



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-91/25**

**Roll No.: 5-5-023**

<b>Owner:</b>	Birchwater Investments Ltd		
<b>Address:</b>	1167 Armstrong Point Road, Unit #8		
<b>Description:</b>	Part of Lot 33, Concession 5, Parts 3 to 8, Plan 35R-9283, Part 1, Plan 35R-22753, (Medora)		
<b>Zoning:</b>	Waterfront Residential – No Constraints (WR1-7) Lake Rosseau (Category 1 Lake)		Schedule: 29
<b>Hearing Date: Monday, April, 13<sup>th</sup>, 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 recognize an as-built dock and to construct additions to it. The applicant further proposes to construct a single storey addition with a rooftop sundeck to an existing two-storey boathouse. The following is a summary of the requested variances:

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% (3,500 sq. ft.)	11% (3,845 sq. ft.)	345 sq. ft.	Construct a Single Storey Addition with a Rooftop Sundeck to an Existing Two-Storey Boathouse
B	4.1.7, 4.1.7.1 & 4.1.7.8	Minimum Side Yard Setback from the Southerly Side Lot Line Projection	45 ft.	41.5 ft.	3.5 ft.	
C	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width	52.4 ft. (25%)	57.5 ft. (27.4%)	5.1 ft.	Recognize an As-Built Dock and Construct Dock 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**



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: **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.

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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 30th day of March, 2026.

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



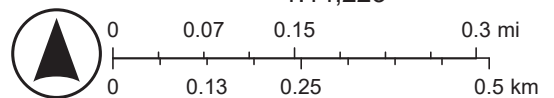
# KEY MAP, A-91/25



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:14,223

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



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

# SITE PLAN

EXISTING LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	209.5'	--
EXISTING DOCK	57'-6"	27.4%
EXISTING DOCK TOTAL	57'-6"	27.4%
EXISTING BOATHOUSE	29'-4"	14.0%
EXISTING BOATHOUSE TOTAL	29'-4"	14.0%

EXISTING LOT AREA STATS		
DEFINITION	AREA (SF)	% COVERAGE
TOTAL LOT AREA	44,700	--
AREA WITHIN 200' OF HW MARK	35,000	--
EXISTING STRUCTURES		
MAIN COTTAGE	2611	7.46%
BOATHOUSE AND BALCONIES	1014.52	2.90%
EXISTING TOTAL	3625.52	10.36%

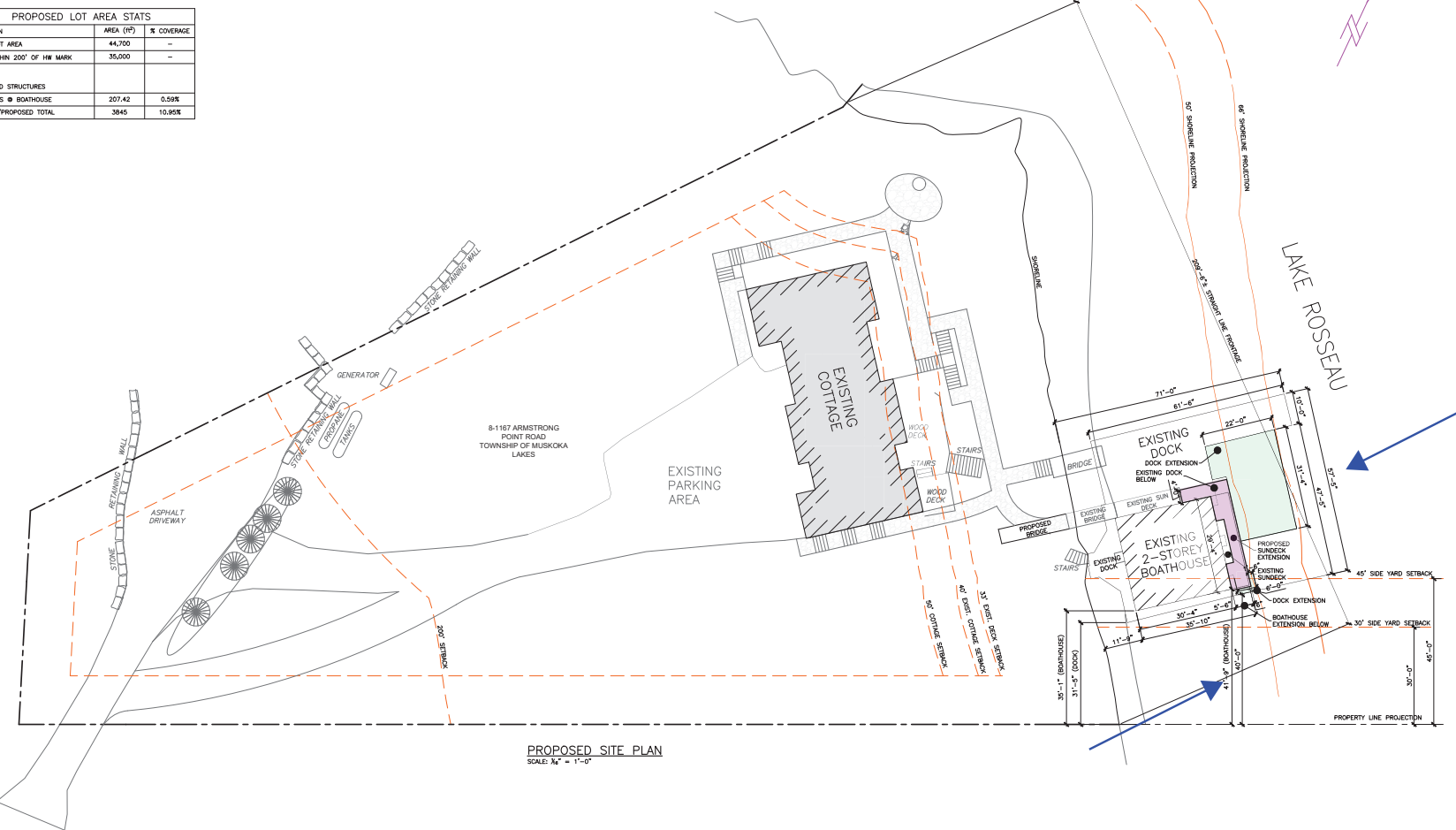
PROPOSED LOT AREA STATS		
DEFINITION	AREA (SF)	% COVERAGE
TOTAL LOT AREA	44,700	--
AREA WITHIN 200' OF HW MARK	35,000	--
PROPOSED STRUCTURES		
BALCONIES @ BOATHOUSE	207.42	0.59%
EXISTING/PROPOSED TOTAL	3845	10.95%

