



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-11/26
Roll No.: 4-6-012

Owner:	Paul Dobson
Address:	4966 Muskoka Road 169, Unit #11
Description:	Part of Lot 5, Concession 9, (Medora)
Zoning:	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4) Lake Joseph (Category 1 Lake) Schedule: 26
Hearing Date: Friday, May 15th, 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:

The applicant proposes to demolish an existing dwelling and construct a new 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% (2,180 sq. ft.)	11 % (2,398 sq. ft.)	1% (218 sq. ft.)	To Construct a New 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: **May 6, 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 20th day of April, 2026.

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



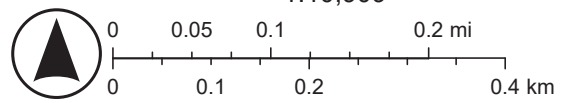
KEY MAP (A-11/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:10,909

- | | | |
|-----------------------|------------------|------------------|
| Parcel: Assessment | Settlement Areas | Private |
| District Municipality | Community | Waterbody |
| Area Municipality | Road Network | Major Lake |
| Geographic Township | Provincial | Canada_Hillshade |
| | District | World_Hillshade |
| | Township | |



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

#11-4966 MUSKOKA ROAD 169
PART OF LOT 5, CONCESSION 9, MEDORA
TOWNSHIP OF MUSKOKA LAKES
LAKE JOSEPH

SITE PLAN

ZONE REQUIREMENTS	
Zoning Description	--
Lot Area	45,030 sq ft
Lot Area (Within 200ft)	21,800 sq ft
Lot Frontage	109 ft
Maximum Lot Coverage % (Total Lot)	10% (4,503)
Maximum Lot Coverage % (Within 200ft)	10% (2,180)

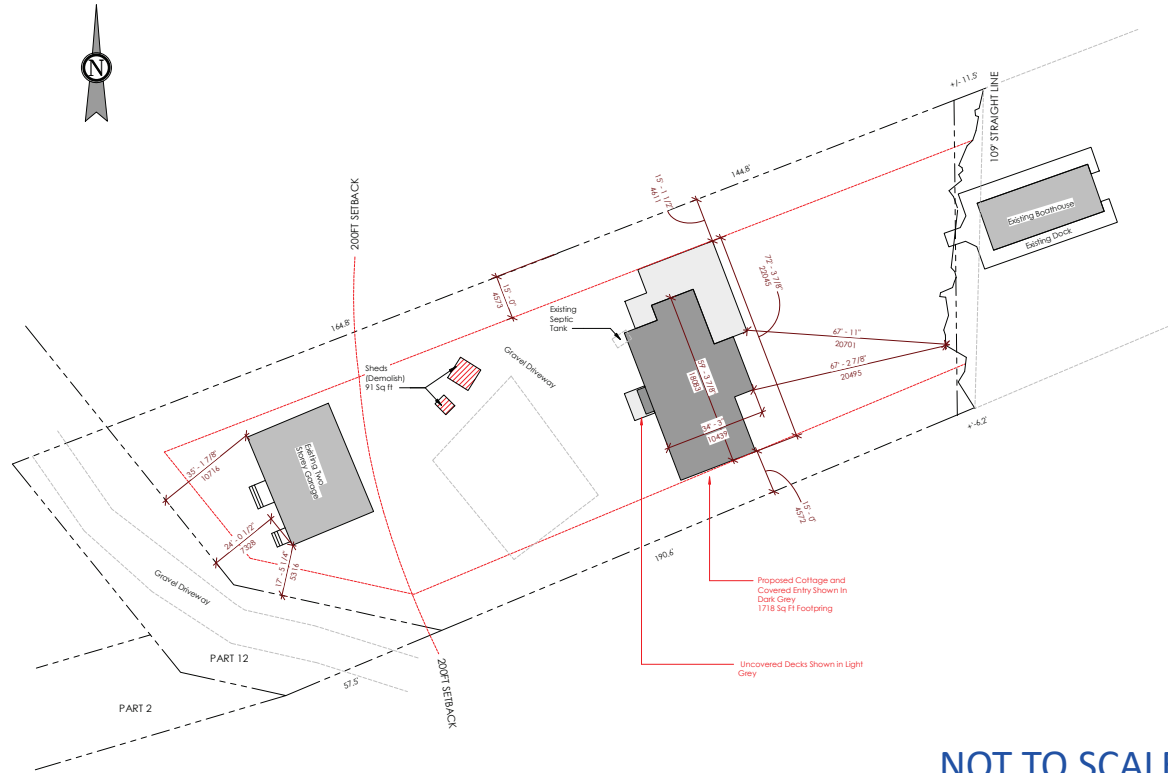
YARD SETBACKS (PROPOSED BUILDING)		
	FEET	METERS
Front Yard Setback (Min):	66	20.1
Interior Side Setback (Min):	15	4.6
Exterior Side Setback (Min):	30	9.1
Rear Yard Setback (Min):	15	4.6

