

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-44/25

Roll No.: 6-2-057

Owner:	2822172 Ontario Inc., 23 Smithwood Drive, Etobicoke, ON, M9B 4R7		
Address & Description:	1058 Whittings Road, Unit #17 Part of Lots 25 and 26, Concession 5, Part 2, Plan 35R-17554, (Wood)		
Zoning:	Waterfront Residential (WR1-7)	Lake Muskoka (Category 1)	Schedule: 42
Hearing Date: Monday, September, 8th, 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 applicant proposes to recognize an as-built covered entry/porch. The covered entry/porch requires relief from required coverage and side yard setback provisions.

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 Interior Side Yard Setback	15 ft.	11 ft.	4 ft.	Recognize As-built Covered Entry/Porch
B	4.1.3 & 4.1.3.6	Lot Coverage (Entire Lot)	10%/1,100 sq. ft.	10.1%/1,115 sq. ft.	0.1%/15 sq. ft.	
C	4.1.3 & 4.1.3.7	Lot Coverage (within 200 ft. of High Water Mark)	10%/1,052 sq. ft.	10.6%/1,115 sq. ft.	0.6%/63 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



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: **September 3, 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.

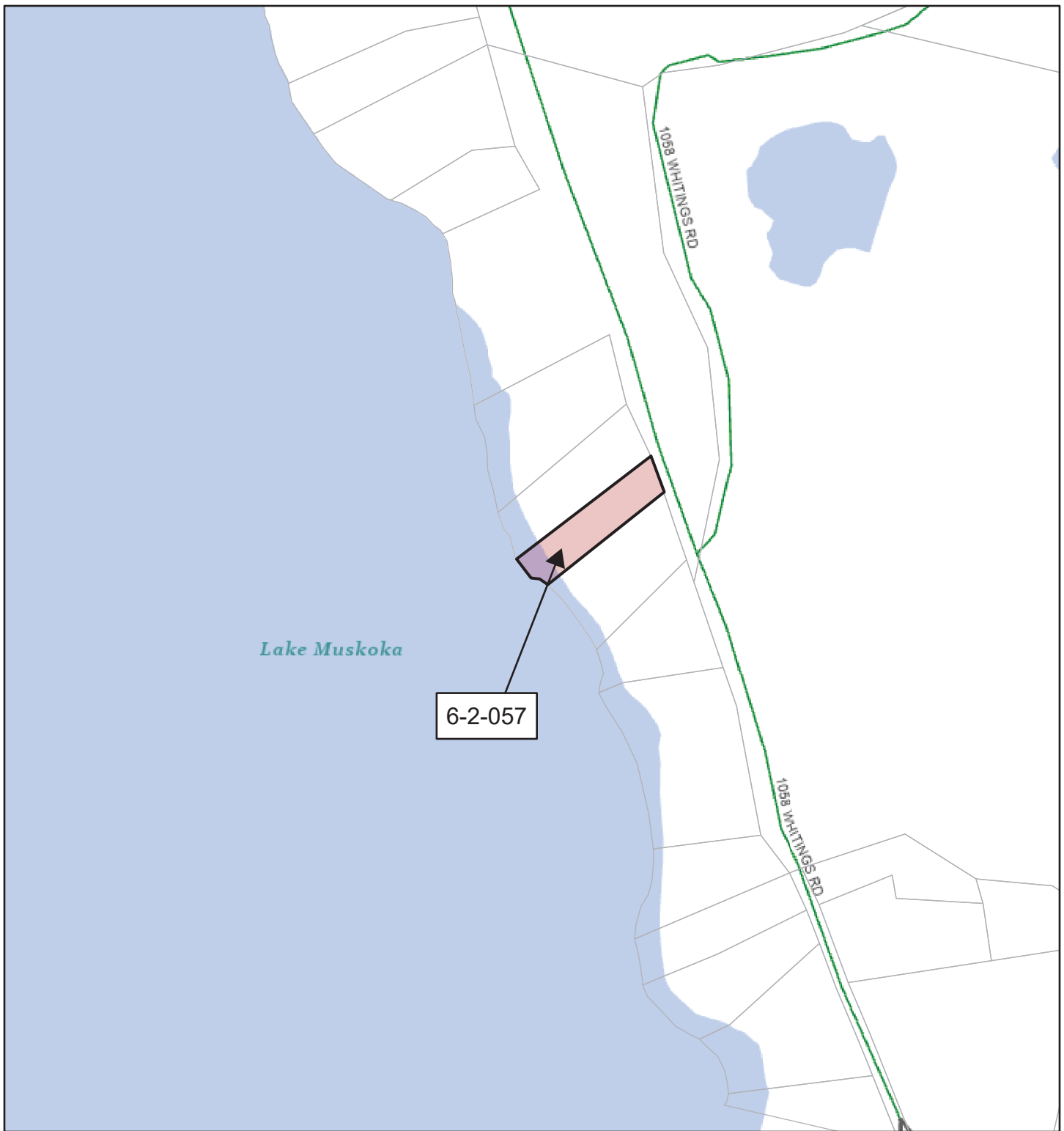
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 18th day of August, 2025.

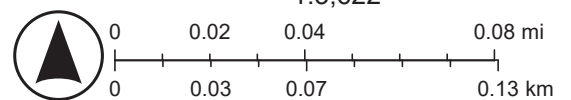
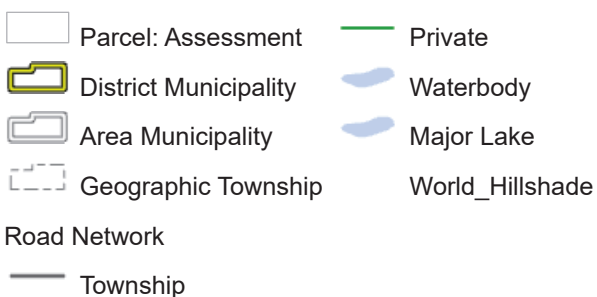
Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



KEY MAP, A-44/25 (2822172 ONTARIO INC.)

