



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-92/24
Roll No.: 1-2-108

Owners:	Jill Glessing	
Address:	1027 Stroud Beach Road, Unit #32	
Description:	Part of Lot 2, Concession 2, Division B (Cardwell)	
Zoning:	Waterfront Residential – No Constraints (WR1) Skeleton Lake (Category 2)	Schedule: 12
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:

The applicant proposes to construct a sleeping cabin.

This application was previously heard at the May 16th, 2025, Committee of Adjustment Hearing, where it was deferred to allow Township Staff to conduct a subsequent site visit to evaluate terrain constraints, and for the applicants to consider an alternative development envelope. The applicants have since revised the proposal and have adjusted the location of the proposed sleeping cabin. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3	Minimum Front Yard Setback	66 ft.	50 ft.	16 ft.	Construct a Sleeping Cabin

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.

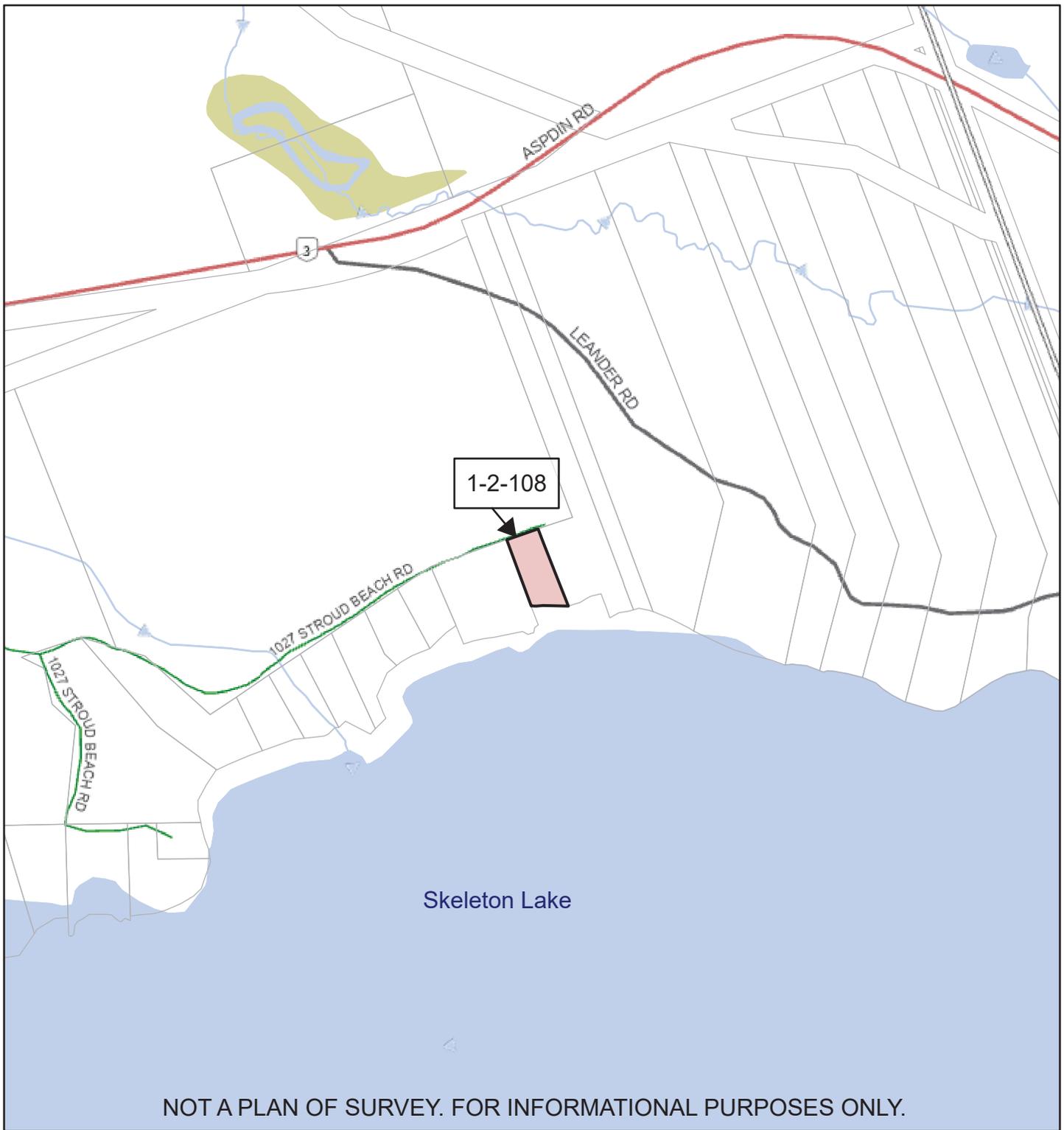
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

