

## 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-80/25**

**Roll No.: 7-9-062**

<b>Owners:</b>	Donald Graham & Jane Thacker, P.O. Box 704, Bala, ON, P0C 1A0		
<b>Address &amp; Description:</b>	1067 River Street, Unit #3 Lot 13, Concession B, Part of Lot 231, Plan 22, (Medora)		
<b>Zoning:</b>	Community Residential – Urban Centres (R4)	Moon River (Category 2)	Schedule: 56
<b>Hearing Date: Monday, December 8th 2025 at 9:00 a.m.</b>			



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 applicants propose to construct a carport. Please note that a previous minor variance was approved (A-57/25, Graham & Thacker) on October 13<sup>th</sup>, 2025 to permit a reduced interior side yard setback for this same carport. It was after this approval that it was noted that relief for lot coverage is also required. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	5.1.9. j)	Maximum Permitted Lot Coverage within the R4 Zone	15% (2,721 sq. ft.)	16.1% (2,918 sq. ft.)	1.1% (197 sq. ft.)	Construct a Carport

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](mailto: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](mailto: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: **December 3rd, 2025.**

**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.

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### **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](http://www.muskokalakes.ca/speaking-at-a-meeting)

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### **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](http://www.muskokalakes.ca)

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**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](mailto: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.

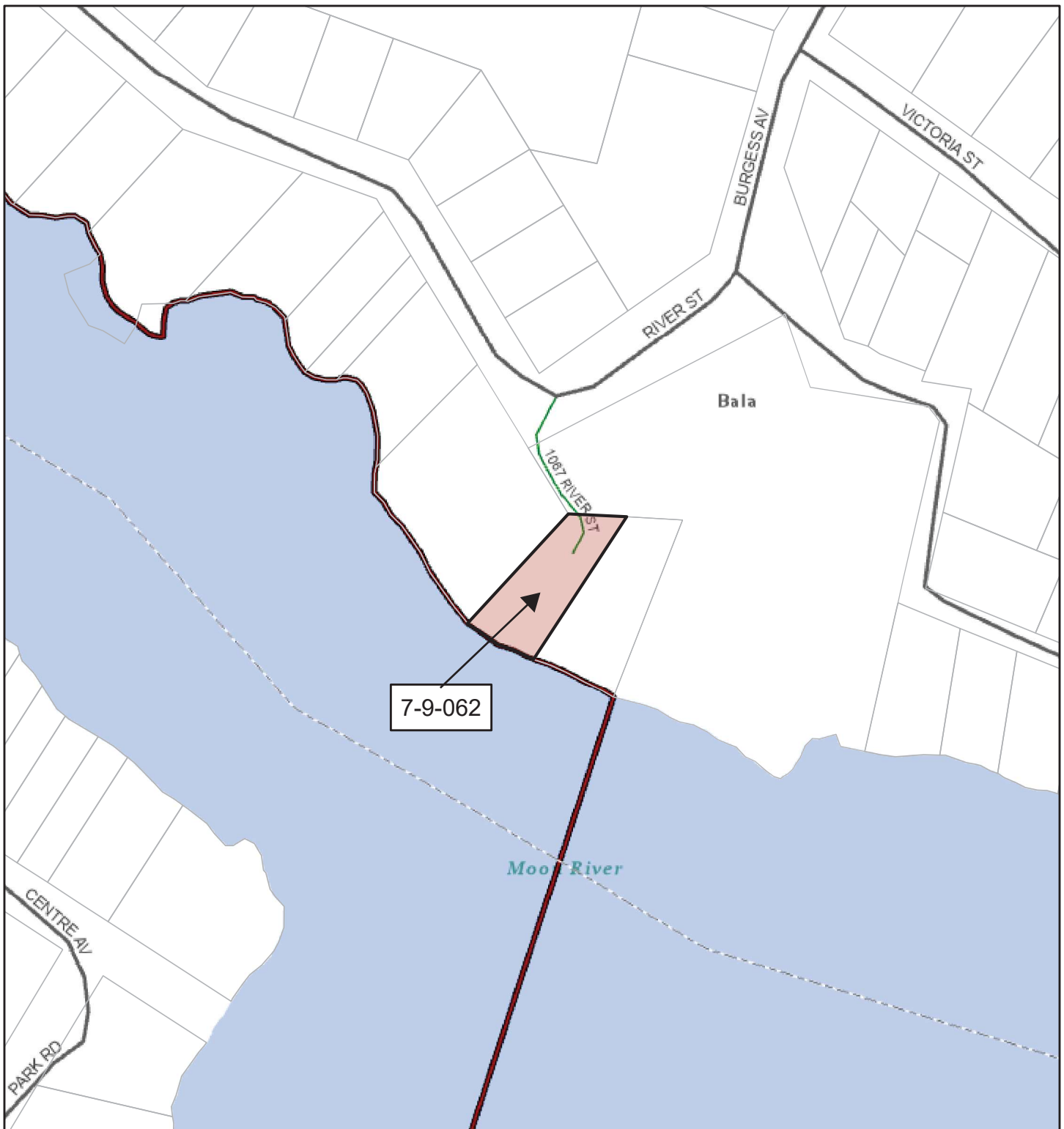
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka  
Lakes this 26th day of November, 2025.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



