



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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.

**File No.: A-68/25**  
**Roll No.: 9-4-022**

|  |   |              |
|--|---|--------------|
| <b>Owner:</b>  | Sally Seston  |              |
| <b>Address:</b>  | 2045 Muskoka Road 118 West, Unit #18  |              |
| <b>Description:</b>  | Part of Lot 21, Concession 6, Part 1, Plan 35R-27720, (Monck)                     |              |
| <b>Zoning:</b>   | Waterfront Residential – No Constraints (WR1-7)<br>Lake Muskoka (Category 1 Lake) | Schedule: 44 |
| <b>Hearing Date: Monday, July 13<sup>th</sup>, 2026, 2026 at 9:00 a.m.</b> |   |              |



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. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

### Explanation of the Purpose and Effect:

The applicant proposes to construct additions to an existing dwelling. The following is a summary of the requested variances:

| Variance | ZBL 2014-14 Section(s) | Description   | Permitted           | Proposed              | Variance    | Proposal                     |
|----------|------------------------|---|---------------------|-----------------------|-------------|------------------------------|
| A        | 4.1.3.6 & 4.1.3.7      | Maximum Permitted Lot Coverage Within 200 Feet of the High Water Mark | 10% (3,960 sq. ft.) | 10.9% (4,312 sq. ft.) | 352 sq. ft. | Construct Dwelling Additions |

A key map of the subject property and the applicant's 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: **July 8, 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.

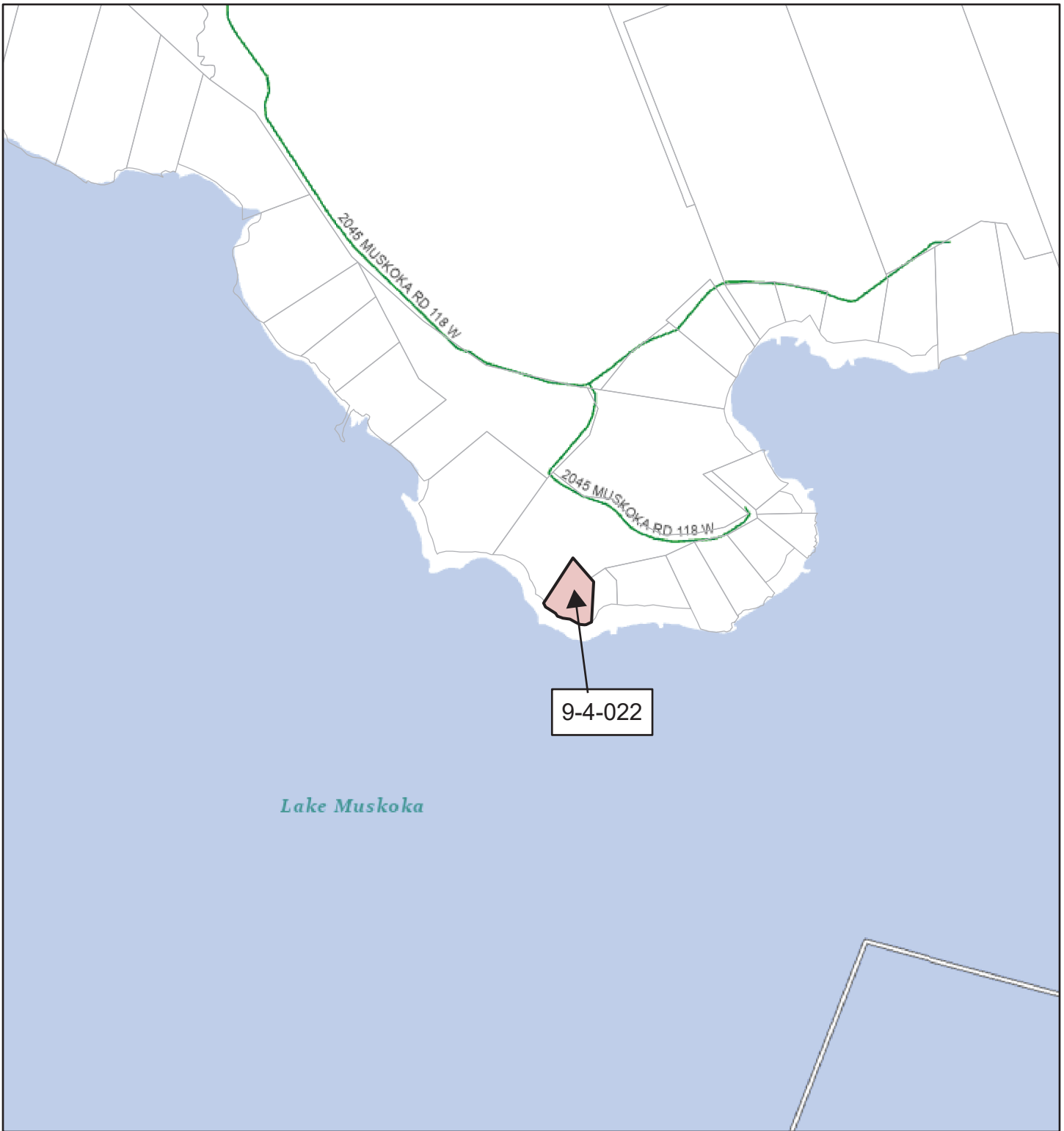
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 19th day of June, 2026.