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

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

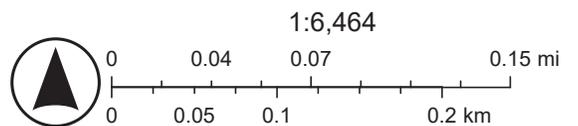


Key Map, A-92/24 (Glessing)



12/19/2024, 1:54:11 PM

- | | |
|--|--|
|  Parcel: Assessment |  Road Network |
|  District Municipality |  District |
|  Area Municipality |  Township |
|  Geographic Township |  Private |



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau.

PLAN OF SURVEY
OF PART OF
LOT 2
CONCESSION 2
FORMERLY IN THE
GEOGRAPHIC TOWNSHIP OF CARDWELL
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1: 250
0 5 10 15 20 METRES

MeasEarth Inc.
ONTARIO LAND SURVEYORS

GRID BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W, ZONE 17 BASED ON NAD 83 CSRS (2011.0 EPOCH).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999741
OBSERVED REFERENCE POINTS (ORP'S) ARE DERIVED FROM GNSS OBSERVATIONS USING THE CANMET VRS NETWORK, UTM ZONE 17 NAD 83 CSRS (2010.0 EPOCH).
COORDINATES TO UTM ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	5014424.33	621393.45
ORP B	5014478.81	621473.64

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
FOR BEARING COMPARISONS APPLY THE FOLLOWING ROTATION
P1 COUNTERCLOCKWISE 01°05'50"

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-73915

THIS PLAN IS NOT VALID UNLESS IT IS APPROVED AND SIGNED BY THE SURVEYOR

METRIC NOTE

DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION NOTE

THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURE IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM. BURIED SERVICES AND UTILITIES ARE NOT SHOWN AND LOCATES ARE REQUIRED PRIOR TO ANY EXCAVATION WORK.

ELEVATION NOTE

SKELETON LAKE IS REGULATED TO AN ELEVATION OF 280.64 CVGD28.78 BY THE DAM AT THE OUTLET.

THE LIMIT OF SKELETON LAKE AS SHOWN ON THIS PLAN HAS BEEN RE-ESTABLISHED BY SURVEY AND IDENTIFYING THE CONTOUR OF ELEVATION 280.15 CVGD28.78 AS THE BEST AVAILABLE EVIDENCE OF THE WATERS EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WATT.

ELEVATIONS SHOWN HEREON ARE REFERRED TO MTD BENCHMARK 00819768467 HAVING AN ELEVATION OF 290.57 CVGD28.78
CONTOURS ARE SET AT 0.20 INTERVALS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15TH DAY OF DECEMBER, 2023.

