

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-49/25

Roll No.: 7-10-020-02

Owner:	Dale Christensen, 745 A Coast Boulevard, Unit #1, Lajolla, California, United States, 92037		
Address & Description:	1013 Victoria Street Part of Lot 89, Plan 19, Part 1, Plan 35R-27417, (Medora)		
Zoning:	Community Residential (R1)	Lake: Not Applicable	Schedule: 56
Hearing Date: Tuesday, October 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 applicant proposes to construct a sundeck with three sets of stairs on an existing dwelling. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	5.1.3	Minimum Rear Yard Setback for Sundeck	25 ft.	16 ft.	9 ft.	Construct a Sundeck with 3 Sets of Stairs
B		Minimum Rear Yard Setback for South Stairs		14 ft.	11 ft.	
C		Minimum Rear Yard Setback for East Stairs		23 ft.	2 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: **October 8, 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.

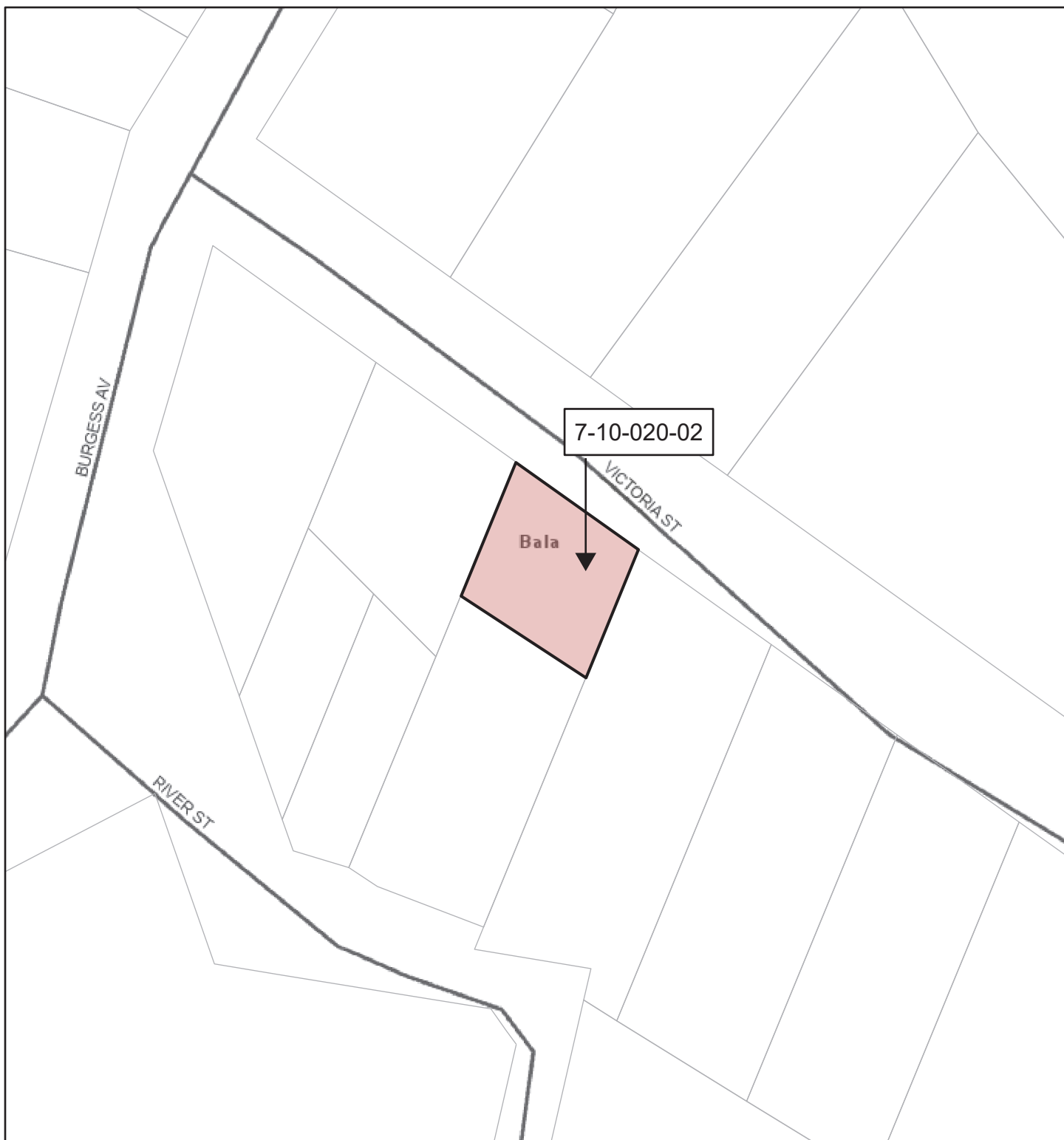
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 15th day of September, 2025.