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

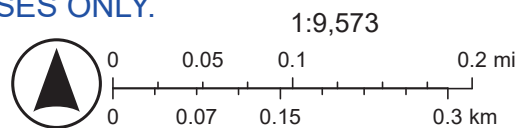


# KEY MAP, A-68/25 (SESTON)



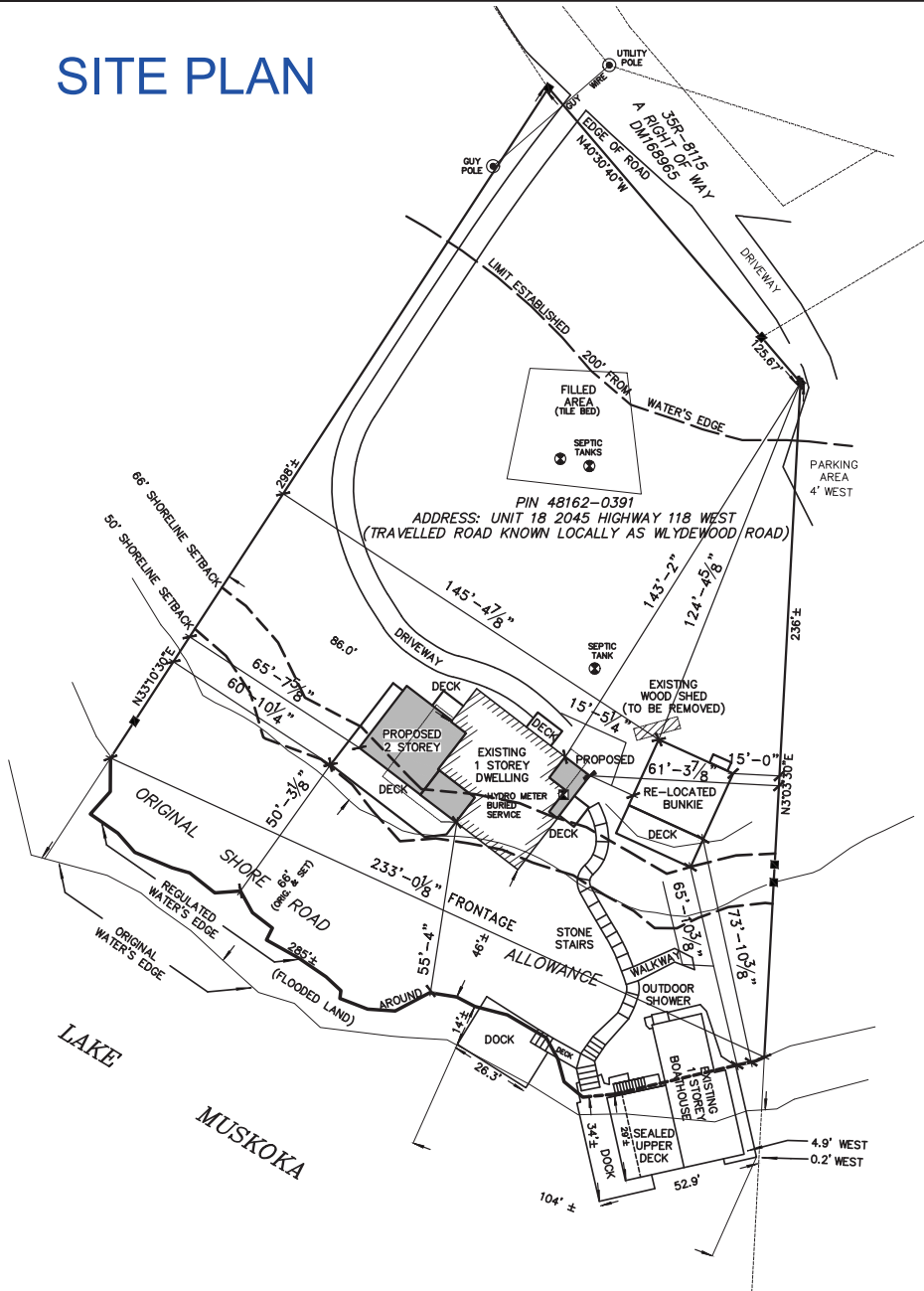
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Road Network
- Private
- Stream
- Waterbody
- Major Lake
- Canada\_Hillshade
- World\_Hillshade



