



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.

File No.: A-20/26
Roll No.: 5-6-046

Owner:	Philip Harding
Address:	1036 Island Park Rd, Unit #2, Port Carling, ON, P0B 1J0
Description:	Part of Lot 35, Concession 4, Part 1, Plan 35R-22500, (Medora)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Lake Rosseau (Category 1 Lake) Schedule: 29
Hearing Date: Monday, April 13th, 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. 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:

Prior to recent changes on the property, the subject lands have historically been developed with a two-storey boathouse containing a dwelling, and a land-based sleeping cabin.

The land-based sleeping cabin was recently demolished on the property, and the applicant proposes to further demolish an existing gazebo and roofed hot tub structure. The applicant also proposes to construct a dwelling in the approximate location of the recently demolished land-based sleeping cabin (BP2025-0685). The proposed dwelling has been issued a conditional building permit which is contingent upon the completion of a Change of Use Permit (BP2026-0163) wherein the existing dwelling within the two-storey boathouse must be converted to a sleeping cabin. The proposal, inclusive of this planning application and the building permit applications, would result in one land-based dwelling and one sleeping cabin in the existing two-storey boathouse.

Previous Minor Variance Application A-30/22 was approved by Committee of Adjustment on August 9th, 2022, to permit, among other matters, a lot coverage within 200 feet of the high water mark of 11.3%. The subject application constitutes a reconfiguration of lot coverage.

The following is a summary of the requested variance:



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 Feet of the High Water Mark	10% (2,526.5 sq. ft.)	11.2% (2,826 sq. ft.)	299.5 sq. ft.	Reconfigure Existing Lot Coverage to Permit the Construction of a Land-Based Dwelling

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: **April 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.

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.

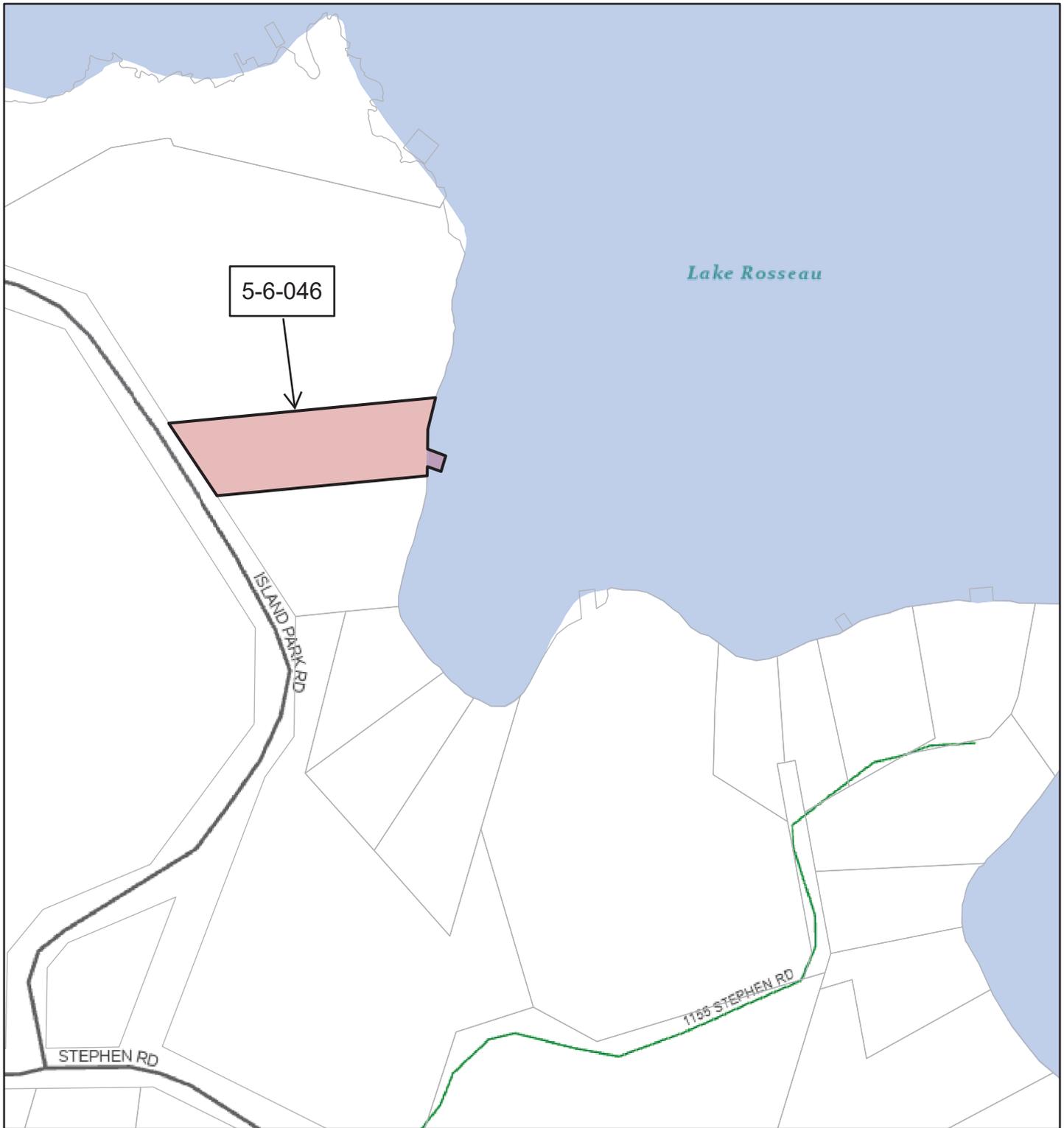
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 24th day of March, 2026.

