

## 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-87/25**

**Roll No.: 8-1-029**

Owner:	Ioana Almeida		
Address & Description:	1158 Greenwood Point Road, Unit #15 Part of Lot 10, Concession 1, (Wood)		
Zoning:	Waterfront Residential – No Constraints (WR1-7) Lake Muskoka (Category 1 Lake)		Schedule: 43
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 applicant proposes to construct a dwelling addition to an existing single storey dwelling. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.6	Maximum Permitted Lot Coverage (Entire Lot)	10% (4,017 sq. ft.)	10.5% (4,226 sq. ft.)	209 sq. ft.	Construct a Dwelling Addition
B	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 Feet of the High Water Mark	10% (3,999 sq. ft.)	10.6% (4,226 sq. ft.)	227 sq. ft.	

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**



If you wish to provide a response to this application, please 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: **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.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 26<sup>th</sup> day of January, 2026.









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

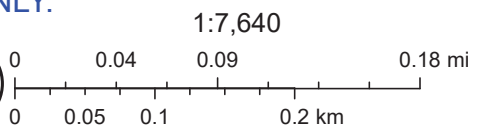


# KEY MAP, A-87/25



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



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

# SITE PLAN

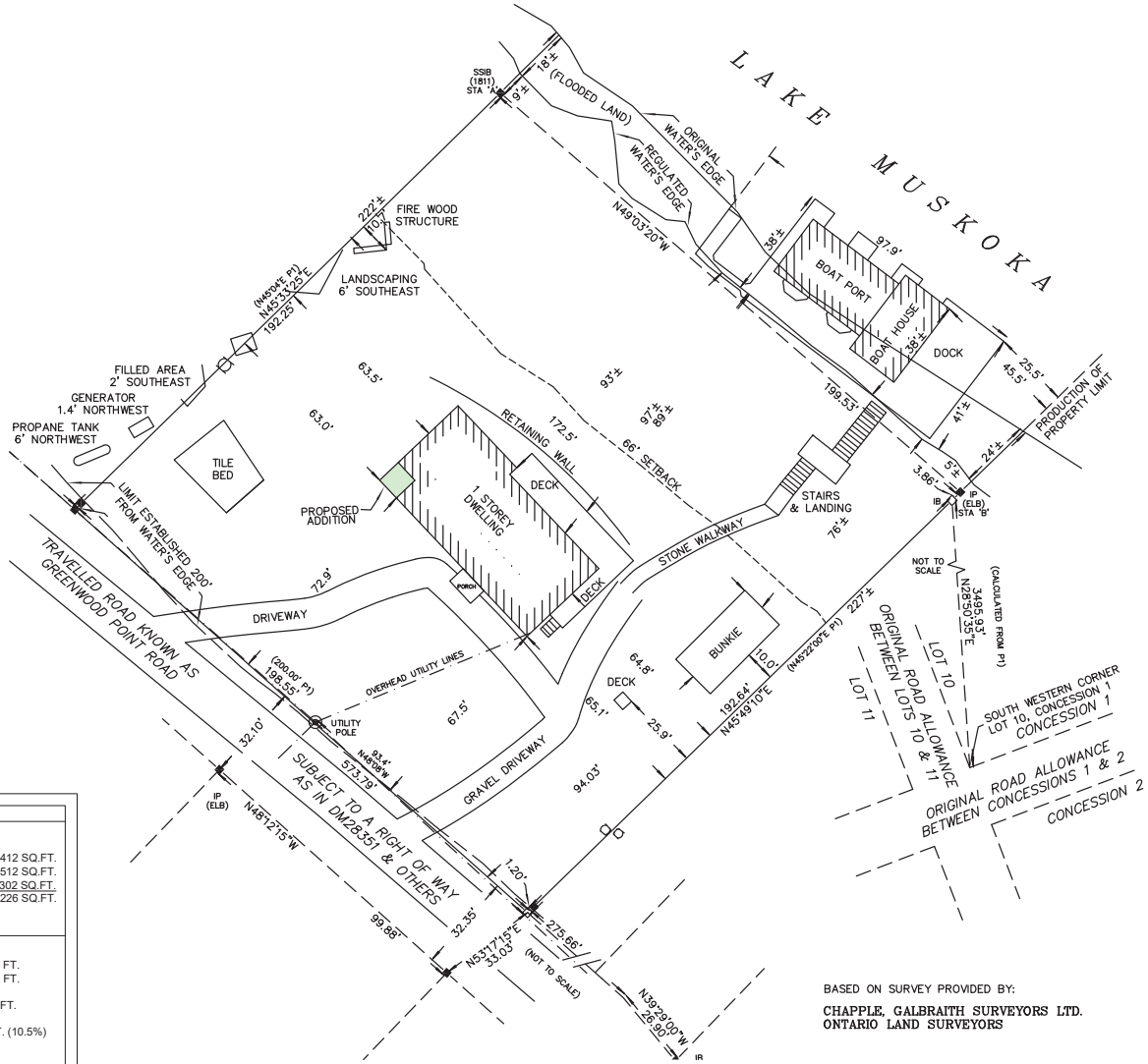


KEY PLAN (N.T.S)  
DERIVED FROM MUSKOKA GEOHUB

- ALL VEGETATION WITHIN 50 FT. OF THE HIGH WATER MARK SHALL REMAIN IN A NATURAL STATE.
- TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH THE TREE PRESERVATION AND SITE ALTERATION BY-LAWS.
- ALL EXTERIOR LIGHTING SHALL BE DARK-SKY COMPLIANT.
- PATHWAYS SHALL BE A MAX. OF 6 FT. IN WIDTH AND WILL MEANDER THROUGH EXISTING TREES.

## LOT 10 CON 1 WOOD WR1-7

AREA CALCULATIONS			
EXISTING: (PRIOR TO CONSTRUCTION)		PROPOSED:	
COTTAGE	2,345 SQ. FT.	COTTAGE	2,412 SQ. FT.
BUNKIE	512 SQ. FT.	BUNKIE	512 SQ. FT.
BOATHOUSE	1,302 SQ. FT.	BOATHOUSE	1,302 SQ. FT.
TOTAL =	4,159 SQ. FT.	TOTAL =	4,226 SQ. FT.
TOTAL LOT AREA:		40,175 SQ. FT.	
TOTAL LOT AREA W/IN 200':		39,995 SQ. FT.	
PERMITTED COVERAGE W/IN 200' HIGH WATER MARK:		3,999 SQ. FT.	
TOTAL PROPOSED COVERAGE W/IN 200' HIGH WATER MARK:		4,226 SQ. FT. (10.5%)	
STRAIGHT LINE FRONTAGE:		199 FT.	



NOT TO SCALE

GENERAL NOTES

1. Do not scale drawings.
2. All materials and methods shall be as specified, unless otherwise noted.
3. All materials and installation methods shall adhere to the Ontario Building Code.
4. Any substitutions shall be approved by the designers prior to proceeding with any work.

**T | SQUARED**  
DESIGN STUDIO INC.  
167 Medora Street Port Carling ON P0B 1J0 | 705.765.5428

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334  
FIRM BCIN: 27436

TERRY LEDGER

CONSULTANTS

**ALMEIDA COTTAGE**  
15-1158 GREENWOOD PT RD  
TOWNSHIP OF MUSKOKA LAKES

4		
3		
2		
1		
MARK	DATE	DESCRIPTION
SCALE:	1"= 40'	
PROJECT NO:	TL-21-2487LA	
CAD DWG FILE:	ALMEIDA-SITE	
DRAWN BY:		
CHECKED BY:	TERRY LEDGER	