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

# SITE PLAN



## SITE STATISTICS

|  |                          |
|--|--------------------------|
| <b>LOT AREA:</b>                       |                          |
| TOTAL LOT AREA                         | 45400 ft <sup>2</sup> ±  |
| TOTAL LOT AREA WITHIN 200'             | 39600 ft <sup>2</sup> ±  |
| <b>LOT COVERAGE WITHIN 200' (10%):</b> |                          |
| LOT COVERAGE WITHIN 200' (10.9%)       | 4316.4 ft <sup>2</sup> ± |
| <b>PROPOSED LOT COVERAGE:</b>          |                          |
| EXISTING COTTAGE                       | 1360 ft <sup>2</sup> ±   |
| EXISTING WOOD SHED (TO BE REMOVED)     | -60 ft <sup>2</sup> ±    |
| EXISTING BOATHOUSE                     | 1430 ft <sup>2</sup> ±   |
| RE-LOCATED BUNKIE                      | 639.3 ft <sup>2</sup> ±  |
| <b>PROPOSED COTTAGE ADDITIONS</b>      |                          |
|  | 882.8 ft <sup>2</sup> ±  |

## LEGAL DESCRIPTION:

LOT 22, CONC. 6  
TOWNSHIP OF MUSKOKA LAKES  
FORMER TOWNSHIP OF MONCK

SITE PLAN INFORMATION TAKEN FROM A  
SURVEY PREPARED BY:

**CHAPPLE, GALBRAITH SURVEYORS LTD.**  
ONTARIO LAND SURVEYORS  
2 BAILEY STREET  
PORT CARLING, ON Phone : (705) 765-3579

**NOT TO SCALE**  
**PROPOSED SITE PLAN**



MUSKOKA - PARRY SOUND  
ENGINEERING & DESIGN SERVICES INC  
Phone 705.765.0520 • Fax 705.765.0518

|     |                        |                |
|-----|------------------------|----------------|
| 5   | REVISED MINOR VARIANCE | APRIL 28, 2026 |
| 4   | REVISED MINOR VARIANCE | OCT. 31, 2025  |
| 3   | MINOR VARIANCE         | AUG. 19, 2025  |
| 2   | REVIEW                 | JULY 10, 2025  |
| 1   | REVIEW                 | JUNE 11, 2025  |
| NO. | ISSUE-REVISIONS        | DATE           |

PROJECT: **"SESTON" BUNKIE & COTTAGE ADDITION**  
LOCATION: 2045, UNIT 18 HIGHWAY 118 WEST  
TOWNSHIP OF MUSKOKA LAKES

|                |                     |
|----------------|---------------------|
| DRAWN BY: CH   | SCALE: 1" = 40'-0"  |
| CHECKED BY: CH | DATE: JUNE 11, 2025 |

DRAWING NUMBER **SP 1.1**