

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-26/25

Roll No.: 8-1-053

Owners:	Ryan & Krystal Davey, 192 Roadhouse Boulevard, Newmarket, ON, L3X 3K6		
Address & Description:	1129 Greenwood Point Road, Unit #5 Part of Lot 11, Concession 1, Parts 2, 3 and 6, Plan 35R-12452, (Wood)		
Zoning:	Waterfront Residential (WR1-7)	Lake Muskoka (Category 1)	Schedule: 43
Hearing Date: Monday, July 14th, 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 applicants propose to construct a new two-storey dwelling. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	10% (3,734 sq. ft)	11% (4,108.2 sq. ft)	1% (374.2 sq. ft)	Construct a New 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 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: **July 9, 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 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.

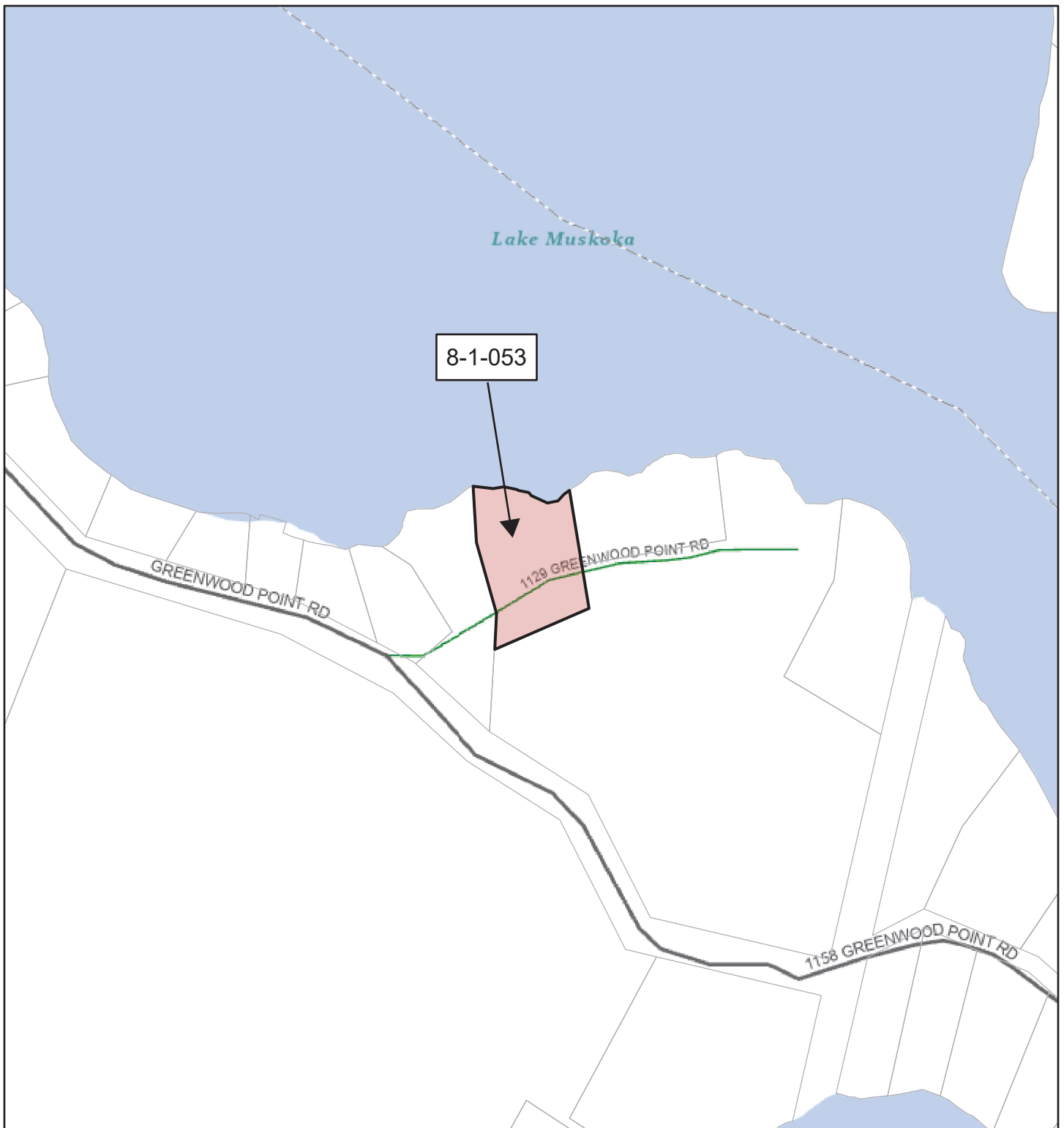
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

