



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. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-65/25

Roll No.: 6-25-020

Owners:	Matthew Brenton & Gillian Martin, 1113 Butterfly Road, RR #1, Port Carling, ON, P0B 1J0		
Address & Description:	1113 Butterfly Road Lots 19 and 20, Concession 2, Lot 19, Plan 42, (Medora)		
Zoning:	Waterfront Residential – No Constraints (WR1-7)	Butterfly Lake (Category 2 Lake)	Schedule: 35
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 applicants propose to construct an addition to a 1-storey garage to expand the existing garage. The addition includes an expansion of the garage, a new car port and a second storey addition for storage in the upper level. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage Within 200 ft. of the High-Water Mark – Category 2 Lake	8% (1,724 sq. ft.)	8.6% (1,846 sq. ft.)	0.6% (122 sq. ft.)	Construct an Addition to a 1-Storey Garage to Expand and Add a Second Storey for Storage in the Upper Level
B	4.1.3	Minimum Interior Side Yard Setback	15 ft.	6.5 ft.	8.5 ft.	



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

KEY MAP, A-65/25 (BRENTON & MARTIN)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



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 27th day of October, 2025.

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



Lot Coverage

Option	
Existing Dwelling	111.91m ²
Existing Garage	31.97m ²
Total	143.8m²
Proposed Garage Addition	34.6m ²
Total	178.49m²

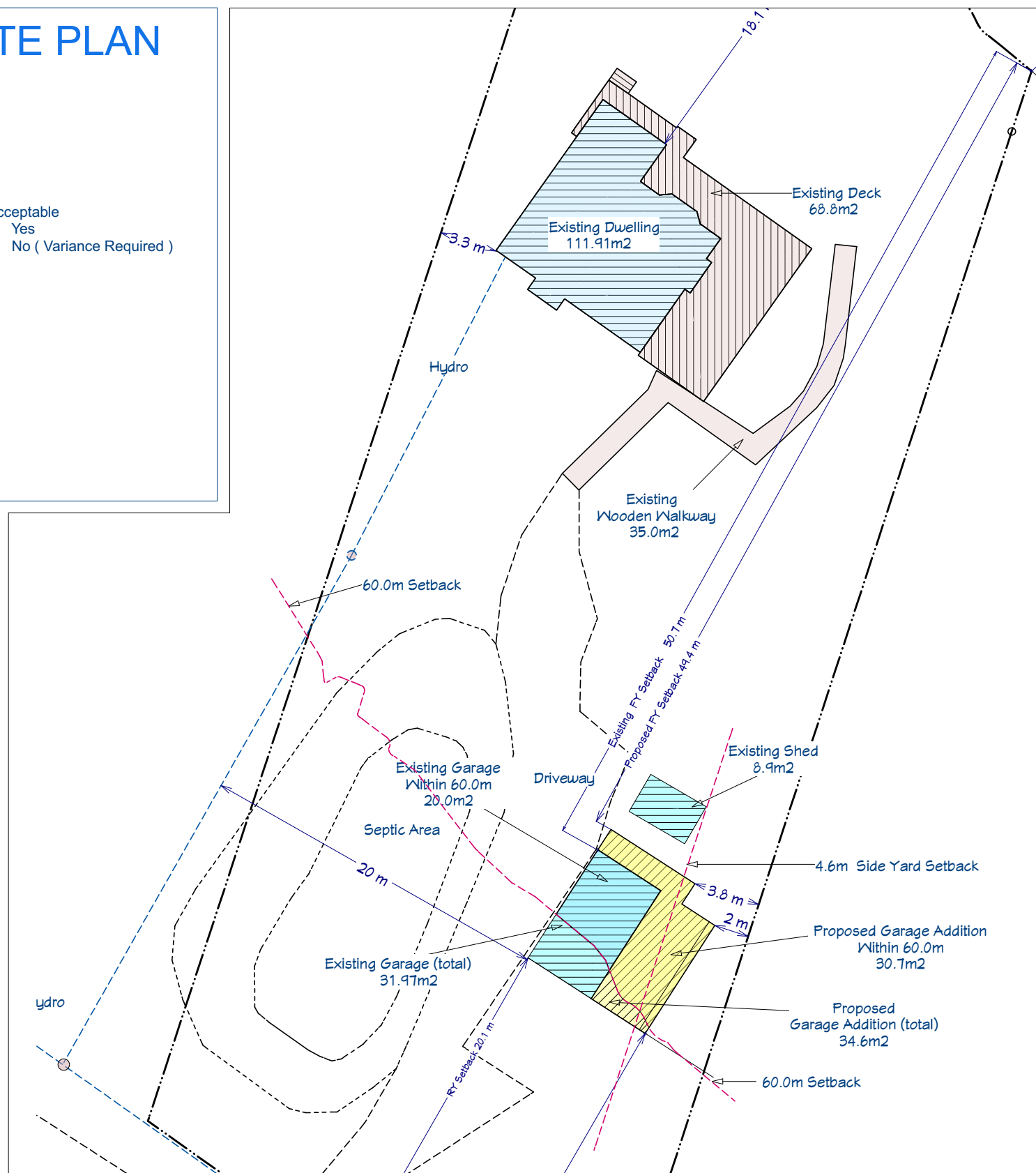
Lot Coverage	Full Lot (2499.9m ²)	Required	Existing	Proposed	Acceptable
Lot Coverage	60.0m (2001.5m ²)	8%	5.7%	7.1%	Yes
Lot Coverage	60.0m (2001.5m ²)	8%	7.2%	8.6%	No (Variance Required)

