

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-06/26
Roll No.: 5-2-087

Owners:	James Murphy & Lisa Kool
Address:	22 Mirror Lake Drive
Description:	Lot 30, Concession 3, Parts 3, 12, 20 and 21, Plan BR-1276, (Medora)
Zoning:	Community Residential – Waterfront (R4) & Environmental Protection (EP1 & EP2) Mirror Lake – Lake Muskoka (Category 1 Lake) Schedule: 55
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 applicants propose to rebuild a recently demolished, legal non-conforming single-storey boathouse, as shown on the attached site plan. The proposed boathouse will have a peaked roof and be 13.2 feet in height. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section	Description	Permitted	Proposed	Variance	Proposal
A	8.1.1	Permitted Uses in the Environmental Protection (EP1) Zone	All structures, buildings and facilities necessary in conjunction with: <ul style="list-style-type: none"> i. The production of cranberries excluding buildings and structures ii. Flood control iii. Erosion control; and, iv. Provisions of pedestrian access such as boardwalk but not including shoreline structures 	Single Storey Boathouse (peaked roof)	-	Rebuild a Legal Non-Conforming Single-Storey Boathouse at an Increased Height of 13.2 Feet

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 18th day of March 2026.

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



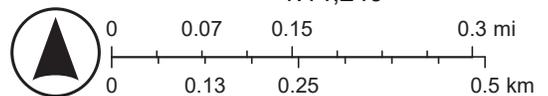
KEY MAP (A-06/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:14,249

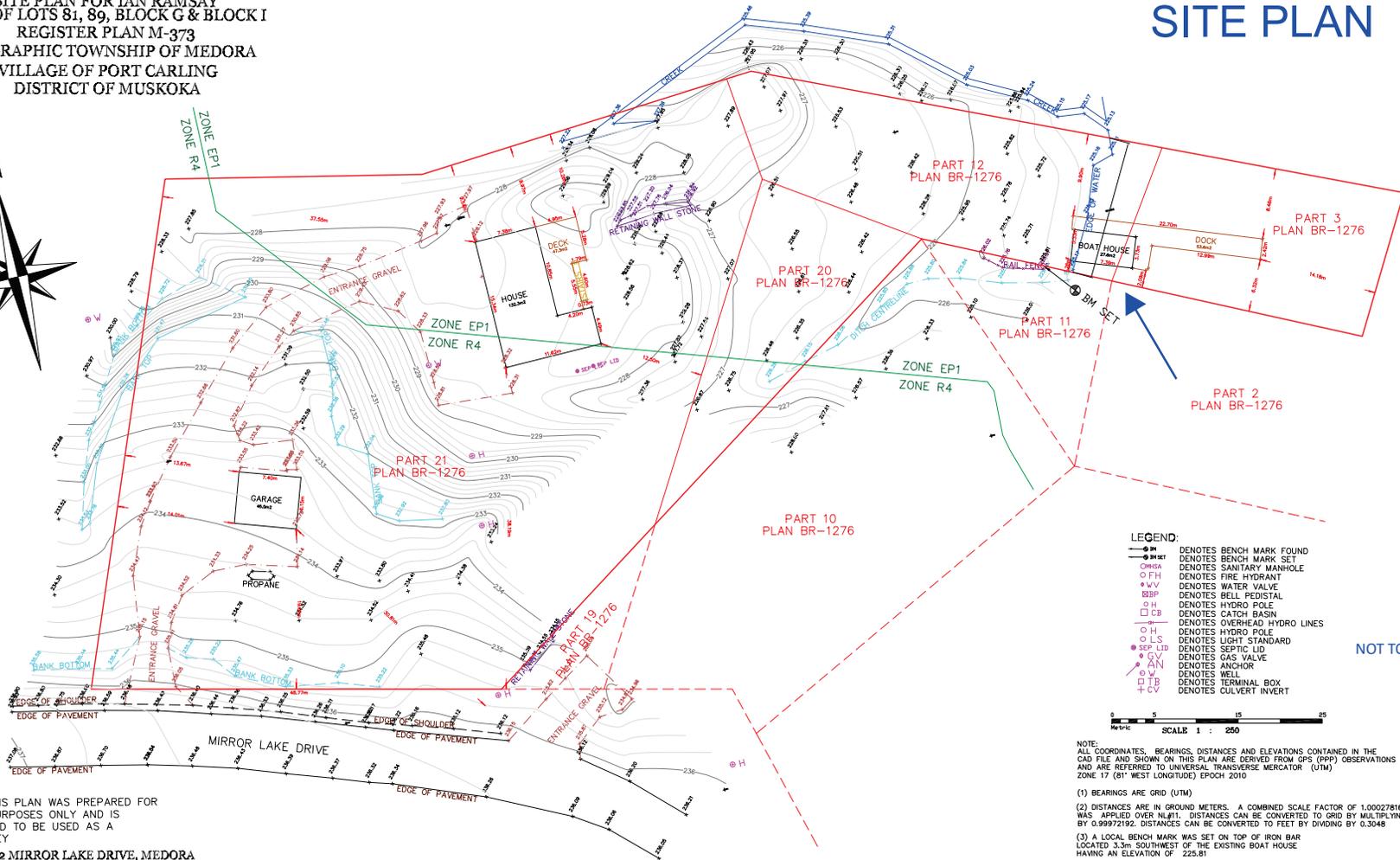
- | | | |
|-----------------------|------------------|------------------|
| Parcel: Assessment | Settlement Areas | Private |
| District Municipality | Urban Centre | Waterbody |
| Area Municipality | Road Network | Major Lake |
| Geographic Township | District | Canada_Hillshade |
| First Nations Land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



