

## 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-88/25**

**Roll No.: 5-9-052**

<b>Owners:</b>	Mark & Selene Richards
<b>Address:</b>	1086 Pennwood Road, Unit #44
<b>Description:</b>	Part of Lot 34, Concession G, Part 2, Plan BR-833, Part 2, Plan 35R-6768, Part of Part 2, Plan 35R-2869, Parts 1 and 2, Plan 35R-14984, (Medora)
<b>Zoning:</b>	Waterfront Residential (WR1-7) Lake Muskoka (Category 1 Lake) <span style="float: right;">Schedule: 36</span>

**Hearing Date: Monday, February, 9th, 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.

### Explanation of the Purpose and Effect:

The applicants propose to reconstruct a two-storey boathouse, construct a sundeck addition and construct a sport court. The proposed two-storey boathouse will reconfigure an existing oversized sleeping cabin at a reduced size. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.5	Minimum Front Yard Setback (Sundeck)	40 ft.	5.5 ft.	34.5 ft.	Construct Sundeck Addition
B	3.23.3	Setback from High Water Mark (Sport Court)	200 ft.	105 ft.	95 ft.	Construct Sport Court
C	4.1.6 ii., 4.1.7 & 4.1.7.7	Maximum Size of a Sleeping Cabin in the Second Storey of a Boathouse	650 sq. ft.	1385 sq. ft.	735 sq. ft.	Reconstruct a Two Storey Boathouse and Reconfigure Existing Oversized Sleeping Cabin

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@muskokalakess.ca](mailto:planning@muskokalakess.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@muskokalakess.ca](mailto:planning@muskokalakess.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: **February 4, 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.

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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.muskokalakess.ca/speaking-at-a-meeting](http://www.muskokalakess.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.muskokalakess.ca](http://www.muskokalakess.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@muskokalakess.ca](mailto:planning@muskokalakess.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.

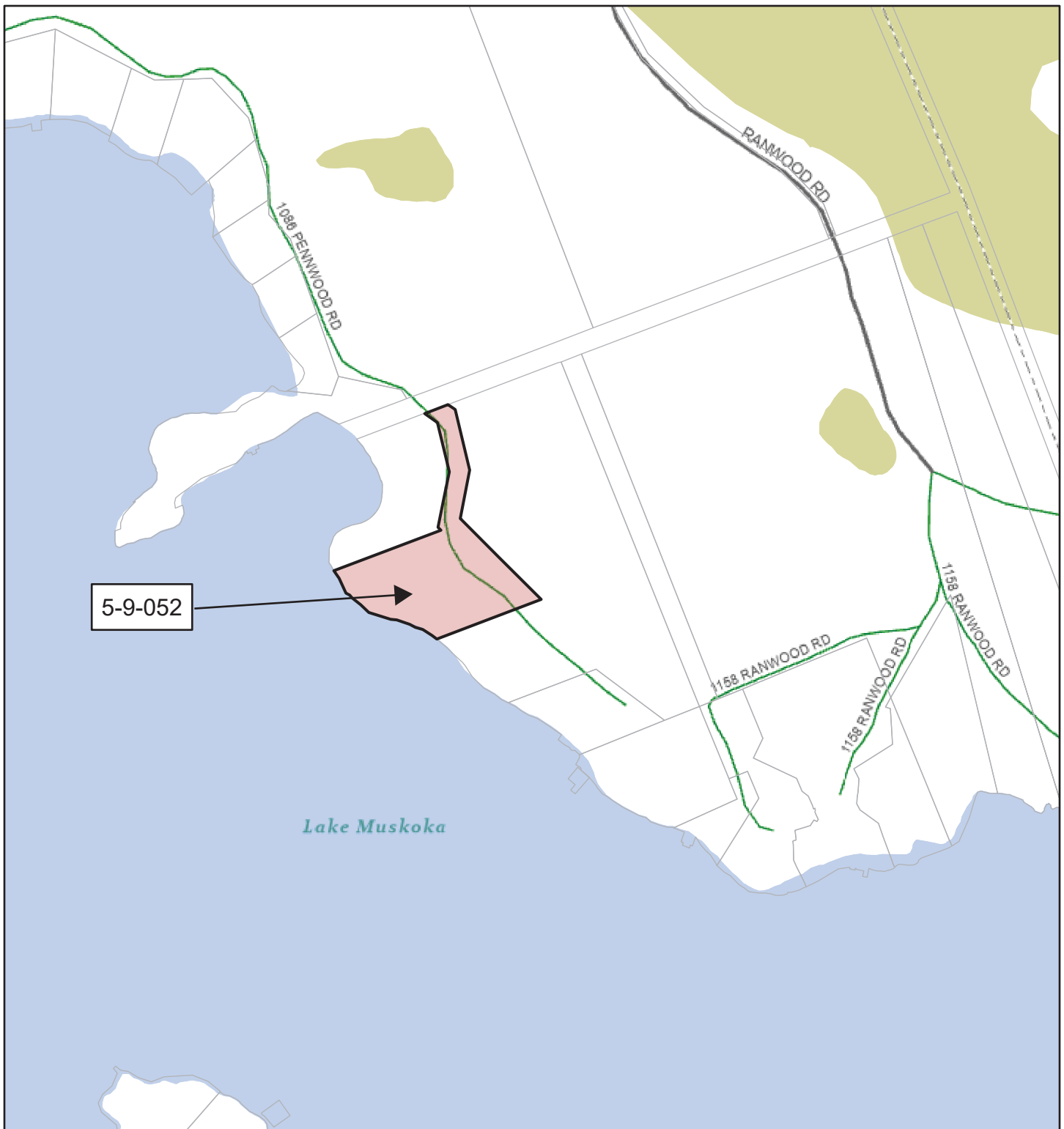
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 26<sup>th</sup> day of January, 2026.










