



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.

File No.: A-85/25
Roll No.: 4-24-039

Owners:	PJD Properties Inc. & Patrick Dovigi
Address	1 Island J24 (Fawn Island)
Description:	Part of Fawn Island, Parts 1 and 2, Plan 35R-22173, Parts 1 and 3, Plan 35R-22614, (Medora)
Zoning:	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4) Lake Joseph (Category 1 Lake) Schedule: 27

Hearing Date: Monday, June, 8th, 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 reconstruct and enlarge a two-storey dwelling. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Entire Lot & Within 200 ft. of High Water Mark*)	10% (5,521 sq. ft.)	11% (6,073 sq. ft.)	1% (552 sq. ft.)	To Reconstruct a Dwelling

*Entire property is within 200 feet of 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: **June 3, 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.

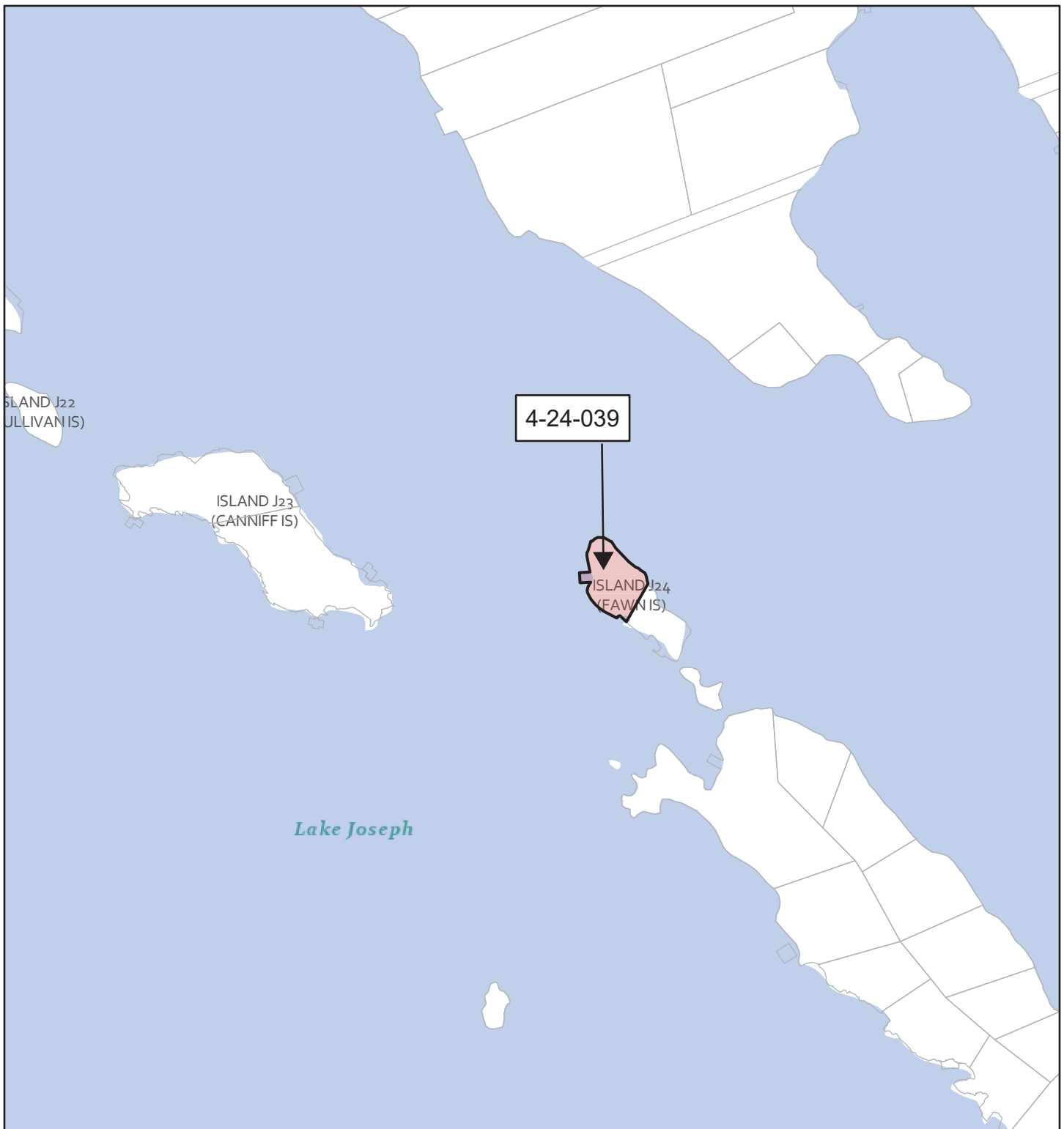
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 19th day of May, 2026.