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

SITE PLAN FOR IAN RAMSAY
 PART OF LOTS 81, 89, BLOCK G & BLOCK I
 REGISTER PLAN M-373
 GEOGRAPHIC TOWNSHIP OF MEDORA
 VILLAGE OF PORT CARLING
 DISTRICT OF MUSKOKA

SITE PLAN



LEGEND:

● BM	DENOTES BENCH MARK FOUND
○ BM SET	DENOTES BENCH MARK SET
○ CHSA	DENOTES SANITARY MANHOLE
○ FH	DENOTES FIRE HYDRANT
○ W/V	DENOTES WATER VALVE
○ B/BP	DENOTES BELL PEDISTAL
○ H	DENOTES HYDRO POLE
○ G/B	DENOTES GATCH BASIN
○ OLS	DENOTES OVERHEAD HYDRO LINES
○ H	DENOTES HYDRO POLE
○ L/S	DENOTES LIGHT STANDARD
○ SEP LID	DENOTES SEPTIC LID
○ G/V	DENOTES GAS VALVE
○ AN	DENOTES ANCHOR
○ W	DENOTES WELL
○ T/B	DENOTES TERMINAL BOX
○ C/V	DENOTES CULVERT INVERT

NOT TO SCALE



NOTE:
 ALL COORDINATES, BEARINGS, DISTANCES AND ELEVATIONS CONTAINED IN THE CAD FILE AND SHOWN ON THIS PLAN ARE DERIVED FROM GPS (PPP) OBSERVATIONS AND ARE REFERRED TO UNIVERSAL TRANSVERSE MERCATOR (UTM) ZONE 17 (81 WEST LONGITUDE) EPOCH 2010.

