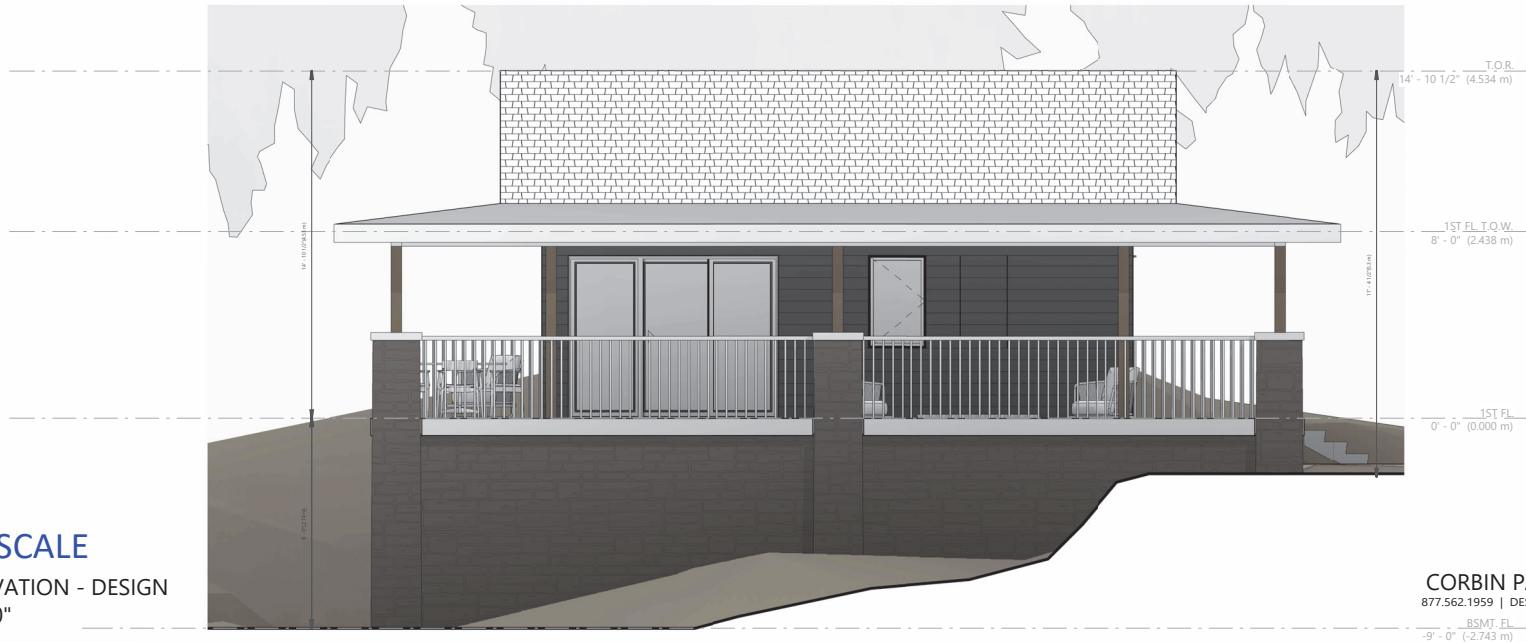
② WEST ELEVATION - DESIGN
3/16" = 1'-0"

PROPOSED BUNKIE ELEVATIONS



① NORTH ELEVATION - DESIGN
3/16" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE

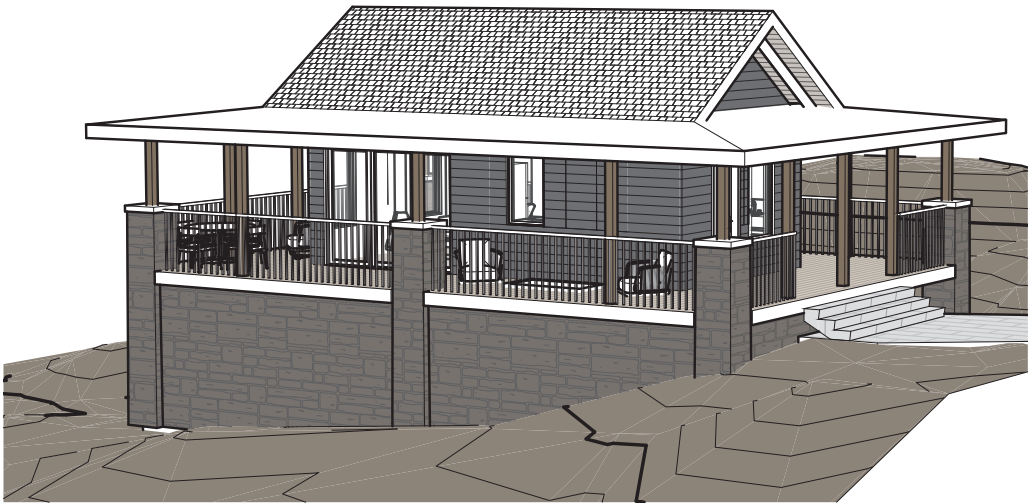
② SOUTH ELEVATION - DESIGN
3/16" = 1'-0"

