



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

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-13/25

Roll No.: 5-4-054

Owner:	Stephen Jones, 709 Grove Plaza, Vero Beach, Florida, United States, 32963		
Address & Description:	1109 Robert Johnston Road, Unit #1 Lots 23 and 24, Concession 6, Part 3, Plan 35R-5493, (Medora)		
Zoning:	Waterfront Residential (WR1-7)	Lake Rosseau (Category 1)	Schedule: 28
Hearing Date: Monday, April, 14th, 2025 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.



Explanation of the Purpose and Effect:

The applicant proposes to demolish an existing dwelling and single-storey boathouse and construct a new dwelling with an attached sundeck, and a single-storey boathouse with a rooftop sundeck. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3	Minimum Required Interior Side Yard Setback (Sundeck - Westerly)	15 ft.	10.5 ft.	4.5 ft.	To Permit the Construction of a Sundeck
B	4.1.7	Minimum Required Side Yard Setback (Boathouse - Westerly)	45 ft.	15 ft.	30 ft.	To Permit the Construction of a Single-storey Boathouse with a Rooftop Sundeck
C	4.1.7	Maximum Length (Single Storey Boathouse)	50 ft.	74 ft	24 ft.	To Permit the Construction of a Single-storey Boathouse with a Rooftop 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



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: **April 9, 2025.**

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 hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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 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.

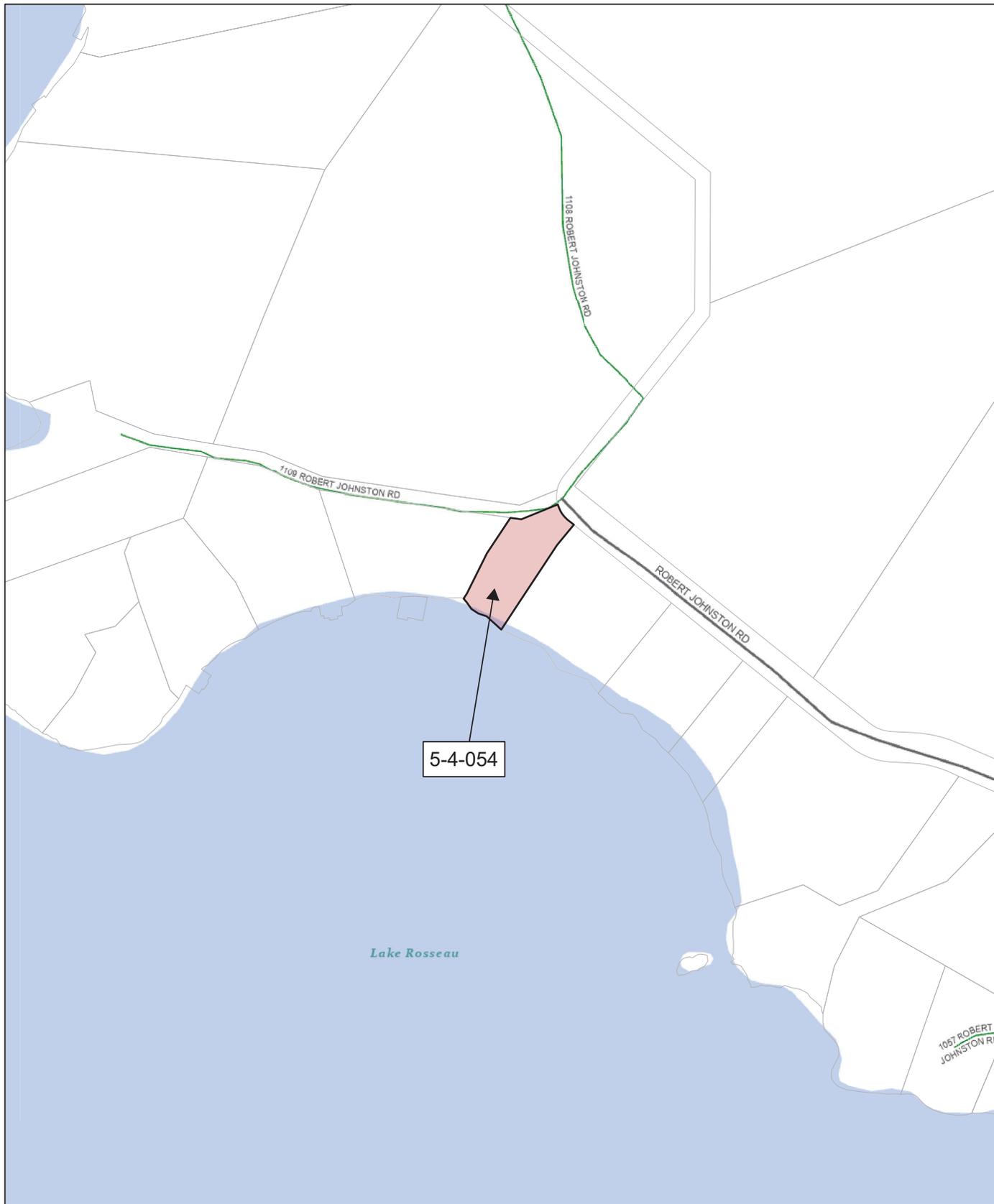
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 2nd day of April, 2025.