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

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














Key Map, A-26/25 (DAVEY)

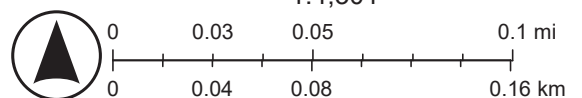


3/31/2025, 9:36:37 AM

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

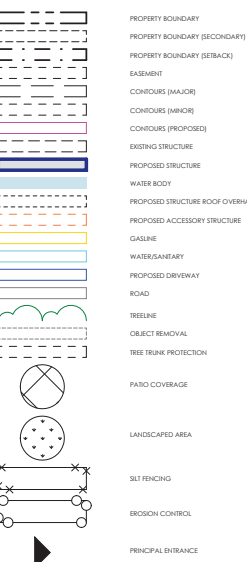
1:4,301

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



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 LEGEND



CURRENT BY-LAW

TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR1-7
-7 SUFFIX	= SUBJECT TO SITE PLAN CONTROL
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 173'-5" (52.86m)
DOCK	
DOCK MAX. LENGTH	= 20.1 m. (66'-0")
DOCK MAX. WIDTH	= 25% OF S.L.F. (MAX. 75'-0")
DOCK MAX. SETBACK	= 43'-4"
DOCK SIDE YARD SETBACK	= 9.1 m. (30'-0")
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
MAX. WIDTH (FIRST FLOOR)	= 16% OF S.L.F. (MAX. 75'-0")
	= 27'-9"
BOATHOUSE SIDE YARD SETBACK	= 9.1 m. (30'-0")
SUNDECK SIDE YARD SETBACK	= 13.7m. (45'-0")
UPPER LEVEL ALLOWED	= NO
MAX. SIZE	= 650 SQ.FT. (60.4 m²)
HEIGHT LIMIT	= 4.9m. (16'-0")
COTTAGE	
MAX. LOT COVERAGE	= 10%
FRONT YARD SETBACK	= 20.1 m. (66'-0")
INTERIOR YARD SETBACK	= 4.6 m. (15'-0")
REAR YARD SETBACK	= 4.6 m. (15'-0")
HEIGHT LIMIT	= 10.7 m. (35'-0")
MIN. GROSS FLOOR AREA	= 69.7 m² (750 SQ. FT.)
MAX. HABITABLE FLOOR AREA	= 696.8 m² (7,500 SQ. FT.)
ACCESSORY BUILDING	
HEIGHT LIMIT	= 6.1 m. (20'-0")