ZONING DETAILS STRUCTURES OVER WATER		
LAKE CLASS	CATEGORY 1	
STRAIGHT LINE FRONTAGE	209.5'	
DOCKS		
MAX. LENGTH	66'	
MAX. CUMULATIVE WIDTH	25%	
MIN. SIDE YARD SETBACK	30'	
BOATHOUSE		
MAX. LENGTH	50'	
MAX. CUMULATIVE WIDTH	16%	
HABITABLE FLOOR AREA	EXISTING	
MAX. SIZE 2ND STOREY	NA	
LOCATION OF 2ND STOREY	NA	
MAX. HEIGHT	18'	
MIN. SIDE YARD SETBACK (1 STOREY)	30'	
MIN. SIDE YARD SETBACK (2 STOREY OR SUNDECK)	45'	

ZONING DETAILS		
ZONING	WR7	
LOT AREA	44,700 SF	
AREA WITHIN 200' OF HW MARK	35,000 SF	
MAX. LOT COVERAGE		
MIN. FRONT YARD SETBACK	100'	
MIN. INT. SIDE YARD SETBACK	15'	
MIN. EXT. SIDE YARD SETBACK	30'	
MIN. REAR YARD SETBACK	15'	
MAX. HEIGHT	35'	
MAX. HEIGHT ACCESSORY	25'	



PROPOSED SITE PLAN  
SCALE: 1/4" = 1'-0"

NOT TO SCALE



705.640.3800  
INFO@DEKONINGGROUP.COM  
3 ARMSTRONG POINT ROAD  
PORT CARLING, ONTARIO  
POB 1J0

PROFESSIONAL ENGINEER  
BCIN REGISTRATION INFORMATION  
DE KONING GROUP INC. 124300  
FIRM NAME FIRM BCIN  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

No.	Revision/Issue Column	Date
4	ISSUED FOR REVIEW	NOV 27 2025
3	REISSUED FOR VARIANCE APPLICATION	MAR 27 2025
2	REISSUED FOR VARIANCE APPLICATION	MAR 05 2025
1	REISSUED FOR VARIANCE APPLICATION	DEC 04 2024
1	ISSUED FOR REVIEW	NOV 27 2025