Existing Dwelling	111.91m ²
Area of Existing Garage within 60.0m	20.0m ²
Area of Garage Addition within 60.0m	30.7m ²
Shed	8.9m ²
Total	171.51m²

Straight Line Frontage = 33.2m

Lake Categories - Butterfly Lake , Category 2 = 8%

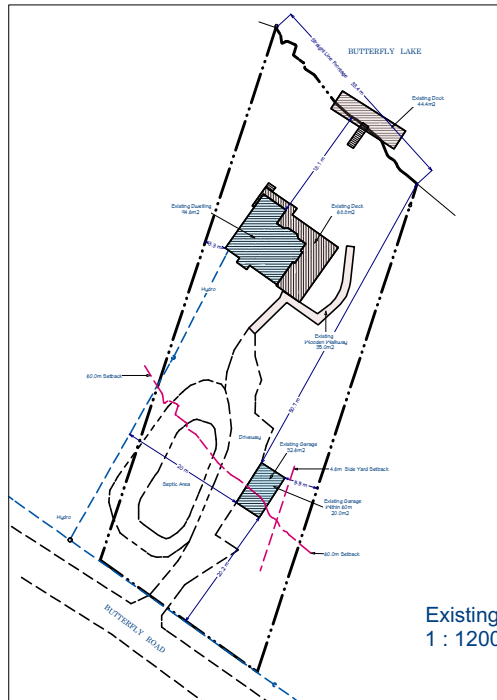
SITE PLAN



MUSKOKA ZONING : WATERFRON RESIDENTIAL (WR4)

LOT SETBACKS

Proposed Addition	Required	Proposed	Acceptable
FY	20.1m	49.4m	Yes
SY(E)	4.6m	2.0m	No (Variance Required)
SY(W)	4.6m	20.0m	Yes
RY	4.6m	20.1m	Yes



Not To Scale



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington
 Phone: 705-321-8916
 Email: designbybobbi@gmail.com
 Location: 190 Taylor Road
 Bracebridge On
 P1L 1J9

GENERAL NOTE:

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER.

PROJECT INFORMATION:

Matthew and Jillian Brenton
 1113 Butterfly Road
 Port Carling On.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:

18465 **B. Leppington**

BCIN SIGNATURE

REGISTRATION INFORMATION:

103806 **Design by Bobbi**

BCIN FIRM NAME

REVISIONS

NUM	DATE	REVISED BY	DESCRIPTION
01	25.04.22	SLR	SITE PLAN
02	25.10.10	SLR	FOR PERMIT
03			
04			

DRAWN BY:

STEVE ROSSITER

SCALE:

1 : 400

DRAWING:

SITE PLAN

PROJECT NUMBER:

2025-044

SHEET NUMBER:

SP 1.1



ELEVATION DRAWINGS



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PROJECT INFORMATION:

MATTHEW BRENTON
 CAR PORT ADDITION w/ STORAGE LOFT
 1113 BUTTERFLY RD.
 PORT CARLING, ON.
 P0B 1J0

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01	25.08.21.	JDT	CLIENT REVIEW
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03		BJL	PERMIT
04			
05			
06			
07			