SITE INFORMATION

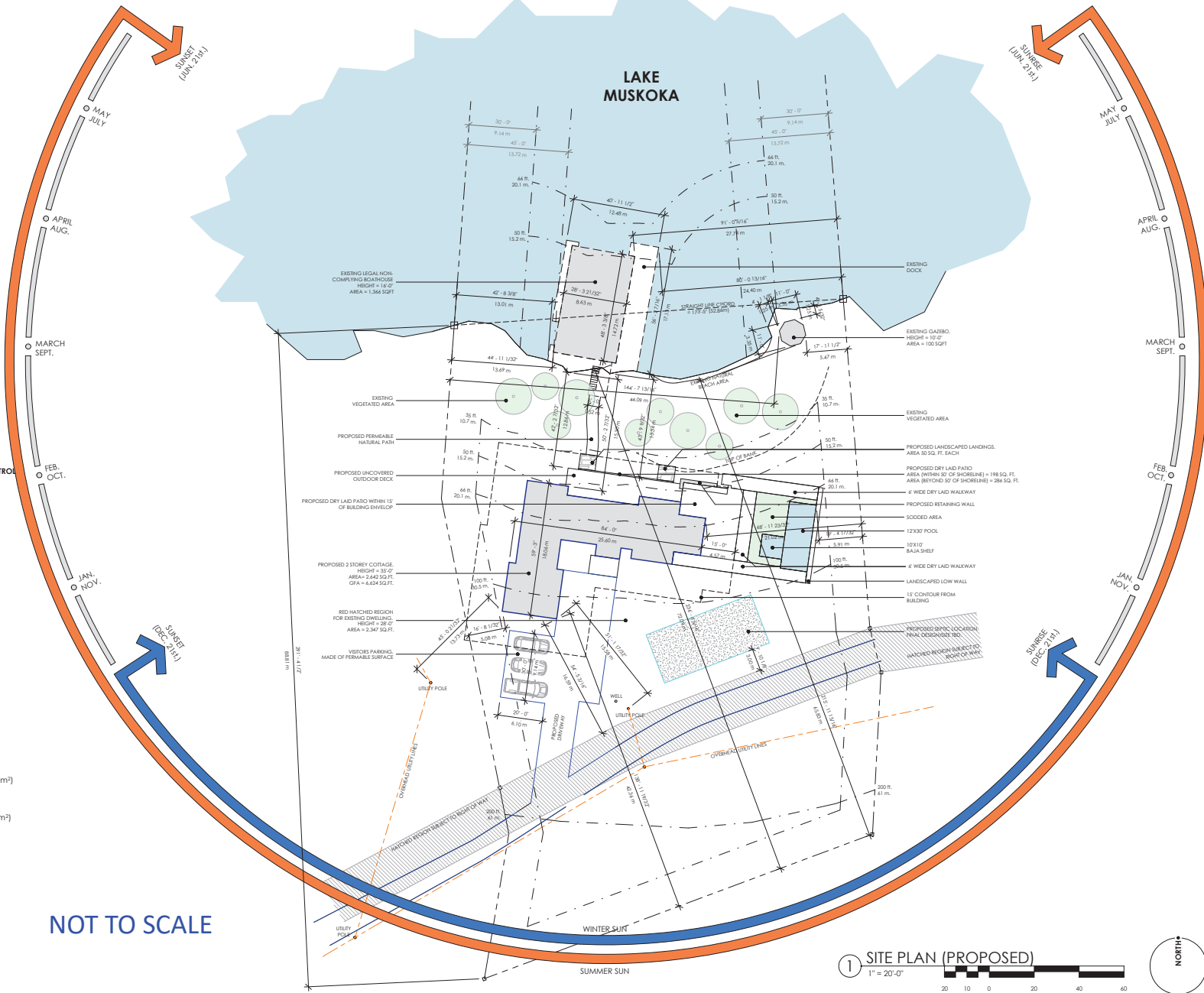
LOT AREA	= 43,722.53 SQ. FT. (4,061.96 m²)
(TOTAL)	(1.00 AC.)
MAX. LOT COVERAGE	= 4,372.25 SQ.FT. (406.20 m²)
LOT AREA	= 37,347.23 SQ.FT. (3,469.67 m²)
(WITHIN 200 FT OF SHORELINE)	
MAX. LOT COVERAGE	= 3,734.72 SQ.FT. (346.97 m²)
(WITHIN 200 FT OF SHORELINE)	
+ 1% VARIANCE (11% TOTAL)	= 4,108.20 SQ.FT.