CLIENT  
**DOCKSIDE WELDING**

PROJECT  
**FLYNN BOATHOUSE**  
8-1167 ARMSTRONG POINT ROAD  
TOWNSHIP OF MUSKOKA LAKES

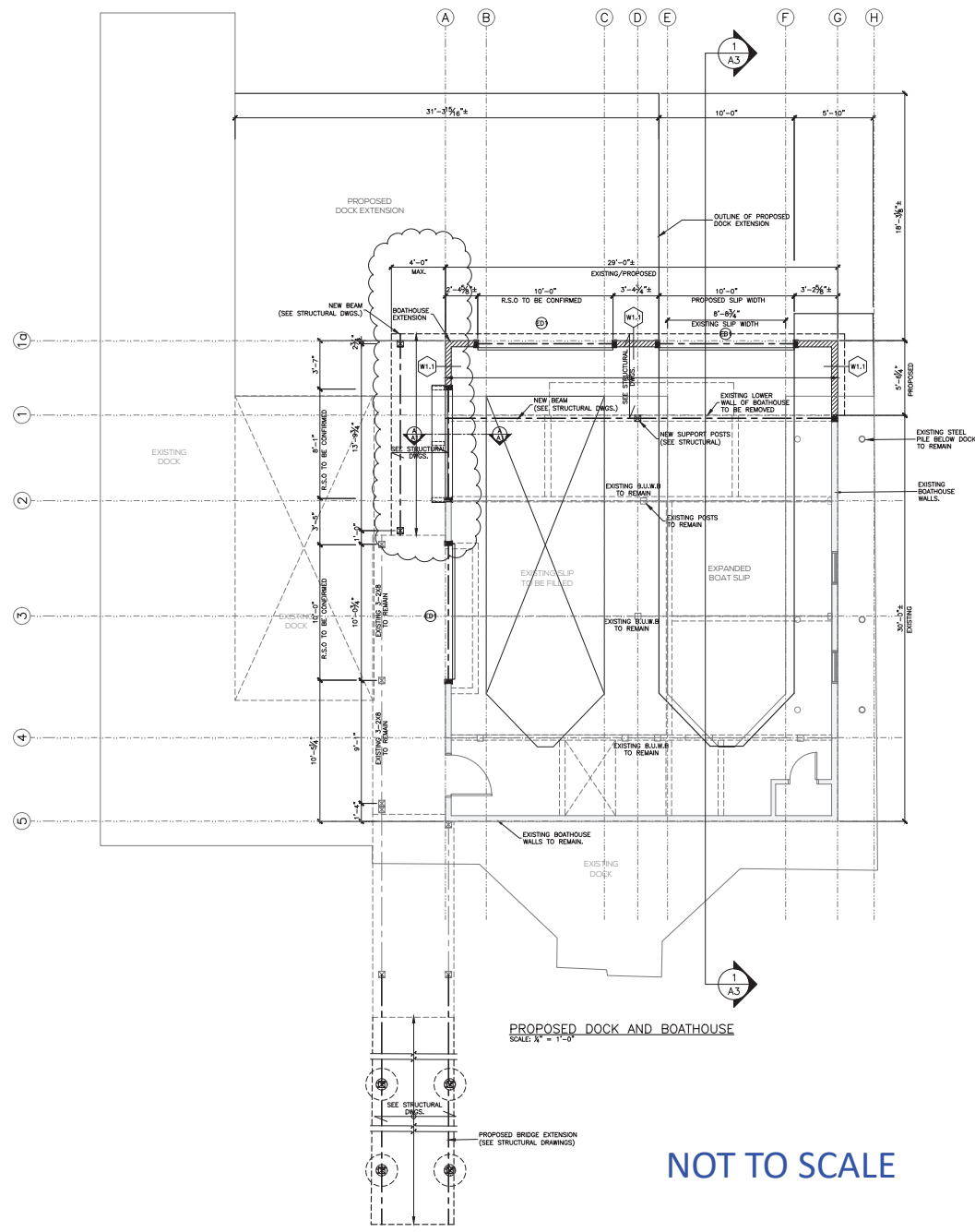
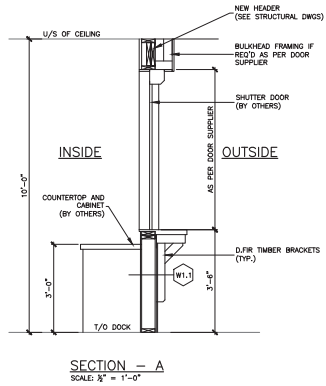
DRAWING  
**PROPOSED SITE PLAN**

**ISSUED FOR REVIEW**  
**NOT FOR CONSTRUCTION**

PROJECT	25-26-02
DATE	OCTOBER 2025
DESIGNED	BK
REVIEWED	NJK
SCALE	AS SHOWN
SHEET	SP2

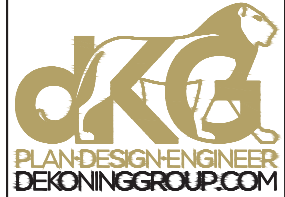
LEGEND			
SYMBOL	DESCRIPTION	SECTION	CONSTRUCTION
(W1.1)	EXTERIOR ZWB WALL		<ul style="list-style-type: none"> <li>INTERIOR FINISH-BY OTHERS</li> <li>2x6 SPF STUDS @ 16" O/C</li> <li>3/4" CSP or 3/4" OSB SHEATHING</li> <li>10' ON FIRST 48' OF WALLS</li> <li>CONTINUOUS WRB/AIR BARRIER</li> <li>SPF STRAPPING @ 16" O/C AS REQUIRED</li> <li>EXTERIOR SIDING-BY OTHERS</li> </ul>
(F1.1)	DURADEK DECK		<ul style="list-style-type: none"> <li>DURADEK WATERPROOFING MEMBRANE</li> <li>MIN 2% SLOPE</li> <li>3/4" TAG PLYWOOD - GLUED AND SCREWED</li> <li>WRB/AIR BARRIER</li> <li>WOOD SLEEPERS-SHIPED TO MIN. 2% SLOPE</li> <li>2X JOISTS AS PER STRUCTURAL DRAWINGS</li> <li>CEILING FINISH-BY OTHERS</li> </ul>
(F1.2)	DECKING		<ul style="list-style-type: none"> <li>2x FT DECK BOARDS</li> <li>TO MATCH EXISTING</li> <li>2X DECK JOISTS AS PER STRUCTURAL DRAWINGS</li> </ul>