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

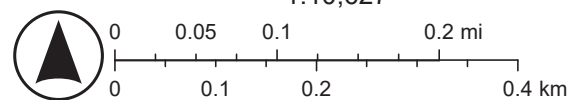


KEY MAP, A-85/25



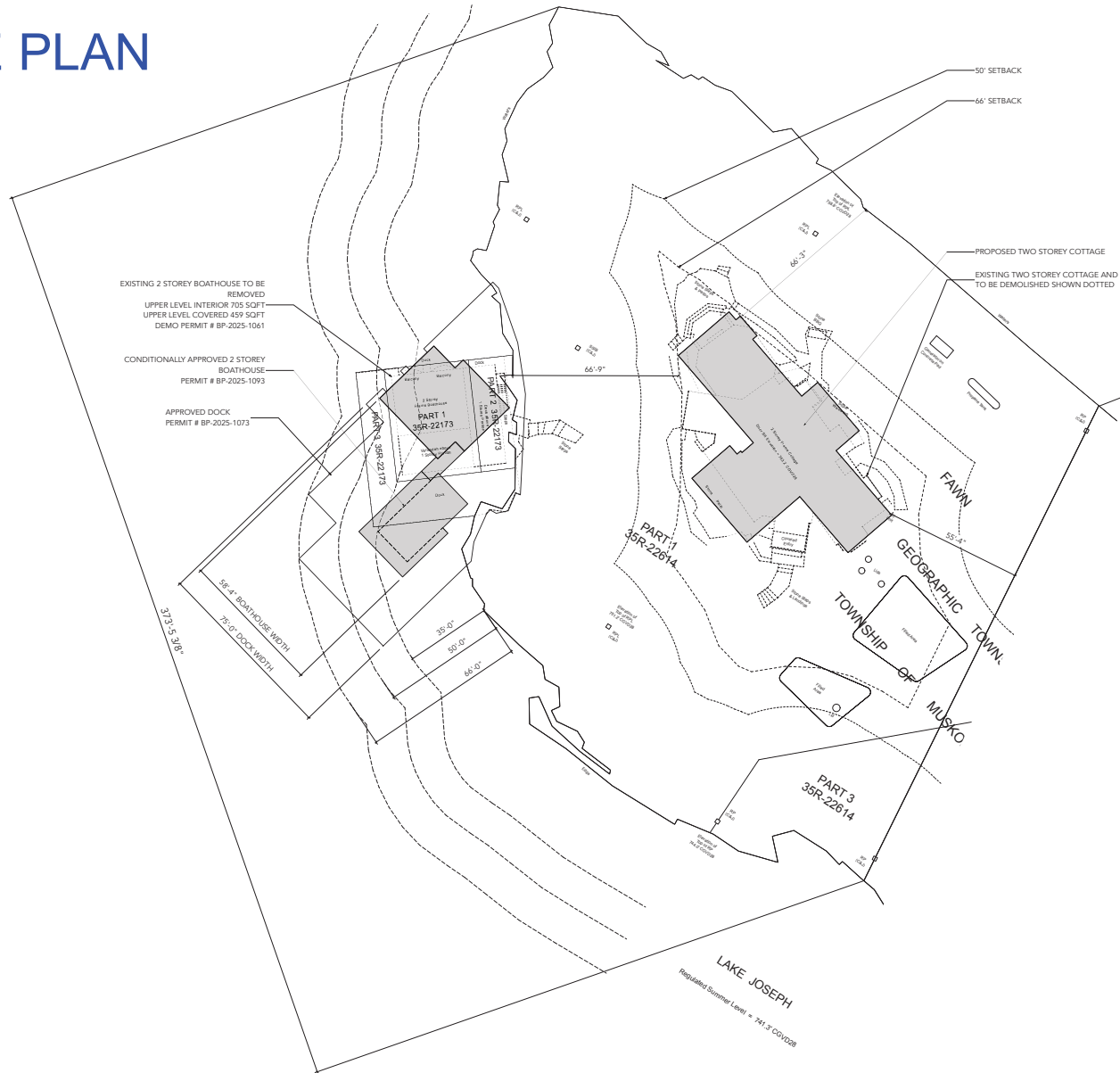
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | |
|--|--|
|  Parcel: Assessment |  Waterbody |
|  District Municipality |  Major Lake |
|  Area Municipality | Canada_Hillshade |
|  Geographic Township | World_Hillshade |



Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

SITE PLAN



Plan 35R-22614
 Parts 1&3 Fawn Island (North)
 PIN 48144-0311 (LT)
 Lake Joseph
 Geographic Township of Medora
 Township of Muskoka Lakes
 Info taken from survey by Coote, Hiley, Jemmett Ltd

The Architect is not responsible for the accuracy of the engineering information contained in these drawings, including property survey, structural, mechanical & electrical. Refer to the appropriate engineering drawings before proceeding with the work.
 The Contractor shall check all dimensions on the work and report any discrepancy to the Architect prior to proceeding.
 Construction must conform to all applicable codes and requirements of authorities having jurisdiction.
 The drawings are not to be scaled.
 This drawing is not to be used for construction unless noted specifically as ISSUED FOR CONSTRUCTION.

SITE STATISTICS		
1.0 SITE AREA		TOTAL 35,212 SQFT
2.0 COVERAGE in first 200'		EXISTING PROPOSED
EXISTING 2 STOREY FRAME COTTAGE	3263 SQFT	
2 STOREY BOATHOUSE	2282 SQFT	2282 SQFT
NEW 2 STOREY COTTAGE		3671 SQFT
TOTAL	5545 SQFT	5953 SQFT
PERCENTAGE	64%	16%
3.0 COTTAGE BUILDING AREA		ALLOWED PROPOSED
BASEMENT		160 SQFT
GROUND FLOOR		1268 SQFT
SECOND FLOOR		1889 SQFT
TOTAL	1558 SQFT	1566 SQFT
4.0 BUILDING HEIGHT		ALLOWED PROPOSED
TOTAL		35 FT 35 FT
NEW 2 STOREY COTTAGE		35 FT 35 FT