PROPOSED STRUCTURE COVERAGE

(WITHIN 200 FT OF SHORELINE)	
PROPOSED COTTAGE	= 2,642 SQFT
EXISTING BOATHOUSE	= 1,366 SQFT
EXISTING GAZEBO	= 100 SQFT
TOTAL LOT COVERAGE	= 4,108 SQFT
REMAINING LOT COVERAGE	= 0.2 SQFT

NOT TO SCALE

SITE PLAN - PROPOSED



FORESHEEW
DESIGN
ASSOCIATES

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
POB 1 J0

705-641-1762
design@foresheewda.com

www.foresheewda.com

PROFESSIONAL ENGINEER

DAVEY COTTAGE
5- 1129 GREENWOOD POINT RD
GRAVENHURST, ONTARIO

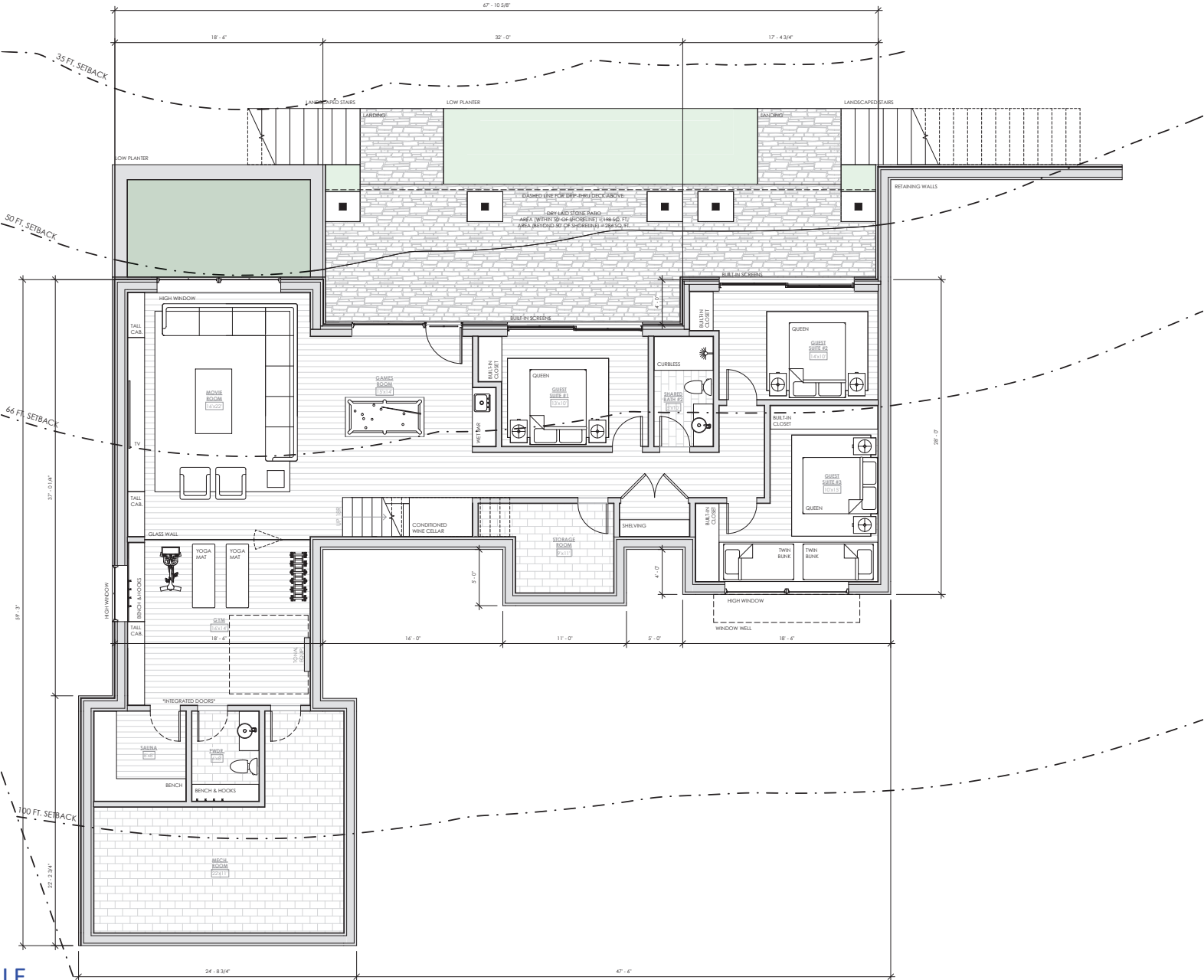
REV. DESCRIPTION DATE

DRAWN BY
AP
PROJECT NUMBER FDA24027
SHEET NAME
SITE PLAN (PROPOSED)