BUILDING HEIGHT (PROPOSED BUILDING)		
Height (Max):	FEET	METERS
	35	10.7

AREAS OF EXISTING STRUCTURES		
	sqft.	SGM.
EXISTING COTTAGE	654	--
EXISTING COVERED PORCH	129	
SHEDS (TO DEMOLISH)	91	
BOATHOUSE	680	
GARAGE (BEYOND 200FT)	1,200	
TOTAL AREA OF EXISTING STRUCTURES	2,754	
TOTAL EXISTING WITHIN 200FT	1,554	

AREA OF PROPOSED STRUCTURES		
	sqft.	SGM.
PROPOSED COTTAGE AND COVERED ENTRY	1,718	--

LOT COVERAGE CALCULATIONS		%
EXISTING TOTAL LOT		6.1%
EXISTING WITHIN 200FT		7.1%
PROPOSED TOTAL LOT		7.9%
PROPOSED WITHIN 200FT		11%



1 A Site Plan
1" = 20'-0"

NOT TO SCALE

No.	Description	Date

SHEET LIST

A-000	Cover Page
A-001	Site Plan & Lot Statistics
A-002	Notes & Legends
A-101	Basement Plan
A-102	Main Floor Plan
A-104	Roof Plan
A-200	Elevations
A-201	Elevations

Design Criteria:
Ground Snow Load (S_g):
Associated Rain Load (S_r):
Specified Snow Load:
Base Wind Pressure (q/150):

Client Name: Dobson

Address: #11-4966 Muskoka Road 169

Engineer Seal:

Designer:
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 be a designer.

QUALIFICATIONS INFORMATION
Required unless design is exempt under 2.17.5.1 of the Building Code

DRAFT NOT FOR PERMIT

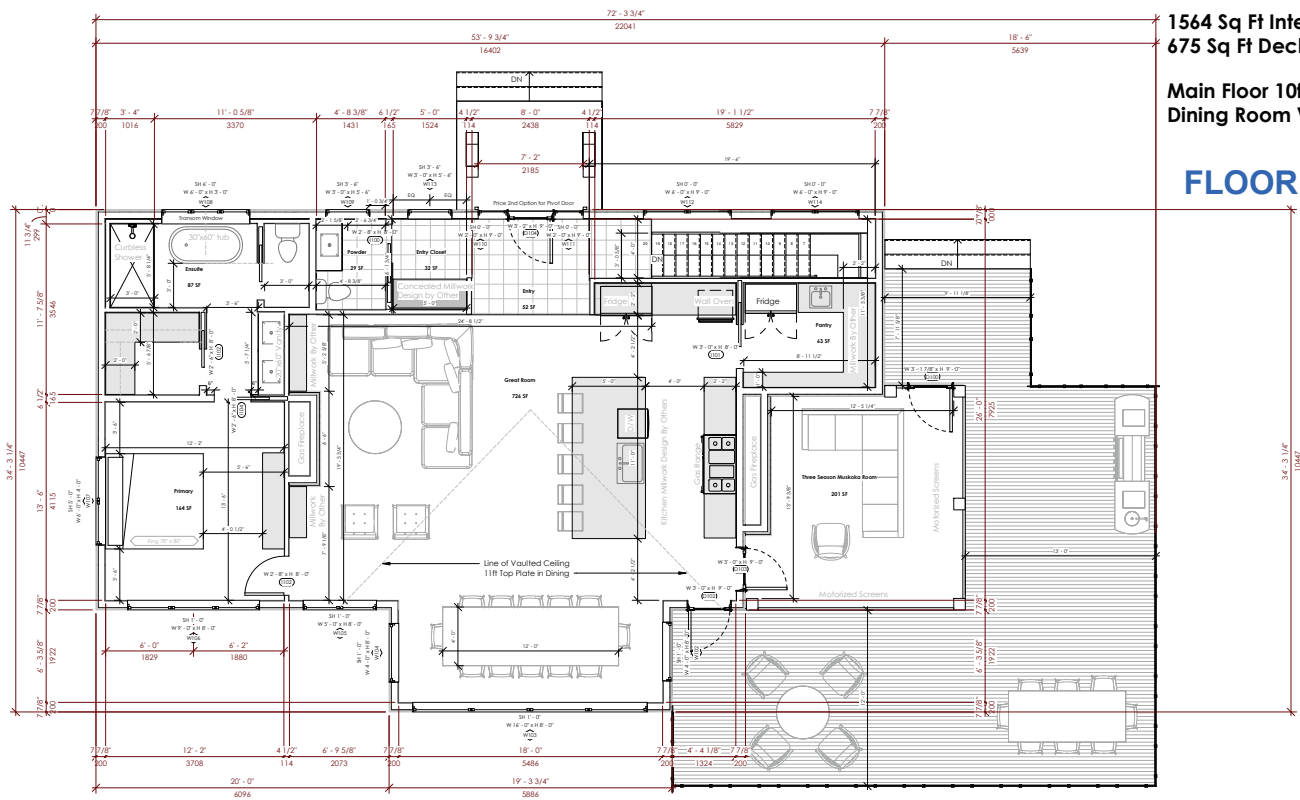
Project Number: SD25-0806 Dobson
Date: 2025-11-07 11:13:57 AM
Drawn By: CM
Checked By: NM