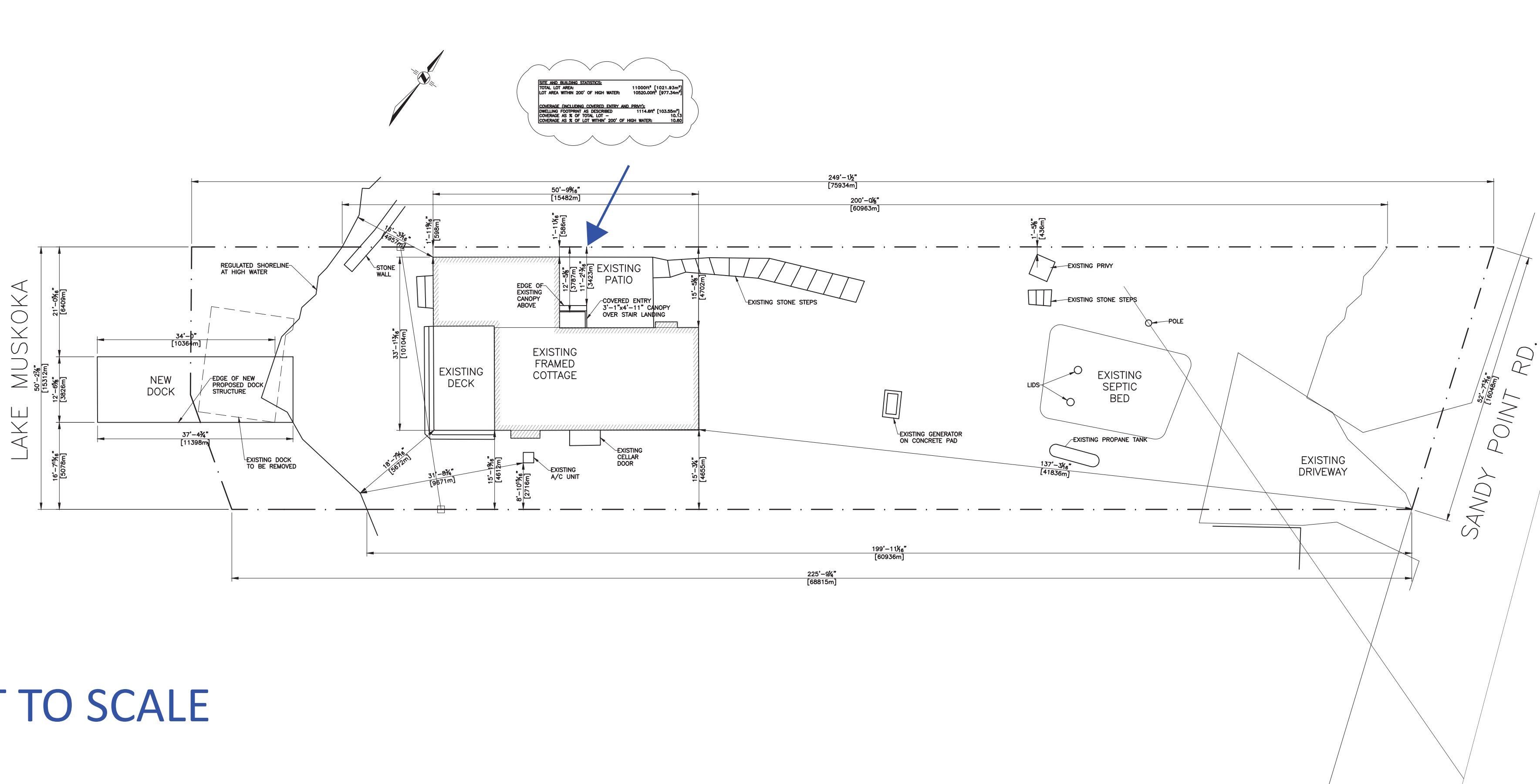


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.




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

SITE PLAN



NOT TO SCALE

<div>1. ALL WORK TO COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, LATEST EDITIONS, BY THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.</div> <div>2. ALL DRAWINGS AND SPECIFICATION ARE THE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER.</div> <div>3. DISCREPANCIES OR ERRORS IN THE DRAWINGS OR SPECIFICATIONS ARE TO BE REPORTED IMMEDIATELY TO THE DESIGNER.</div> <div>4. DO NOT SCALE THE DRAWINGS.</div>	<div> REMARKABLE STRUCTURES</div> <div>Address: 1006 Clear Lake Road, RR#1 Torrance ON, P0C1M0 Phone: 705-783-2881 E-mail: scott@remarkablestructures.ca Web: remarkablestructures.ca</div>	<div>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 design the work shown on the attached documents.</div> <div>QUALIFICATION INFORMATION Required unless design is exempt under 2.7.2.2 of the building code SCOTT PETRIE 28655 NAME SIGNATURE BCIN</div> <div>REGISTRATION INFORMATION Required unless design is exempt under 2.7.2.2 of the building code SCOTT PETRIE – RESIDENTIAL DESIGN 32009 NAME BCIN</div>	CLIENTS:		PROJECT NO:
			PROJECT:		24-157
			DRAWING:		DRAWING NO:
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			17 SANDY POINT RD. NEW DOCK		
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			AUGUST 13, 2025	1/16"=1'-0"	