

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOCA 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 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: **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.

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 26th day of January, 2026.

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

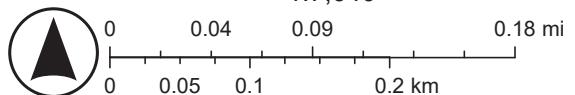


KEY MAP, A-87/25



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:7,640



- Parcel: Assessment
- Private
- District Municipality
- Waterbody
- Area Municipality
- Geographic Township
- Road Network
- Township

- Canada_Hillshade
- World_Hillshade

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

SITE PLAN

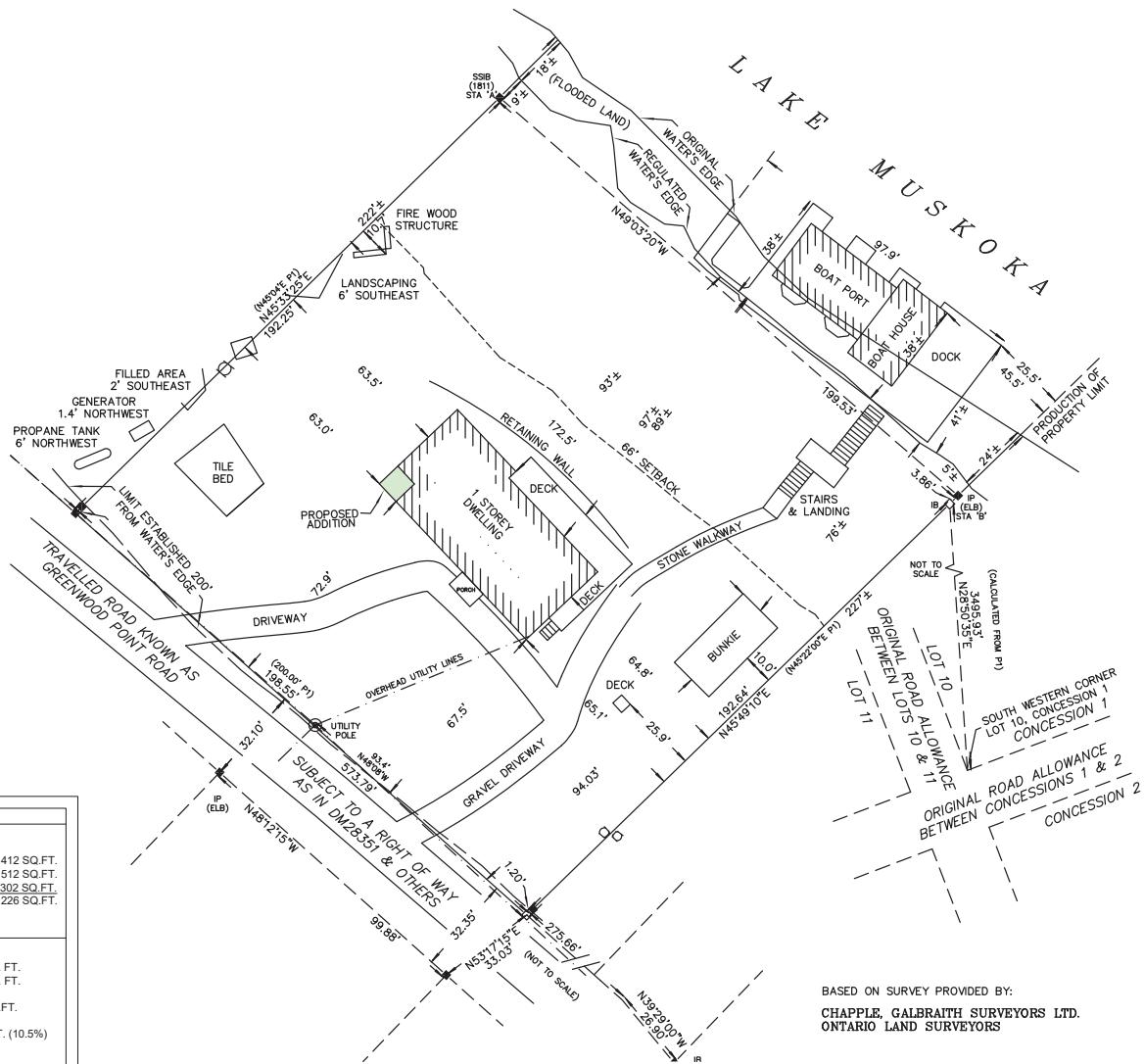


KEY PLAN (N.T.S.)
DERIVED FROM MUSKOKE GEOHUB

- 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: TOTAL LOT AREA W/IN 200':	40,175 SQ.FT. 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.



BASED ON SURVEY PROVIDED BY:
CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS

GENERAL NOTES
1. Do not scale drawings.
2. Should there appear to be any discrepancies, please contact designer prior to proceeding.
3. All materials and installation methods shall adhere to the Ontario Building Code.
4. Any substitutions shall be approved by the designer prior to proceeding with any work.