DRAWN BY: JESSICA DAVIES-THOMPSON

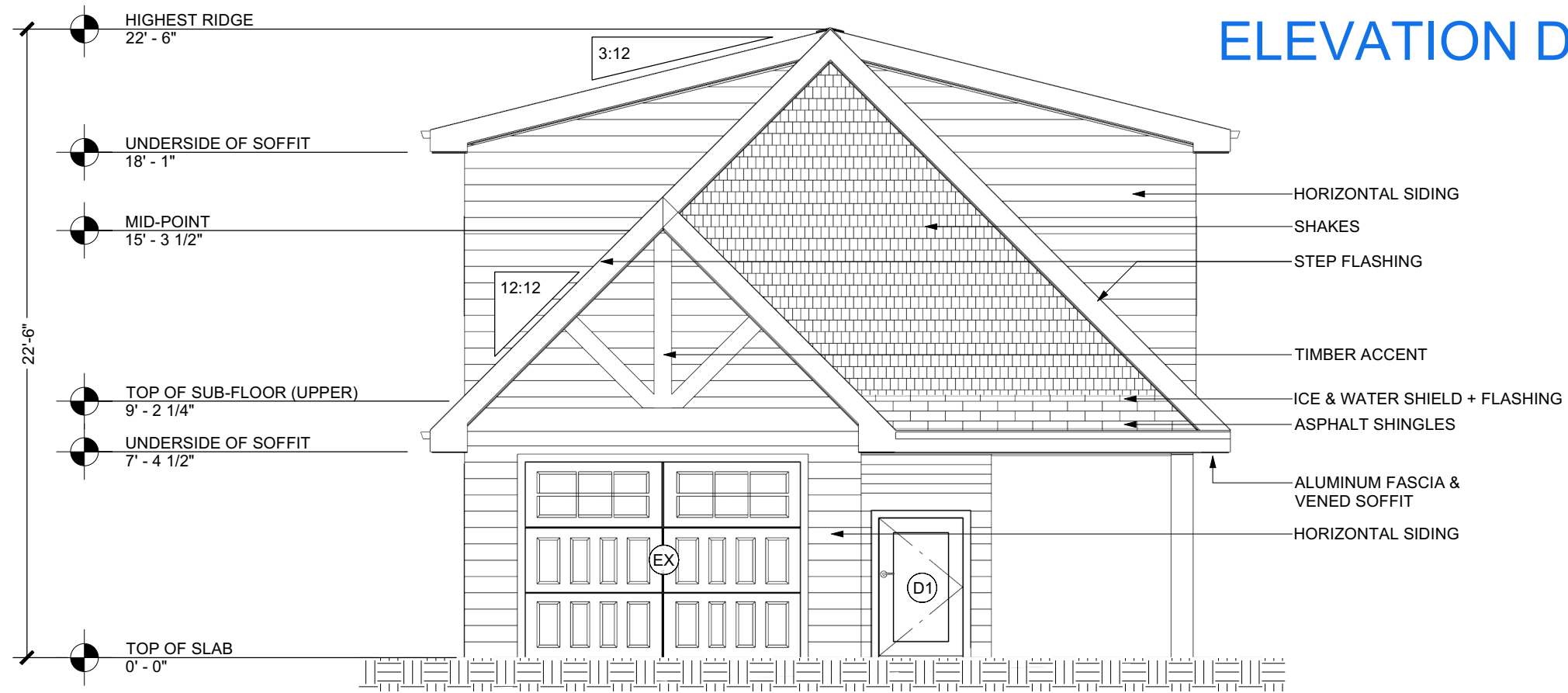
APPROVED BY: BOBBI LEPPINGTON

SCALE:
 3/16" = 1' - 0"

