

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-53/25

Roll No.: 4-10-027-02

Owners:	Toni & Paul Harper, 240 Poplar Drive, Oakville, ON, L6J 4C8		
Address & Description:	1173 Elgin House Road, Unit #4 Lot 20, Concessions 4 & 5, Part 2, Plan 35R-6156, (Medora)		
Zoning:	Waterfront Residential (WR4)	Lake Joseph (Category 1)	Schedule: 28
Hearing Date: Monday, November 10th, 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 construct a 390 sq. foot addition to an existing one-storey boathouse, and to recognize an as-built Sea-Doo lift. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	10% (3,735 sq. ft)	11% (4,126 sq. ft.)	1% (391 sq. ft.)	Construct an Addition to an Existing One-Storey Boathouse
B	4.1.7 & 4.1.7.12	Maximum Cumulative Dock Width	52 ft.	56 ft.	4 ft.	Recognize an As-Built Sea-Doo Lift

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.

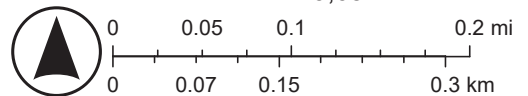


KEY MAP, A-53/25 (HARPER)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



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

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: **November 6th**

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 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, 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 24th day of October, 2025.

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



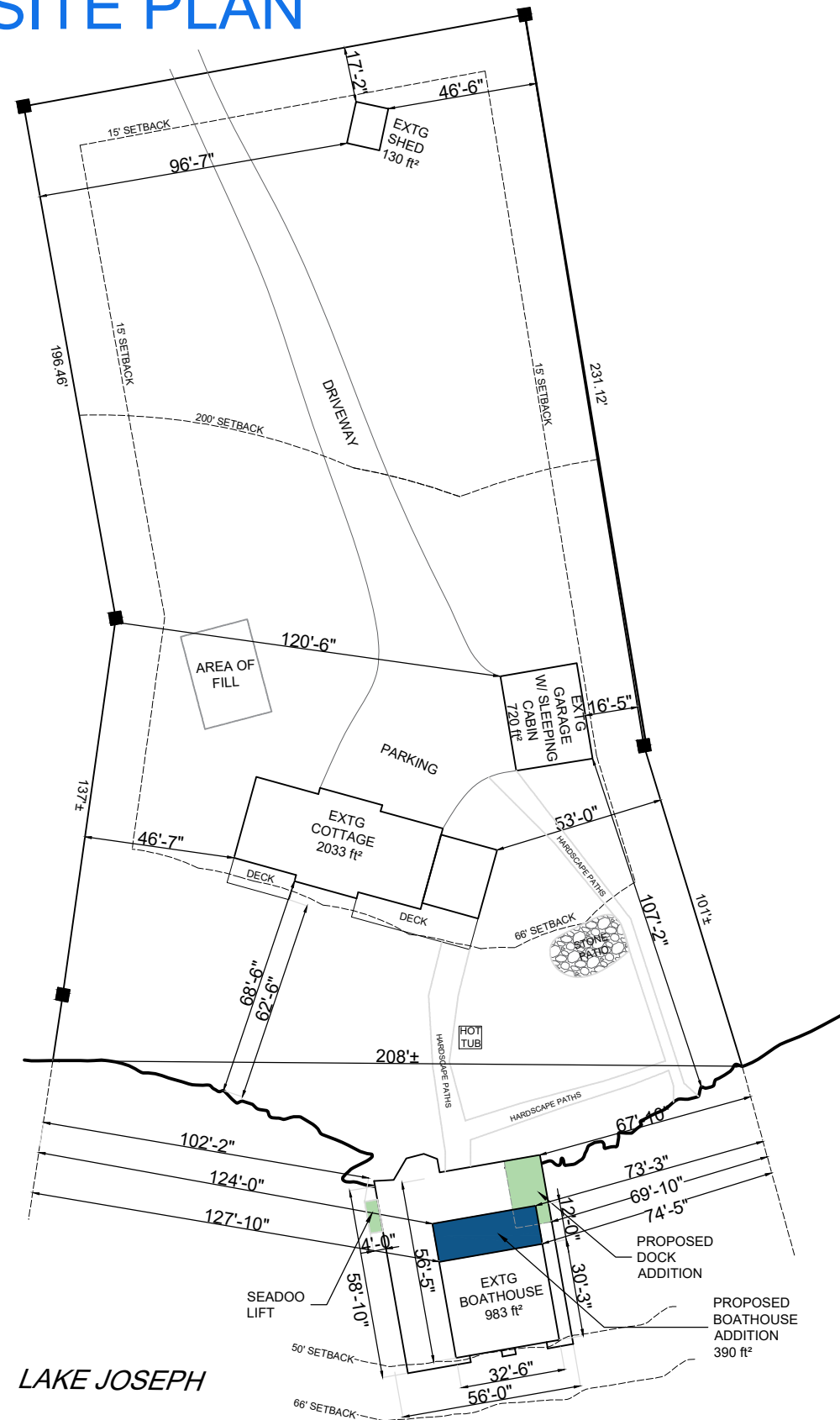


KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

LOT 20 CON 4 MEDORA
WR4

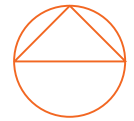
AREA CALCULATIONS			
EXISTING:		PROPOSED:	
COTTAGE	2033 ft ²	COTTAGE	2033 ft ²
GARAGE	720 ft ²	GARAGE	720 ft ²
BOATHOUSE	983 ft ²	BOATHOUSE	1373 ft ²
SHED	130 ft ²	SHED	130 ft ²
TOTAL=	3673 ft ²	TOTAL=	4256 ft ²
TOTAL LOT AREA:		56,166 SQ. FT.	
TOTAL LOT AREA W/IN 200':		37,350 SQ. FT.	
TOTAL PERMITTED COVERAGE:		5,616 SQ. FT.(10%)	
TOTAL PERMITTED COVERAGE W/IN 200':		3,735 SQ. FT.(10%)	
TOTAL PROPOSED COVERAGE:		4256 ft ² (7.6%)	
TOTAL PROPOSED COVERAGE W/IN 200':		4126 ft ² (11%)	
STRAIGHT LINE FRONTAGE:		208 FT.	

