



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

**File No.: A-64/25**  
**Roll No.: 4-11-003**

<b>Owner:</b>	Mark Yusishen, c/o Wanderos, 150 Parr Boulevard, Bolton, ON, L7E 4E6		
<b>Address &amp; Description:</b>	1059 Big Joe Road, Unit #20 Lot 21, Plan 34, Part 1, Plan 35R-22331, (Medora)		
<b>Zoning:</b>	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 28
<b>Hearing Date: Monday, November 10th, 2025 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.

#### Explanation of the Purpose and Effect:

The applicant proposes to demolish an existing two storey dwelling with an attached sundeck and to construct a new two storey dwelling with an attached sundeck. The following is a summary of the requested variance:

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)	10% (3,716 sq. ft.)	11% (4,087 sq. ft.)	1% (371 sq. ft.)	Construct a Two Storey 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](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**



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: **November 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.

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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 27th day of October, 2025.

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



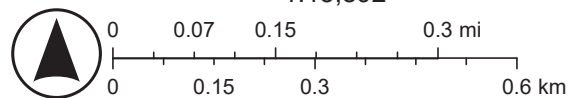
# KEY MAP, A-64/25 (YUSISHEN)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:15,892

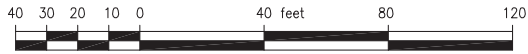
- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Township
- Private
- Waterbody
- Major Lake
- District
- Canada\_Hillshade
- World\_Hillshade



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

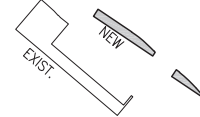
PART OF LOT 17, CONCESSION 7  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 40'



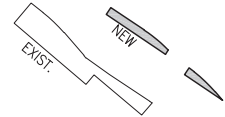
MARK YUSISHEN PROPERTY  
 1159 BIG JOE ROAD UNIT# 20  
 LOT 21 OF PLAN 34  
 Roll#: 4453-040-011-00300  
 PIN: 48147-0198  
 Zoning: WR4

DECK AREAS WITHIN  
 40' OF SHORE



EXISTING DECKS: 268 S.F.  
 PROPOSED DECKS: 79 S.F.