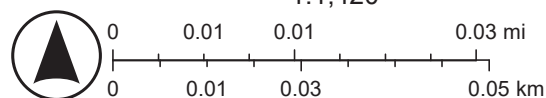
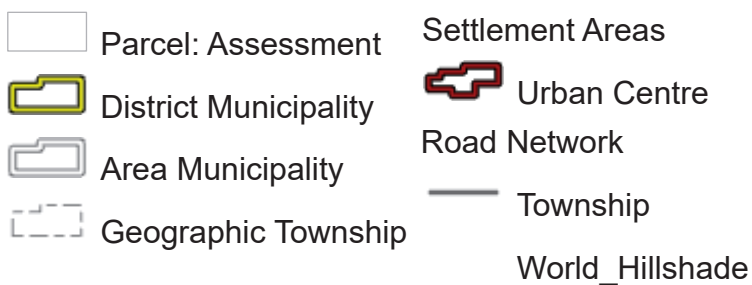
Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



KEY MAP, A-49/25 (CHRISTENSEN)



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

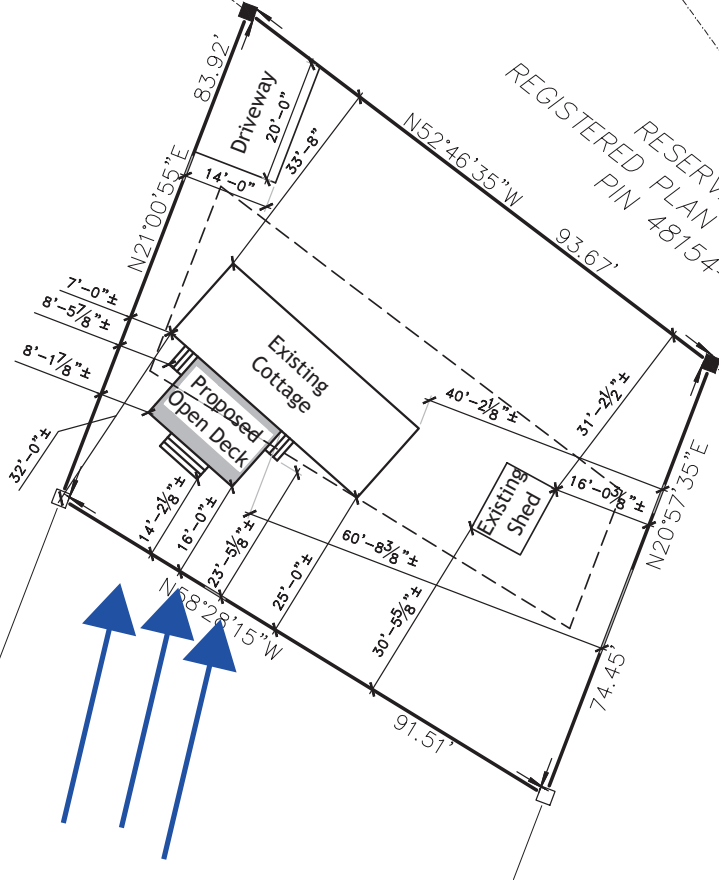
UTILITY
POLE



VICTORIA STREET
REGISTERED PLAN No. 1 (BALA)
PIN 48154-0994

RESERVATION B
REGISTERED PLAN No. 19 (MEDORA)
PIN 48154-0517

OVERHEAD UTILITY LINES



NOT TO SCALE

SITE STATISTICS

LOT AREA:	
(TOTAL LOT AREA)	7100 ft ² ±
35% COVERAGE ALLOWED	
	2485 ft ² ±
PROPOSED LOT COVERAGE:	
EXISTING SHED	108 ft ² ±
EXISTING COTTAGE	600 ft ² ±
PROPOSED DECK (12'X18')	
	216 ft ² ±

SITE PLAN INFORMATION TAKEN FROM A
SURVEY PREPARED BY:

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
2 BAILEY STREET
PORT CARLING, ON
Phone : (705) 765-3579



MUSKOKA - PARRY SOUND
ENGINEERING & DESIGN SERVICES INC.
Phone 705.765.0520

NO.	ISSUE-REVISIONS	DATE
3	STAIRS ADDED	SEPT. 11, 2025
2	DECK VARIANCE	JUNE 6, 2025
1	DECK VARIANCE FOR REVIEW	MAY 29, 2025