No.	Date	Description
1	NOV 20 2025	ISSUED FOR APPROVAL



160 Point Avenue, Suite 200, Toronto, Ontario M5A 3P8
 +1 (416) 466-1602 / 416-481-9830 www.wayswadron.com

Project: **NEW COTTAGE
 1 ISLAND J24 (FAWN NORTH)
 LAKE JOSEPH
 MUSKOKA LAKES, ONTARIO**

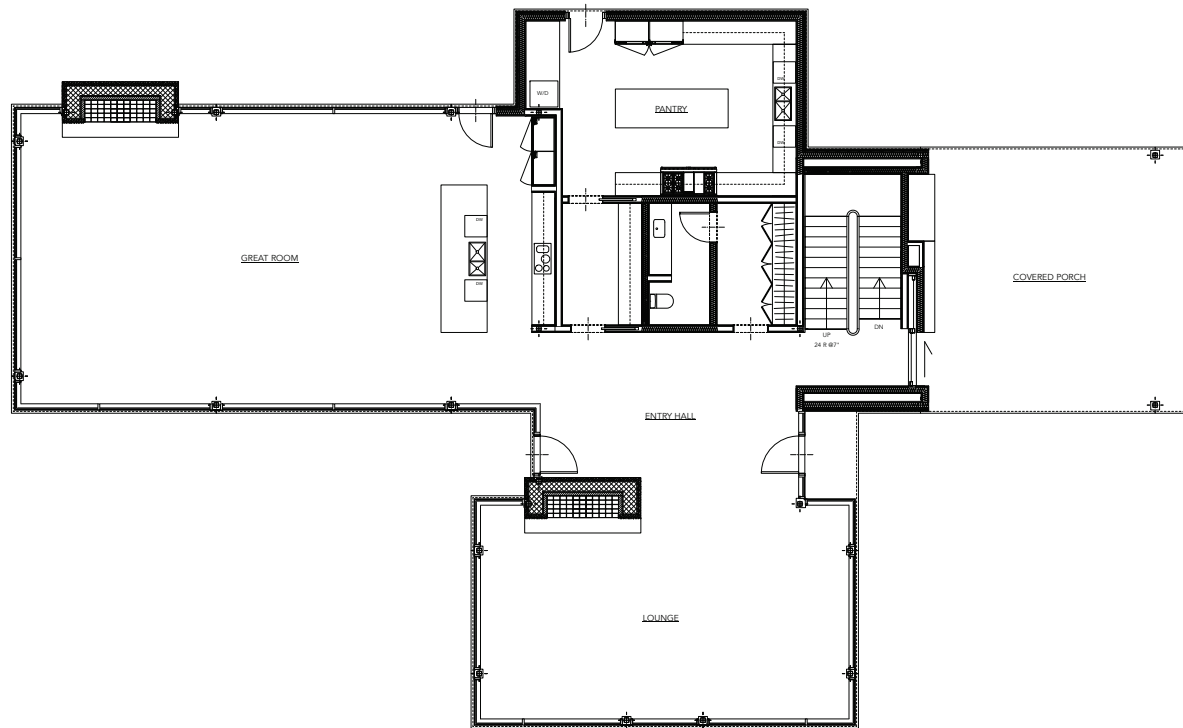
Sheet Title: **SITE PLAN**

Drawn By:	Checked By:
PKCZ	WS
Date Drawn:	Sheet Number:
OCTOBER 2025	
Project Number:	
0202	
Scale:	
1/16" = 1'-0" @ 30" x 48"	

1.00

NOT TO SCALE

FLOOR PLANS



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

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No.	Date	Description
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N

WS
WAYNE SWADRON
ARCHITECTURE + INTERIORS | architects

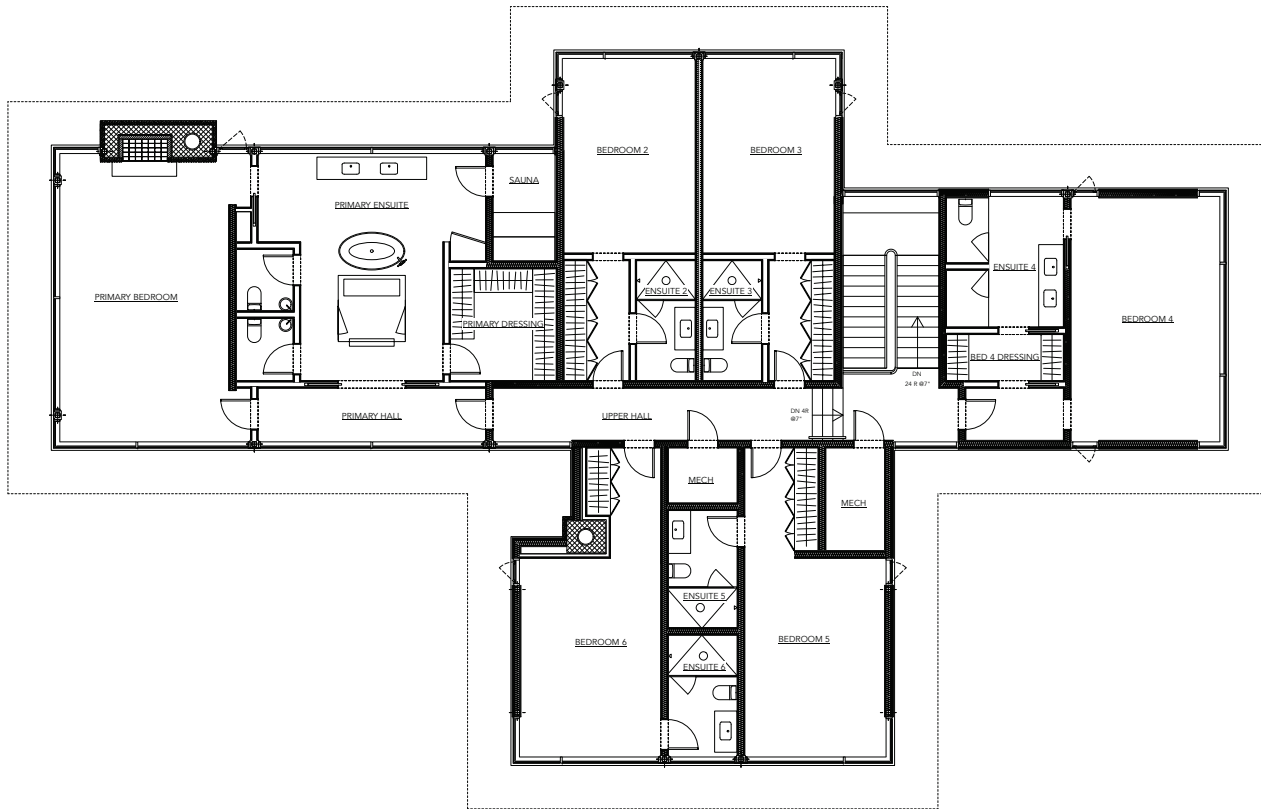
100 Pines Avenue, Suite 210, Toronto, Ontario M6H 3T6
 +1 (416) 465-4807 / 416-591-5838 www.wayneswadron.com