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



Key Map, A-13/25 (JONES)

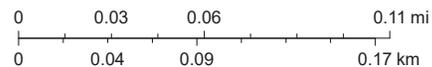


2/25/2025, 10:45:28 AM

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | | |
|-----------------------|---------------------|------------|
| Parcel: Assessment | Geographic Township | Stream |
| District Municipality | Road Network | Waterbody |
| Area Municipality | Township | Major Lake |
| | Private | |

1:3,376



Esri Community Maps Contributors, Parry Sound Geography Net., Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Sources: Esri, Airbus DS, USGS,

SITE PLAN

SITE PLAN LEGEND

[---]	PROPERTY BOUNDARY
[---]	PROPERTY BOUNDARY (SECONDARY)
[---]	PROPERTY BOUNDARY (SERVACE)
[---]	EXISTING
[---]	EXISTING (MAJOR)
[---]	EXISTING (MEDIUM)
[---]	EXISTING (PROPOSED)
[---]	EXISTING STRUCTURE
[---]	WATER BODY
[---]	PROPOSED STRUCTURE ROOF OVERHANG
[---]	PROPOSED ACCESSORY STRUCTURE
[---]	CADASTRE
[---]	WATERGAINWAY
[---]	PROPOSED DRIVEWAY
[---]	ROAD
[---]	STEEL
[---]	OBJECT REMOVAL
[---]	TREE TRUNK PROJECTION
[---]	PRINCIPAL ENTRANCE

CURRENT BY-LAW

TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR1-7
"-7" SUFFIX	= SUBJECT TO SITE PLAN CONTROL
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 102'-5" (31.22m)

DOCK	
DOCK MAX. LENGTH	= 20.1 m. (66'-0")
DOCK MAX. WIDTH	= 25% OF S.L.F. (MAX. 75'-0")
DOCK SIDE YARD SETBACK	= 9.1 m. (30'-0")

BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
MAX. WIDTH (FIRST FLOOR)	= 16% OF S.L.F.
	= 16'-5"
BOATHOUSE SIDE YARD SETBACK	= 9.1 m. (30'-0")
BOATHOUSE SIDE YARD SETBACK (SUNDECK)	= 13.7 m. (45'-0")
UPPER LEVEL ALLOWED	= NO
HEIGHT LIMIT	= 4.9 m. (16'-0")