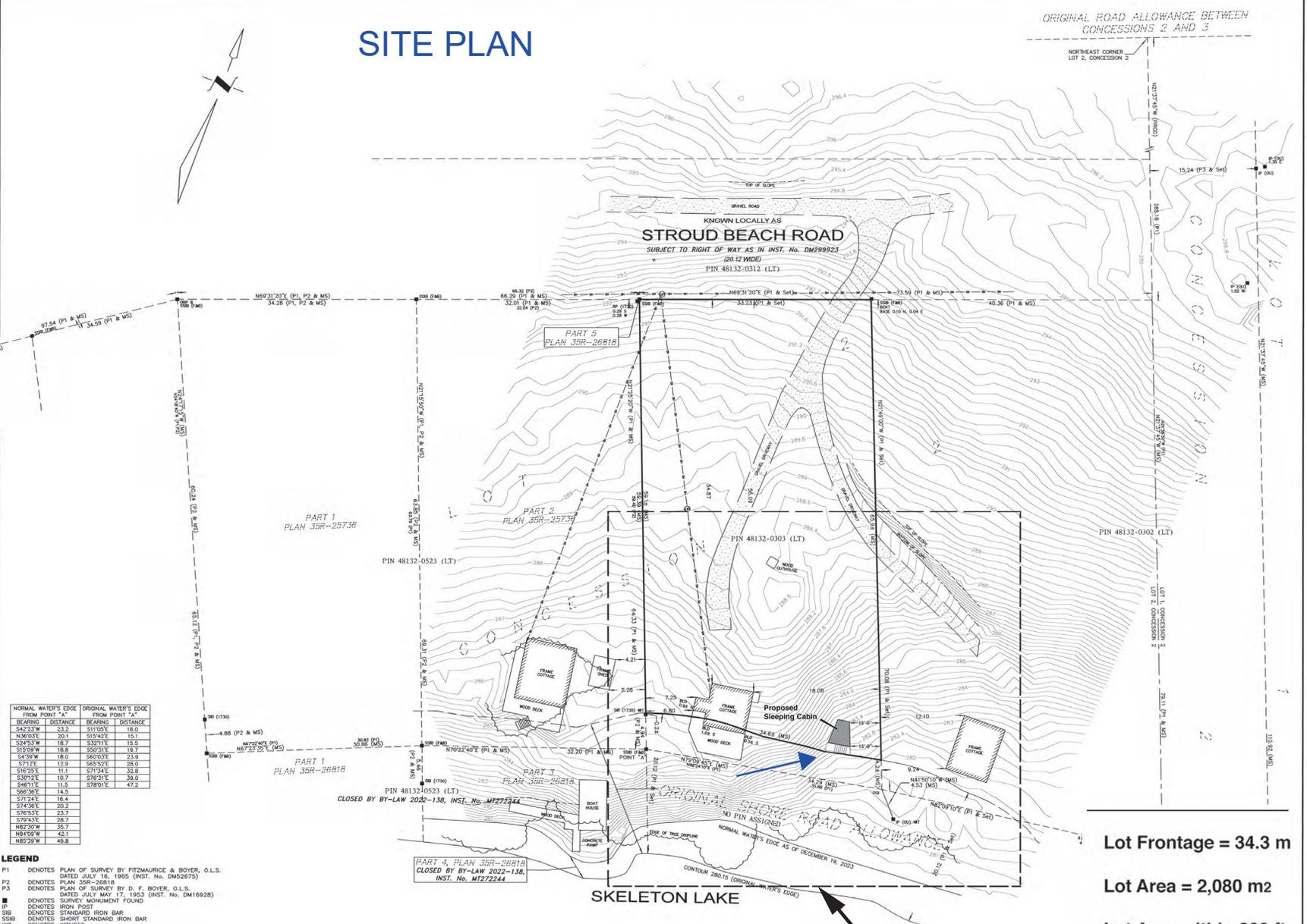
FEBRUARY 27, 2024
PHILLY A. ROBBINS
ONTARIO LAND SURVEYOR

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MeasEarth Inc.
ONTARIO LAND SURVEYORS
180 PARKING ROAD, UNIT 29
ALSTON, ONTARIO L9B 1E8
PHONE (705) 434-0411
www.measearth.com

DRAWN BY: PAR
CHECKED BY: SO
REV. DATE: 2024/02/27
REV. DATE: 23-07-16-P1

SITE PLAN



BEARING	DISTANCE	BEARING	DISTANCE
S42°23'W	23.2	S11°00'E	18.0
N06°03'E	20.1	S15°42'E	15.1
S24°38'W	18.7	S33°11'E	13.5
S15°09'W	18.8	S50°31'E	19.7
S4°39'W	18.0	S60°03'E	23.9
S71°12'E	12.9	S65°32'E	28.0
S16°25'E	11.1	S71°54'E	32.8
S30°12'E	10.7	S76°31'E	39.0
S46°11'E	11.5	S78°01'E	47.2
S66°30'E	14.5		
S71°24'E	16.4		
S74°06'E	29.2		
S76°53'E	23.7		
S78°43'E	28.7		
N82°30'W	35.7		
N84°09'W	42.1		
N85°30'W	49.8		