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

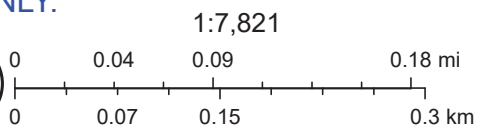


# KEY MAP, A-88/25



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

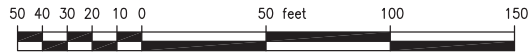
- |  |  |
|--|--|
|  Parcel: Assessment    |  Private    |
|  District Municipality |  Stream     |
|  Area Municipality     |  Waterbody  |
|  Geographic Township   |  Major Lake |
| Road Network   | Canada_Hillshade   |
|  Township              | World_Hillshade  |



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

PART OF LOT 34, CONCESSION G  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 50'



RICHARDS PROPERTY  
1086 PENWOOD ROAD UNIT #44  
Roll#: 4453-050-009-05200  
Zoning: WR1-7

# SITE PLAN

## AREA ANALYSIS

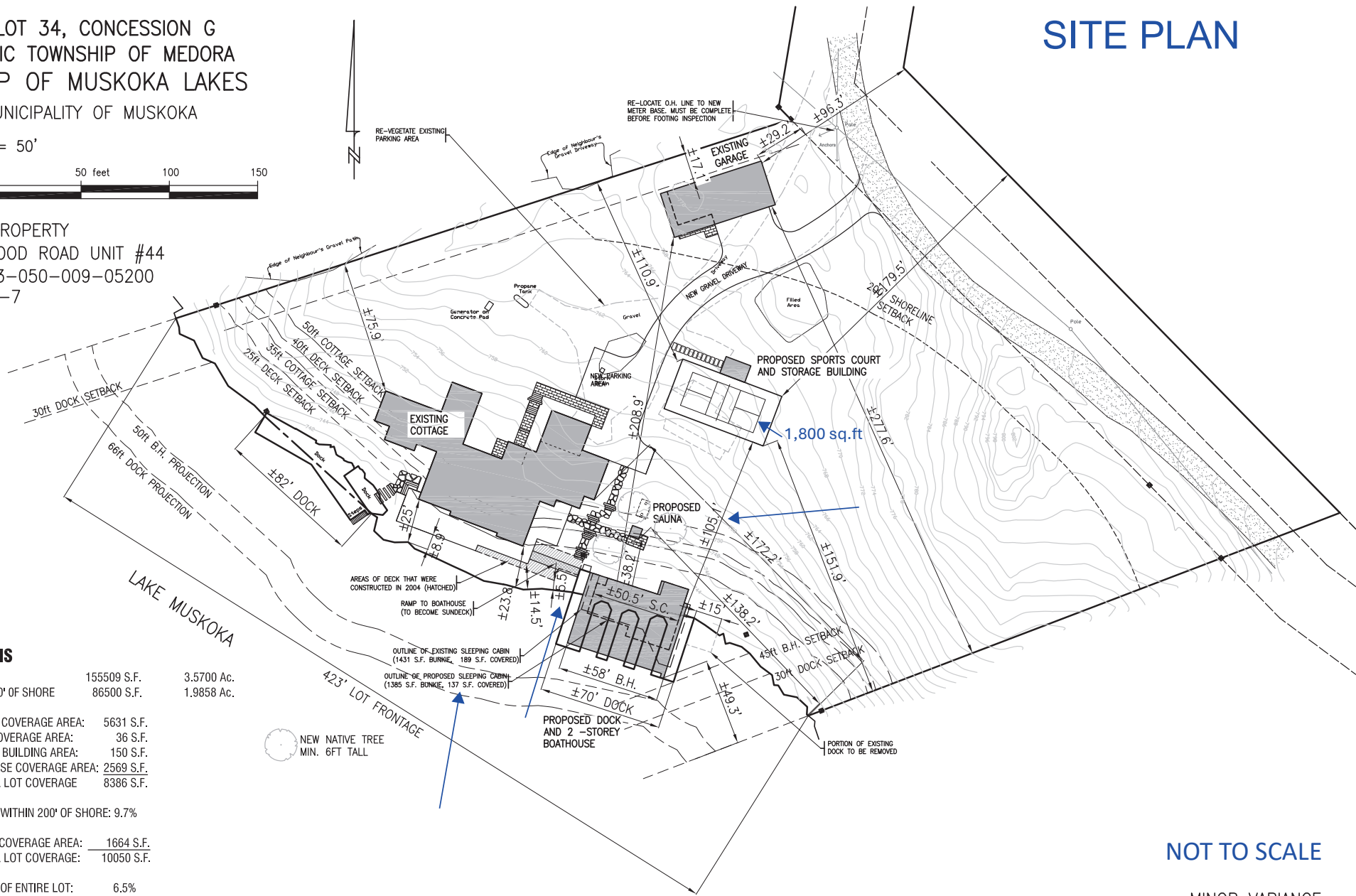
TOTAL SITE AREA: 155509 S.F. 3.5700 Ac.  
LOT AREA WITHIN 200' OF SHORE 86500 S.F. 1.9858 Ac.

PROPOSED COTTAGE COVERAGE AREA: 5631 S.F.  
PROPOSED SAUNA COVERAGE AREA: 36 S.F.  
PROPOSED STORAGE BUILDING AREA: 150 S.F.  
PROPOSED BOATHOUSE COVERAGE AREA: 2569 S.F.  
TOTAL LOT COVERAGE 8386 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE: 9.7%

PERMITTED GARAGE COVERAGE AREA: 1664 S.F.  
TOTAL LOT COVERAGE: 10050 S.F.