Sheet Name: Site Plan & Lot Statistics

Project Number: SD25-0806 Dobson
Date: 2025-11-07 11:13:57 AM
Drawn By: CM
Checked By: NM

A-001

Scale: As indicated



1564 Sq Ft Interior Area Main Floor
 675 Sq Ft Deck
 Main Floor 10ft Ceiling Height
 Dining Room Vaulted to 11ft

FLOOR PLANS

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

1 Architectural Main Level Plan
 1/4" = 1'-0"

Window Schedule						
Mark	Level	Width	Height	Sill Height	Head Height	
W201	Proposed I/O Slab	48"	108"	0"	0"	F-0"
W202	Proposed I/O Slab	48"	108"	0"	0"	F-0"
W203	Proposed I/O Slab	60 7/16"	48"	5"	0"	F-0"
W204	Proposed I/O Slab	36"	108"	0"	0"	F-0"
W205	Proposed I/O Slab	84"	36"	6"	0"	F-0"
W206	Proposed I/O Slab	84"	36"	6"	0"	F-0"
W102	Proposed Main Level	48"	96"	1"	0"	F-0"
W103	Proposed Main Level	112"	96"	1"	0"	F-0"
W104	Proposed Main Level	48"	96"	1"	0"	F-0"
W105	Proposed Main Level	60"	96"	1"	0"	F-0"
W106	Proposed Main Level	108"	96"	1"	0"	F-0"
W107	Proposed Main Level	72"	48"	5"	0"	F-0"
W108	Proposed Main Level	72"	36"	6"	0"	F-0"
W109	Proposed Main Level	36"	66"	6"	0"	F-0"
W110	Proposed Main Level	24"	108"	0"	0"	F-0"
W111	Proposed Main Level	24"	108"	0"	0"	F-0"
W112	Proposed Main Level	72"	108"	0"	0"	F-0"
W113	Proposed Main Level	36"	66"	6"	0"	F-0"
W114	Proposed Main Level	72"	108"	0"	0"	F-0"