# FLOOR PLANS



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



705.640.3800  
INFO@DEKONINGGROUP.COM  
3 ARMSTRONG POINT ROAD  
PORT CARLING, ONTARIO  
POB 1J0

PROFESSIONAL ENGINEER

BCIN REGISTRATION INFORMATION  
DE KONING GROUP INC. 124300  
FIRM NAME FIRM BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

NO.	DESCRIPTION	DATE
4	ISSUED FOR MINOR VARIANCE	MAR 30, 2025
3	ISSUED FOR REVIEW	JAN 09, 2025
2	ISSUED FOR REVIEW	DEC 04, 2024
1	ISSUED FOR REVIEW	NOV 27, 2024
01	Revision/Track Column	DATE

DOCKSIDE WELDING

PROJECT  
**FLYNN BOATHOUSE**  
8-1167 ARMSTRONG POINT ROAD  
TOWNSHIP OF MUSKOKA LAKES

DRAWING  
**PROPOSED LOWER BOATHOUSE PLAN**

**ISSUED FOR REVIEW**  
**NOT FOR CONSTRUCTION**

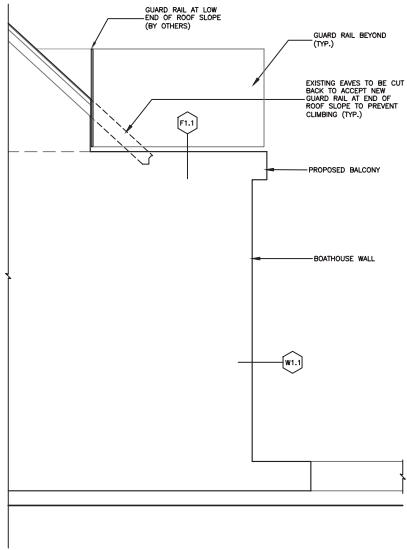
PROJECT	25-26-02
DATE	NOVEMBER 2025
DESIGNED	MRR
REVIEWED	BK
SCALE	AS SHOWN
SHEET	A1

\*NOTE: DRAWING TO BE READ IN CONJUNCTION WITH DE KONING GROUP JOB NUMBER 25-26-02 DRAWING -- 51.

