

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-03/25

Roll No.: 7-8-019

| | | | |
|--|--|-------------------------|--------------|
| Owners: | Michaud Coppin & Masaudez Khan, 1159 Moon River Road, GD, Bala, ON, P0C 1A0 | | |
| Address & Description: | 1159 Moon River Road Part of Lots 10 and 11, Concession D, Parts 1 to 3, Plan 35R-21386, (Medora) | | |
| Zoning: | Waterfront Residential (WR1), Environmental Protection (EP1), & Rural (RU2) | Moon River (Category 2) | Schedule: 41 |
| Hearing Date: Monday, August 11th, 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 recognize an as-built log shed and attached sundeck. The following is a summary of the requested variances:

| Variance | ZBL 2014-14 Section(s) | Description | Permitted | Proposed | Variance | Proposal |
|----------|------------------------|---|-----------|----------|----------|---|
| A | 4.1.3 | Minimum Required Front Yard Setback | 66 ft. | 45 ft. | 11 ft. | Recognize an As-built Log Shed with an Attached Sundeck |
| B | 4.1.4 | Minimum Required Front Yard Setback (Sundeck) | 50 ft. | 40 ft. | 10 ft. | Recognize an As-built Log Shed with an Attached Sundeck |

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



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: **August 6, 2025.**

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.

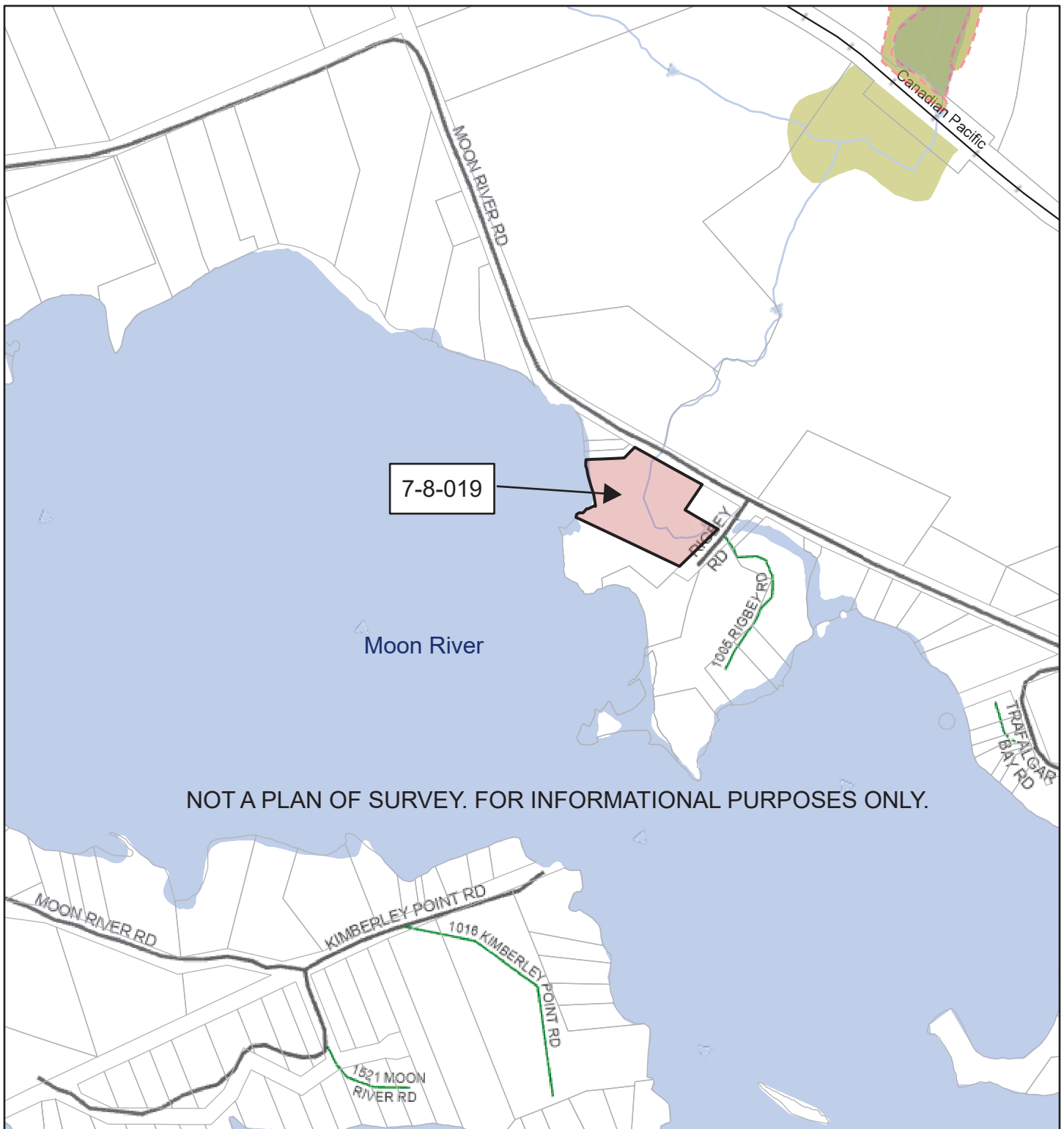
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 30th day of July, 2025.