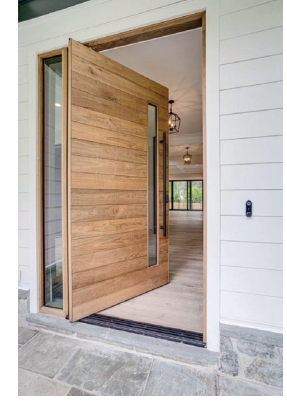
Door Schedule				
Mark	Level	Description	Width	Height
D201	Proposed I/O Slab	Fixed Patio Door Panel	172"	108"
D203	Proposed I/O Slab	Fixed Patio Door Panel	144"	108"
D200	Proposed I/O Slab	Single Swing Interior Door	32"	96"
D201	Proposed I/O Slab	Sliding, 2 Panel Interior Door	60"	96"
D202	Proposed I/O Slab	Sliding, 2 Panel Interior Door	60"	96"
D203	Proposed I/O Slab	Single Swing Interior Door	32"	96"
D204	Proposed I/O Slab	Single Swing Interior Door	32"	96"
D205	Proposed I/O Slab	Single Swing Interior Door	36"	96"
D206	Proposed I/O Slab	Single Swing Interior Door	36"	96"
D213	Proposed I/O Slab	Single Swing Interior Door	32"	96"
D214	Proposed I/O Slab	Single Swing Interior Door	32"	96"
D215	Proposed I/O Slab	Single Swing Interior Door	32"	96"
D216	Proposed I/O Slab	Fixed Patio Door Panel	144"	108"
D217	Proposed I/O Slab	In-Swing Patio Door	36"	108"
D100	Proposed Main Level	Out-Swing Patio Door	37 7/8"	108"
D102	Proposed Main Level	In-Swing Patio Door	36"	108"
D103	Proposed Main Level	Out-Swing Patio Door	36"	108"
D104	Proposed Main Level	In-Swing Patio Door	36"	108"
D105	Proposed Main Level	Pocket, Single Panel Interior Door	30"	96"
I100	Proposed Main Level	Pocket, Single Panel Interior Door	32"	96"
I101	Proposed Main Level	Pocket, Single Panel Interior Door	36"	96"
I102	Proposed Main Level	Single Swing Interior Door	32"	96"
I103	Proposed Main Level	Pocket, Single Panel Interior Door	30"	96"
I104	Proposed Main Level	Pocket, Single Panel Interior Door	30"	96"



Example Pocket Door for Pantry



Example Millwork Entry Closet



Example Pivot Door



Example Dining Room

Spencer Douglas

PLANNING ■ DESIGN

No.	Description	Date

SHEET LIST

A-000	Cover Page
A-001	Site Plan & Lot Statistics
A-002	Notes & Legends
A-101	Basement Plan
A-102	Main Floor Plan
A-104	Roof Plan
A-200	Elevations
A-201	Elevations

Design Criteria:
 Ground Snow Load (Sg):
 Associated Rain Load (Sr):
 Specified Snow Load:
 Base Wind Pressure (q/150):

Client Name: Dobson
Address: #11-4966 Muskoka Road 169

Designer:
 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 be a designer.
QUALIFICATIONS INFORMATION
 Required unless design is exempt under 2.17.5.1 of the Building Code
DRAFT NOT FOR PERMIT
 Required unless design is exempt under 2.17.5.1 of the Building Code
 Designer: **NAM** (11743) W.B.C.N.
 Firm Name: **BCN**
 Sheet Name: **Main Floor Plan**

Project Number: SD25-0806 Dobson
Date: 2025-11-07 11:14:03 AM
Drawn By: CM
Checked By: NM
Scale: 1/4" = 1'-0"

ELEVATIONS



1 Architectural Front Elevation
1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



2 Architectural Rear Elevation
1/4" = 1'-0"

No.	Description	Date

SHEET LIST

A-000	Cover Page
A-001	Site Plan & Lot Statistics
A-002	Notes & Legends
A-101	Basement Plan
A-102	Main Floor Plan
A-104	Roof Plan
A-200	Elevations
A-201	Elevations

Design Criteria:

Ground Snow Load (S_g):
Associated Rain Load (S_r):
Specified Snow Load:
Base Wind Pressure (q/150):

Client Name Dobson

Address #11-4966 Muskoka Road 169

Engineer Seal

Designer

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 be a designer.