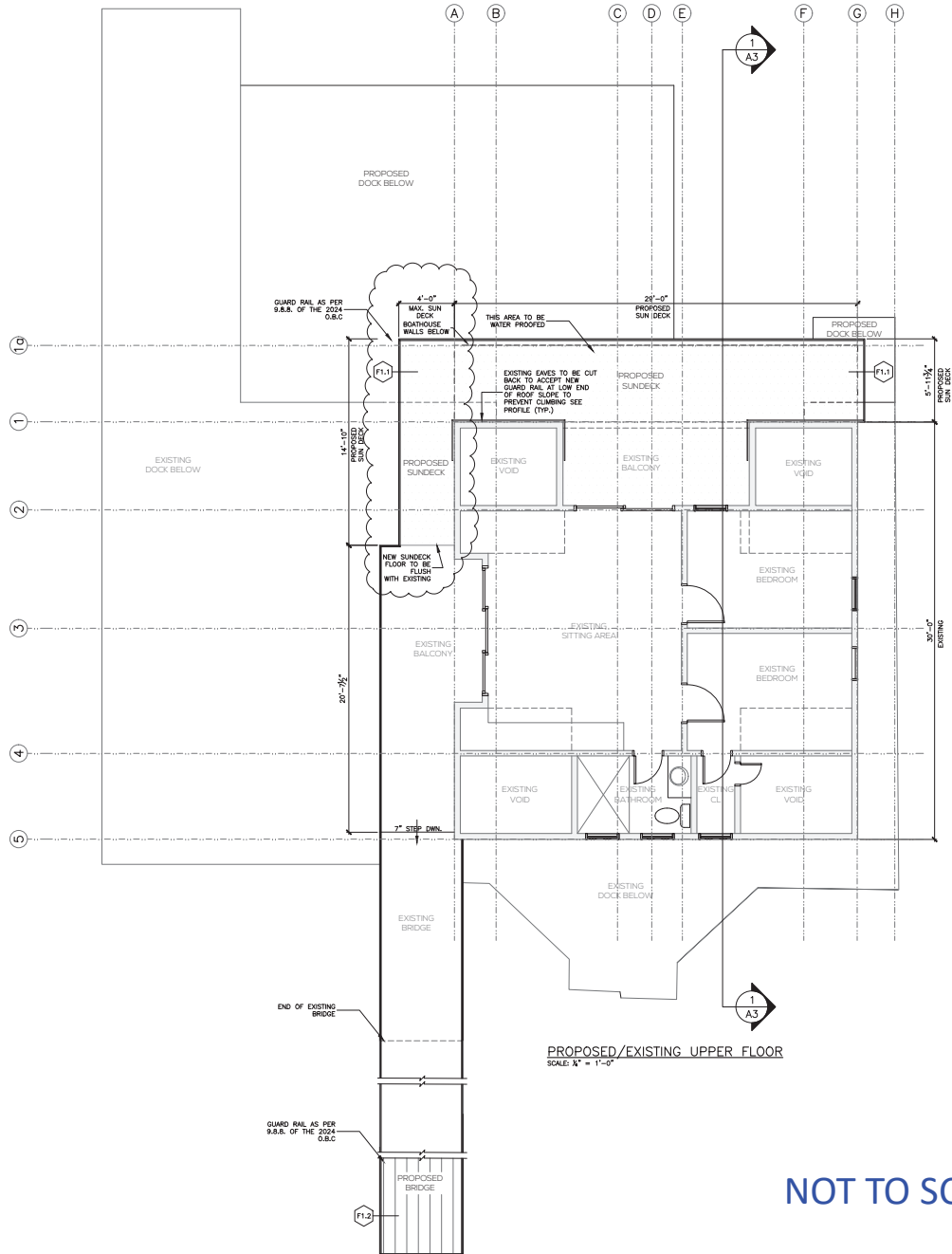
LEGEND			
SYMBOL	DESCRIPTION	SECTION	CONSTRUCTION
(W1)	EXTERIOR ZWB WALL		<ul style="list-style-type: none"> <li>INTERIOR FINISH-BY OTHERS</li> <li>2x8 SPF STUDS @ 16" O/C</li> <li>3/4" CSP or 3/4" OSB SHEATHING</li> <li>1" ON FIRST 48" OF WALLS</li> <li>CONTINUOUS WRB/AIR BARRIER</li> <li>SPF STRAPPING @ 16" O/C AS REQUIRED</li> <li>EXTERIOR SIDING-BY OTHERS</li> </ul>
(F1.1)	DURADEK DECK		<ul style="list-style-type: none"> <li>DURADEK WATERPROOFING MEMBRANE</li> <li>MIN 2% SLOPE</li> <li>5/8" TAG PLYWOOD - GLUED AND SCREWED</li> <li>WRB/AIR BARRIER</li> <li>WOOD SLEEPERS-HIPPED TO MIN. 2% SLOPE</li> <li>2X JOISTS AS PER STRUCTURAL DRAWINGS</li> <li>CEILING FINISH-BY OTHERS</li> </ul>
(F1.2)	DECKING		<ul style="list-style-type: none"> <li>2x 4" FT DECK BOARDS</li> <li>TO MATCH EXISTING</li> <li>2X DECK JOISTS AS PER STRUCTURAL DRAWINGS</li> </ul>

# FLOOR PLANS

FOR INFORMATIONAL PURPOSES ONLY



PROFILE-1  
SCALE: 3/4" = 1'-0"



PROPOSED/EXISTING UPPER FLOOR  
SCALE: 3/4" = 1'-0"

NOT TO SCALE



705.640.3800  
INFO@DEKONINGGROUP.COM  
3 ARMSTRONG POINT ROAD  
PORT CARLING, ONTARIO  
POB 1J0

PROFESSIONAL ENGINEER

BCIN REGISTRATION INFORMATION 124300  
FIRM NAME DEKONING GROUP INC. FIRM BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

No.	Revision/Task Column	Date
4	ISSUED FOR MINOR VARIANCE	MAR 30, 2025
3	ISSUED FOR REVIEW	JAN 09, 2025
2	ISSUED FOR REVIEW	DEC 04, 2025
1	ISSUED FOR REVIEW	NOV 07, 2025

