



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-92/25

Roll No.: 4-2-039

Owners:	Jason Cowan & Kirstin Perdrizet		
Address:	1153 Roberts Bay Road, Unit #5		
Description:	Part of Lot 11, Concession 8, Parts 5 to 11, Plan 35R-17242, (Medora)		
Zoning:	Waterfront Residential (WR4) Lake Joseph (Category 1 Lake)	Schedule: 27	
Hearing Date: Monday, March, 9th, 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.

Explanation of the Purpose and Effect:

The applicants propose to reconstruct a two storey dwelling and upper and lower level sundecks. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 ft. of the High Water Mark)	10% (4,125 sq. ft.)	11% (4,537 sq. ft.)	1% (412 sq. ft.)	Reconstruct 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



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: **March 4, 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 26th day of February, 2026.

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

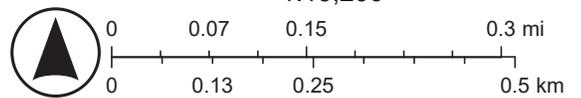


KEY MAP, A-92/25



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:13,200



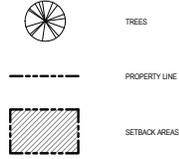
- | | |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
|  Parcel: Assessment |  Private |
|  District Municipality |  Waterbody |
|  Area Municipality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

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

SITE PLAN

SITE PLAN OF PARTS 1-11 OF PART OF LOT 11 CONCESSION 8
REGISTERED PLAN 35R-17242

SITE PLAN SYMBOLS

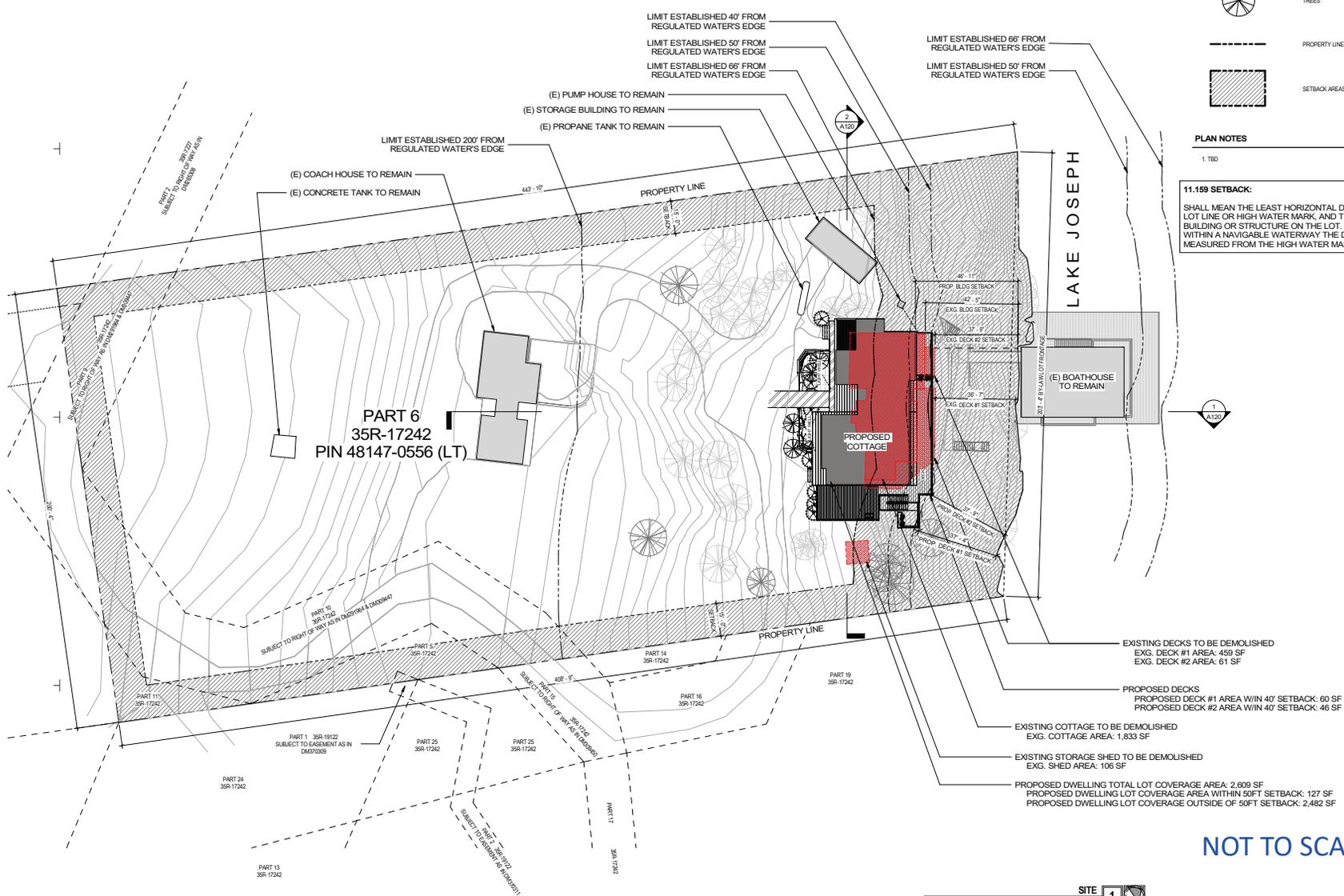


PLAN NOTES

1. TBD

11,159 SETBACK:

SHALL MEAN THE LEAST HORIZONTAL DISTANCE BETWEEN ANY LOT LINE OR HIGH WATER MARK, AND THE NEAREST PART OF ANY BUILDING OR STRUCTURE ON THE LOT, WHERE THE LOT LINE IS WITHIN A NAVIGABLE WATERWAY THE DISTANCE SHALL BE MEASURED FROM THE HIGH WATER MARK.