# KEY MAP, A-57/25 (GRAHAM & THACKER)

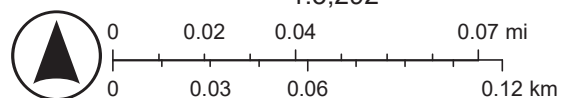


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

- Settlement Areas
- Urban Centre
- Road Network
- Township
- Private

- Stream
- Waterbody
- Major Lake
- World\_Hillshade



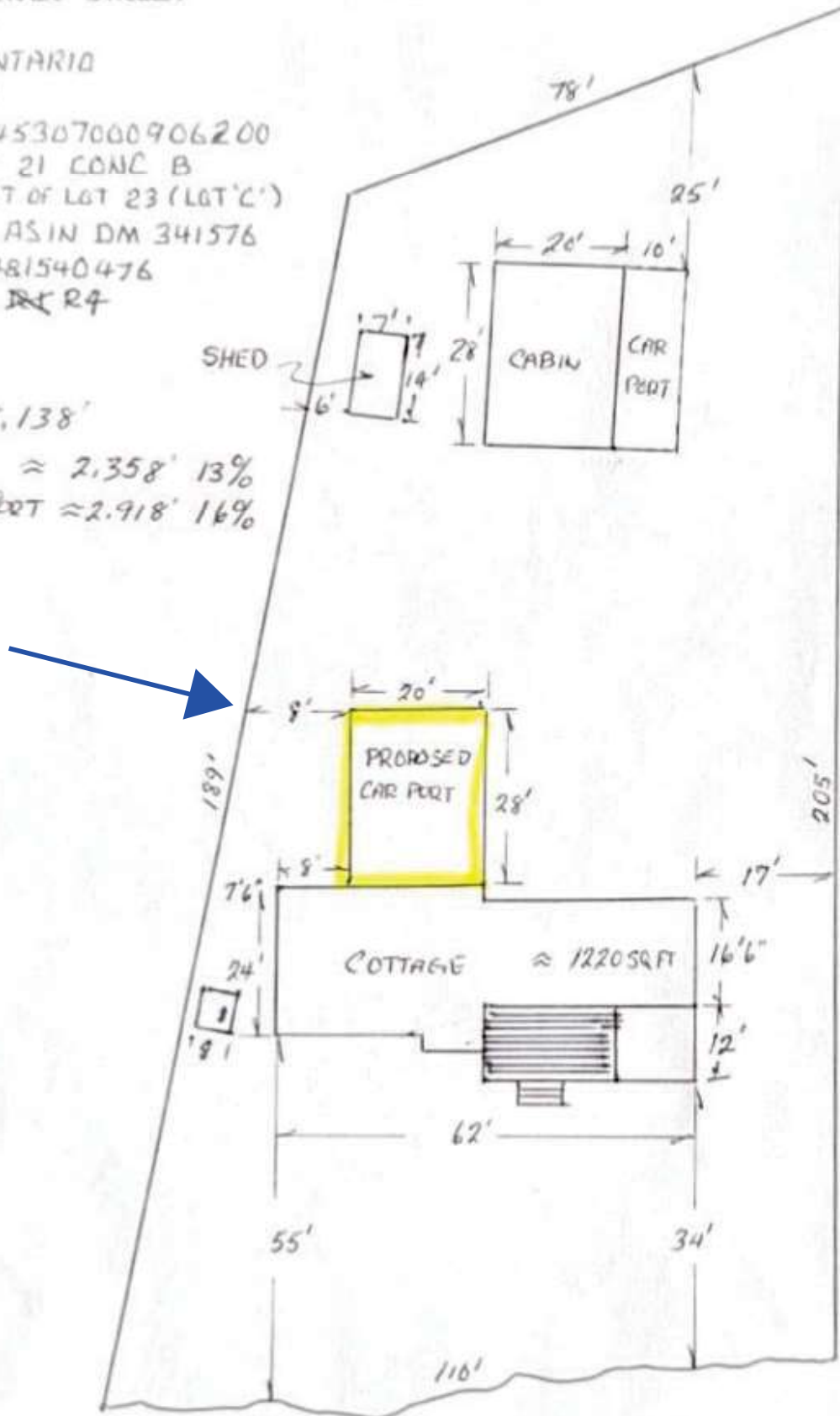
Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

# SITE PLAN

DON & JANE GRAHAM  
3-1067 RIVER STREET  
BOX 704  
BALA, ONTARIO  
PAC 1A0  
ROLL # 445307000906200  
PART LOT 21 CONC B  
BEING PART OF LOT 23 (LOT 'C')  
PLAN 22 ASIN DM 341576  
E PM # 481540476  
ZONING ~~R4~~ R4