QUALIFICATIONS INFORMATION
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DRAFT
NOT FOR PERMIT

Designer: NAM
FIRM: NAM

Sheet Name Elevations

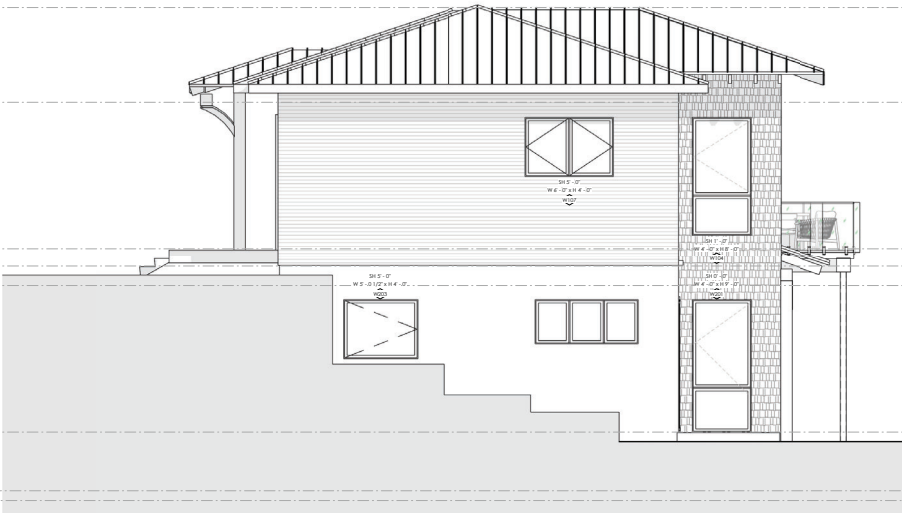
Project Number SD25-0806 Dobson
Date 2025-11-07 11:14:05 AM

Drawn By CM
Checked By NM

A-200

Scale 1/4" = 1'-0"

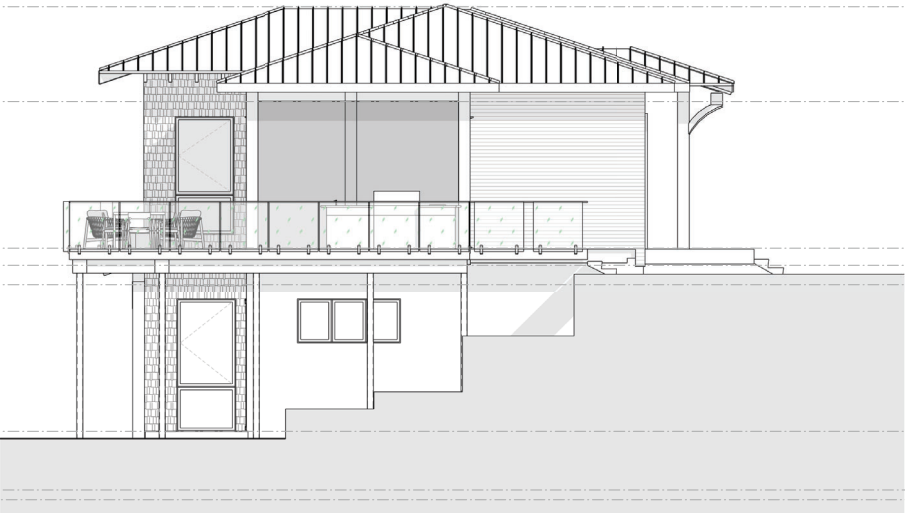
ELEVATIONS



1 Architectural Left Elevation
1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



2 Architectural Right Elevation
1/4" = 1'-0"

No.	Description	Date

SHEET LIST

- A-000 Cover Page
- A-001 Site Plan & Lot Statistics
- A-002 Notes & Legends
- A-101 Basement Plan
- A-102 Main Floor Plan
- A-104 Roof Plan
- A-200 Elevations
- A-201 Elevations

Design Criteria:

Ground Snow Load (S_g):
Associated Rain Load (S_r):
Specified Snow Load:
Base Wind Pressure (q/150):

Client Name

Dobson

Address

#11-4966 Muskoka Road 169

Engineer Seal

Designer

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 be a designer.

Required unless design is exempt under 2.17.5.1 of the Building Code

DRAFT
NOT FOR PERMIT

Designer: NAM 11743 BCIN

Required: FIRM NAM 11743 BCIN

Sheet Name

Elevations

Project Number SD25-0806 Dobson

Date 2025-11-07 11:14:07 AM

Drawn By CM

Checked By NM

A-201

Scale 1/4" = 1'-0"