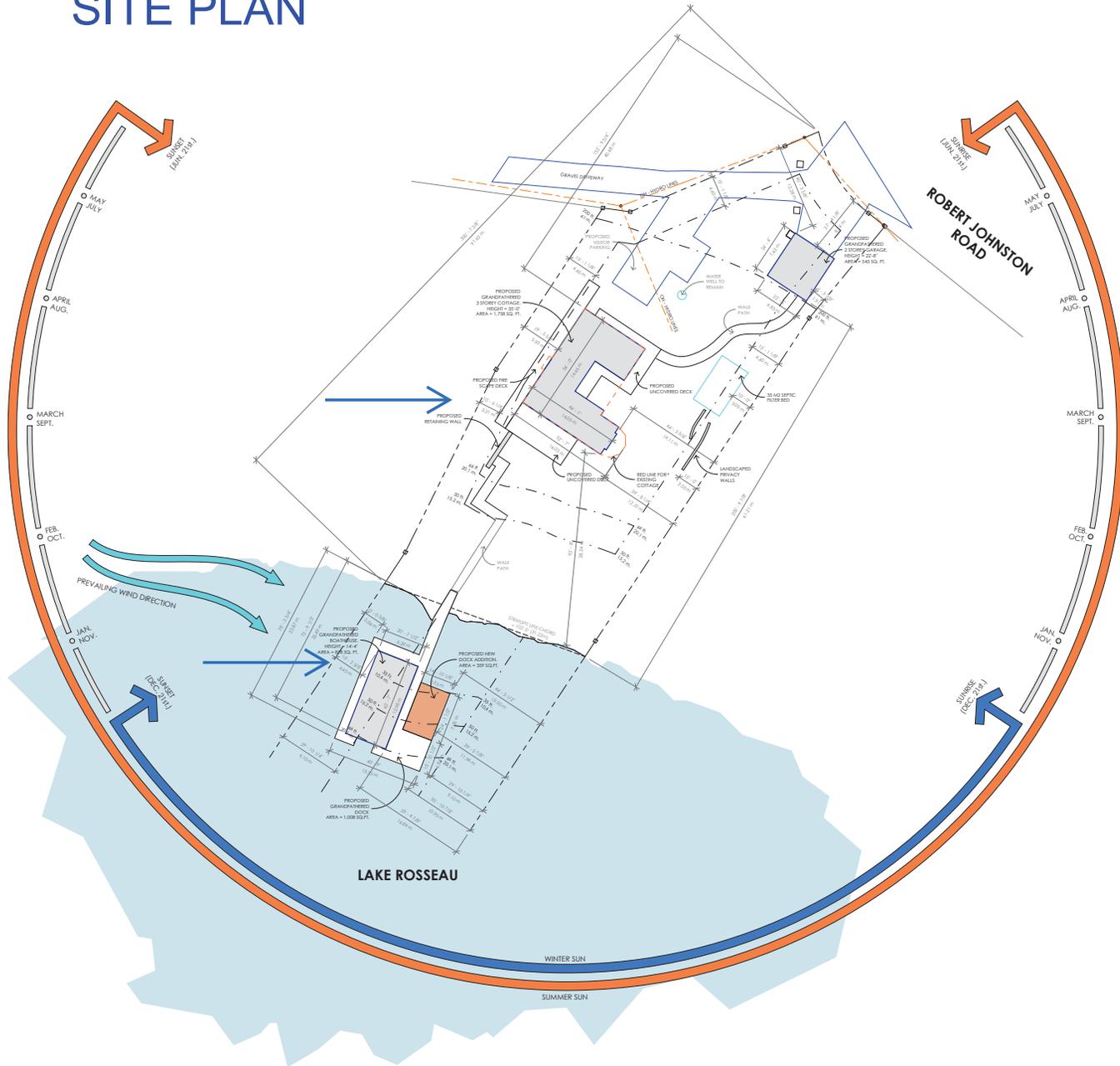
COTTAGE	
MAX. LOT COVERAGE	= 10%
FRONT YARD SETBACK	= 20.1 m. (66'-0")
INTERIOR YARD SETBACK	= 4.6 m. (15'-0")
REAR YARD SETBACK	= 4.6 m. (15'-0")
HEIGHT LIMIT	= 10.7 m. (35'-0")
MIN. GROSS FLOOR AREA	= MAX. HABITABLE FLOOR AREA
ACCESSORY BUILDING	
HEIGHT LIMIT	= 7.7 m. (25'-0")