SITE PLAN



LAKE JOSEPH

NOT TO SCALE



T | SQUARED
DESIGN STUDIO INC.
167 Medora Street Port Carling ON POB 1J0 | 705.765.5428

CONSULTANTS



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rian@allenplanning.ca
705.394.8876

HARPER COTTAGE

4-1173 ELGIN HOUSE RD
TOWNSHIP OF
MUSKOKA LAKES

4		
3		
2		
1	07OCT25	REVISED FOR TML
MARK	DATE	DESCRIPTION

SCALE: 1"= 40'

PROJECT NO: TL-25-

CAD DWG FILE: HARPER-SITE

DRAWN BY:

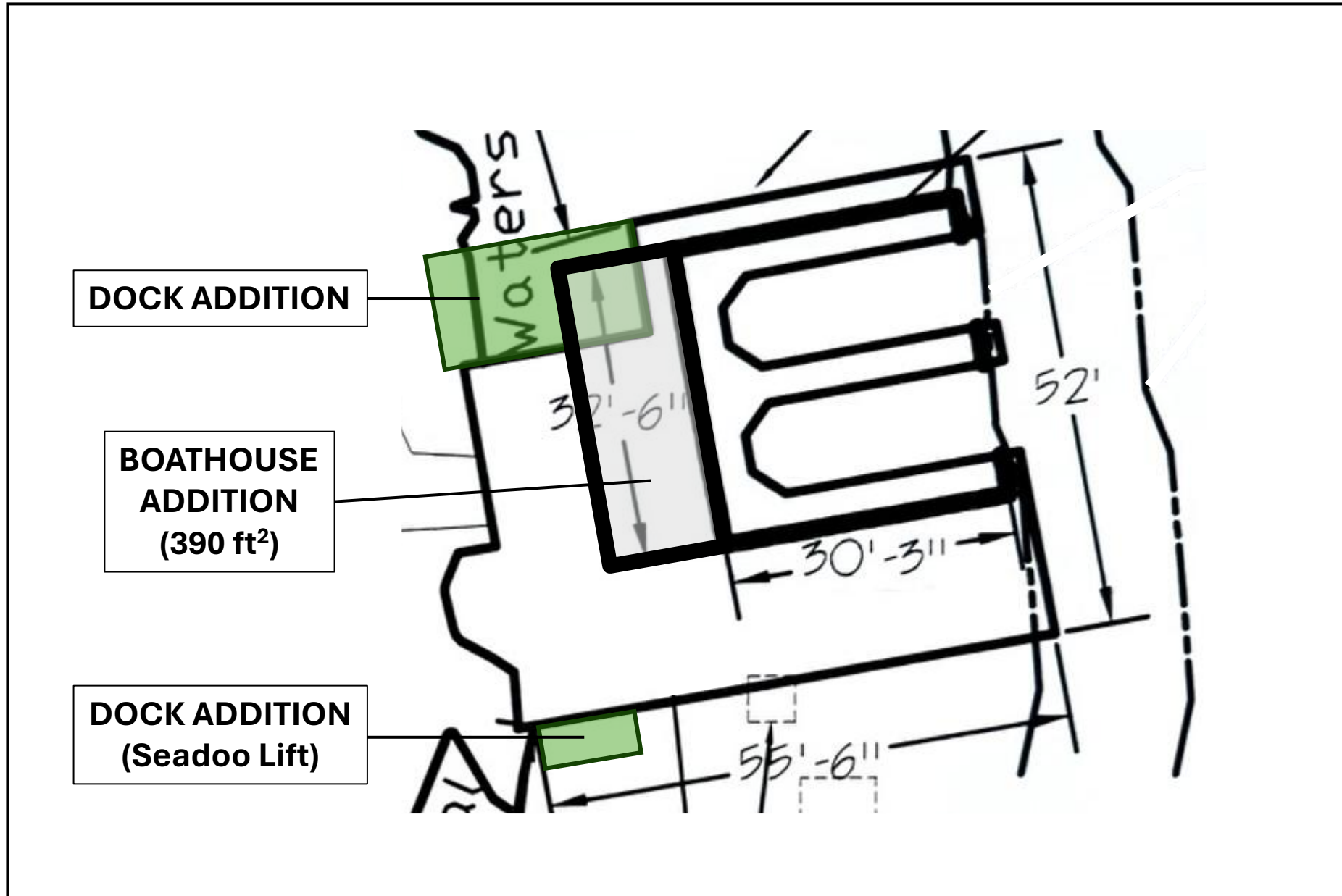
CHECKED BY: TERRY LEDGER

SHEET TITLE

SITE
PLAN

A0

FLOOR PLANS



Not To Scale

For Informational Purposes Only

ELEVATION DRAWING



16 feet

32.5 feet

12 feet

Not To Scale

For Informational Purposes Only