PROPOSED CAR PORT

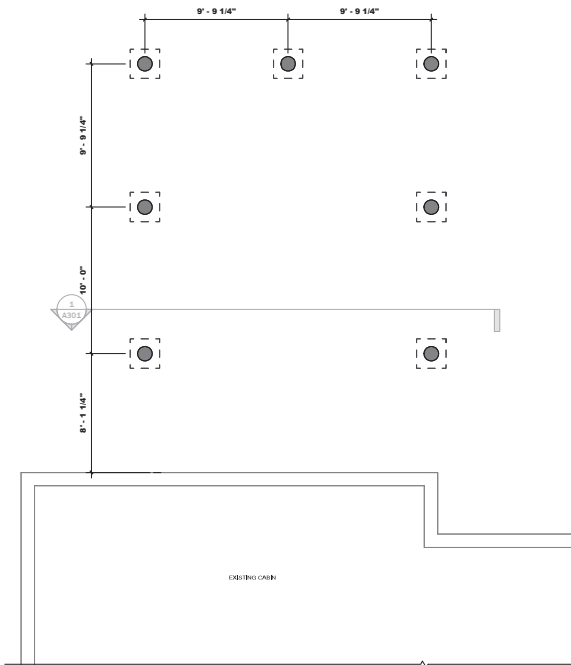
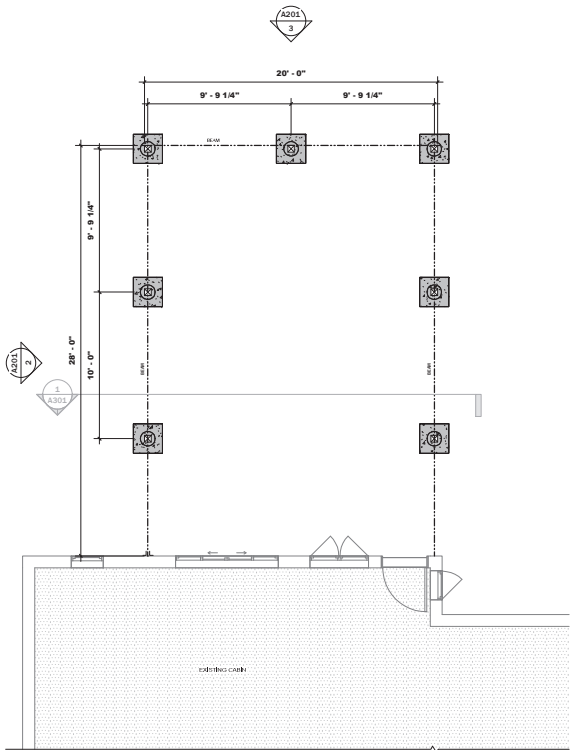
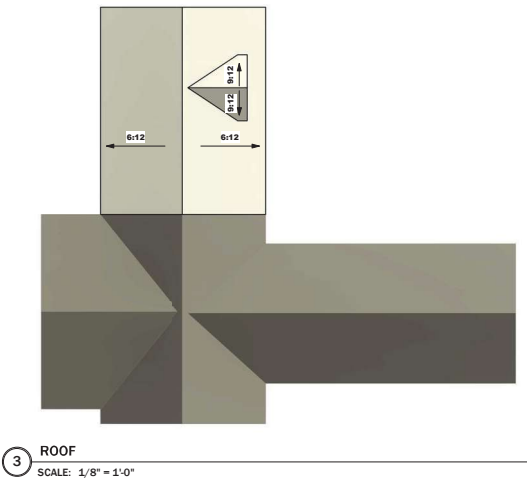
LOT  $\approx 18,138'$   
COVERAGES  $\approx 2,358'$  13%  
" w CAR PORT  $\approx 2,918'$  16%



NOT TO SCALE

SCALE 1mm  $\approx$  1 FOOT  
(NOT TO SCALE)

FLOOR PLAN



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

NOT FOR CONSTRUCTION

Notes:  
1. SEE SET SCALE DIMENSIONS.  
2. DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE NOTED.  
3. ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE.  
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE.  
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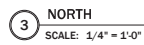
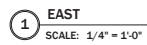
North arrow

Drawn by: MICHELLE DREYER, CHS, CHS, CHS  
Checked by: As indicated

MAIN LEVEL FLOOR PLAN

A102

NOT TO SCALE



FOR INFORMATIONAL PURPOSES ONLY

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS.

2. SHOULD THEY APPEAR TO BE ANY DISCREPANCIES, PLEASE CONTACT DESIGNERS PRIOR TO PROCEEDING. ALL MATERIALS AND INSTALLATIONS WITHIN SHALL ADHERE TO THE OMBARD BUILDING CODE.

3. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE DESIGNERS PRIOR TO PROCEEDING WITH ANY WORK. ENGINEER DRAWINGS TO BE ON-SITE AT ALL TIMES.

4. ALL ELECTRICAL FACILITIES SHALL CONFORM TO CHIEF E PART 5-24 OF THE OBC.

5. ALL OPENING AND TRANSOMIAL FLASHING SHALL CONFORM TO CHIEF S PART 9-27.1, 2, & 3 OF THE OBC.

6. CONTINUOUS STUDS FROM FLOOR STRUCTURE TO U/S OF ROOF STRUCTURE ON GABLE WALLS AND TALL WALLS.

 $\approx 10^6$  $\approx 10^6$ 

# A201

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