PERCENT COVERAGE OF ENTIRE LOT: 6.5%



NOT TO SCALE

MINOR VARIANCE

# New BOATHOUSE for the RICHARDS Family

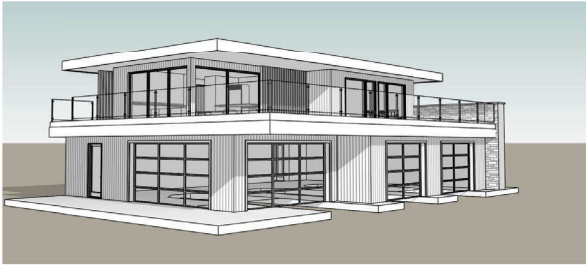
1086 Penwood Road Unit #44



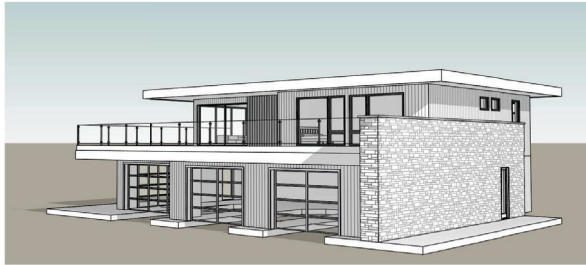
ARCHITECTURAL DESIGN  
SERVICES

## ABBREVIATIONS

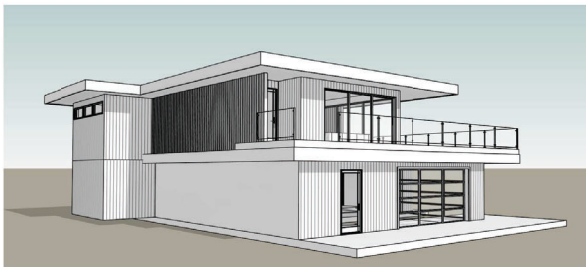
#	LBS (Factored Loads)
A.F.F.	Above Finished Floor
AFUE	annualized fuel utilization efficiency
BSJ	Built Up
CanF	Can/over
CI	continuous insulation
CL	Centre Line
CO	carbon monoxide / smoke detector
cont.	continuous
Cont.	continuous
Comp.	Complete with
D.F.F.	Douglas Fir
Dia.	Diameter
D.O.	Do over (dbs)
EECS	energy efficiency design standard
Equip.	equipment
ER	Energy rating (windows)
ERV	energy recovery ventilation
ext.	Exterior
E.W.	Each way
Ex.	Each side
HRV	Heat recovery ventilator
ISO	Insulated Structural Section
ICF	Insulated Concrete Forms
ISO	Insulated
LVL	Laminated Strand Lumber
LVL	Laminated veneer Lumber
max.	maximum
min.	minimum
MPa	megapascals
N.T.S.	Not to Scale
Ont.	Ontario building code
O.C.	on centre
OWJ	Open web joist
P.A.	Point to point above
P.L.	Parallel Strand Lumber
P.T.	pressure treated
Rd.	road
Rein.	Reinforced
Rd.	rough shed covering
SB-12	QRC Energy Efficiency standard
SF	square feet
SHGC	Solar heat gain coefficient
Sm	square metre
SPF	Spice-Pine-Fir
Top	Top of
Typ	Typical
U.N.O.	Unless noted otherwise
U.S.	Underneath
U-value	Insulation Value (windows)
Vert.	Vertical
W.	with
W.C.	Water Closet
W.I.C.	Walk in Closet
Wood	Engineered Wood I-Joist



1 FRONT LEFT  
A0 NOT TO SCALE



2 FRONT RIGHT  
A0 NOT TO SCALE



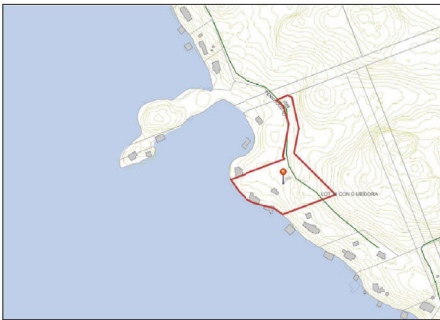
3 REAR LEFT  
A0 NOT TO SCALE



4 REAR RIGHT  
A0 NOT TO SCALE

## AREA ANALYSIS:

COTTAGE COVERAGE AREA:	2026.0 S.F.	2775.0 S.F.
MAIN FLOOR AREA:	234.0 S.F.	234.0 S.F.
SCREENED PORCH AREA:	72.0 S.F.	72.0 S.F.
ENTRY PORCH AREA:	2026.0 S.F.	2026.0 S.F.
LOWER FLOOR AREA:	4052.0 S.F.	4052.0 S.F.
TOTAL LIVING AREA:		