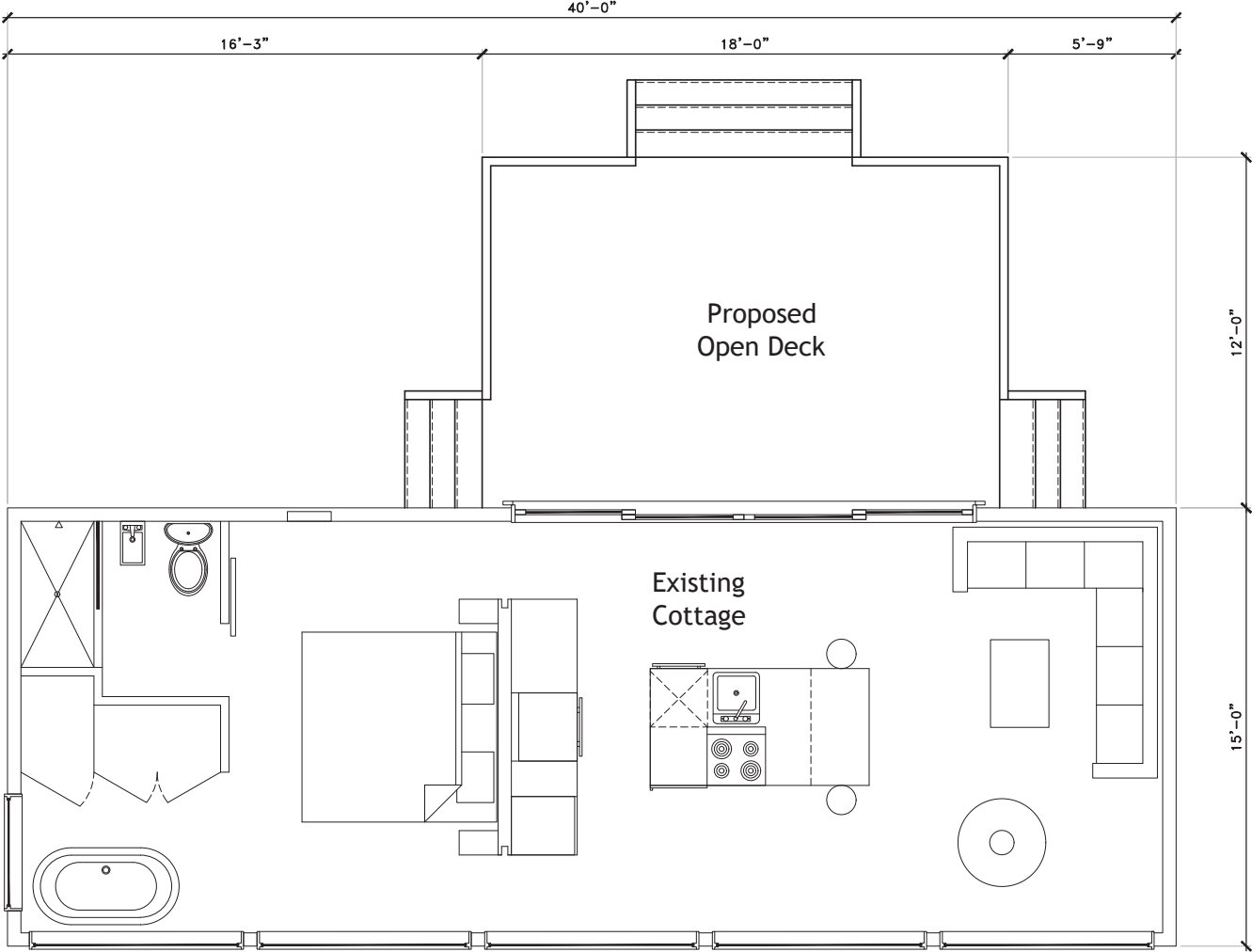
PROJECT: "CHRISTENSEN" COTTAGE

LOCATION: 1013 VICTORIA STREET
TOWNSHIP OF MUSKOKA LAKES

DRAWN BY: CH	SCALE: 1" = 20'-0"
CHECKED BY: CH	DATE: APRIL 3, 2024

DRAWING
NUMBER
SP1

FLOOR PLAN



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

MPS

MUSKOKA - PARRY SOUND
ENGINEERING & DESIGN SERVICES INC.
Phone 705.765.0520