DRAWING:
 EXTERIOR ELEVATIONS

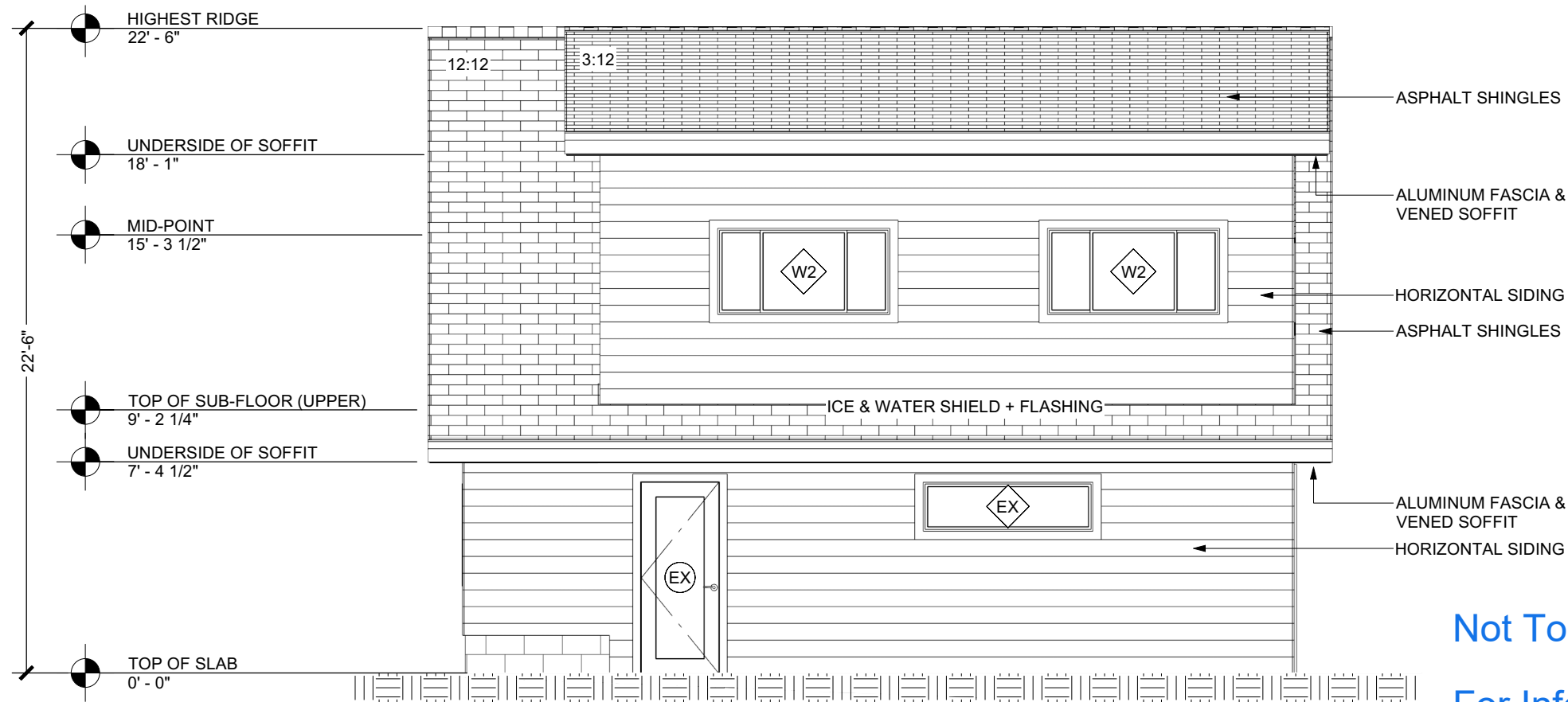
PROJECT NUMBER:
 2024-044

SHEET NUMBER:
 A - 1.0.



E1
A - 1.0.

EXTERIOR ELEVATION: FRONT
 SCALE: 3/16" = 1' - 0"



E2
A - 1.0.

EXTERIOR ELEVATION
 SCALE: 3/16" = 1' - 0"

Not To Scale
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ELEVATION DRAWINGS