SHEET TITLE

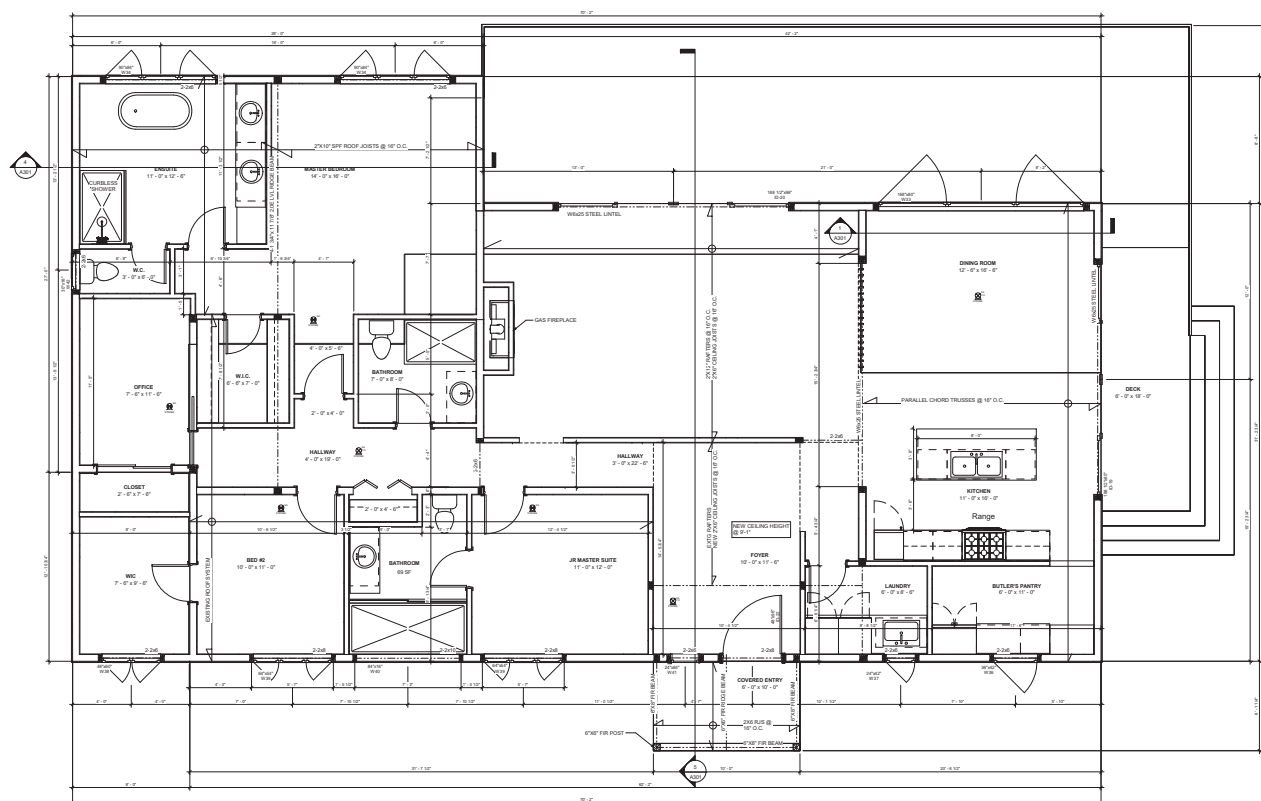
**PROPOSED  
SITE PLAN**

**A0**

DOOR SCHEDULE				
TYPE SYMB	QUAN TITY	TYPE	WIDTH	HEIGHT
ED-1	1	144"x80"	16' - 0"	6' - 8"
ID-1	4	INTERIOR SWING - 30"x80"	2' - 6"	6' - 8"
ID-2	3	INTERIOR SWING - 28"x80"	2' - 4"	6' - 8"
ID-4	3	INTERIOR SWING - 32"x80"	2' - 8"	6' - 8"
ID-5	1	INTERIOR DOUBLE SLIDING - 60"x80"	5' - 0"	6' - 8"
IS-1		INTERIOR POCKET - 28"x80"	2' - 4"	6' - 8"
ID-18	1	48" x 80"	4' - 0"	6' - 8"
ID-19	1	192" x 80"	15' - 8 13/32"	6' - 8"
ID-20	1	192" x 86"	15' - 8 13/32"	8' - 0"
ID-22	1	48"x96"	4' - 0"	8' - 0"
TOTAL 17				