2026-01-15 2:49:54 PM

SHEET LIST
A0 COVER PAGE
A1 MAIN FLOOR PLAN
A2 UPPER FLOOR PLAN
A3 ELEVATIONS
A4 ELEVATIONS
A5 ELEVATIONS
A6 ELEVATIONS
A7 CROSS SECTIONS & DETAILS
A8 GARAGE DETAILS
A9 BOATHOUSE DETAILS

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION

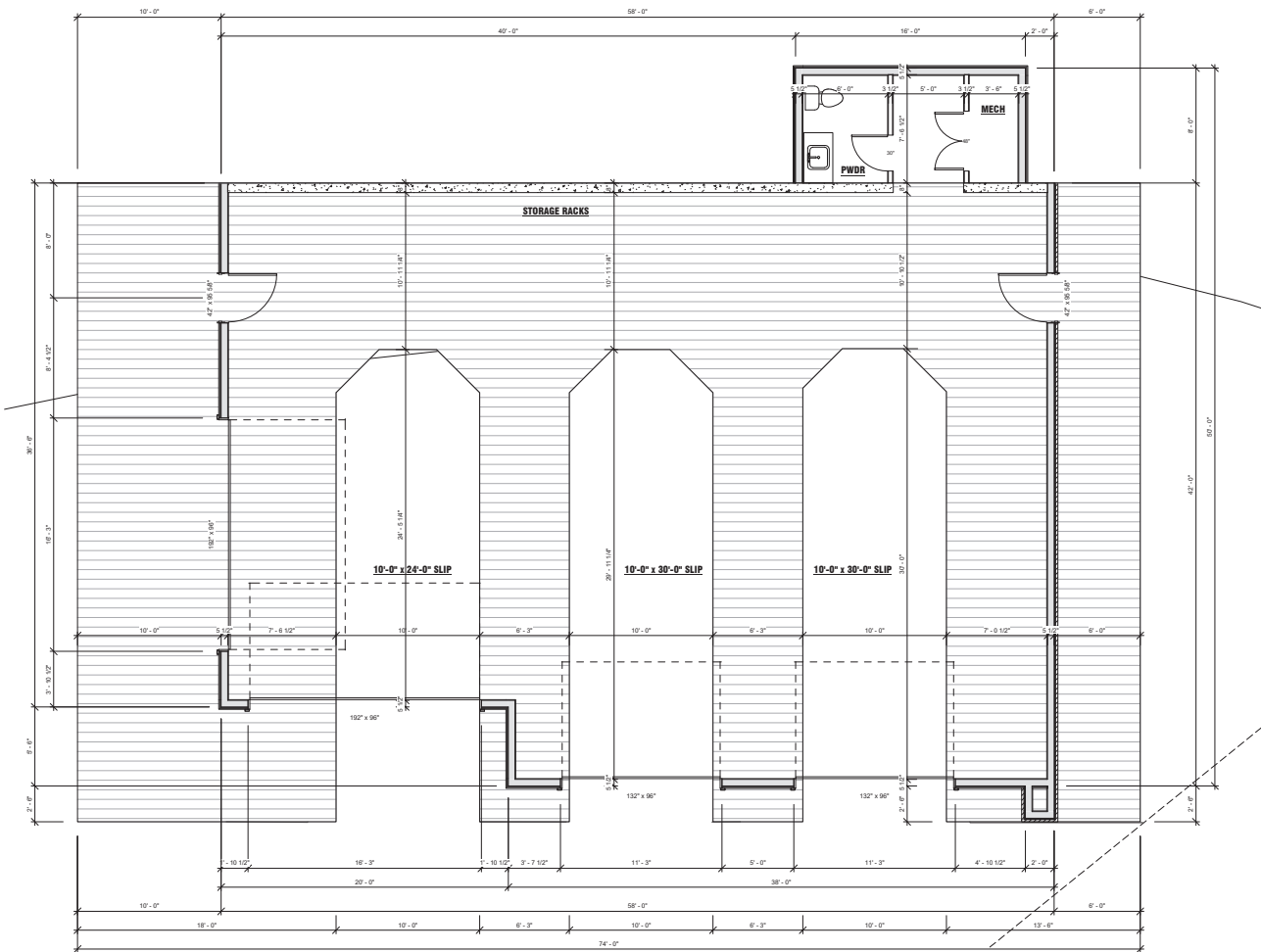
New BOATHOUSE for the RICHARDS Family

1086 Penwood Road Unit #44

2026-01-15  
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A0

FLOOR PLANS



1 MAIN FLOOR PLAN  
A1 1/4" = 1'-0"

**AREA ANALYSIS:**

BOATHOUSE COVERAGE AREA:	2569 S.F.
MAIN FLOOR AREA:	2455 S.F.
COVERED SLIP AREA:	1110 S.F.
UPPER SLEEPING CABIN AREA:	1337 S.F.
UPPER COVERED PORCH AREA:	1385 S.F.
TOTAL LIVING AREA:	1385 S.F.

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NOT FOR CONSTRUCTION  
FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION



PORT CARLING DESIGN OFFICE  
705-765-1478  
156 MEDORA STREET, UNIT 4

THESE DRAWINGS REMAIN THE PROPERTY OF MUSKOKA LUMBER. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MUSKOKA LUMBER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. VERIFY FINAL DIMENSIONS.

CONTRACTOR TO VERIFY ROUGH STUD OPENINGS (R.O.) SIZES FROM WINDOW ORDER CONFIRMATION PRIOR TO CONSTRUCTION.

1	CLIENT REVIEW	March 2025
2	CLIENT REVIEW	April 2025
3	CLIENT REVIEW	May 2025
4	CLIENT REVIEW	June 2025
5	CLIENT REVIEW	July 2025
6	CLIENT REVIEW	August 2025
7	CLIENT REVIEW	September 2025
8	CLIENT REVIEW	October 2025
9	CLIENT REVIEW	November 2025
10	CLIENT REVIEW	December 2025