CLIENT

DOCKSIDE WELDING

PROJECT  
FLYNN BOATHOUSE  
8-1167 ARMSTRONG POINT ROAD  
TOWNSHIP OF MUSKOKA LAKES

DRAWING  
PROPOSED UPPER LEVEL  
/SUNDECK

ISSUED FOR REVIEW  
NOT FOR CONSTRUCTION

PROJECT 25-26-02

DATE NOVEMBER 2025

DESIGNED: MRR

REVIEWED: BK

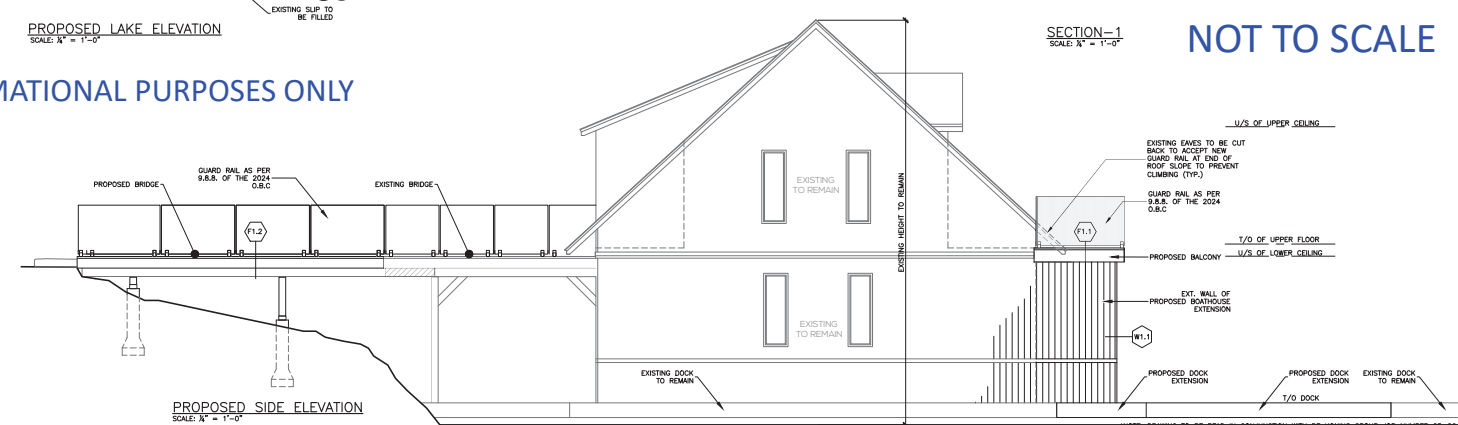
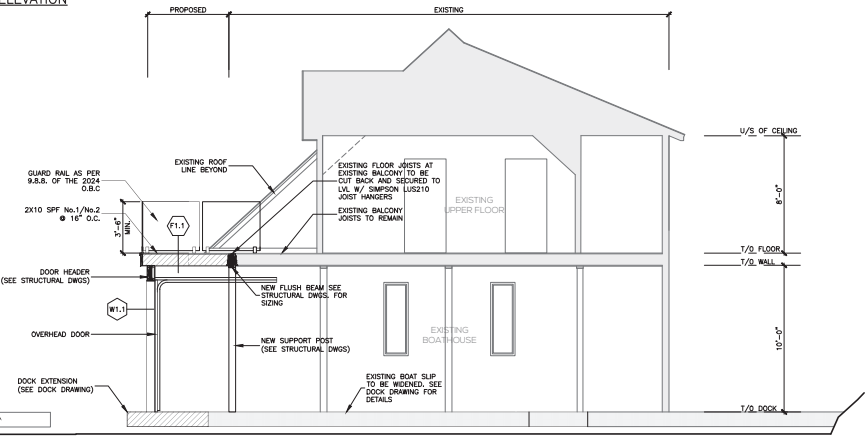
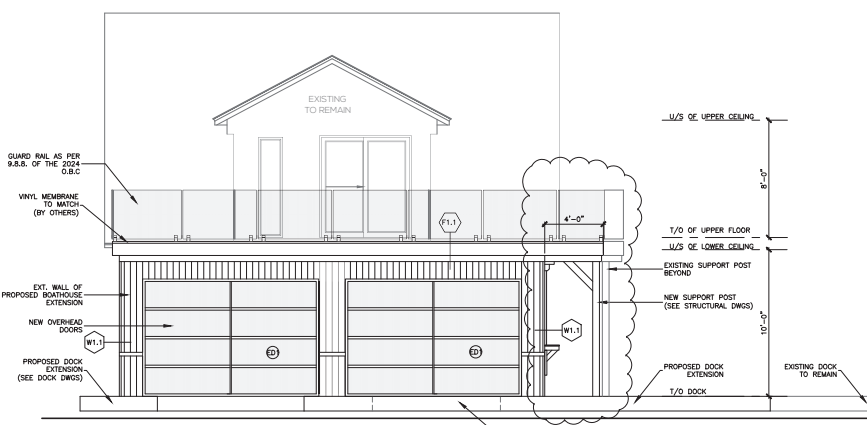
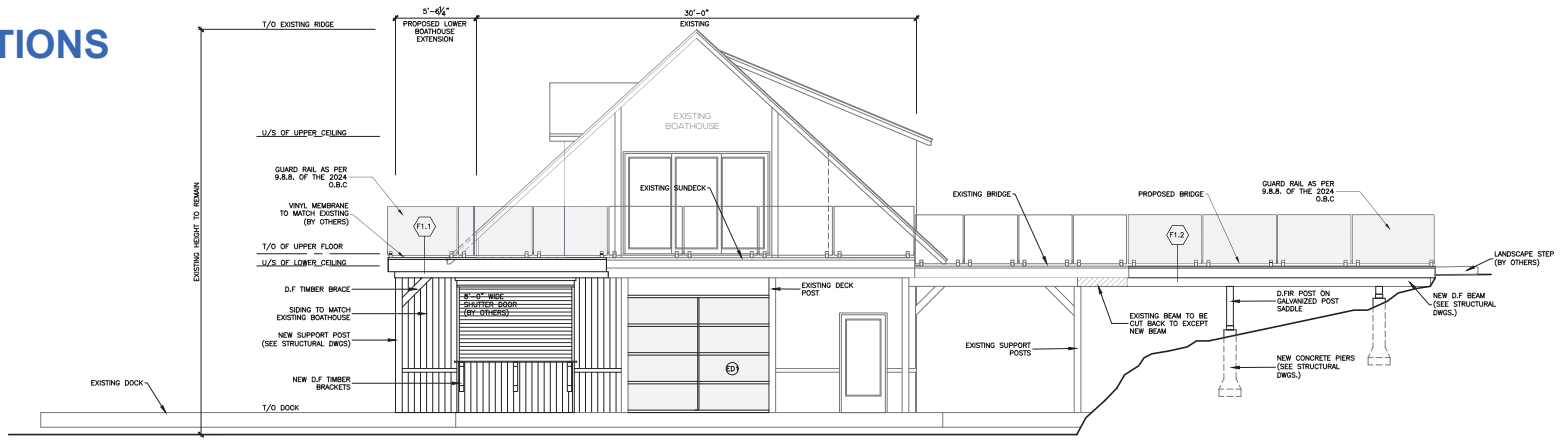
SCALE: AS SHOWN

