

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. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-79/25

Roll No.: 9-3-025

Owner:	David Straus
Address:	1869 Muskoka Road 118 West, Unit #5
Description:	Part of Lot 19, Concession 6, Parts 1, 4, 5, and Part of Part 2, Plan 35R-9055, Part 1, Plan 35R-10546, (Monck)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5) Lake Muskoka (Category 1 Lake) Schedule 44
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 applicant proposes to construct a dwelling and a boathouse. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3	Minimum Front Yard Setback	66 ft.	10.2 ft.	55.8 ft.	Construct a Dwelling
B	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 Feet of the High Water Mark)	10% (5,059 sq. ft.)	10.6% (5,349 sq. ft.)	290 sq. ft.	Construct a Boathouse

A key map of the subject property and the applicant's 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 30th, 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

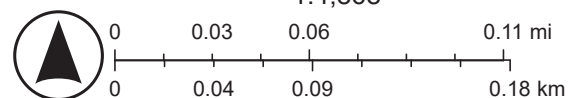


KEY MAP, A-79/25 (STRAUS)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | | | |
|--|-----------------------|--|-----------------|
| | Parcel: Assessment | | Road Network |
| | District Municipality | | District |
| | Area Municipality | | Private |
| | Geographic Township | | World_Hillshade |



Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, 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

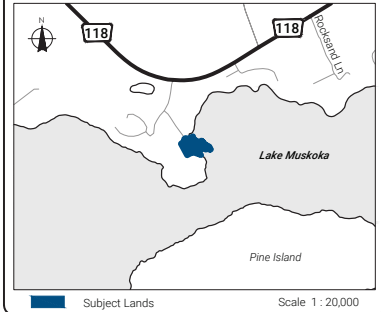
Zone Matrix

	Waterfront Residential (WRS) Zone	Proposed
Lot Area (min)	0.6ha	±0.470ha (existing)
Lot Frontage (min)	91.4m	±83.1m (existing)
Lot Coverage (max)	10%	±10.6%
Front Yard (min)	20.1m	±3.5m (existing)
Reconstructed Structure within 15.2m from High Water Mark (max)	120% Ground Floor Area 120% Height	±96.6% Ground Floor ±115% Height
Side Yard (min)	4.6m	±29.1m
Rear Yard (min)	4.6m	±60.0m
Building Height (max)	10.7m	±6.0m (existing peak) ±6.9m (proposed peak)
Parking Spaces (min)	4	>4
Detached Garage		
Building Height (max)	7.7m	±6.6m
Setback to High Water Mark (max)	20.1m	23.6m (garage)
Recreational Surfaces		
Setback to High Water Mark (max)	61m	±34m (existing)
Boathouse		
Length (max)	15.2m	±15.2m
Cumulative Width (max)	13.3m (16%)	±13.1m
Habitable Floor Area (max)	No	No
Building Envelope (max)	15.2m x 15.2m	13.1m x 15.2m
Height (max)	4.9m	±4.9m (peak)
Side Yard (min)	13.7m	±14.9m
Dock		
Length (max)	20.1m	±14.0m
Cumulative Width (max)	20.8m	±20.8m
Side Yard (min)	9.1m	±13.6m



CONCEPT PLAN

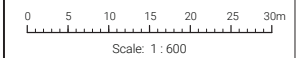
1869 Muskoka District Road 118 W,
Part of Lot 19, Concession 6
Township of Muskoka Lakes, District of Muskoka



LEGEND

NOT TO SCALE

- Subject Lands
- Existing Cottage to be Reconstructed
Ground Floor Area: ±169.6m² (1,825ft²)
Second Storey Area: ±55.3m² (595ft²)
Total: ±224.9m² (2,420ft²)
- Proposed Cottage Ground Floor
Ground Floor Area: ±163.8m² (1,764ft²)
- Proposed Cottage Second Storey
Second Storey Area: ±88.0m² (947ft²)
- Relocated Detached Garage
Ground Floor Area: ±153.1m² (1,647.8ft²)
Second Storey Area: ±57.6m² (620ft²)
- Proposed Boathouse
- Proposed Dock
- Relocated Septic
- Existing Graveled Area to be Landscaped
- Existing Structures to be Removed



Note: This drawing is for discussion purposes only.
Source: Survey, Chapple, Galbraith Surveyors Ltd., December 4, 2024.
Site Plan, Corbin Patten Designs, July 9, 2026.
District of Muskoka interactive map.

Drawn By: A.M. | Date: August 6, 2026 | File No: 1498

MORGAN
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