WINDOW SCHEDULE					
TYPE SYMBOL	QUANTITY	Family	WIDTH	HEIGHT	TOP OF WINDOW
W32	1	Triangular Window-15760	14'-0"	7'-0"	7'-3"
W33	1	Window-Casement-Triple	14'-0"	6'-8"	7'-8"
W34	2	Window-Casement-Triple	7'-6"	7'-0"	8'-0"
W36	1	Window-Casement-Single_Left	3'-0"	3'-6"	6'-8"
W37	1	Window-Casement-Single_Right	2'-0"	3'-6"	6'-8"
W38	1	Window-Casement-Double	4'-0"	5'-0"	6'-8"
W39	2	Window-Casement-Triple	5'-4"	4'-6"	6'-8"
W40	1	FIXED	7'-0"	1'-4"	6'-8"
W41	1	FIXED	2'-0"	7'-0"	8'-0"
W42	1	AWNING	2'-6"	1'-6"	7'-0"
TOTAL	12				

3 MAX HEIGHT  
1" = 10'-0"



1 MAIN LEVEL  
1/4" = 1'-0"

NOT TO SCALE

SHEET NOTES

## CONSULTANTS

[illegible]ALMEIDA  
COTTAGE

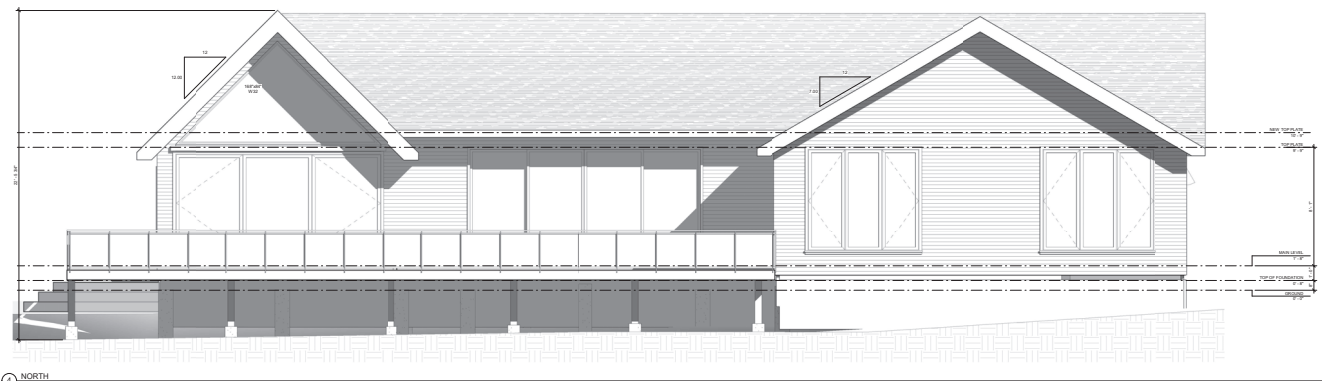
15-1158  
GREENWOOD PT  
RD  
TOWNSHIP OF  
MUSKOKA LAKES

SCALE: \_\_\_\_\_ As Ind.  
PROJECT NO.: \_\_\_\_\_  
DWG FILE: \_\_\_\_\_ ALMEIDA - COIT  
DRAWN BY: \_\_\_\_\_ DOMINIC GER  
CHECKED BY: \_\_\_\_\_ TERRY LEE