PROJECT  
New BOATHOUSE for the RICHARDS Family

1086 Penwood Road Unit #44

DRAWING  
MAIN FLOOR PLAN

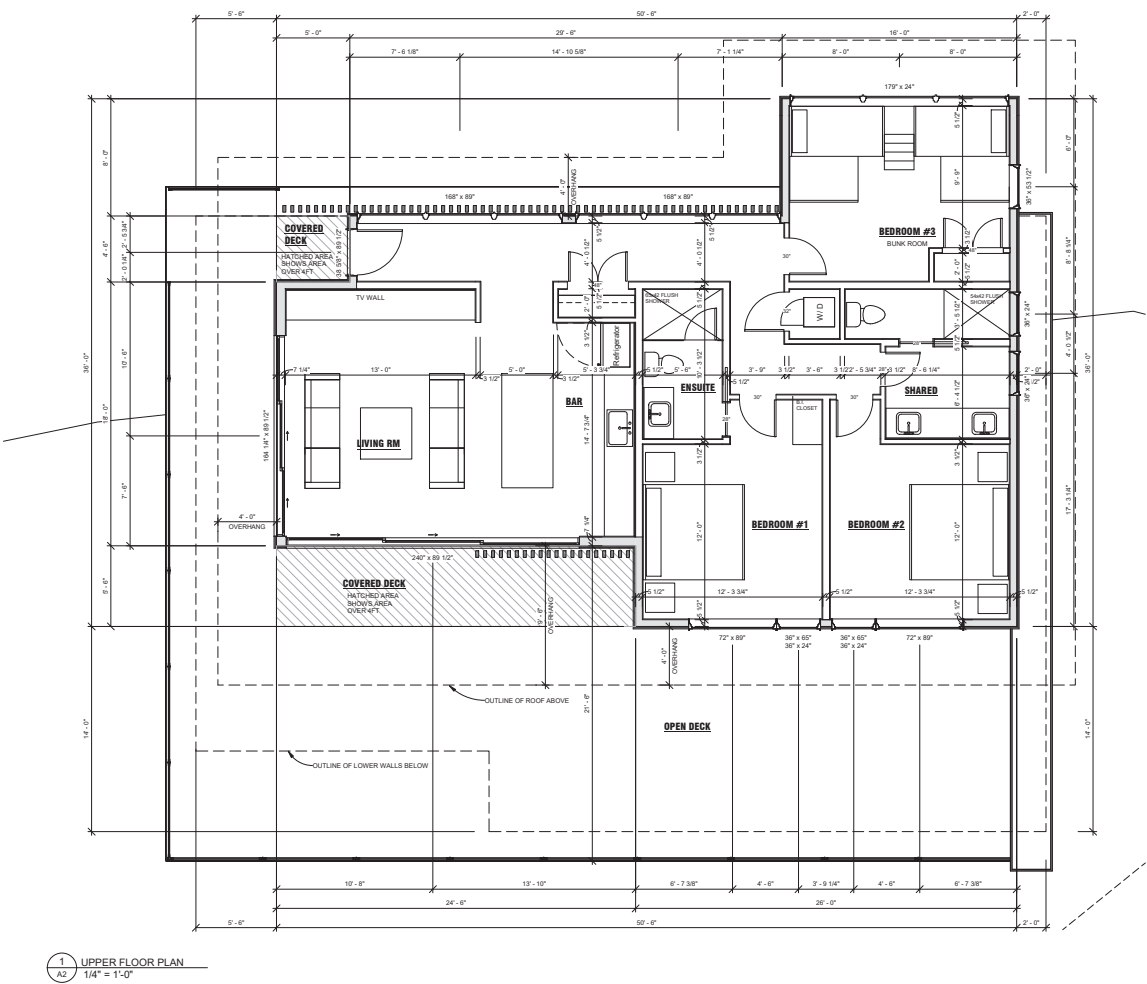
OWNER	DATE	SCALE
1086 Penwood Road Unit #44	March 2025	1/4" = 1'-0"

Sheet No. 251515

A1



FLOOR PLANS



1 UPPER FLOOR PLAN  
A2 1/4" = 1'-0"

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NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION



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CONTRACTOR TO VERIFY ROUGH STUD OPENINGS (R.O.) SIZES FROM WINDOW ORDER CONFIRMATION PRIOR TO CONSTRUCTION.

1	CLIENT REVIEW	DATE
2	CLIENT REVIEW	DATE
3	CLIENT REVIEW	DATE
4	CLIENT REVIEW	DATE
5	CLIENT REVIEW	DATE
6	CLIENT REVIEW	DATE
7	CLIENT REVIEW	DATE
8	CLIENT REVIEW	DATE
9	CLIENT REVIEW	DATE
10	CLIENT REVIEW	DATE