Project: **NEW COTTAGE
 1 ISLAND 124 (FAWN NORTH)
 LAKE JOSEPH
 MUSKOKA LAKES, ONTARIO**

Sheet Title: **GROUND FLOOR PLAN**

Drawn By: PC	Checked By: JIS
Date Drawn: NOVEMBER 2025	Sheet Number: 2.02
Project Number: 25022	
Scale: 1/4" = 1'-0" @ 30" x 48"	

FLOOR PLANS



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Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The drawings are not to be scaled.

This drawing is not to be used for construction unless specifically authorized for construction.

1	NOV 20 2025	ISSUED FOR APPROVAL
No.	Date	Description



WAYNE SWADRON
ARCHITECTURE + INTERIORS | gta.ca/wayneswadron

100 Pines Avenue, Suite 210, Toronto, Ontario M6H 3T6
416.481.4807 / 416.591.5838 www.wayneswadron.com

Project: NEW COTTAGE
1 ISLAND 124 (FAWN NORTH)
LAKE JOSEPH
MUSKOKA LAKES, ONTARIO

Sheet Title: SECOND FLOOR PLAN

Drawn By: PC	Checked By: JIS
Date Drawn: NOVEMBER 2025	Sheet Number: 2.03
Project Number: 25022	
Scale: 1/4" = 1'-0" @ 30" x 48"	

ELEVATIONS



The Architect is not responsible for the accuracy of the engineering information contained in these drawings, including property survey, structural, mechanical & electrical. Refer to the appropriate engineering drawings before proceeding with the work.

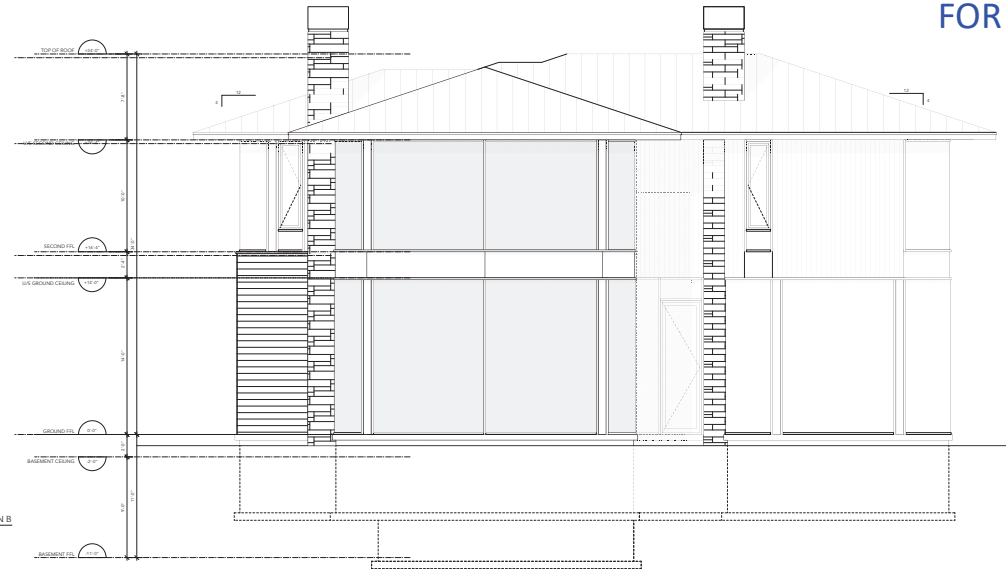
The Contractor shall check all dimensions on the work and report any discrepancy to the Architect prior to proceeding.