COTTAGE AREAS  
 WITHIN 50' OF SHORE

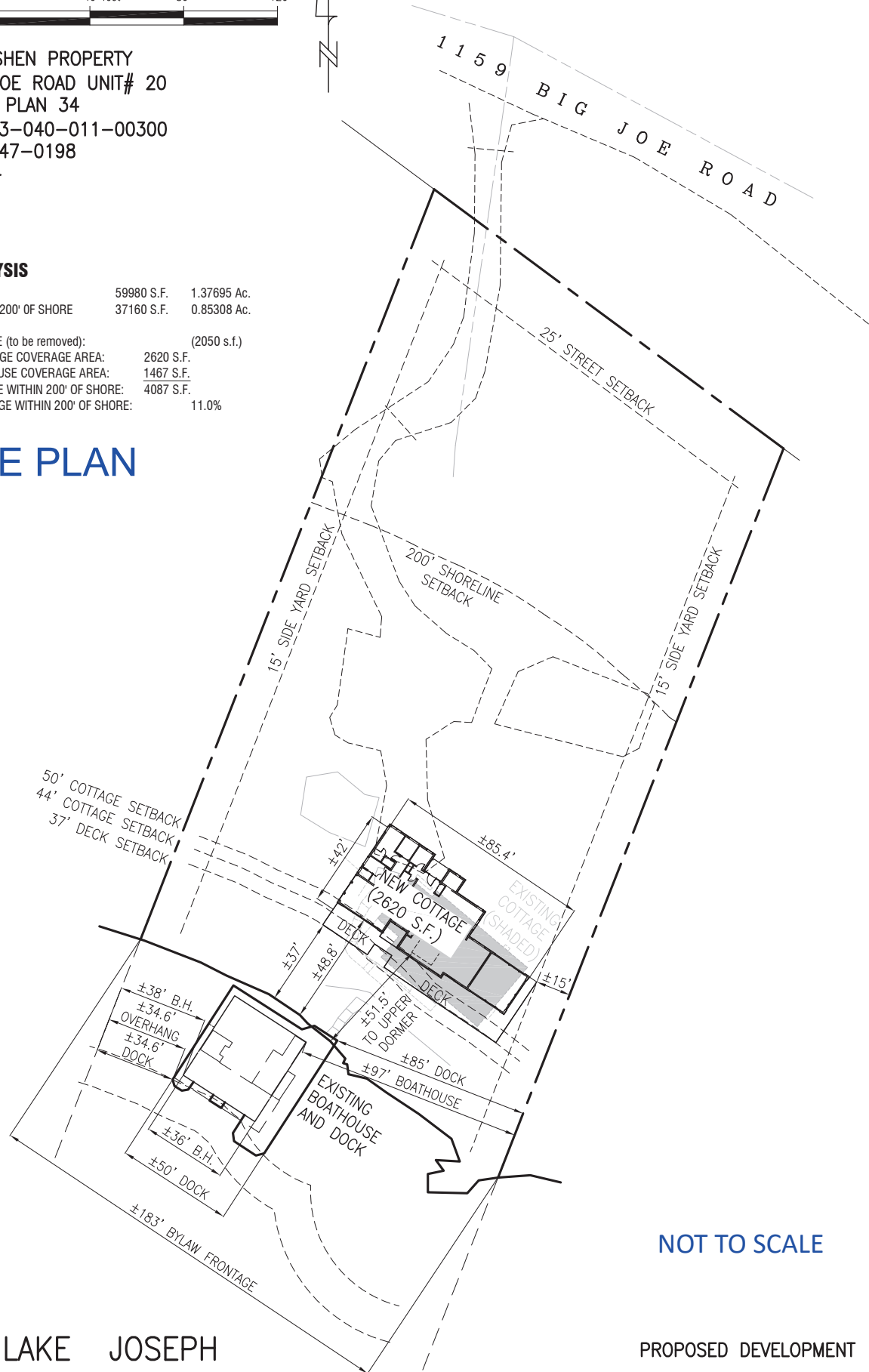


EXISTING COTTAGE: 318 S.F.  
 PROPOSED COTTAGE: 83 S.F.

**AREA ANALYSIS**

TOTAL SITE AREA:	59980 S.F.	1.37695 Ac.
LOT AREA WITHIN 200' OF SHORE	37160 S.F.	0.85308 Ac.
EXISTING COTTAGE (to be removed):		(2050 s.f.)
PROPOSED COTTAGE COVERAGE AREA:	2620 S.F.	
EXISTING BOATHOUSE COVERAGE AREA:	1467 S.F.	
LOT COVERAGE WITHIN 200' OF SHORE:	4087 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:		11.0%

**SITE PLAN**



NOT TO SCALE

LAKE JOSEPH

PROPOSED DEVELOPMENT







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

CONTRACTOR TO VERIFY DIMENSIONS  
(R.O.) SEES FROM WINDOW ORDER CONFIRMATION  
PROJECT TO CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF PORT CARLING DESIGN OFFICE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PORT CARLING DESIGN OFFICE IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

DATE: 2024-08-25  
DRAWN BY: J. CARLING  
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SCALE: 1/8" = 1'-0"