SHEET NUMBER
A1-2

REVISED MINOR VARIANCE SET : 06/16/2025

FLOOR
PLANS



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



FORESHEEW
DESIGN
ASSOCIATES INC.

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
POB 110

705-641-1762
design@foresheewda.com

www.foresheewda.com
PROFESSIONAL ENGINEER

DAVEY COTTAGE
5-1129 GREENWOOD POINT RD
GRAVENHURST, ONTARIO

REV. DESCRIPTION DATE

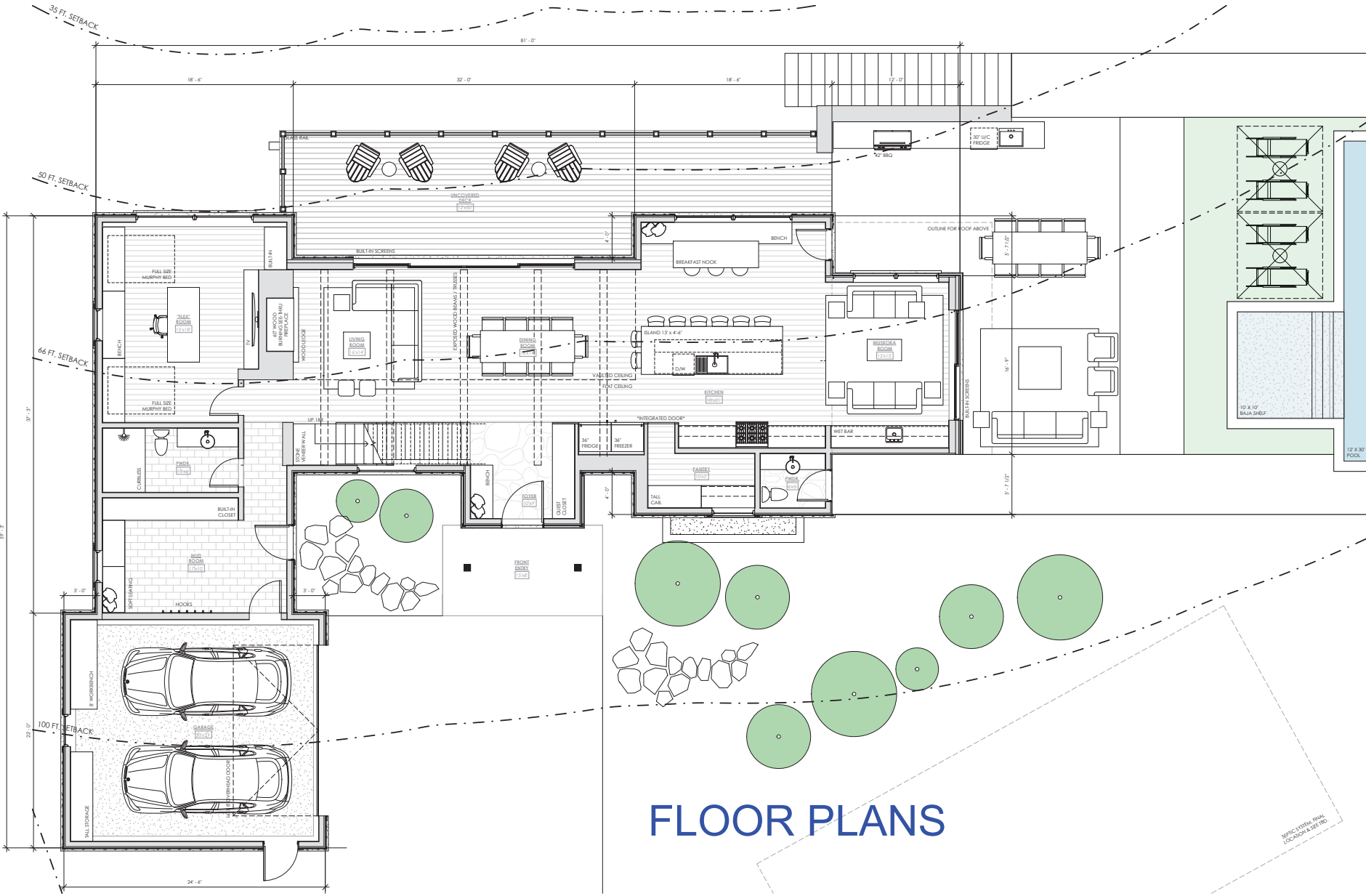
DRAWN BY
AP
PROJECT NUMBER FDA24027
SHEET NAME
LOWER LEVEL PLAN

SHEET NUMBER
A2-1

1 LOWER LEVEL PLAN
1/4" = 1'-0"



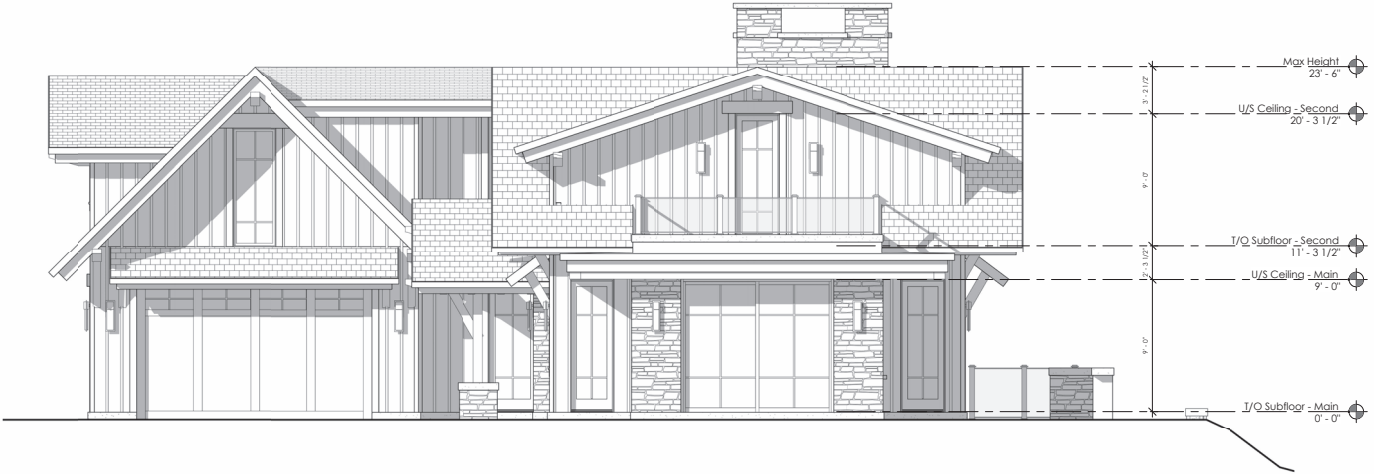
REVISED MINOR VARIANCE SET : 06/16/2025



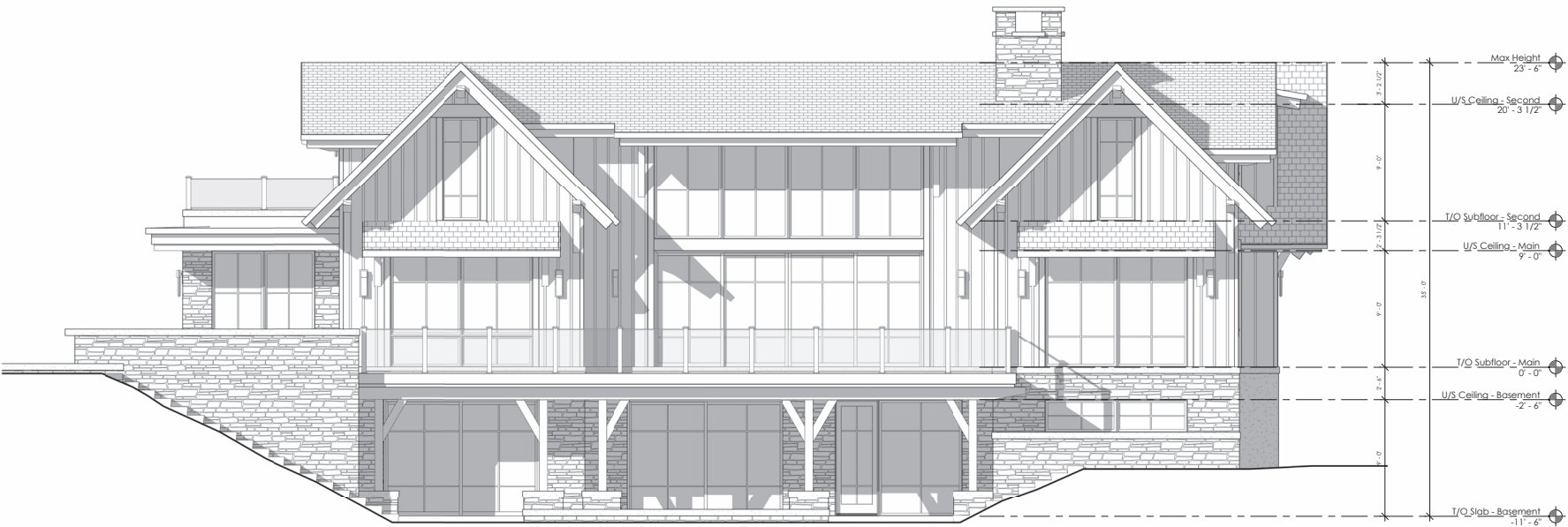
NOT TO SCALE



ELEVATIONS



1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