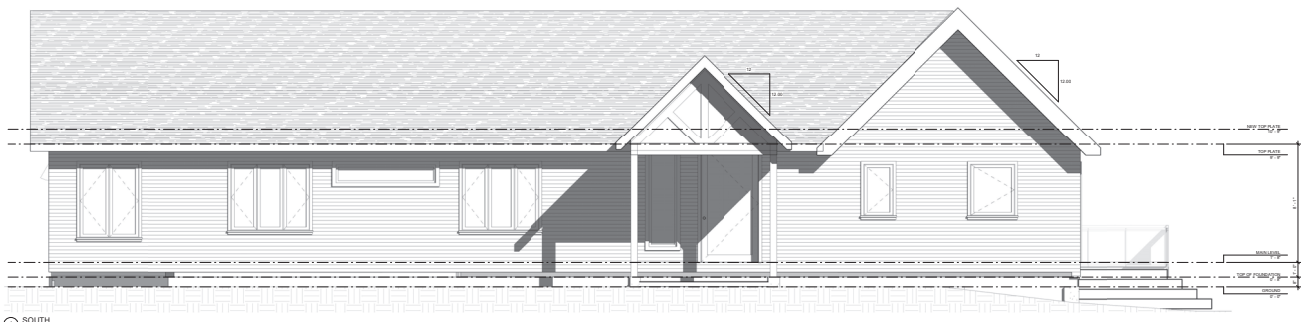
## MAIN LEVEL FLOORPLAN

A102

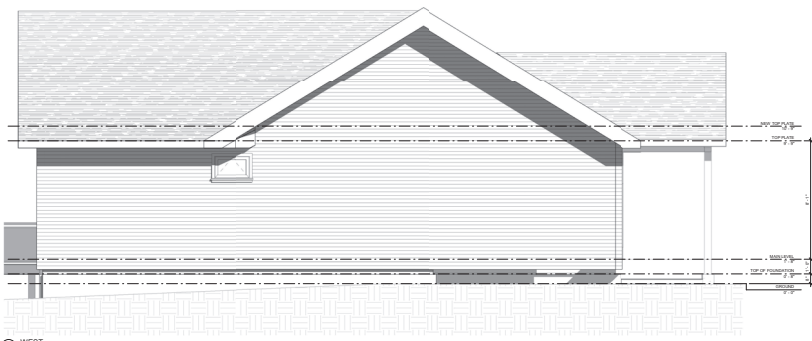
ELEVATIONS



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

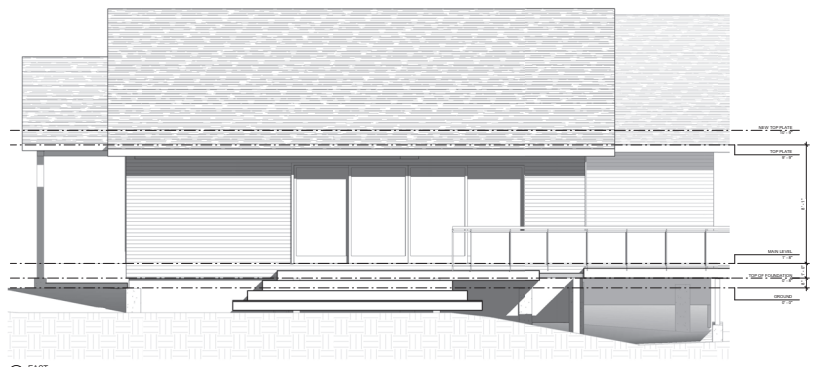


1 SOUTH  
1/4" = 1'-0"



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

FOR INFORMATIONAL PURPOSES ONLY



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

NOT TO SCALE

tsquared  
DESIGN GROUP INC.

P 705.785.5458 F 705.785.1534  
107 Madison Street  
Pittsford, NY 14534  
BORN F 21426

PROVIDED AND THIS RESPONSIBILITY FOR THE DESIGN BEING  
ORIGINALLY OF A FIRM REGISTERED UNDER SECTION 2-17.4  
OF THE BUILDING CODE, HAS QUALIFIED AND THE FIRM IS  
REGISTERED IN THE APPROPRIATE CLASS/CATEGORIES.

PROFESSIONAL SIGN: 22004  
FIRM SIGN: 27408  
TERRY LEEDER

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. SHOULD THERE APPEAR TO BE ANY DISCREPANCIES,  
PLEASE CONSULT DRAWINGS PRIOR TO  
PROCEEDING.
3. ALL MATERIALS AND INSTALLATION METHODS SHALL  
ADHERE TO THE INTERNATIONAL CODE.
4. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE  
DESIGNER PRIOR TO PROCEEDING WITH ANY WORK.

SHEET NOTES

CONSULTANTS

DATE	REVISION	DESCRIPTION

ALMEIDA  
COTTAGE

15-1158 GREENWOOD PT  
RD  
TOWNSHIP OF  
MUSKOKA LAKES

SCALE: 1/4" = 1'-0"  
PROJECT NO.: 22-03  
DRAWN BY: ALMEIDA COTTAGE  
CHECKED BY: TERRY LEEDER

EXTERIOR  
ELEVATIONS

A201