



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-05/26
Roll No.: 6-27-020

Owners:	Neil & Susan Christie	
Address:	1 Island M25A (known as Duck Island)	
Description:	PCL 732 Duck Island, (Medora)	
Zoning:	Waterfront Residential – Water Access (WR3) Lake Muskoka (Category 1 Lake)	Schedule: 42
Hearing Date: Monday, April, 13th, 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:

Zoning By-law Amendment application ZBA-16/24 (By-law 2025-003) were approved by Council on January 15th, 2025 to rezone the subject property from Open Space – Private Open Space Island (OS4) to Waterfront Residential – Water Access (WR3). By-law 2025-003 also permitted the construction of a dock and single-storey boathouse on the north side of the island in the location and extent shown on Schedule II to By-law 2025-003. The applicants propose to amend the By-law by way of a Minor Variance to make minor changes to the configuration of the dock and single-storey boathouse. The application also proposes to increase the height of the single-storey boathouse. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	By-law 2025-003, Section 2 iv)	Maximum Height for a Single Storey Boathouse	13.2 ft.	13.7 ft.	0.5 ft.	Permit a Single Storey Boathouse to have a Greater Height than Permitted by



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
						By-law 2025-003
B	By-law 2025-003, Section 3	Replace Schedule II to By-law 2025-003	-	-	-	Schedule II to be Replaced with the Attached Site Plan to Reflect the Reconfigured Dock and Single Storey Boathouse

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: **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.

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.

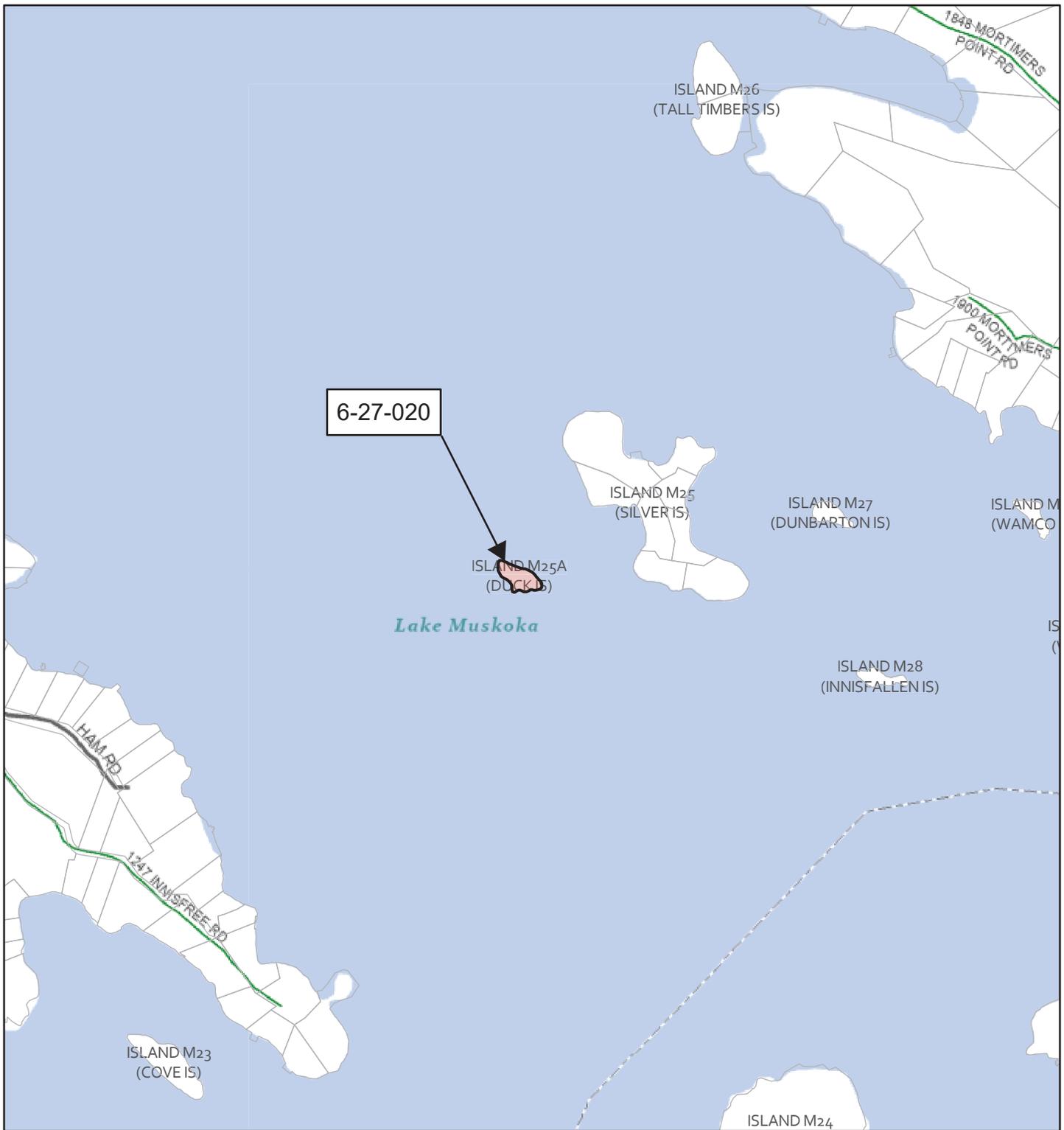
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 13th day of March, 2026.