NOT TO SCALE
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PROFESSIONAL ENGINEER

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GRAVENHURST, ONTARIO

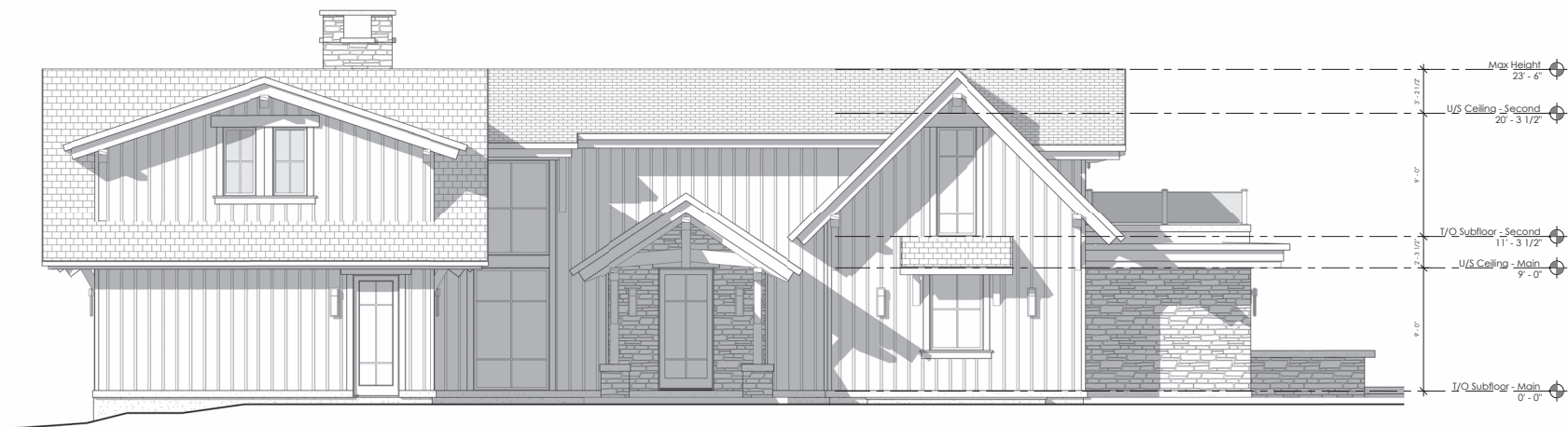
REV.	DESCRIPTION	DATE
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DRAWN BY
AP
PROJECT NUMBER FDA24027
SHEET NAME
FRONT & LEFT EXTERIOR
ELEVATIONS