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

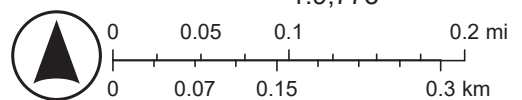


Key Map, A-03/25 (COPPIN & KHAN)



1/20/2025, 12:27:32 PM

- | | |
|--|---|
|  Parcel: Assessment |  Road Network |
|  District Municipality |  Township |
|  Area Municipality |  Private |
|  Geographic Township |  Wetland With Significance |
| |  Evaluated-Provincial |
| Civic Addresses | |

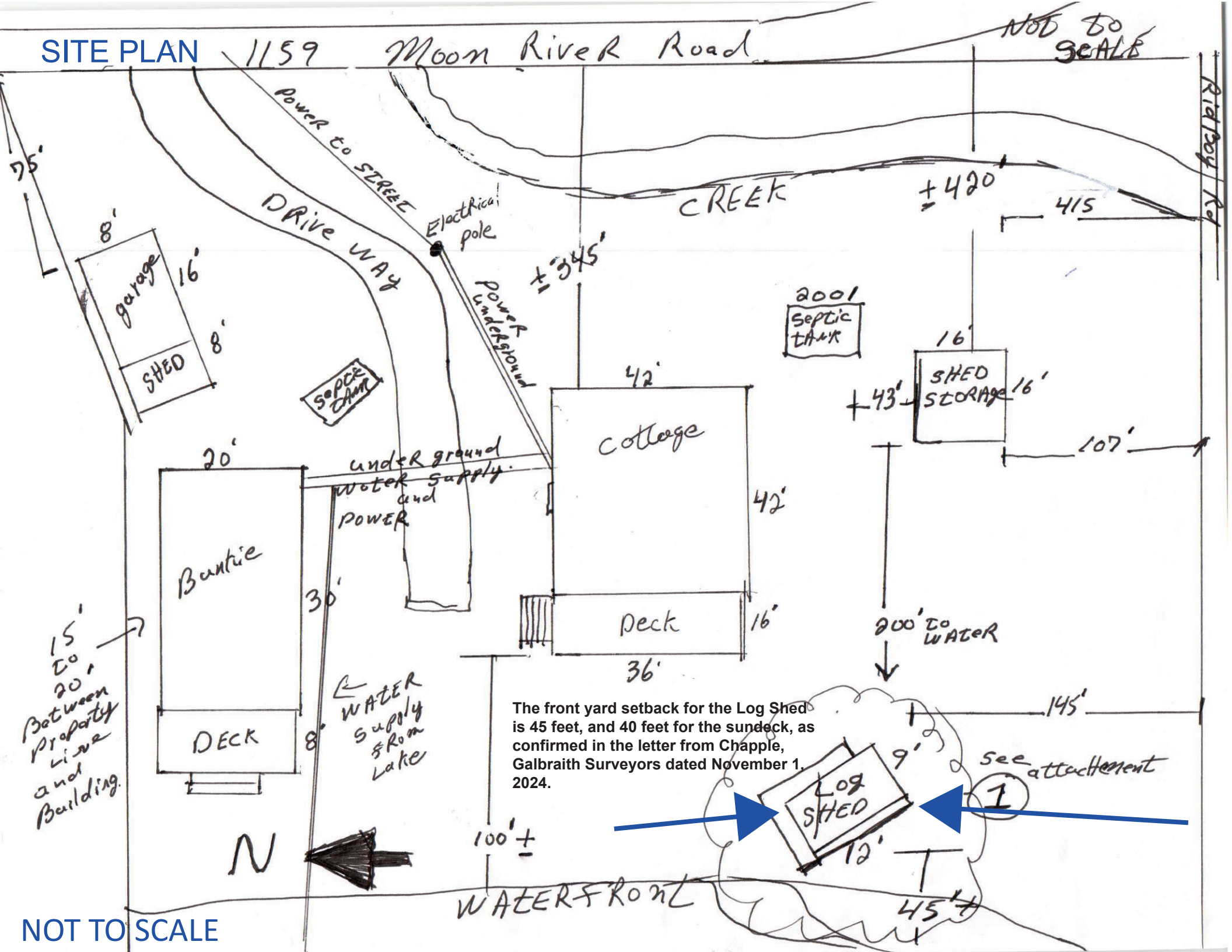


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SITE PLAN

1159 Moon River Road

NOT TO SCALE



15' to 20' Between Property Line and Building.