SITE INFORMATION (EXISTING)

LOT AREA	= 27,521.7 SQ. FT. (2,556.85 m ²)
(TOTAL)	(0.63 AC.)
MAX. LOT COVERAGE	= 2,752.17 SQ.FT. (255.68 m ²)
LOT AREA	
(WITHIN 200 FT OF SHORELINE)	= 22,293.10 SQ.FT. (2,071.1 m ²)
MAX. LOT COVERAGE	(WITHIN 200 FT OF SHORELINE)
	= 2,229.31 SQ.FT. (207.1 m ²)

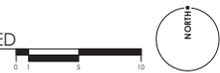
PROPOSED STRUCTURE COVERAGE

WITHIN 200 FT. OF SHORELINE:	
COTTAGE	= 1,758.00 SQ. FT.
BOATHOUSE	= 878.00 SQ. FT.
TOTAL COVERAGE	= 2,636.00 SQ. FT.
REMAINING COVERAGE	= - 406.69 SQ. FT.
OVER 200 FT. OF SHORELINE:	
GARAGE	= 545.00 SQ. FT.
OVERALL COVERAGE	= 3,181.00 SQ. FT.
OVERALL REMAINING COVERAGE	= - 428.83 SQ. FT.



NOT TO SCALE

1 SITE PLAN - PROPOSED
1" = 20'-0"



**FORESHIEW
DESIGN
ASSOCIATES**
3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
P0B 1 J0
705-641-1762
design@foreshiewda.com
www.foreshiewda.com
PROFESSIONAL ENGINEER

JONES COTTAGE
1109 ROBERT JOHNSTON RD
PORT CARLING, ONTARIO

ISSUE: DATE: ISSUE:

DRAWN BY
AP
PROJECT NUMBER: FDA24016
SHEET NAME
SITE PLAN

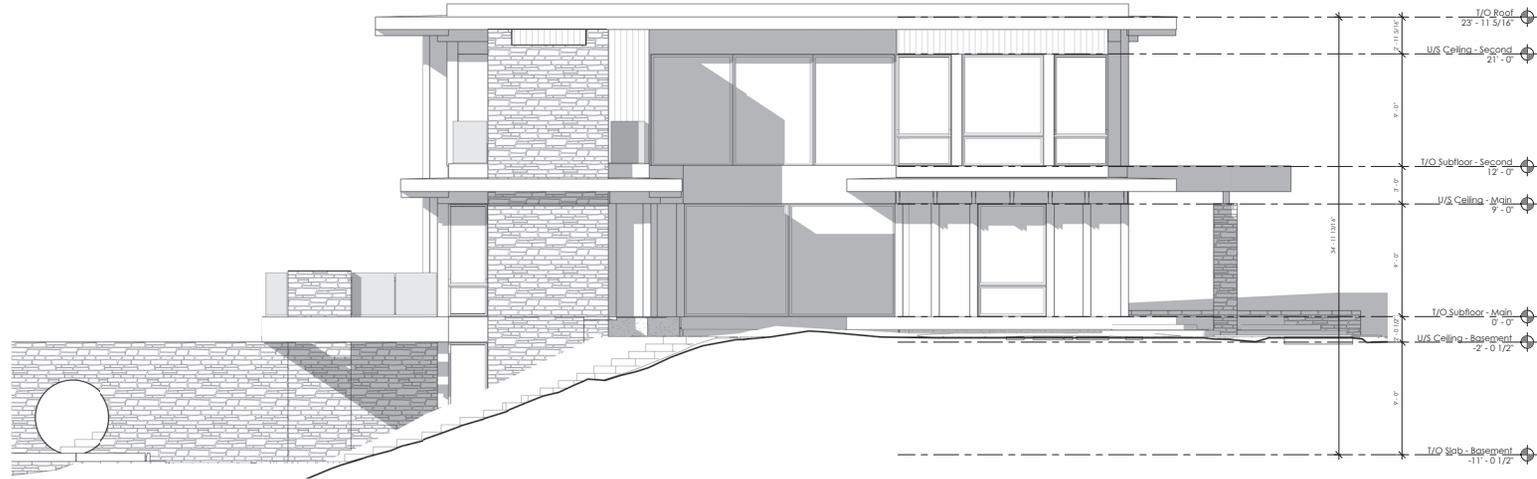
SHEET NUMBER
A1-1

MINOR VARIANCE SET - R1 : 03/12/2025

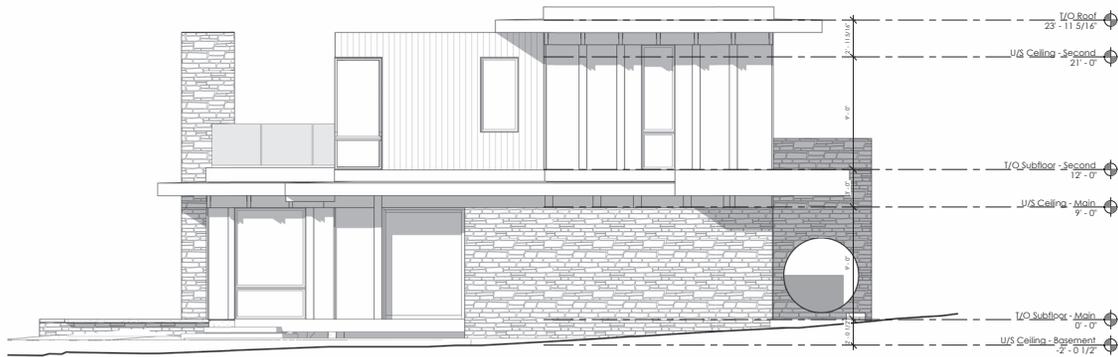
DWELLING - ELEVATIONS



**FORESHAW
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3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
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705-641-1762
design@foreshawda.com
www.foreshawda.com
PROFESSIONAL ENGINEER



① EAST EXTERIOR ELEVATION
1/4" = 1'-0"



② NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

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NOT TO SCALE

JONES COTTAGE
1109 ROBERT JOHNSTON RD
PORT CARLING, ONTARIO

ISSUE: DATE: ISSUE:

DRAWN BY
AP
PROJECT NUMBER: DA24016
SHEET NAME
FRONT & LEFT EXTERIOR
ELEVATIONS

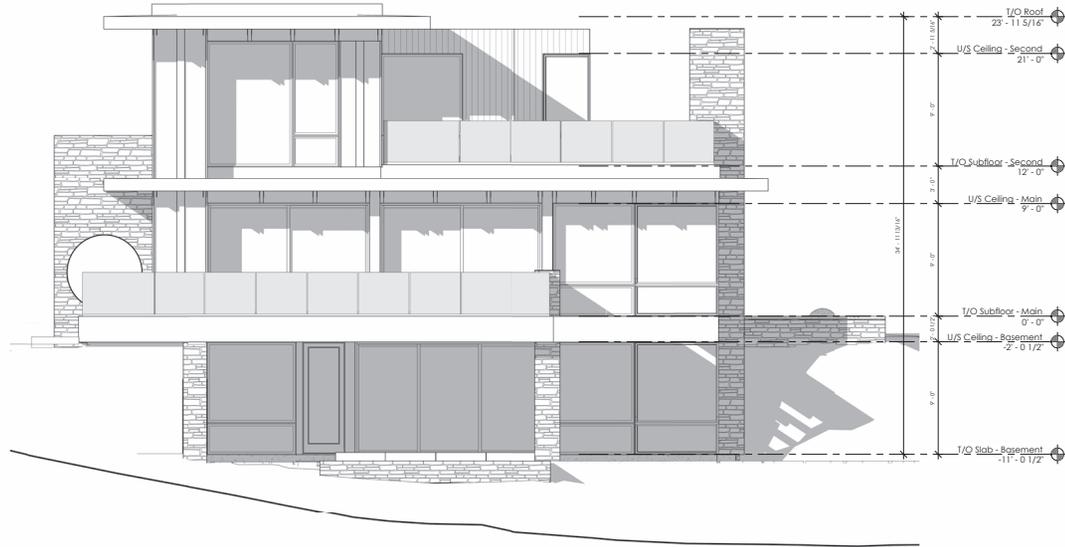
SHEET NUMBER
A3-1

MINOR VARIANCE SET : 02/05/2025

DWELLING - ELEVATIONS



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PROFESSIONAL ENGINEER



① SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



② WEST EXTERIOR ELEVATION
1/4" = 1'-0"

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JONES COTTAGE
1109 ROBERT JOHNSTON RD
PORT CARLING, ONTARIO

ISSUE: DATE: ISSUE:

DRAWN BY
AP
PROJECT NUMBER: DA24016
SHEET NAME
REAR & RIGHT EXTERIOR
ELEVATIONS

SHEET NUMBER
A3-2

MINOR VARIANCE SET : 02/05/2025

BOATHOUSE FLOOR PLANS

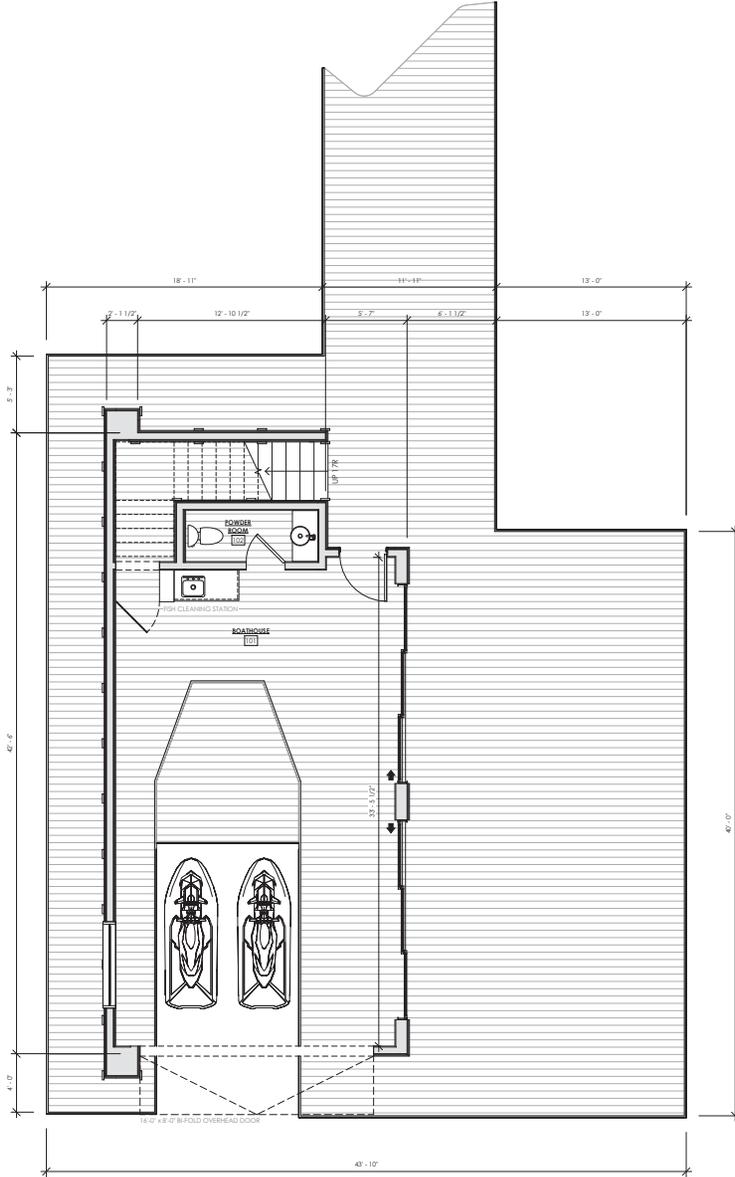


**FORESHIEW
DESIGN
ASSOCIATES**

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
POB 110

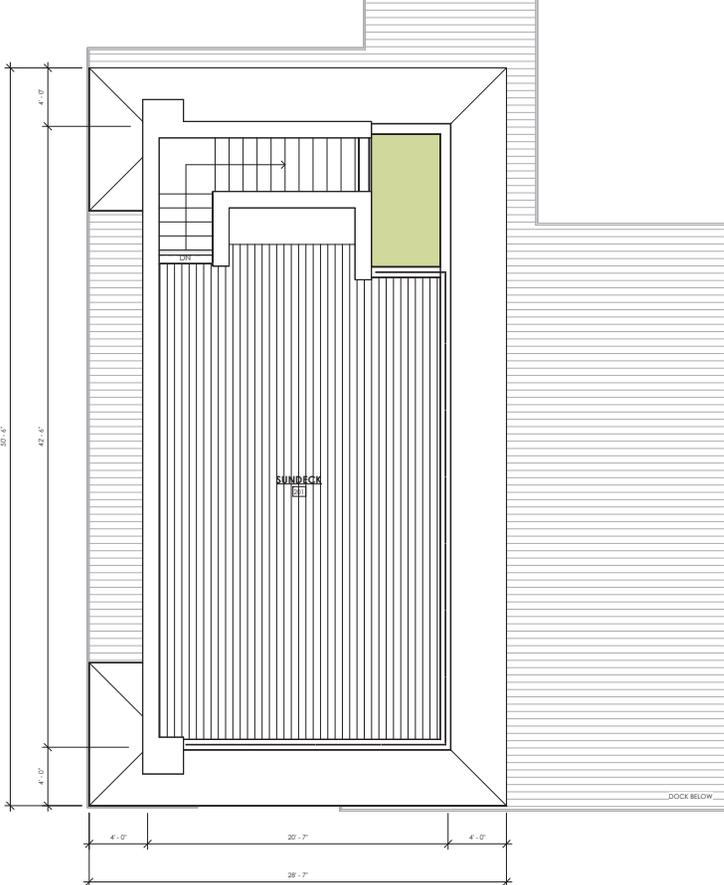
705-641-1762
design@foreshewda.com

www.foreshewda.com
PROFESSIONAL ENGINEER



FOR INFORMATION PURPOSES ONLY

① DOCK PLAN
1/4" = 1'-0"
0 1 5 10



NOT TO SCALE

② UPPER LEVEL PLAN
1/4" = 1'-0"
0 1 5 10

JONES BOATHOUSE
1 - 1109 ROBERT JOHNSTON RD
PORT CARLING, ONTARIO

REV.	DESCRIPTION	DATE

DRAWN BY
AS
PROJECT NUMBER FDA24016
SHEET NAME
DOCK & TERRACE LEVEL
PLAN

SHEET NUMBER
A2-2

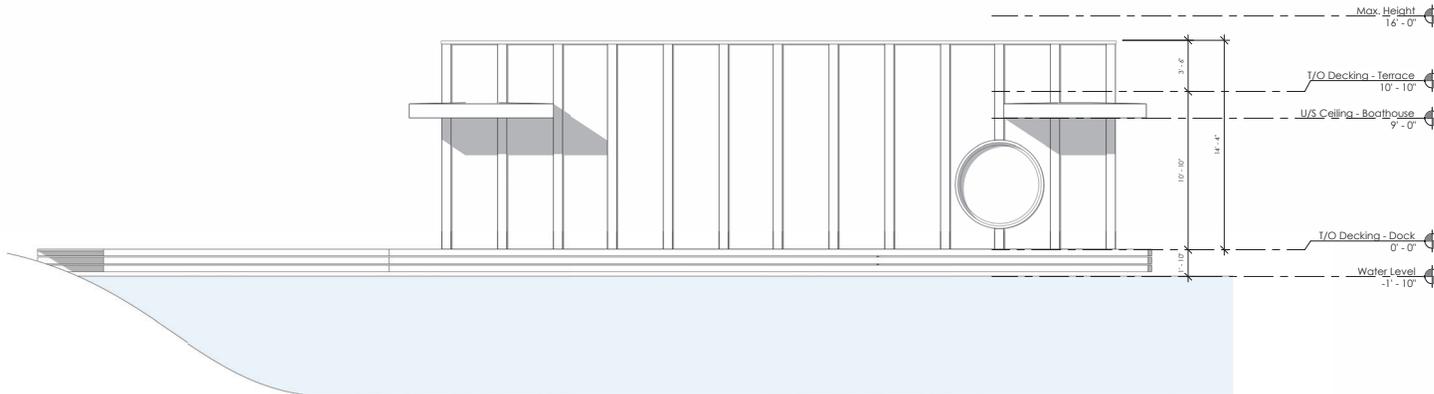


MNR APPLICATION SET : 01/23/2025

ELEVATIONS - BOATHOUSE



① SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