SHEET

A2

\*NOTE: DRAWING TO BE READ IN CONJUNCTION WITH DE KONING GROUP JOB NUMBER 25-26-02 DRAWING - 51.

# ELEVATIONS



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



705.640.3800  
INFO@DEKONINGGROUP.COM  
3 ARMSTRONG POINT ROAD  
PORT CARLING, ONTARIO  
POB 1J0

**PROFESSIONAL ENGINEER**  
BCIN REGISTRATION INFORMATION: 124300  
FIRM NAME: DEKONING GROUP INC. FIRM BCIN  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

4	ISSUED FOR MINOR VARIANCE	MAR. 30. 2026
3	ISSUED FOR REVIEW	JAN. 09. 2026
2	ISSUED FOR REVIEW	DEC. 16. 2025
1	ISSUED FOR REVIEW	NOV. 27. 2025
No.	Revision/Issue Column	Date

CLIENT: **DOCKSIDE WELDING**

PROJECT: **FLYNN BOATHOUSE**  
8-1167 ARMSTRONG POINT ROAD  
TOWNSHIP OF MUSKOKA LAKES

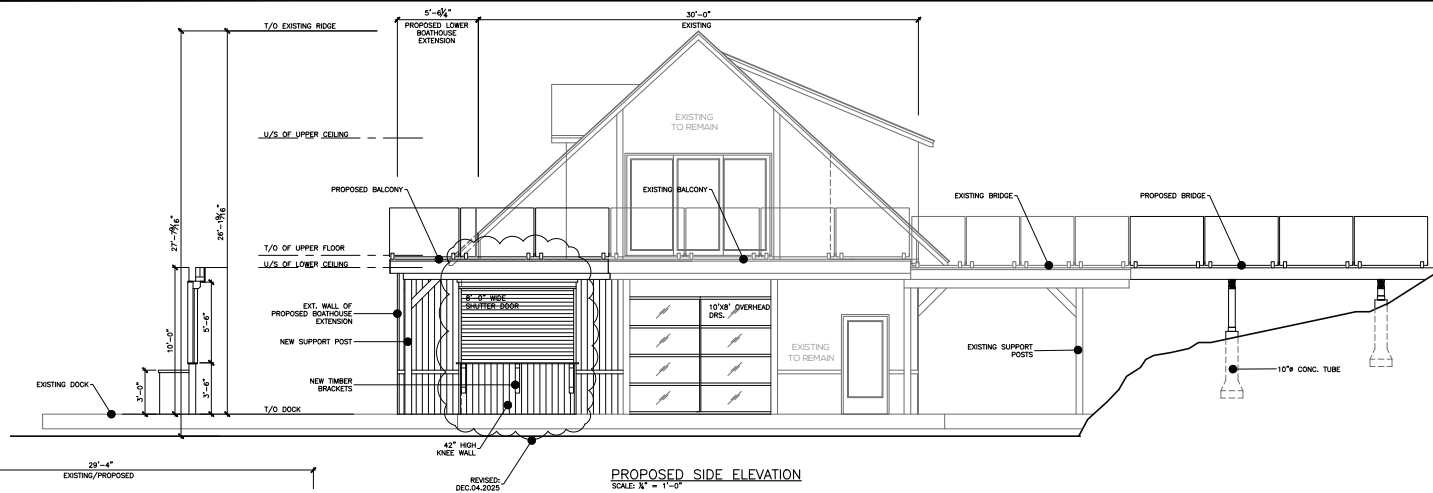
DRAWING: **PROPOSED ELEVATIONS AND SECTION**