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

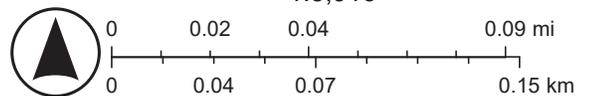


KEY MAP (A-20/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

PART OF LOT 35, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES

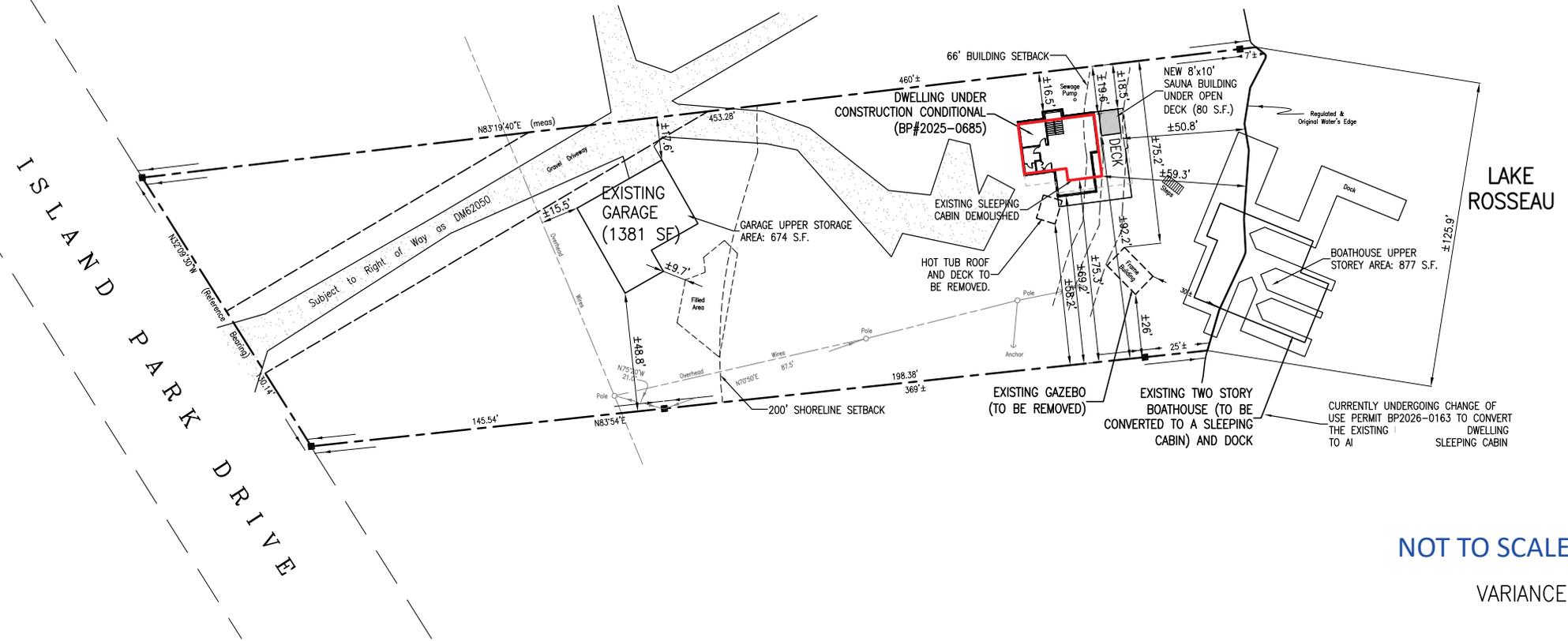
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE 1" = 40'



DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE
CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