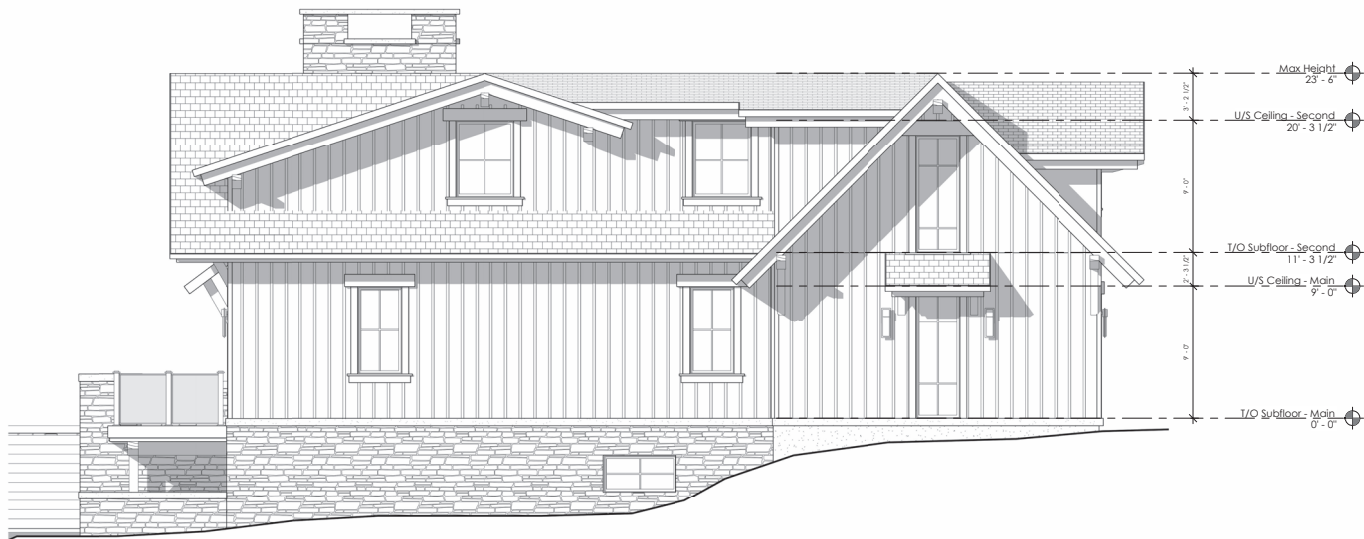
SHEET NUMBER
A3-1

REVISED MINOR VARIANCE SET : 06/16/2025

ELEVATIONS



① SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



② WEST EXTERIOR ELEVATION
1/4" = 1'-0"



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



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PROFESSIONAL ENGINEER

DAVEY COTTAGE
5- 1129 GREENWOOD POINT RD
GRAVENHURST, ONTARIO

REV. DESCRIPTION DATE

DRAWN BY
AP
PROJECT NUMBER FDA24027
SHEET NAME
REAR & RIGHT EXTERIOR
ELEVATIONS

SHEET NUMBER
A3-2

REVISED MINOR VARIANCE SET : 06/16/2025