② WEST EXTERIOR ELEVATION
1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



**FORESH EW
DESIGN
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JONES BOATHOUSE
1 - 1109 ROBERT JOHNSTON RD
PORT CARLING, ONTARIO

REV.	DESCRIPTION	DATE

DRAWN BY
AS

PROJECT NUMBER FDA24016

SHEET NAME
FRONT & LEFT EXTERIOR
ELEVATIONS

SHEET NUMBER

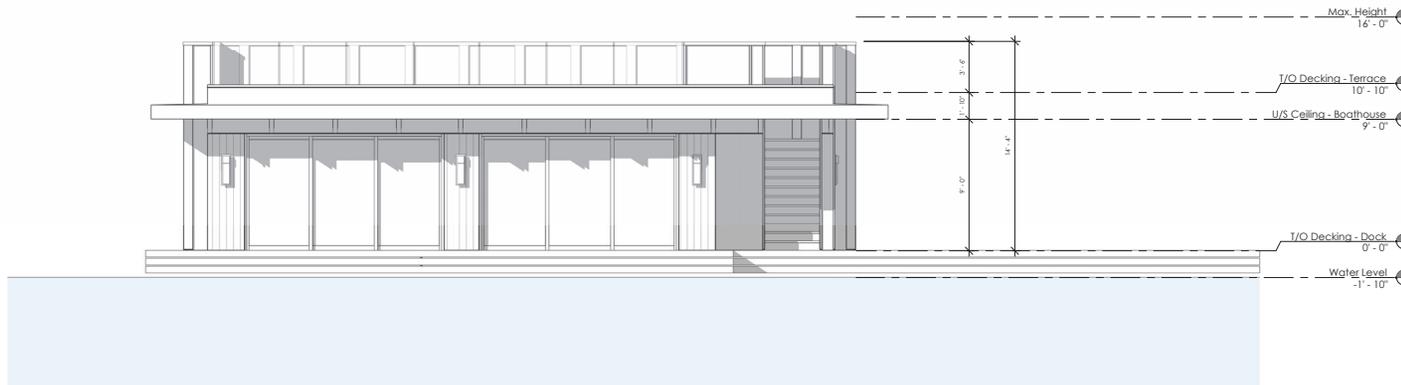
A3-1

MNR APPLICATION SET : 01/23/2025

ELEVATIONS - BOATHOUSE



① NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



② EAST EXTERIOR ELEVATION
1/4" = 1'-0"



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PORT CARLING, ONTARIO

REV.	DESCRIPTION	DATE

DRAWN BY
AS

PROJECT NUMBER FDA24016

SHEET NAME
REAR & RIGHT EXTERIOR
ELEVATIONS

SHEET NUMBER

A3-2

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MNR APPLICATION SET : 01/23/2025