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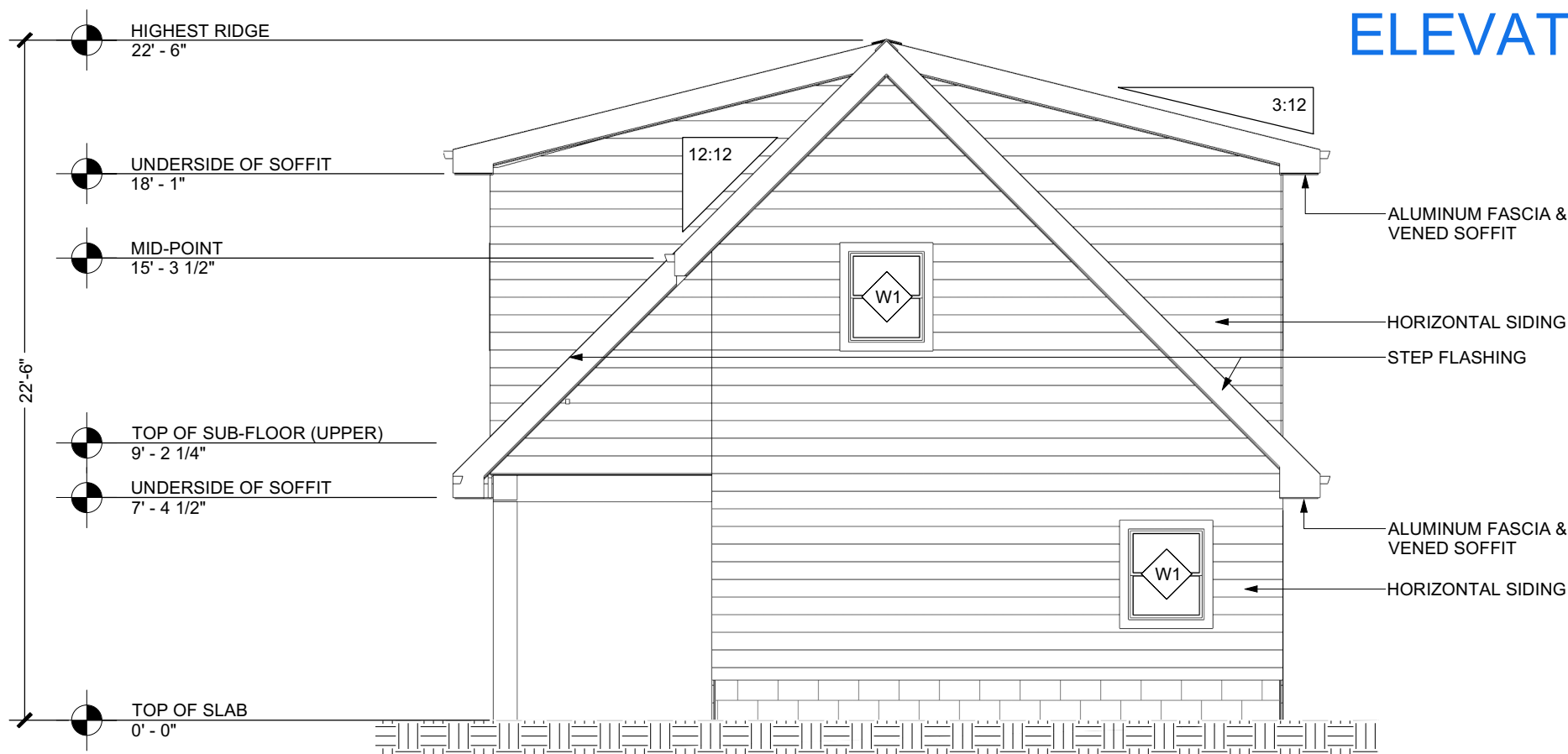
APPROVED BY: BOBBI LEPPINGTON

SCALE:
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DRAWING:
 EXTERIOR ELEVATIONS