T | SQUARED
DESIGN STUDIO INC. |

167 Medora Street Port Carling ON P0B 1J0 | 705.465.5428

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
MUSKOKE LAKES

4		
3		
2		
1		
MARK	DATE	DESCRIPTION

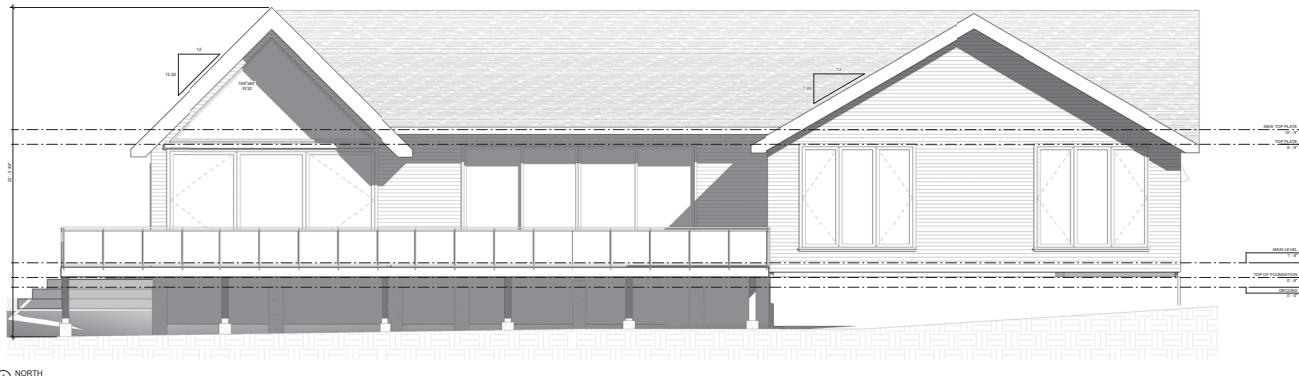
SCALE: 1"= 40'
PROJECT NO: TL-21-2487LA
CAD DWG FILE: ALMEIDA-SITE
DRAWN BY:
CHECKED BY: TERRY LEDGER

SHEET TITLE

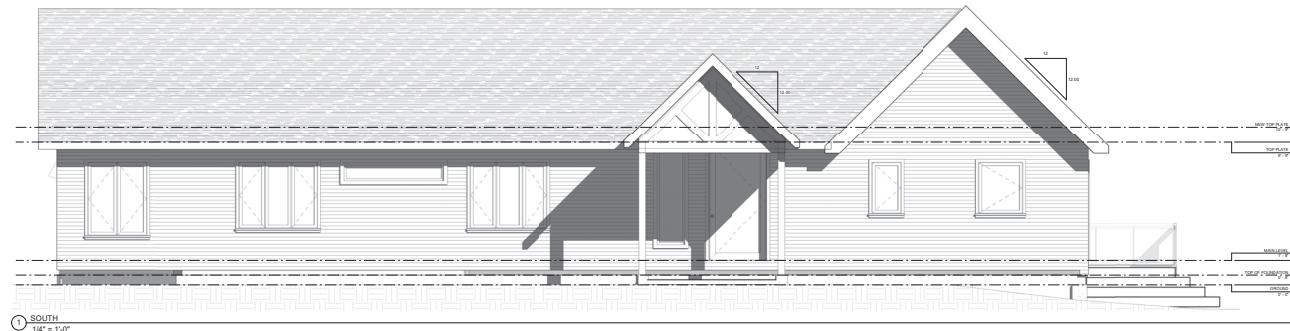
PROPOSED SITE PLAN

A0

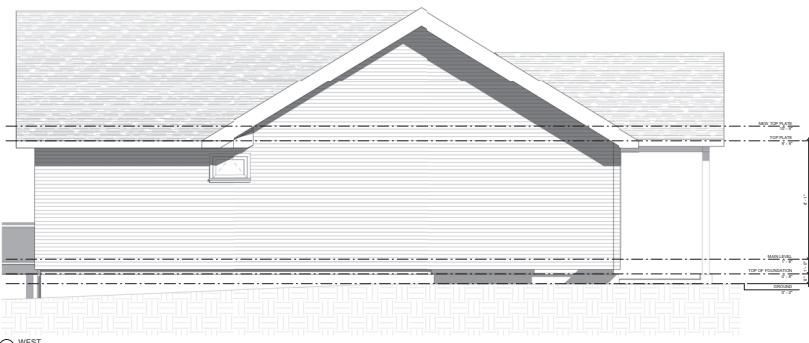
ELEVATIONS



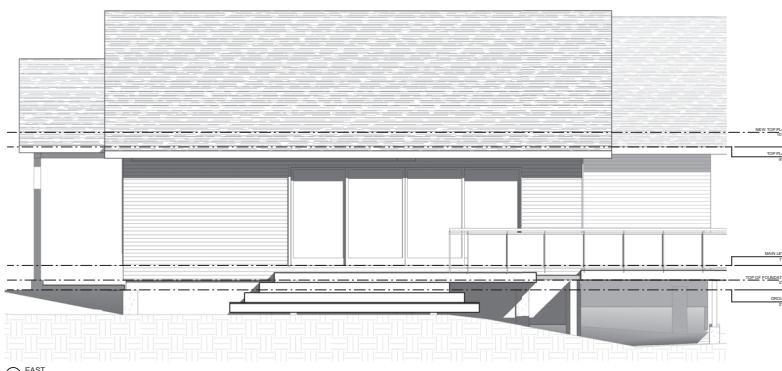
4 NORTH
1/4" = 1'-0"



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



FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE

ALMEIDA COTTAGE

15-1158 GREENWOOD PT
RD
TOWNSHIP OF
MUSKOKA LAKES

EXTERIOR ELEVATIONS

A201

 **tsquared**
design studio inc

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ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17
OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS
REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL SCIN: 22334
FIRM SCIN: 27436

TERRY LEDGER

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. SHOULD THERE APPEAR TO BE ANY DISCREPANCIES, PLEASE CONTACT DESIGNERS PRIOR TO PROCEEDING WITH ANY WORK.
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.

SHEET NOTES

CONSULTANTS