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



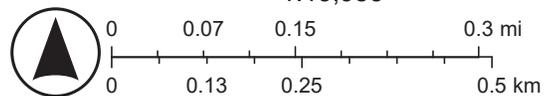
KEY MAP (A-05/26)



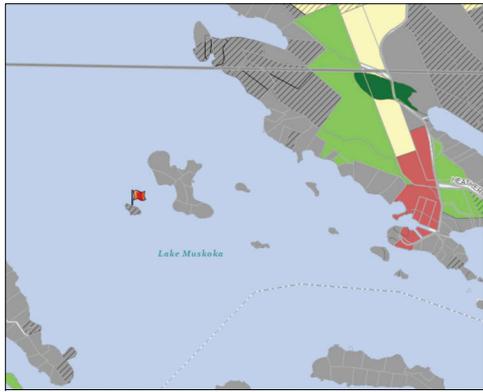
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:13,985

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



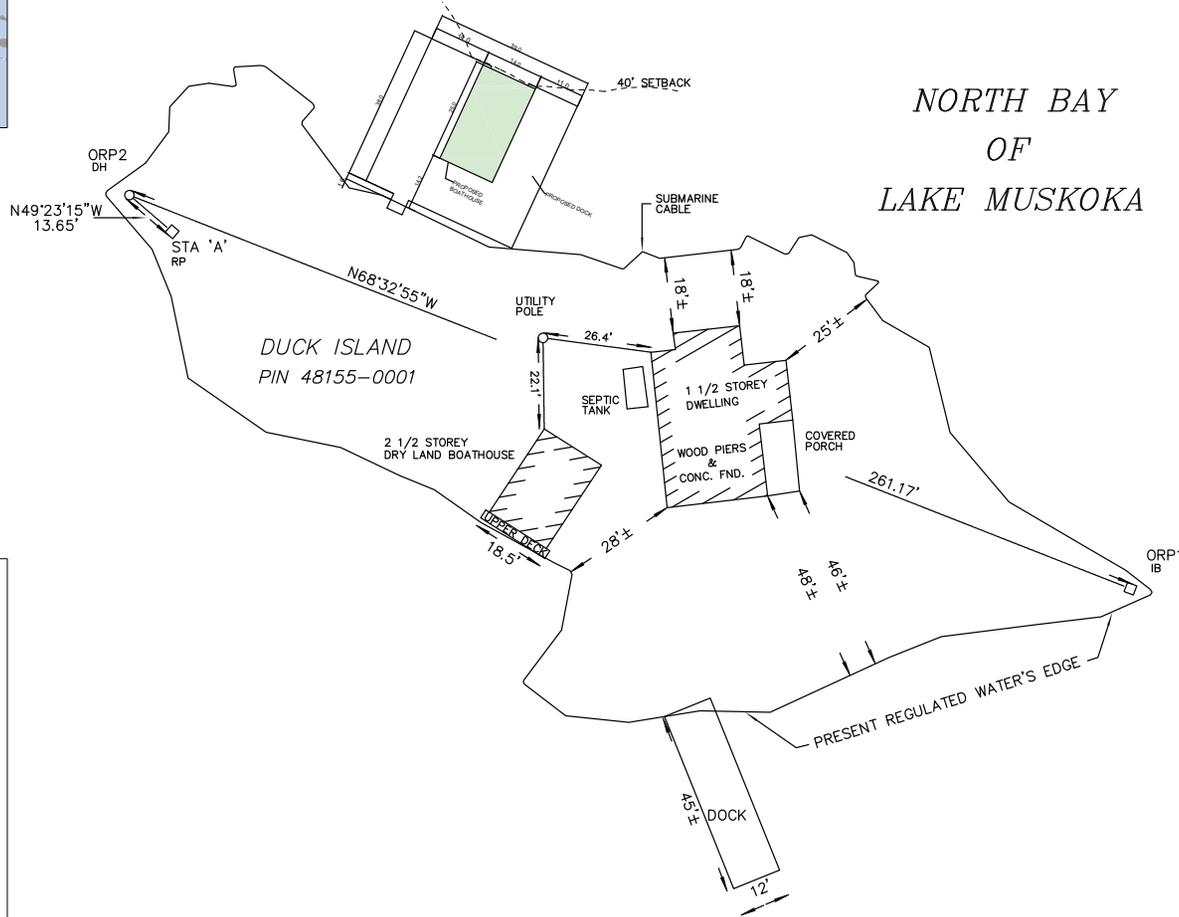
Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.



KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA WEBMAP

SITE PLAN

NORTH BAY
OF
LAKE MUSKOKA



MEDORA WR3

AREA SCHEDULE

AREA OF PARCEL = 18,040± SQ. FT. (0.414 ACRES).
AREA OF PARCEL 200 FEET
FROM THE WATER'S EDGE = 18,040 SQ. FT.

AREA OF DWELLING = 1,095 SQ. FT.
AREA OF COVERED PORCH = 140 SQ. FT.
AREA OF 2 1/2 STOREY BOATHOUSE = 397 SQ. FT.
TOTAL AREA OF BUILDINGS = 1,632 SQ. FT.

AREA OF 1 STOREY BOATHOUSE = 350 SQ. FT.
TOTAL AREA OF BUILDINGS = 1,982 SQ. FT.(10.98%)

STRAIGHT LINE FRONTAGE = 272±

GENERAL NOTES
1. Do not scale drawings.
2. All materials and installation methods shall be approved by the designers prior to proceeding with any work.
3. All materials and installation methods shall adhere to the Ontario Building Code.
4. Any substitutions shall be approved by the designers prior to proceeding with any work.



T | SQUARED
DESIGN STUDIO INC.
187 Medora Street Port Carling ON POB 1J0 705.765.5428

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436

TERRY LEDGER

CONSULTANTS

CHRISTIE SITE
DUCK ISLAND
TOWNSHIP OF
MUSKOKA LAKES

MARK	DATE	DESCRIPTION
1	27OCT25	ISSUED FOR SPA

SCALE: 1"=30'-0"