N/S ELEVATION
WOOD | BUNKIE
CORBIN PATTEN DESIGNS
877.562.1959 | DESIGN@CORBINPATTEN.COM

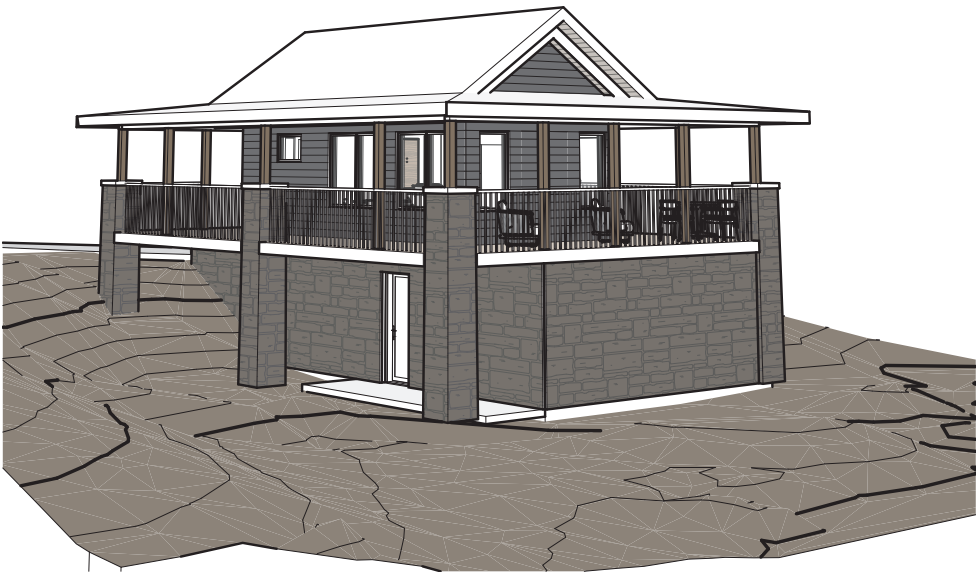


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PROPOSED BUNKIE DRAWINGS

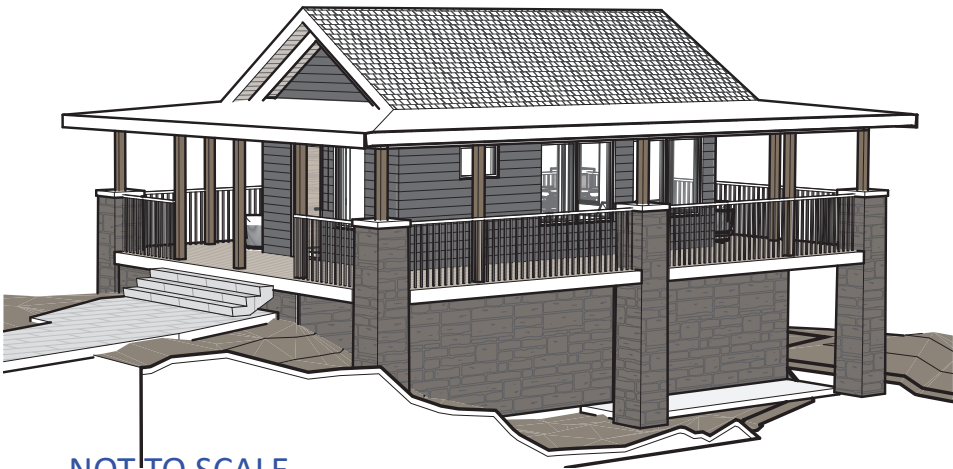


③ 3D EXT. SOUTHEAST - DESIGN

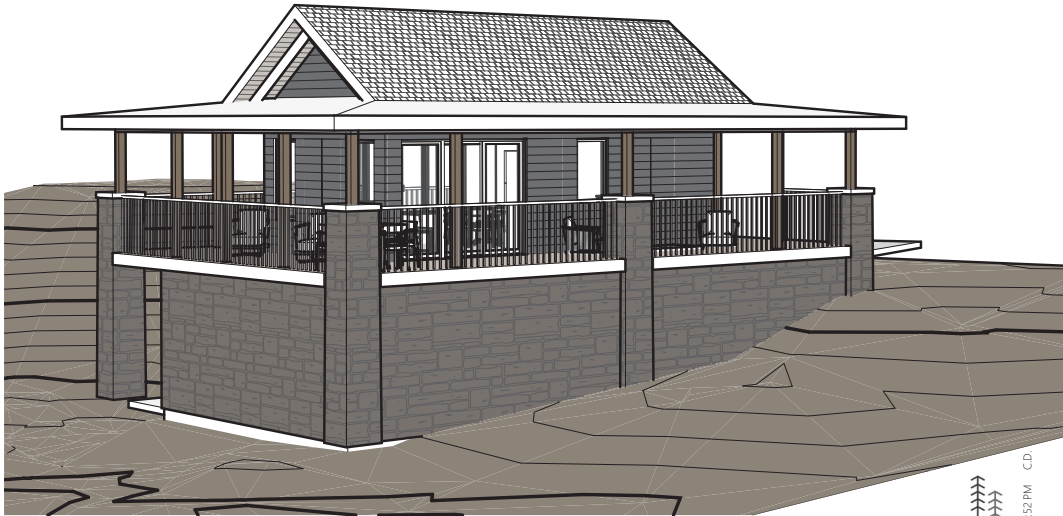


② 3D EXT. NORTHWEST - DESIGN

FOR INFORMATIONAL PURPOSES ONLY



① NOT TO SCALE
3D EXT. NORTHEAST - DESIGN



④ 3D EXT. SOUTHWEST - DESIGN