PHIL HARDING PROPERTY
UNIT #2-1036 ISLAND PARK DRIVE
ROLL#: 4453-050-006-04600

SITE PLAN



AREA ANALYSIS

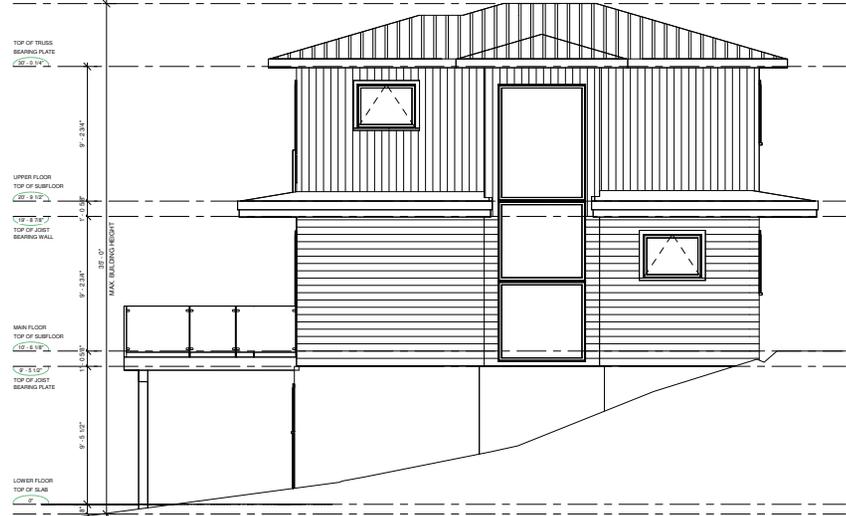
TOTAL SITE AREA:	49924 S.F. 1.15 Ac.
LOT AREA WITHIN 200' OF SHORE	25156 S.F. 0.58 Ac.
PROPOSED DWELLING COVERAGE AREA:	870 S.F.
EXISTING SLEEPING CABIN (ALREADY REMOVED)	(721 S.F.)
EXISTING HOT TUB ROOF COVERAGE AREA:	(80 S.F.)
(TO BE REMOVED)	
EXISTING GAZEBO COVERAGE AREA:	(171 S.F.)
(TO BE REMOVED)	
NEW SAUNA COVERAGE AREA:	80 S.F.
EXISTING BOATHOUSE COVERAGE AREA:	1876 S.F.
TOTAL LOT COVERAGE	2826 S.F. 11.2%
APPROVED VARIANCE COVERAGE:	11.3%
EXISTING GARAGE COVERAGE AREA:	1381 S.F.
4207 S.F.	
PERCENT COVERAGE OF ENTIRE LOT:	8.43%
EXISTING UPPER BOATHOUSE AREA:	877 S.F.
EXISTING STORAGE AREA ABOVE GARAGE:	674 S.F.
TOTAL UPPER STOREY AREA:	1551 S.F.

NOT TO SCALE
VARIANCE

ELEVATIONS



1 FRONT ELEVATION
A5 1/4" = 1'-0"



2 RIGHT ELEVATION
A5 1/4" = 1'-0"

NOT TO SCALE



3 REAR ELEVATION
A5 1/4" = 1'-0"



4 LEFT ELEVATION
A5 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION



PORT CARLING DESIGN OFFICE
705-765-1478
156 MEDORA STREET, UNIT 4

THESE DRAWINGS REMAIN THE PROPERTY OF MUSKOKA LUMBER BUILDING SUPPLY CENTER LIMITED. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MUSKOKA LUMBER BUILDING SUPPLY CENTER LIMITED. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES AND/OR OMISSIONS TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. OWNER SHALL BE RESPONSIBLE.

CONTRACTOR TO VERIFY POLYGLASS OPENINGS (R.O.) SIZES FROM WINDOW ORDER CONFIRMATION PRIOR TO CONSTRUCTION

No.	Revised by	Date	Description
1	CLIENT REVIEW	FEB 15/26	
2	UPDATED WINDOWS	FEB 24/26	
3	CLIENT REVIEW	JAN 15/26	
4	CLIENT REVIEW	JAN 16/26	
5	CLIENT REVIEW	JAN 15/26	
6	CLIENT REVIEW	OCT 16/25	
7	CLIENT REVIEW	OCT 29/25	
8	CLIENT REVIEW	FEB 11/25	

PROJECT
NEW COTTAGE for the HARDING Family

1036 Island Park Drive #2

DRAWING
ELEVATIONS

OWNER'S FILE LOCATION	OWNER	DATE	SCALE
C:\Program Files\Autodesk\AutoCAD 2025\Projects\1036 Island Park Drive #2	Lauri van Liesdonk	May 2025	1/4" = 1'-0" (1/8" = 1'-0" for details)

Sheet No. **A5**