PROJECT NO: TL-25
CAD DWG FILE: CHRISTIE-SITE
DRAWN BY: TL
CHECKED BY: TERRY LEDGER

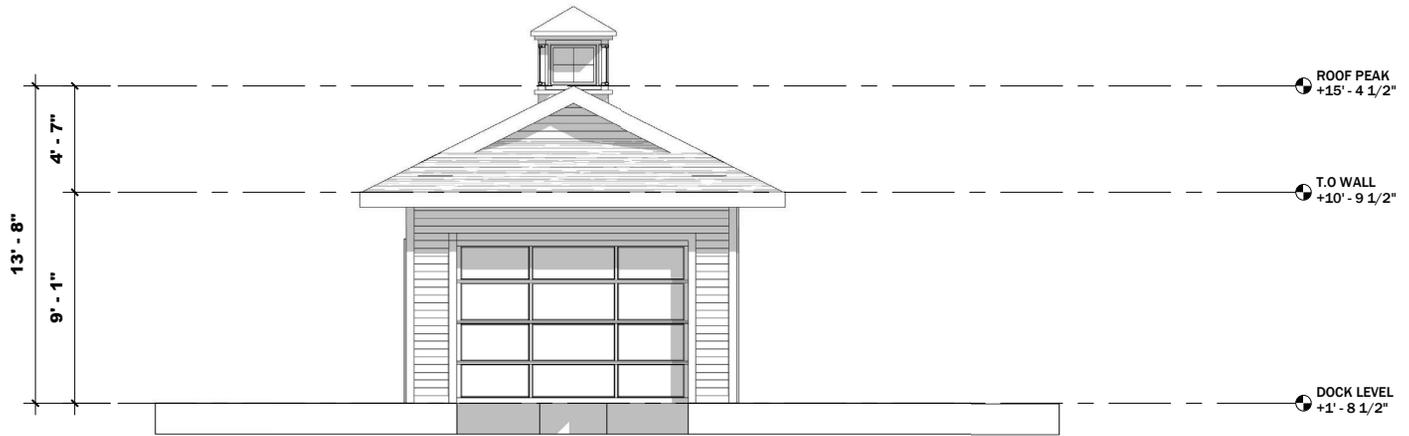
SHEET TITLE

SITE
PLAN

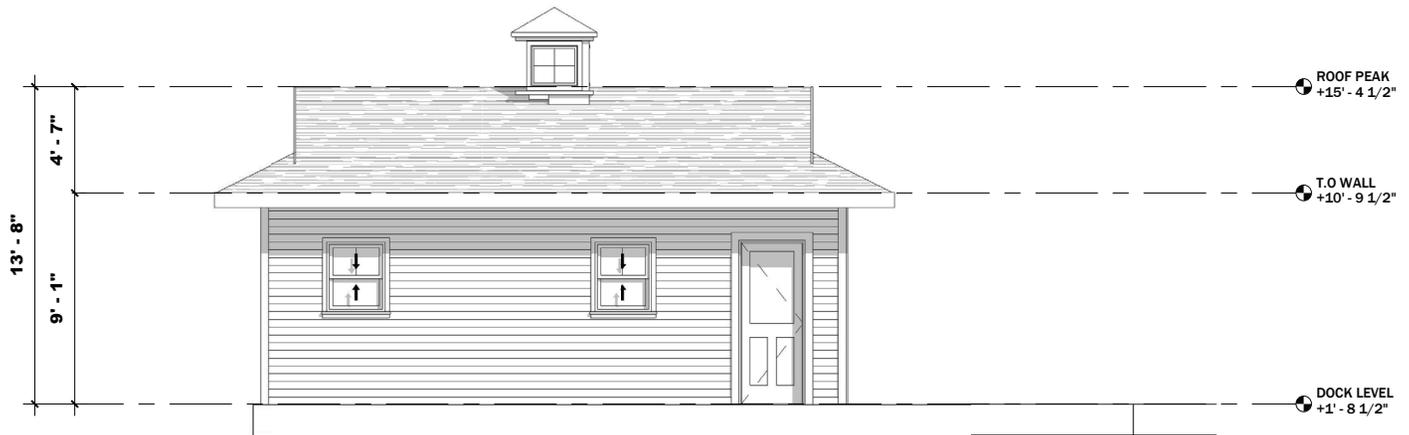
A0

NOT TO SCALE

ELEVATIONS



1 SOUTH
SCALE: 3/16" = 1'-0"



2 WEST
SCALE: 3/16" = 1'-0"

NOT TO SCALE



CHRISTIE
BOATHOUSE
NEW-BUILD
TOWNSHIP OF WISKOKOLA LAKES

Project No. 19001

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TERRY LEDGER

Revisions	ISSUED TO	17MAY21
1	CLIENT	
2	ISSUED FOR PERMIT	28JUL21

Project North



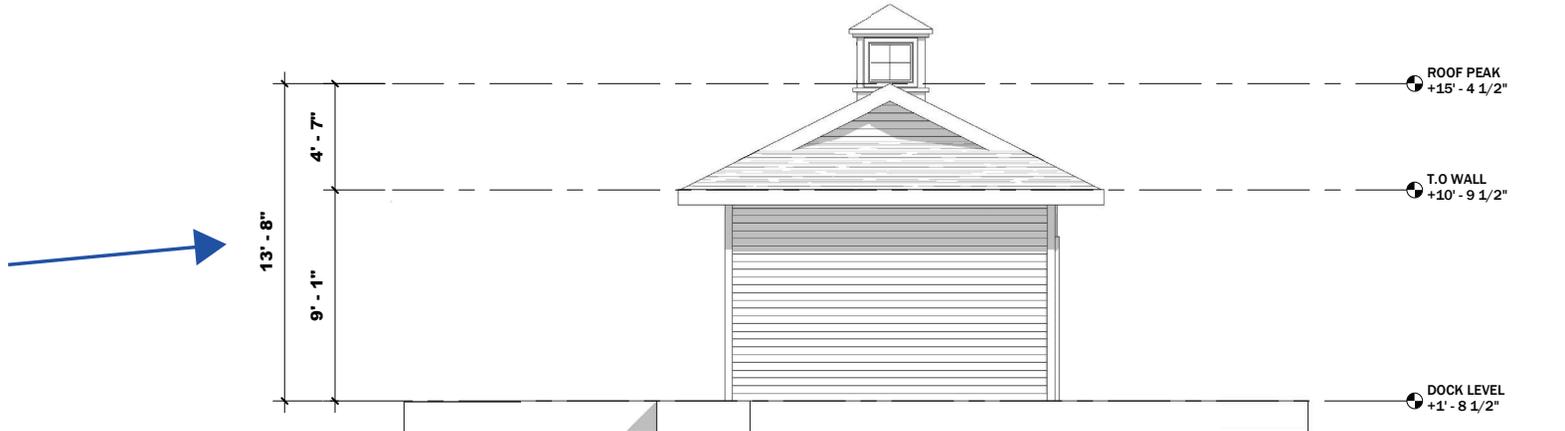
Drawn by: TL
Checked by: TERRY LEDGER
Scale: 3/16" = 1'-0"

EXTERIOR
ELEVATIONS

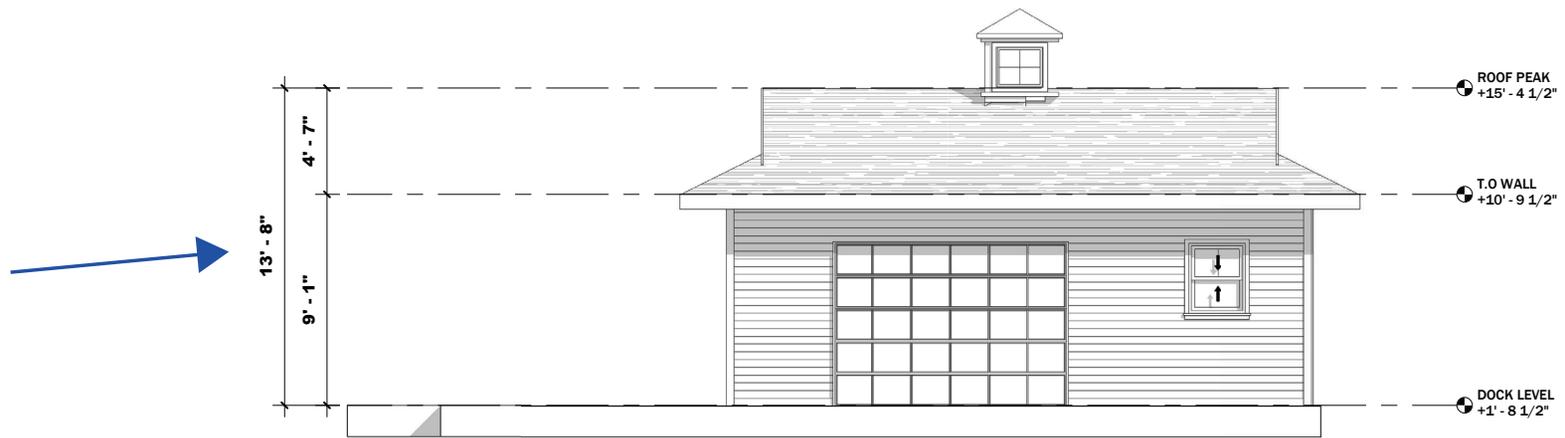
A2

Sheet No. ©2024

ELEVATIONS



1 NORTH
SCALE: 3/16" = 1'-0"



2 EAST
SCALE: 3/16" = 1'-0"

NOT TO SCALE



CHRISTIE BOATHOUSE
NEW-BUILD

TOWNSHIP OF WISKOKA LAKES

Project No. 19001

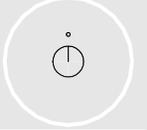
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TERRY LEDGER

Revisions	
1	ISSUED TO CLIENT 17MAY21
2	ISSUED FOR PERMIT 28JUL21

Project North



Drawn by: TL
Checked by: TERRY LEDGER
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

A3

Sheet No. ©2024

FOR INFORMATIONAL PURPOSES ONLY



A1	DOCK PLAN
A1-1	ROOF PLAN
A2	EXTERIOR ELEVATIONS
A3	EXTERIOR ELEVATIONS
A5	3D VIEWS

SHEET LIST

NOT TO SCALE

**PRELIMINARY
DRAWINGS
05JAN26**

T | SQUARED
DESIGN STUDIO INC.