- LEGEND**
- P1 DENOTES PLAN OF SURVEY BY FITZMAURICE & BOYER, O.L.S.
 - P2 DENOTES DATED JULY 16, 1965 (INST. No. DM62975)
 - P3 DENOTES PLAN OF SURVEY BY D. F. BOYER, O.L.S. DATED JULY MAY 17, 1953 (INST. No. DM16928)
 - P DENOTES IRON POST
 - S DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - WT DENOTES WITNESS
 - MS DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - R02 DENOTES R. F. BOYER, O.L.S.
 - F720 DENOTES F. M. MCGERMOTT, O.L.S.
 - F&B DENOTES FITZMAURICE & BOYER, O.L.S.
 - BLD DENOTES BUILDING
 - POI DENOTES POINT OF INTERSECTION
 - PROD DENOTES PRODUCTION OF LINE
 - ± DENOTES GUY WIRE ANCHOR
 - OH DENOTES OVERHEAD WIRES
 - UP DENOTES UTILITY POLE
 - 154+ DENOTES CONTOUR ELEVATION

FOR DETAILED PLAN OF THIS AREA SEE SITE PLAN

NOT TO SCALE

Lot Frontage = 34.3 m
Lot Area = 2,080 m²
Lot Area within 200 ft from high-water mark = 1,560 m²