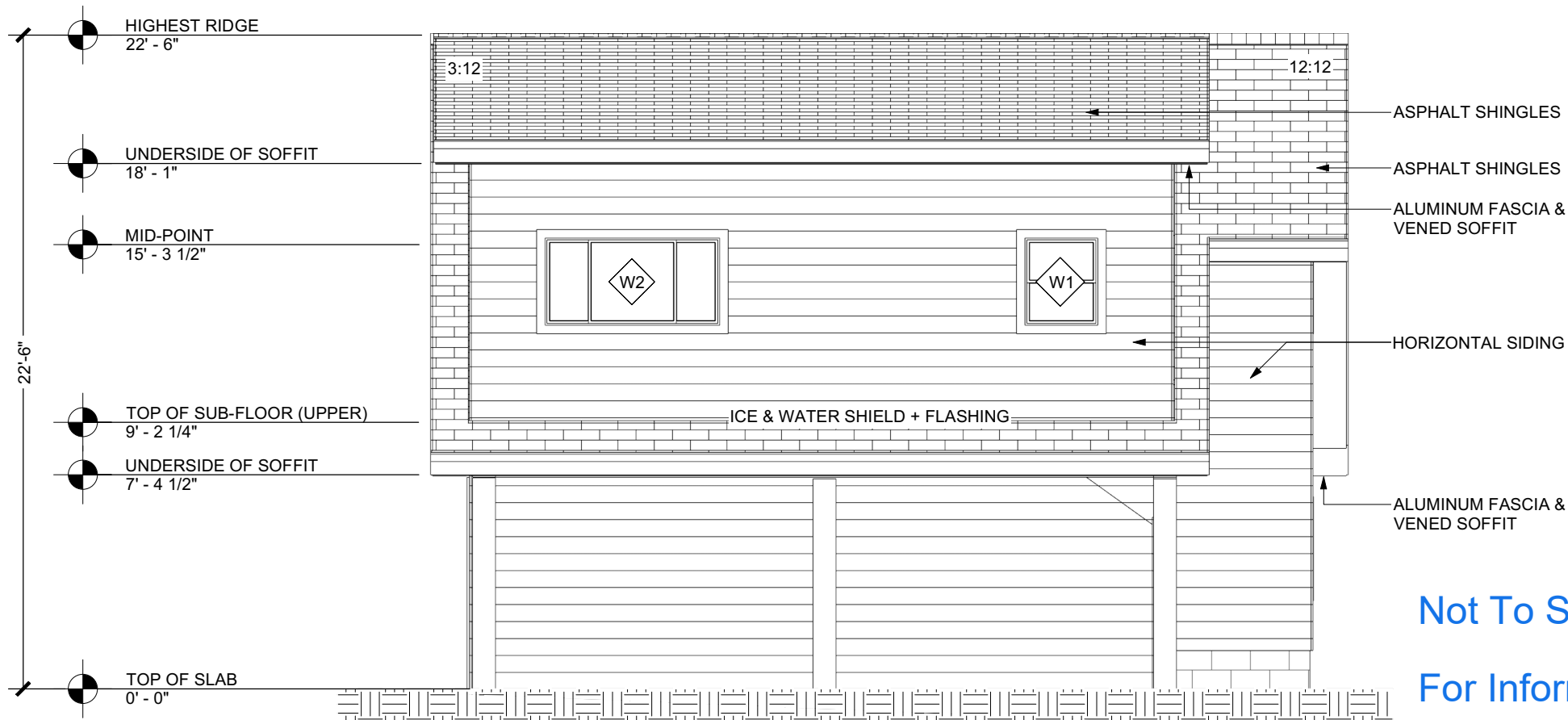
PROJECT NUMBER:
 2024-044

SHEET NUMBER:
 A - 1.1.



E3
 A - 1.1.

EXTERIOR ELEVATION: REAR
 SCALE: 3/16" = 1' - 0"



E4
 A - 1.1.

EXTERIOR ELEVATION
 SCALE: 3/16" = 1' - 0"

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MAIN FLOOR PLAN



Design By Bobbi

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DRAWN BY: JESSICA DAVIES-THOMPSON

APPROVED BY: BOBBI LEPPINGTON

SCALE:

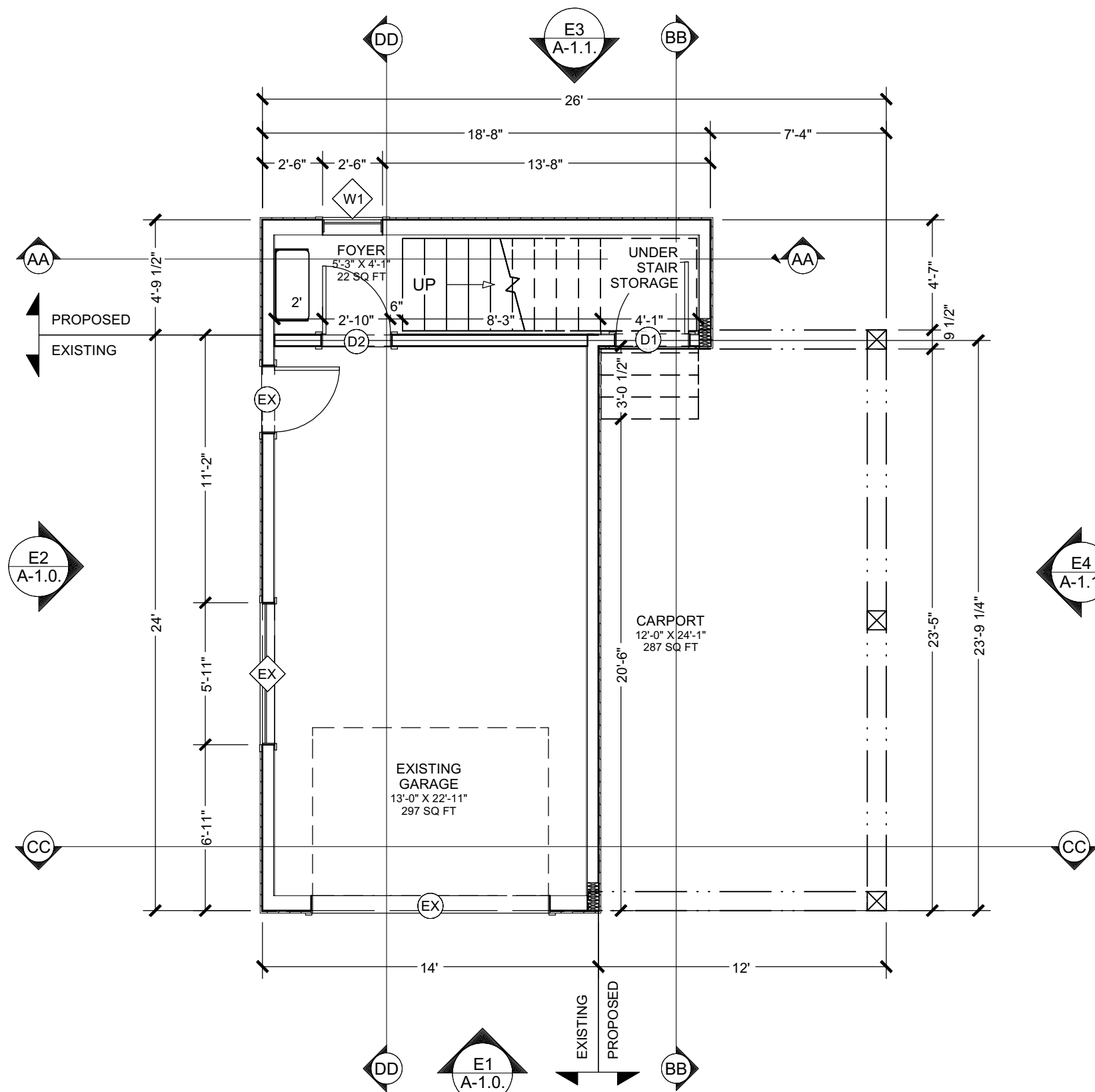
3/16" = 1' - 0"

DRAWING:

ARCHITECTURAL
 MAIN FLOOR PLAN,
 D&W SCHEDULES

PROJECT
 NUMBER:
 2024-044

SHEET
 NUMBER:
 A - 2.0.



Not To Scale

For Informational Purposes Only

DOOR SCHEDULE:

CODE	DESCRIPTION	QTY	WIDTH	HEIGHT	LINTEL	COMMENTS
D1	EXTERIOR - HINGED	1	36"	60"	3 - 2" x 8"	N/A
D2	HINGED	1	34"	80"	3 - 2" x 6"	N/A

WINDOW SCHEDULE:

CODE	DESCRIPTION	QTY	WIDTH	HEIGHT	A.F.F.	LINTEL	COMMENTS
W1	DOUBLE HUNG	3	30"	36"	40"	3 - 2" x 6"	N/A
W2	TRIPLE SLIDER	3	72"	36"	40"	3 - 2" x 10"	N/A

EX. DENOTES EXISTING WINDOW/ DOOR TO REMAIN.

P1
 A - 2.0.