2	DECK VARIANCE	JUNE 6, 2025
1	DECK VARIANCE FOR REVIEW	MAY 29, 2025
NO.	ISSUE-REVISIONS	DATE

PROJECT: "CHRISTENSEN" COTTAGE

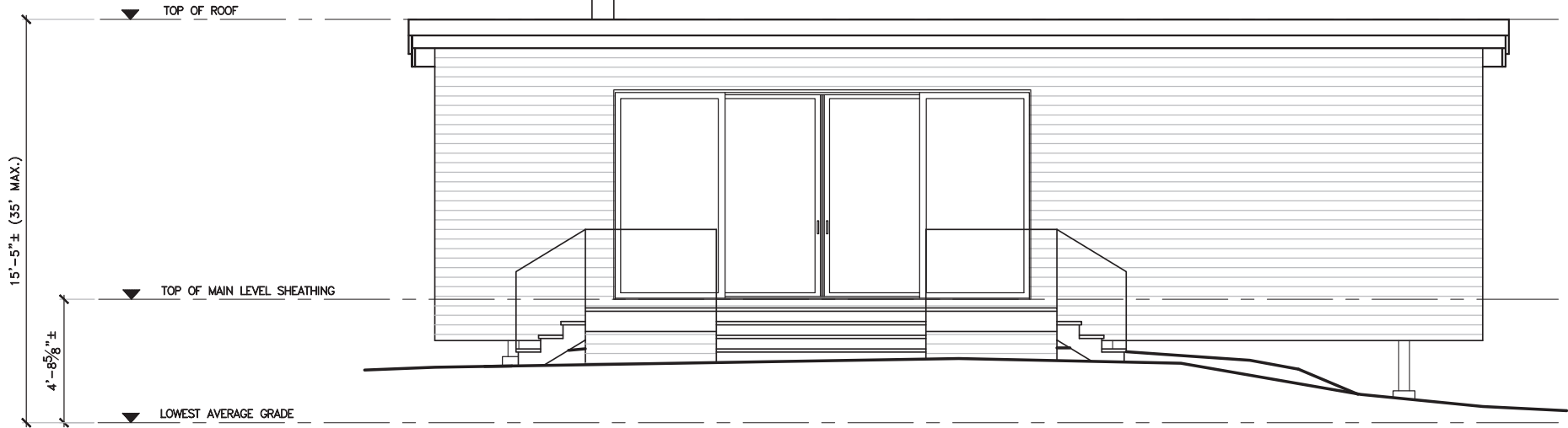
LOCATION: VICTORIA STREET
TOWNSHIP OF MUSKOKA LAKES

DRAWN BY: CH	SCALE: ¼" = 1'-0"
CHECKED BY: CH	DATE: APRIL 2, 2024

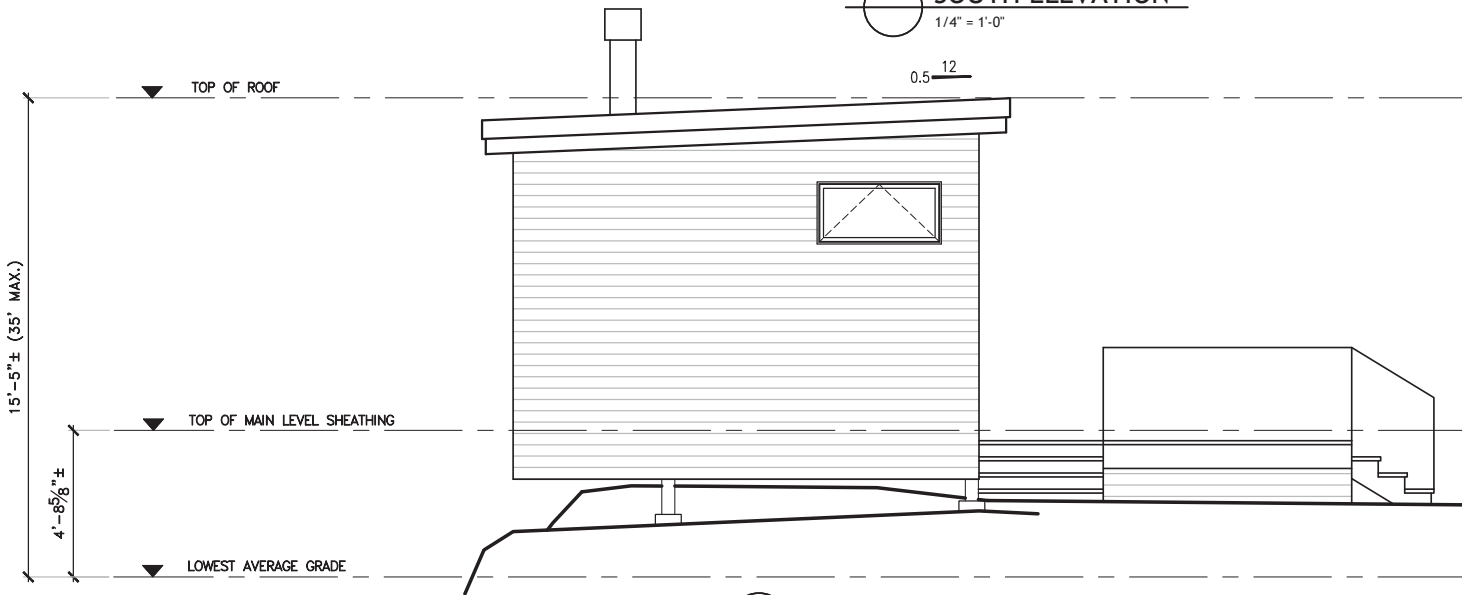
DRAWING NUMBER

C1

ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



MUSKOKA - PARRY SOUND
ENGINEERING & DESIGN SERVICES INC.
Phone 705.765.0520

NO.	ISSUE-REVISIONS	DATE
2	DECK VARIANCE	JUNE 6, 2025
1	DECK VARIANCE FOR REVIEW	MAY 29, 2025

PROJECT: "CHRISTENSEN" COTTAGE
LOCATION: VICTORIA STREET
TOWNSHIP OF MUSKOKA LAKES

DRAWN BY: CH SCALE: 1/4" = 1'-0"
CHECKED BY: CH DATE: APRIL 2, 2024

DRAWING NUMBER C2