SITE PLAN



Lot Frontage = 34.3 m

Lot Area = 2,080 m²

Lot Area within 200 ft
from high-water mark
= 1,560 m²

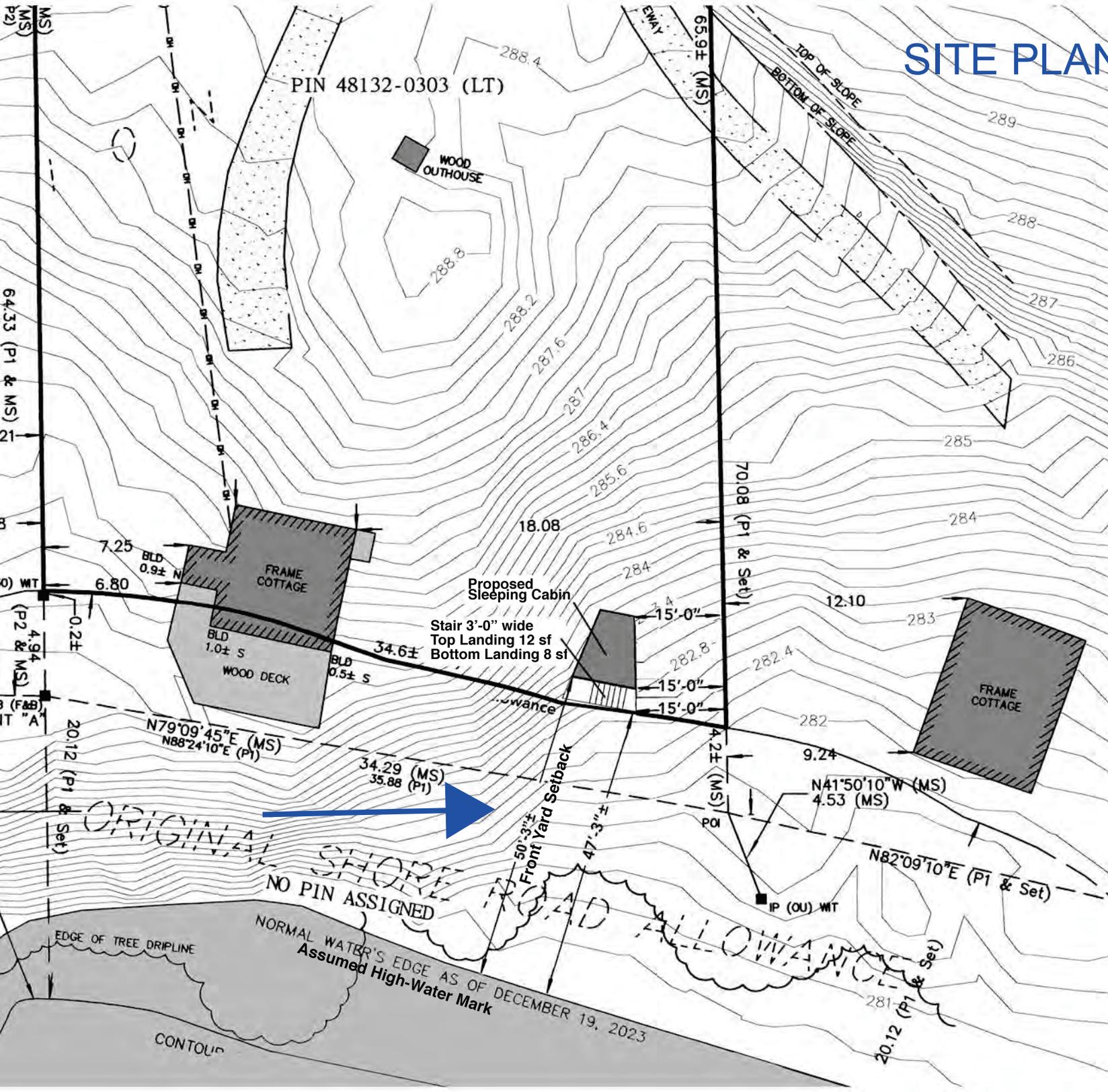
NOT TO SCALE

Sleeping Cabin
Variance Application

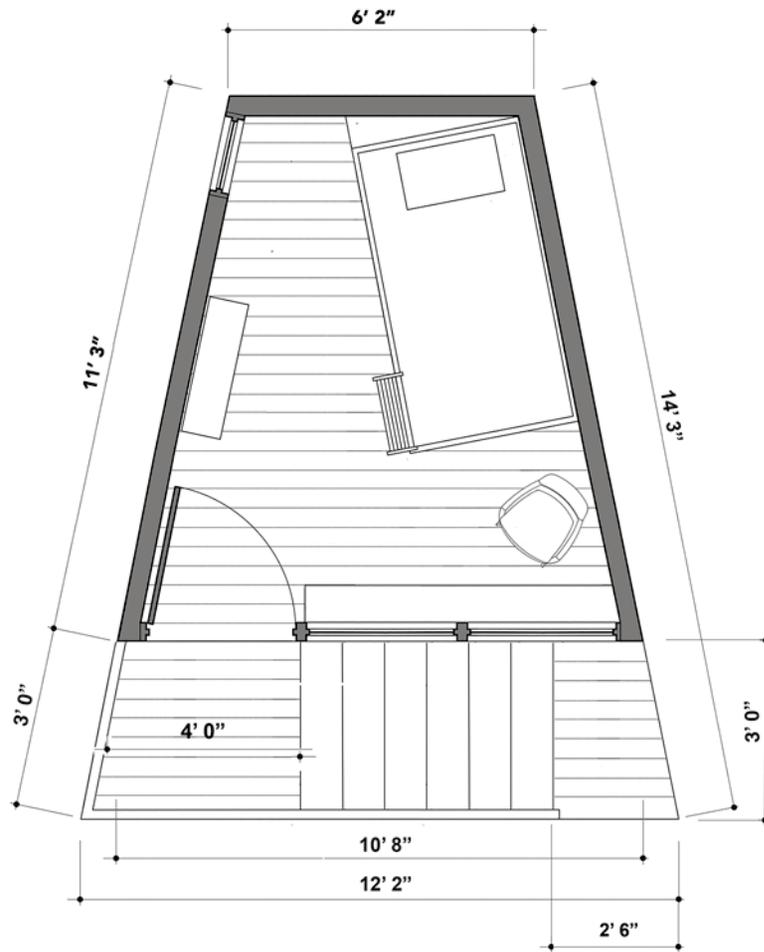
Lot 2
Concession 2
Township of
Muskoka Lakes
1027 Stroud Beach Rd.
Lot 32
Skeleton Lake

Site Plan
Scale: 1:250 m.