PROJECT: New Cottage for the YUSISHEN Family  
20-1059 Big Joe Road

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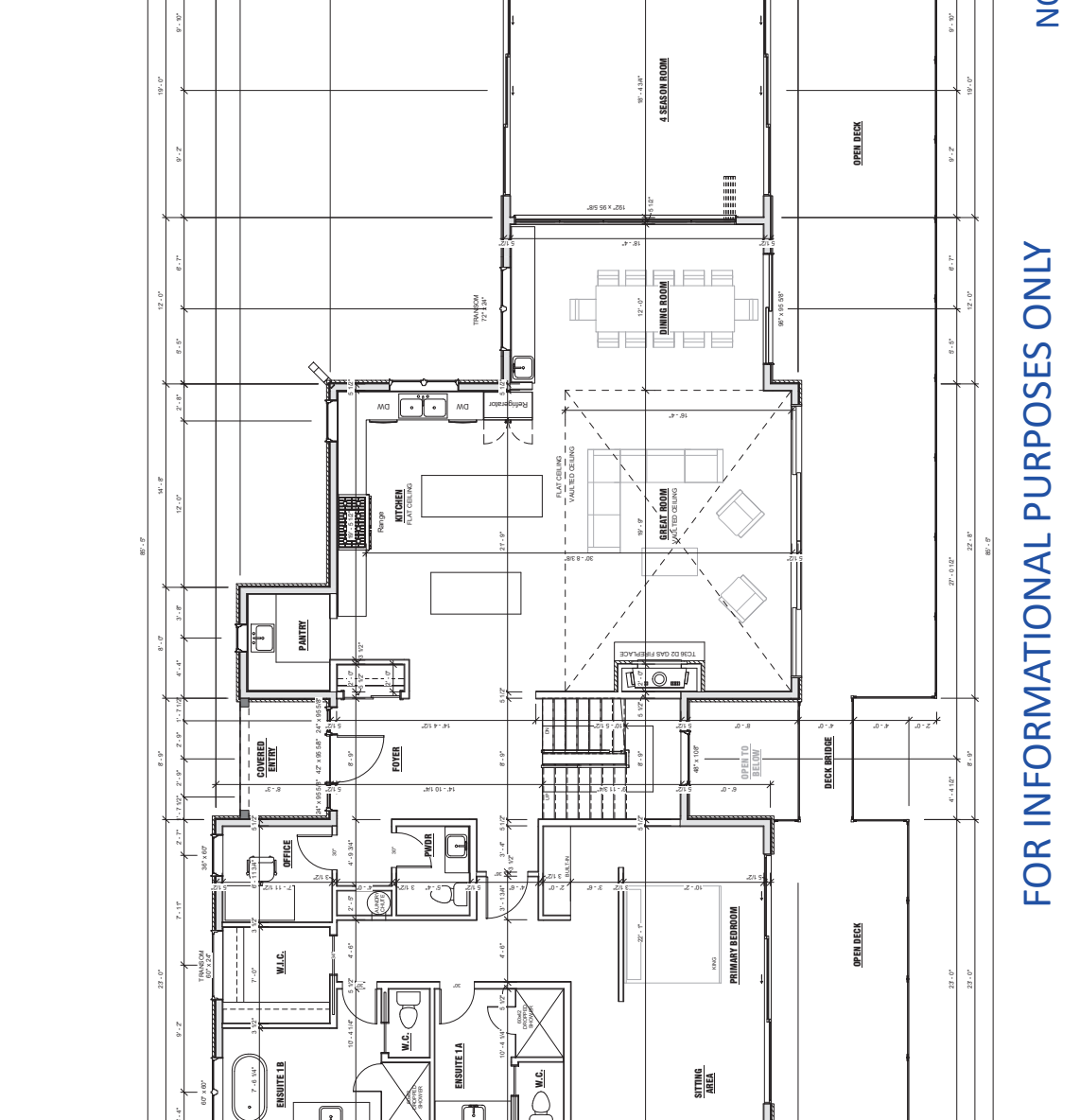
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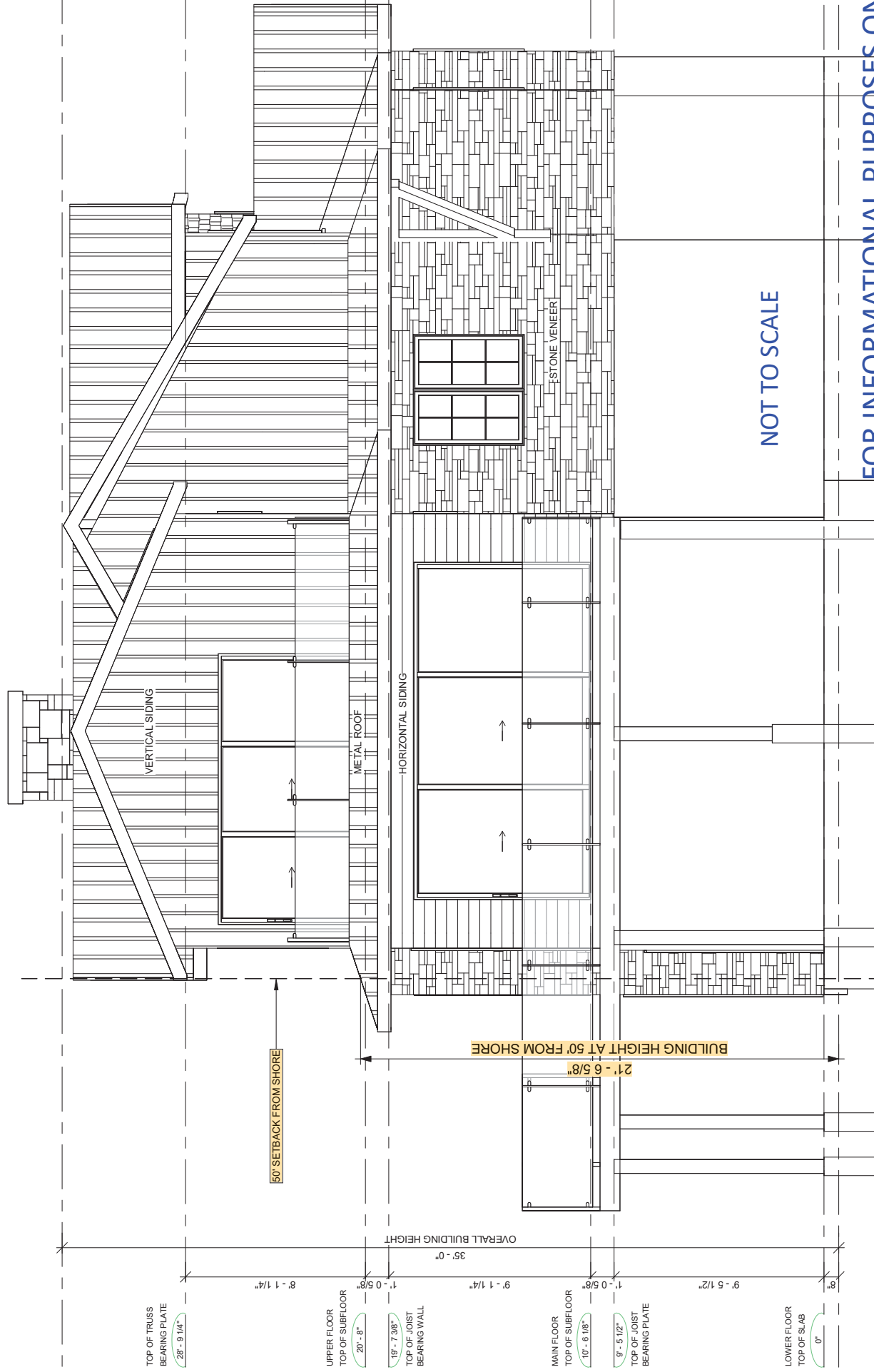


FOR INFORMATIONAL PURPOSES ONLY  
NOT TO SCALE

NOT FOR CONSTRUCTION  
FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION







NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

TOP OF TRUSS BEARING PLATE  
28' - 9 1/4"

UPPER FLOOR TOP OF SUBFLOOR  
20' - 8"

19' - 7 3/8"  
TOP OF JOIST BEARING WALL

MAIN FLOOR TOP OF SUBFLOOR  
10' - 6 1/8"

9' - 5 1/2"  
TOP OF JOIST BEARING PLATE

LOWER FLOOR TOP OF SLAB  
0"

50' SETBACK FROM SHORE

21' - 6 5/8"  
BUILDING HEIGHT AT 50' FROM SHORE

35' - 0"  
OVERALL BUILDING HEIGHT

2 RIGHT ELEVATION  
A6 1/4" = 1'-0"