NOT TO SCALE

The front yard setback for the Log Shed is 45 feet, and 40 feet for the sundeck, as confirmed in the letter from Chapple, Galbraith Surveyors dated November 1, 2024.

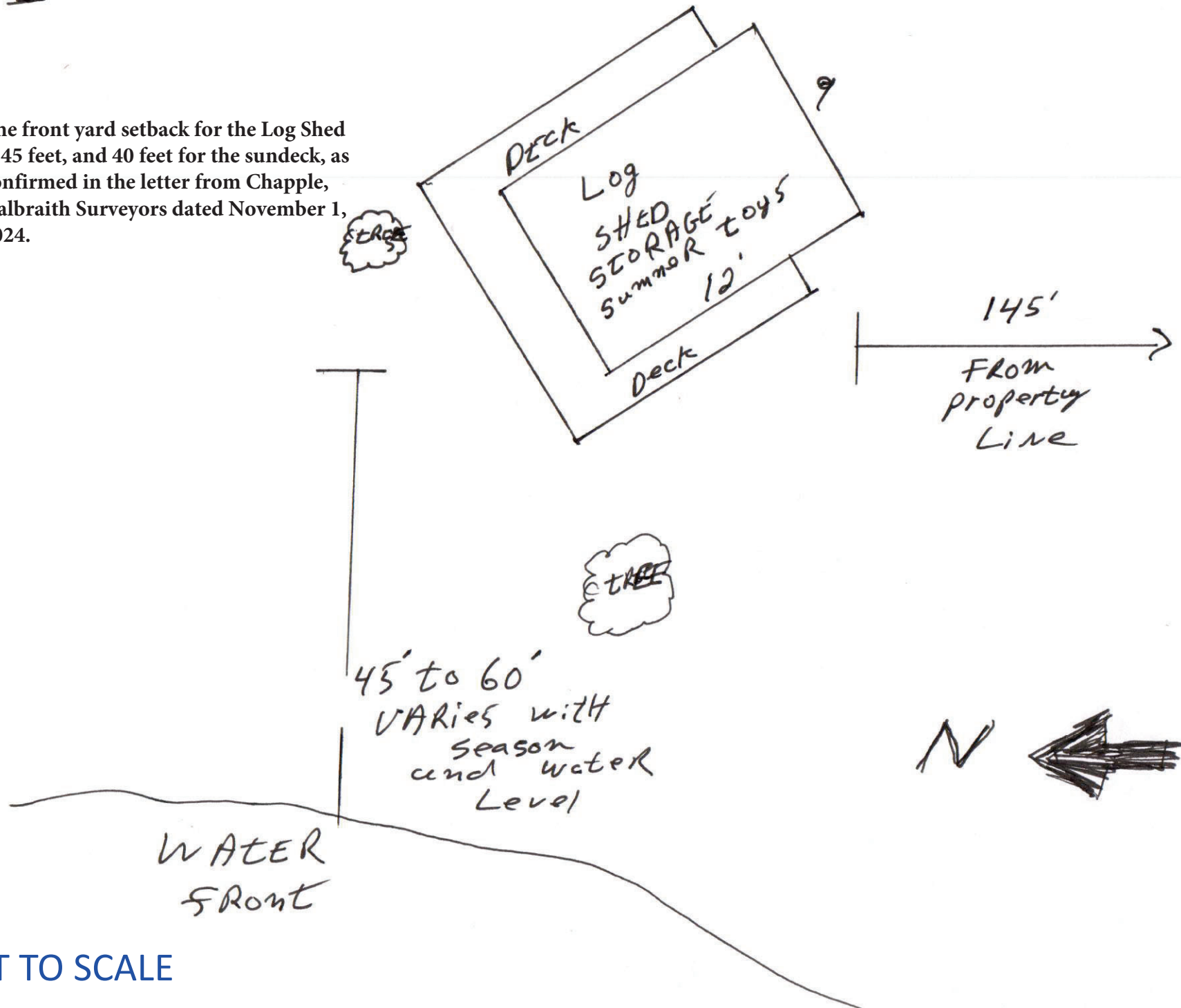
see attachment

ADDendum

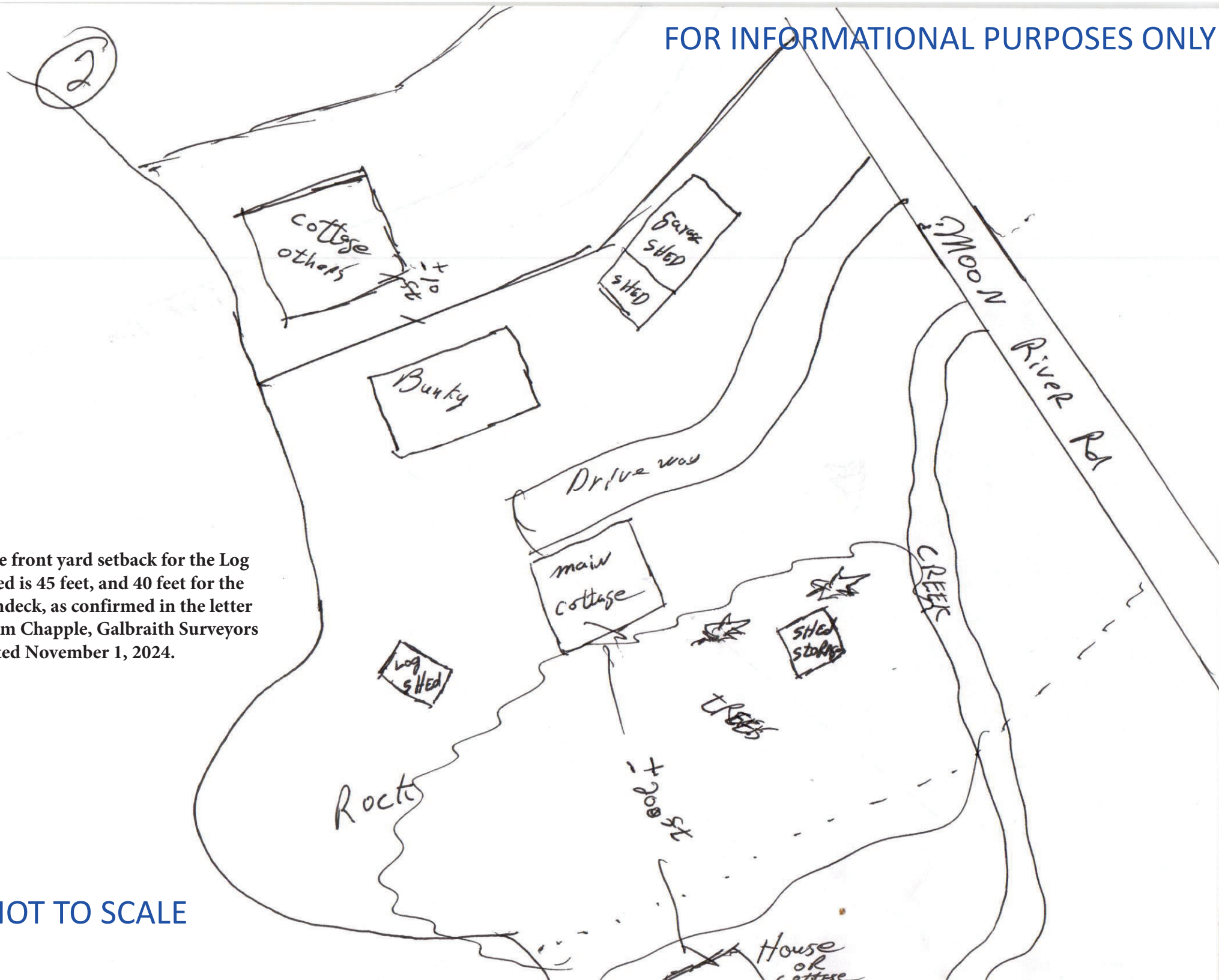
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FOR INFORMATIONAL PURPOSES ONLY

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NOT TO SCALE



Brooke Chapple O.L.S., O.L.I.P., B.Sc.
Manager

November 1, 2024

Building Inspector
Township of Muskoka Lakes
Box 129, 1 Bailey Street
Port Carling, Ontario
P0B 1J0

To whom it may concern:

Pursuant to the request of Jennifer Coppin please be advised that we have attended the site and measured the minimum setbacks from the shore of the Moon River to the Log Cabin. The address of the parcel of land is 1159 Moon River Road. The existing log cabin has a minimum setback to the shore of the Moon River of 45'± and the deck has a minimum setback of 40'± to the shore of Moon River. The survey was completed in late October and the setbacks are measured to the beach front.

We thank you for allowing us the opportunity to be of service and would be pleased to offer our assistance in the future, if required.

Yours truly,

Chapple, Galbraith Surveyors Ltd.

per:

Riley Chapple, O.L.S.

FOR INFORMATIONAL PURPOSES ONLY

2 Bailey Street, Box 496, Port Carling ON P0B 1J0
Tel (705) 765-3579 Fax (705) 765-3599