167 Medora Street Port. Carling ON P0B 1J0 | 705.765.5428

DESIGNER

Terry Ledger
Firm BCIN: 27436
Individual BCIN: 22334
705.765.5428

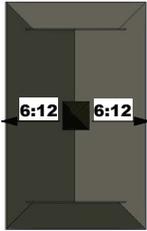
CHRISTIE

BOATHOUSE

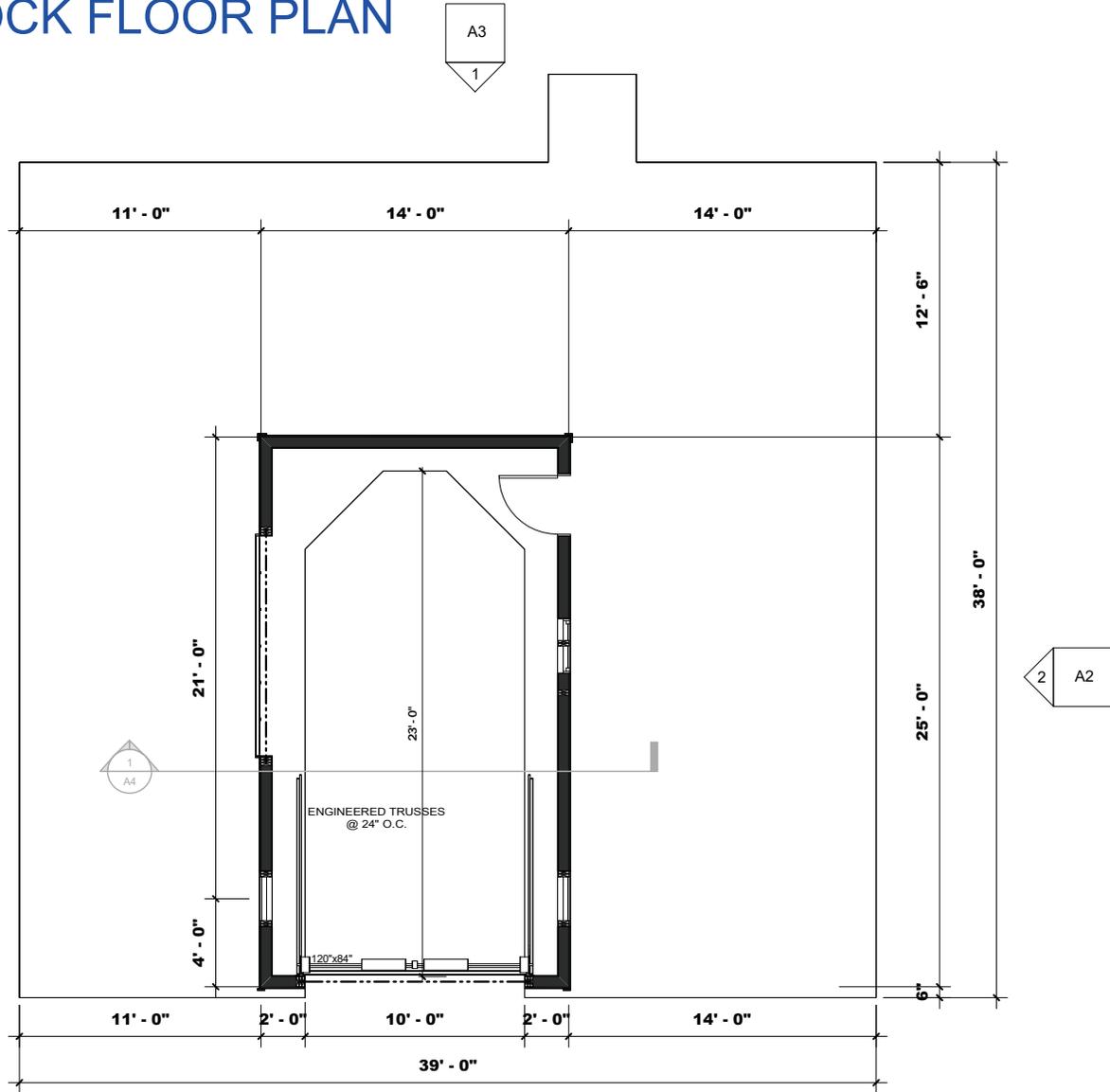
DUCK ISLAND
TOWNSHIP OF MUSKOKA LAKES

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DOCK FLOOR PLAN



2 ROOF
SCALE: 1/16" = 1'-0"



1 DOCK LEVEL
SCALE: 3/16" = 1'-0"

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CHRISTIE
BOATHOUSE
NEW-BUILD
TOWNSHIP OF WISKOKOLA LAKES

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FIRM BCIN: 27436

TERRY LEDGER

Revisions
3 ISSUED FOR PERMIT 09APR25

Project North



Drawn by: TL
Checked by: TERRY LEDGER
Scale: As indicated