ARCHITECTURAL FLOOR PLAN: MAIN
 SCALE: 3/16" = 1' - 0"

SECOND FLOOR PLAN



Design By Bobbi

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DRAWN BY: JESSICA DAVIES-THOMPSON

APPROVED BY: BOBBI LEPPINGTON

SCALE:

3/16" = 1' - 0"

DRAWING:

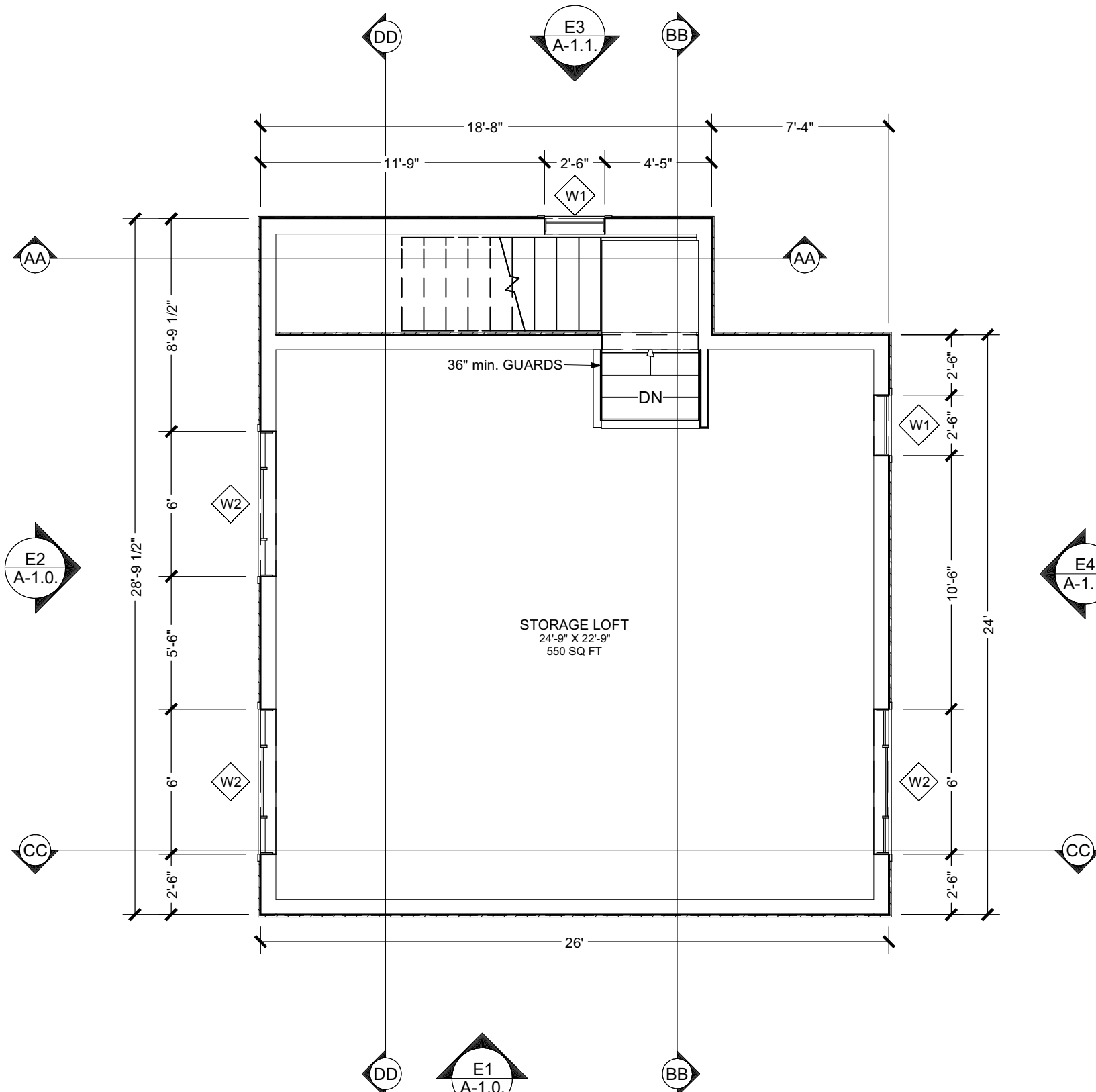
ARCHITECTURAL
 UPPER FLOOR PLAN,
 D&W SCHEDULES

PROJECT NUMBER:

2024-044

SHEET NUMBER:

A - 2.1.



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P1
 A - 2.1.

ARCHITECTURAL FLOOR PLAN: STORAGE LOFT
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