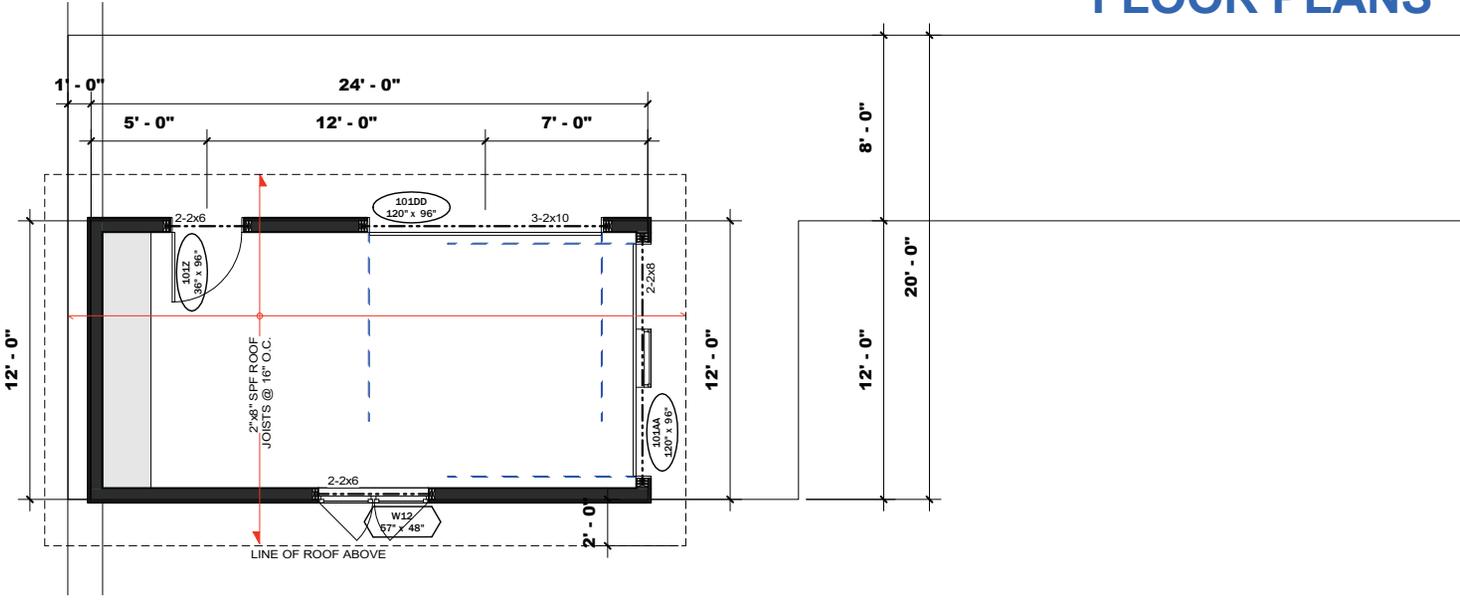
(1) BEARINGS ARE GRID (UTM)

(2) DISTANCES ARE IN GROUND METERS. A COMBINED SCALE FACTOR OF 1.0002781823 WAS APPLIED OVER NAD83. DISTANCES CAN BE CONVERTED TO GRID BY MULTIPLYING BY 0.99972192. DISTANCES CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

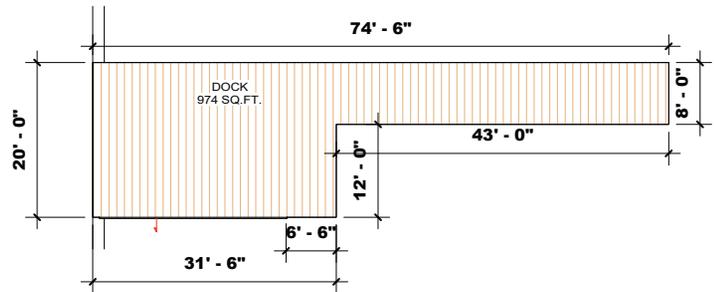
(3) A LOCAL BENCH MARK WAS SET ON TOP OF IRON BAR LOCATED 3.5m. SOUTHWEST OF THE EXISTING BOAT HOUSE HAVING AN ELEVATION OF 225.81

CAUTION: THIS PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED AS A LEGAL SURVEY
 ADDRESS: 22 MIRROR LAKE DRIVE, MEDORA

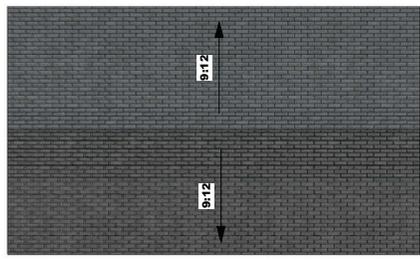
FLOOR PLANS



1 LEVEL 1 NOT TO SCALE FOR INFORMATIONAL PURPOSES ONLY
SCALE: 3/16" = 1'-0"



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



2 TOP PLATE
SCALE: 1/8" = 1'-0"



KOOL BOATHOUSE
NEW-BUILD
TOWNSHIP OF WISKOKA LAKES

Project No. 24-2781KO

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

Revisions

Project North



Drawn by: Author
Checked by: Checker
Scale: As indicated

DOCK PLAN

A102

Sheet No. ©2024