DOCK PLAN

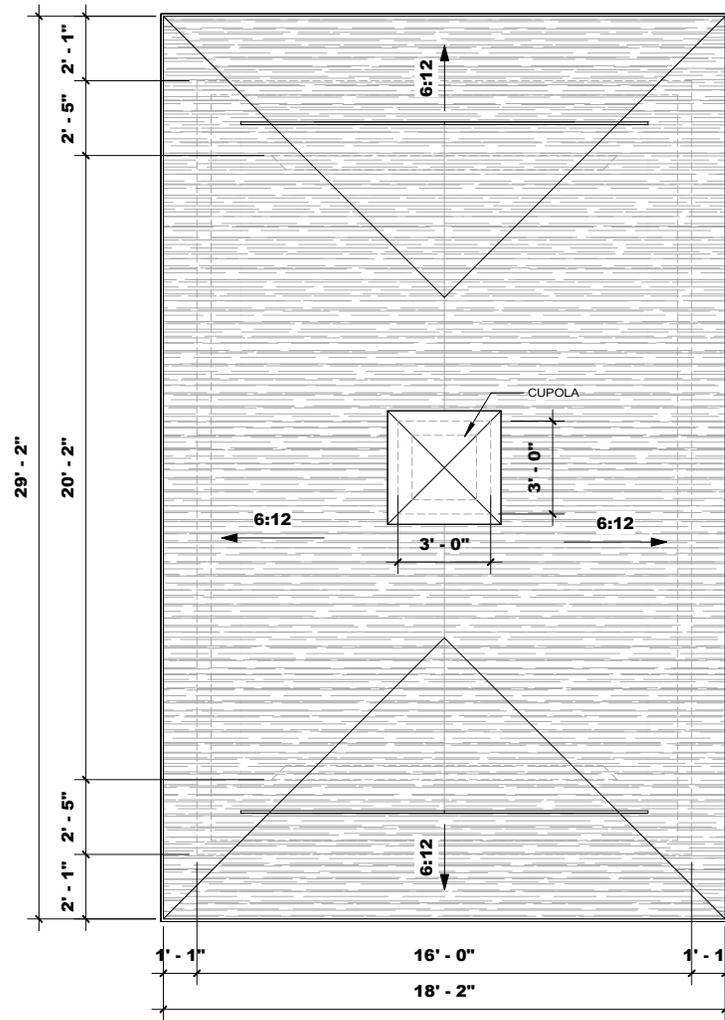
A1

Sheet No. ©2024

BOATHOUSE ROOF PLAN



2 3D ROOF
SCALE:



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



CHRISTIE BOATHOUSE
NEW-BUILD
TOWNSHIP OF MUSKOGEE LAKES

Project No. 19001

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FIRM BCIN: 27436

TERRY LEDGER
Revisions

Project North



Drawn by: Author
Checked by: Checker
Scale: 1/4" = 1'-0"

ROOF PLAN

A1-1

Sheet No. ©2024



2 3D - SOUTH WEST

FOR INFORMATIONAL PURPOSES ONLY



1 3D - NORTH EAST

NOT TO SCALE



CHRISTIE BOATHOUSE
NEW-BUILD
TOWNSHIP OF WISKOKO LAKES

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Revisions

Project North



Drawn by: TL
Checked by: TERRY LEDGER
Scale

3D VIEWS

A5