4 March, 2026



FLOOR PLANS



Interior Floor Area:
90 sq ft 8.4 m²
Exterior Floor Area:
96 sq ft 8.9 m²

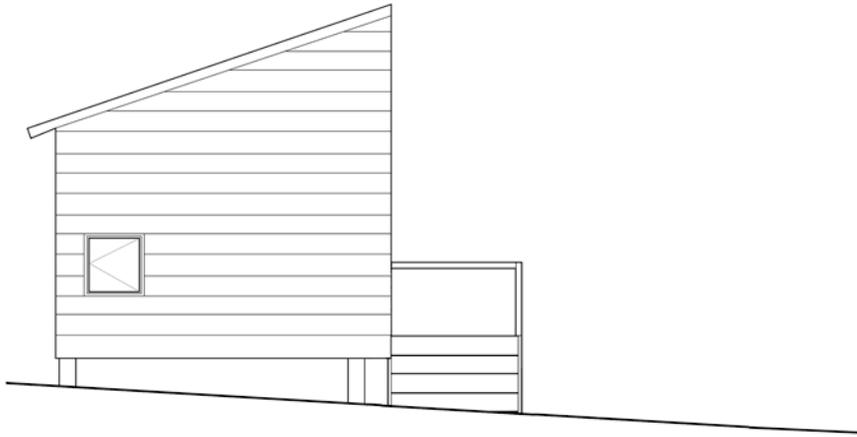
**Sleeping Cabin
Variance Application**

**Lot 2
Concession 2
Township of
Muskoka Lakes
1027 Stroud Beach Rd.
Lot 32
Skeleton Lake**

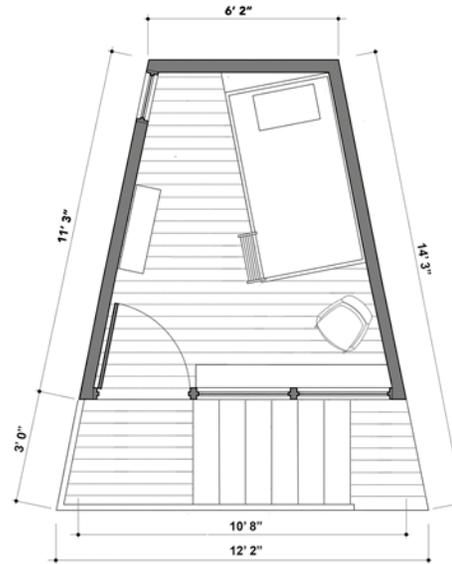
**Site Plan
Scale: 1:50 m.**

4 March, 2026

ELEVATIONS

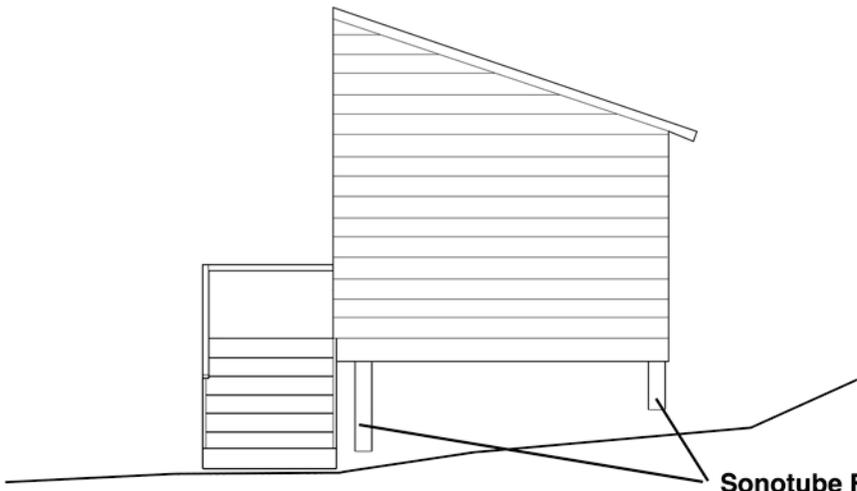


West Elevation

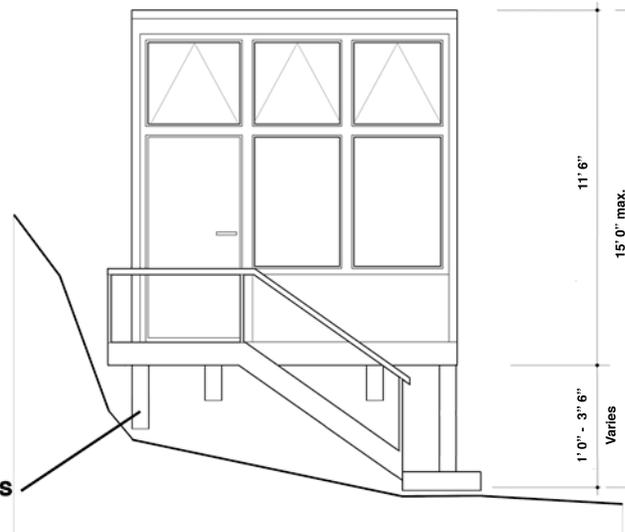


Plan

Interior Floor Area:
90 sq ft 8.4 m²
Exterior Floor Area:
96 sq ft 8.9 m²



East Elevation



South Elevation

**Sleeping Cabin
Variance Application**

**Lot 2
Concession 2
Township of
Muskoka Lakes
1027 Stroud Beach Rd.
Lot 32
Skeleton Lake**

**Plan & Elevations
Scale: 1:75 m.**

4 March, 2026