**ISSUED FOR REVIEW**  
**NOT FOR CONSTRUCTION**

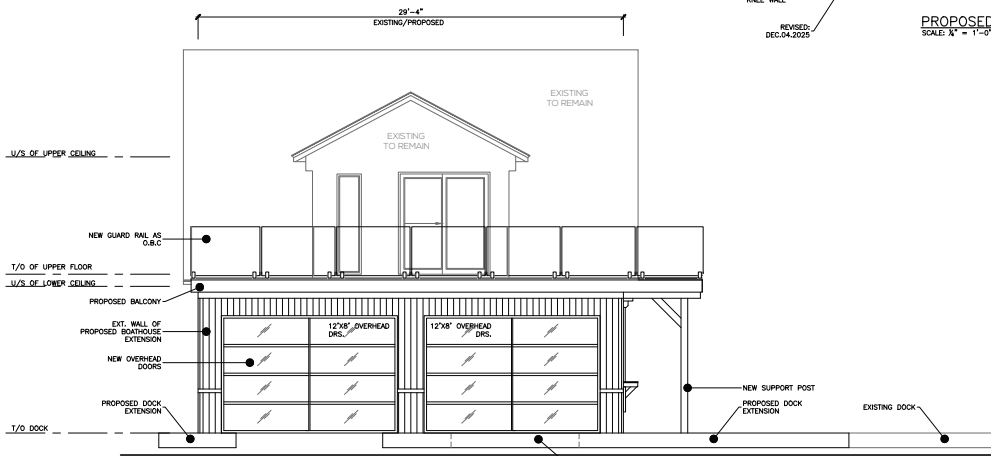
PROJECT	25-26-02
DATE	NOVEMBER 2025
DESIGNED	MRR
REVIEWED	BK
SCALE	AS SHOWN
SHEET	A3

NOTE: DRAWING TO BE READ IN CONJUNCTION WITH DEKONING GROUP JOB NUMBER 25-26-02 DRAWING - 1.1

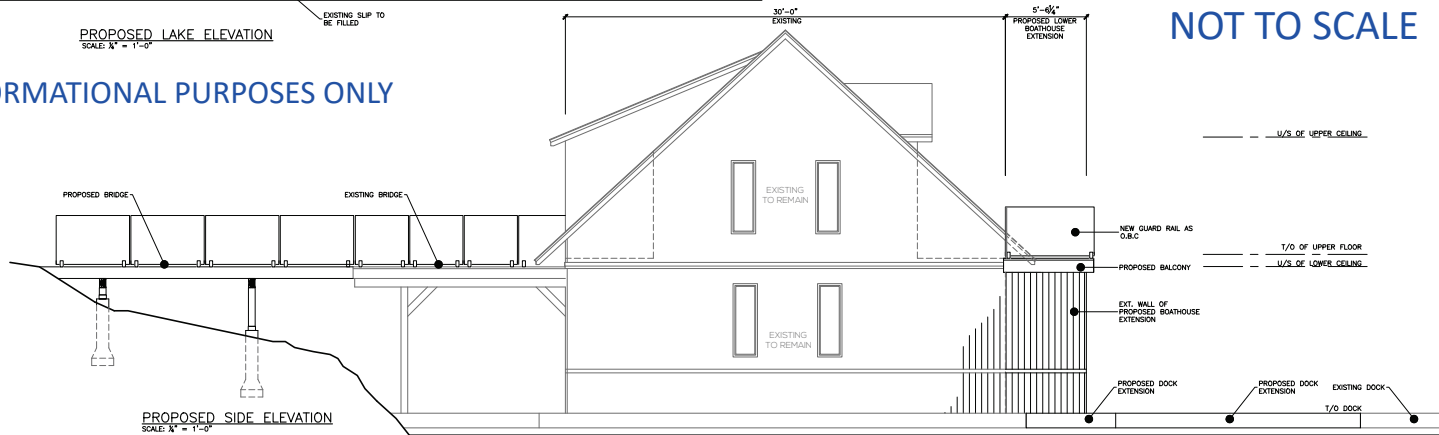
# ELEVATIONS



PROPOSED SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



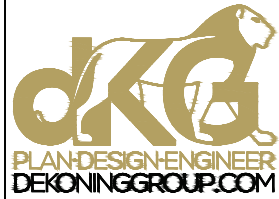
PROPOSED LAKE ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

NOT TO SCALE

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PROFESSIONAL ENGINEER  
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DE KONING GROUP INC. 124300  
FIRM NAME FIRM BCIN  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE

No.	Description	Date
2	ISSUED FOR REVIEW	DEC 04 2025
1	ISSUED FOR REVIEW	NOV 27 2025
	Client	Relaxation House Ottawa

DOCKSIDE WELDING

PROJECT  
FLYNN BOATHOUSE  
8-1167 ARMSTRONG POINT ROAD  
TOWNSHIP OF MUSKOKA LAKES

DRAWING  
PROPOSED ELEVATIONS

ISSUED FOR REVIEW  
NOT FOR CONSTRUCTION

PROJECT 25-26-02  
DATE NOVEMBER 2025  
DESIGNED MRR  
REVIEWED BF  
SCALE AS SHOWN  
SHEET

PR3