PROJECT  
New BOATHOUSE for the RICHARDS Family

1086 Penwood Road Unit #44

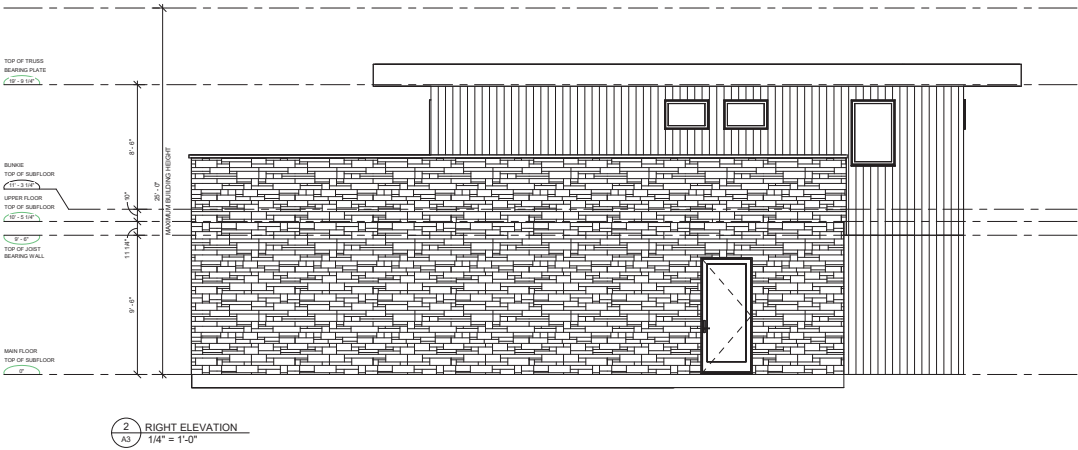
DRAWING  
UPPER FLOOR PLAN

OWNER & FILE LOCATION	OWNER
1086 Penwood Road Unit #44	L. van Lierden
1086 Penwood Road Unit #44	DATE
1086 Penwood Road Unit #44	DATE

Job No.	25515	SCALE	1/4" = 1'-0" (1/2" = 1'-0")
Sheet No.			

A2

# ELEVATIONS



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NOT TO SCALE  
NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION



HUNTSVILLE DESIGN OFFICE  
705-789-4421  
15 MARSH ROAD WEST

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CONTRACTOR TO VERIFY ROUGH STUD OPENINGS (R.O.) SIZES FROM WINDOW ORDER CONFIRMATION PRIOR TO CONSTRUCTION

NO.	REVISION	DATE
1	CLIENT REVIEW	March 2025
2	CLIENT REVIEW	April 2025
3	CLIENT REVIEW	May 2025
4	CLIENT REVIEW	June 2025
5	CLIENT REVIEW	July 2025
6	CLIENT REVIEW	August 2025
7	CLIENT REVIEW	September 2025
8	CLIENT REVIEW	October 2025
9	CLIENT REVIEW	November 2025
10	CLIENT REVIEW	December 2025

PROJECT  
New BOATHOUSE for the RICHARDS Family

1086 Penwood Road Unit #44

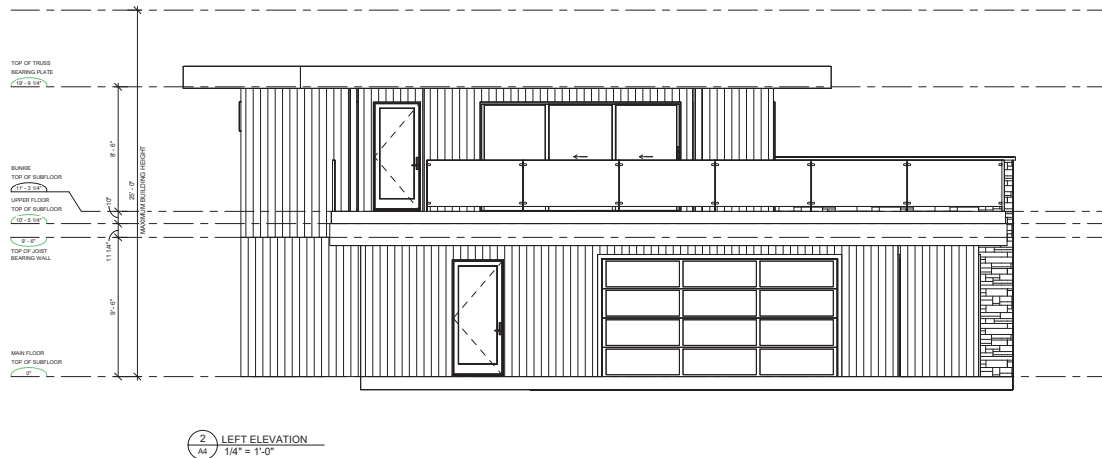
DRAWING  
ELEVATIONS

OWNER & FILE LOCATION	OWNER	DATE
1086 Penwood Road Unit #44	L. van Lierden	March 2025
1086 Penwood Road Unit #44	DATE	March 2025
1086 Penwood Road Unit #44	SCALE	1/4" = 1'-0" (1/2" = 1'-0")

A3



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