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This drawing is not to be used for construction unless noted specifically as ISSUED FOR CONSTRUCTION.

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NOT TO SCALE

No.	Date	Description
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WAYNE SWADRON
ARCHITECTURE • INTERIOR DESIGN

100 Park Avenue, Suite 200, Toronto, Ontario M5H 3B9
+1 (416) 961-3800 / +1 (416) 591-5208 www.wayneswadron.com

Project: **NEW COTTAGE
1 ISLAND J24 (FAWN NORTH)
LAKE JOSEPH
MUSKOKA LAKES, ONTARIO**

Sheet Title: **BUILDING ELEVATIONS**

Drawn By: PC	Checked By: WS
Date Drawn: NOVEMBER 2023	Sheet Number: 4.00
Project Number: 25022	
Scale: 1/4" = 1'-0" @ 30 x 48	

ELEVATIONS



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1/8" = 1'-0"
BUILDING ELEVATION C

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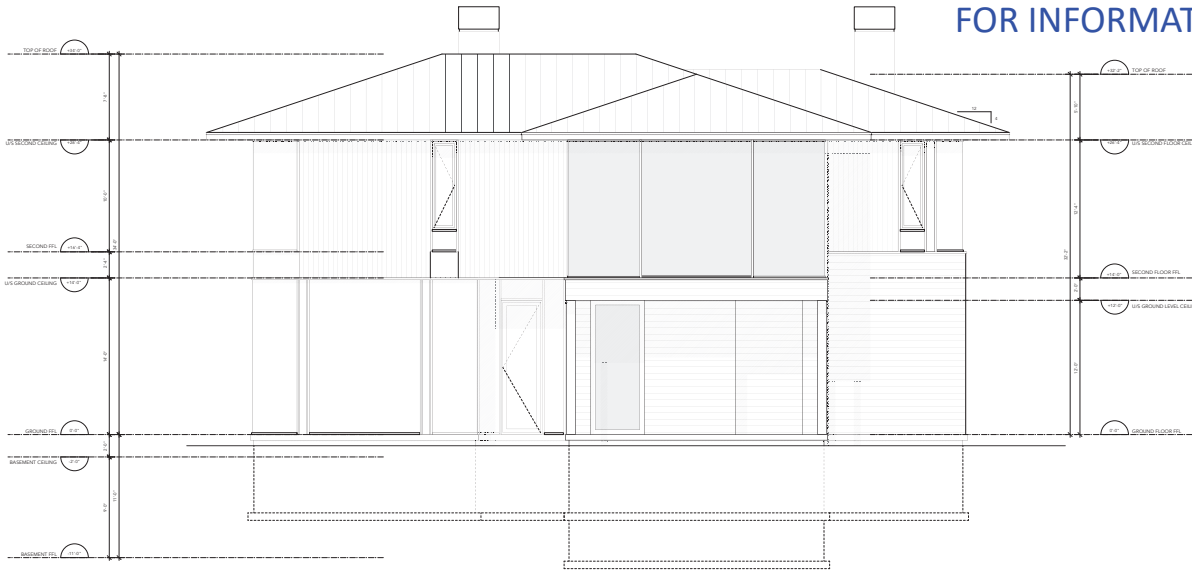
The Contractor shall check all dimensions on the work and report any discrepancy to the Architect prior to proceeding.

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FOR INFORMATIONAL PURPOSES ONLY



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BUILDING ELEVATION D

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416-961-3800 / 416-591-5828 www.wayneswadron.com

Project: NEW COTTAGE 1 ISLAND J24 (FAWN NORTH) LAKE JOSEPH MUSKOKA LAKES, ONTARIO	
Sheet Title: BUILDING ELEVATIONS	
Drawn By: PC	Checked By: WS
Date Drawn: NOVEMBER 2023	Sheet Number: 4.01
Project Number: 25022	
Scale: 1/4" = 1'-0" @ 30 x 48	