- EXISTING DECKS TO BE DEMOLISHED
EXG. DECK #1 AREA: 459 SF
EXG. DECK #2 AREA: 61 SF
- PROPOSED DECKS
PROPOSED DECK #1 AREA WITH 40' SETBACK: 60 SF
PROPOSED DECK #2 AREA WITH 40' SETBACK: 46 SF
- EXISTING COTTAGE TO BE DEMOLISHED
EXG. COTTAGE AREA: 1,833 SF
- EXISTING STORAGE SHED TO BE DEMOLISHED
EXG. SHED AREA: 106 SF
- PROPOSED DWELLING TOTAL LOT COVERAGE AREA: 2,609 SF
PROPOSED DWELLING LOT COVERAGE AREA WITHIN 50FT SETBACK: 127 SF
PROPOSED DWELLING LOT COVERAGE OUTSIDE OF 50FT SETBACK: 2,482 SF

NOT TO SCALE

SITE 1
SCALE: 3/8" = 1'-0"
NORTH



17. FEB, 2026
DESIGN DEVELOPMENT

ba
COLLECTIVE

2740 MAIN STREET
SANTA MONICA, CA 90405
310.453.9611

www.bacollective.com

#	DESCRIPTION	DATE

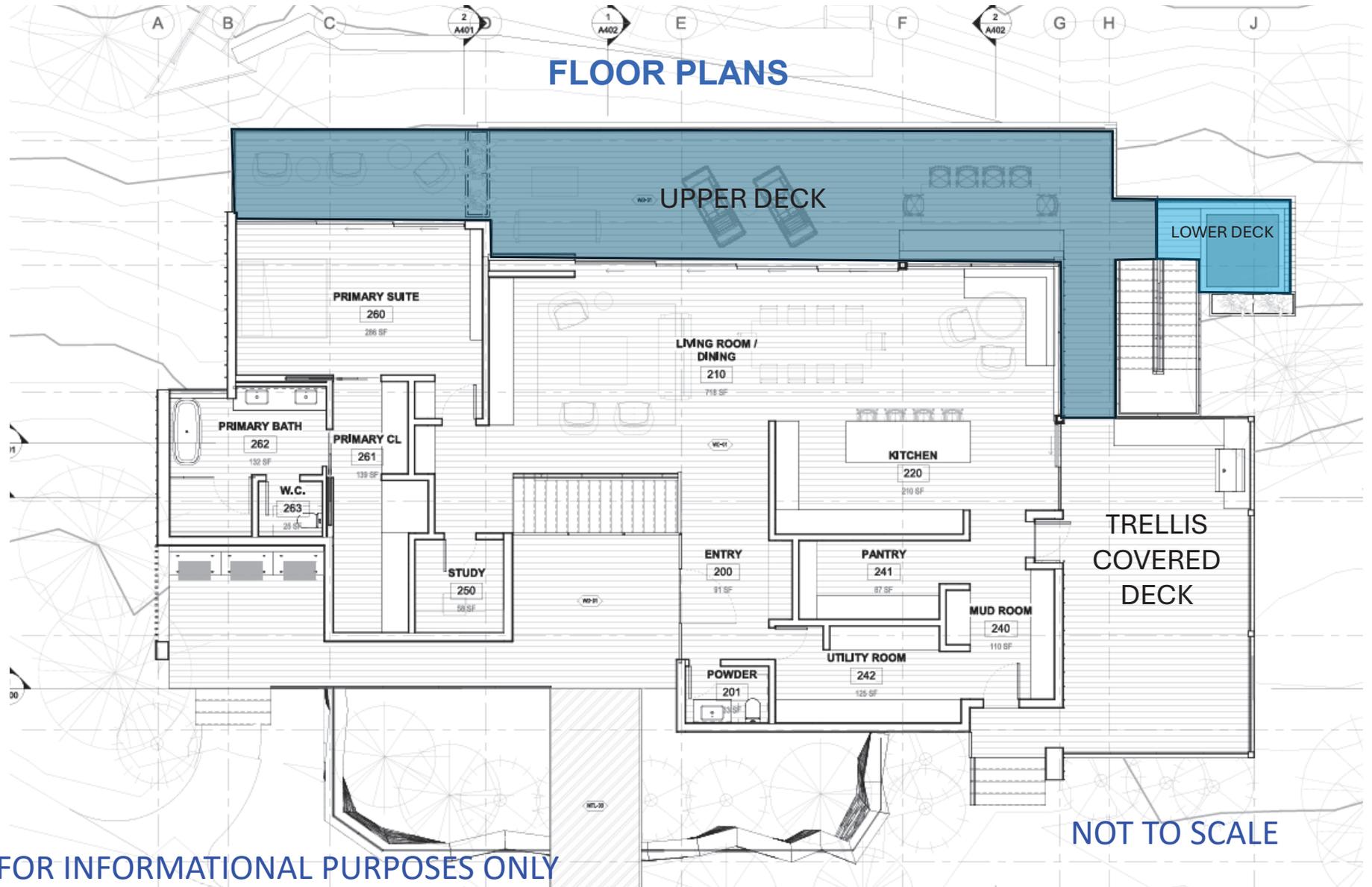
ROBERTS BAY
COTTAGE
1153 ROBERTS BAY ROAD,
MUSKOGEE LAKES, ON
CANADA

SITE PLAN
PROJECT NUMBER: 0000

A110

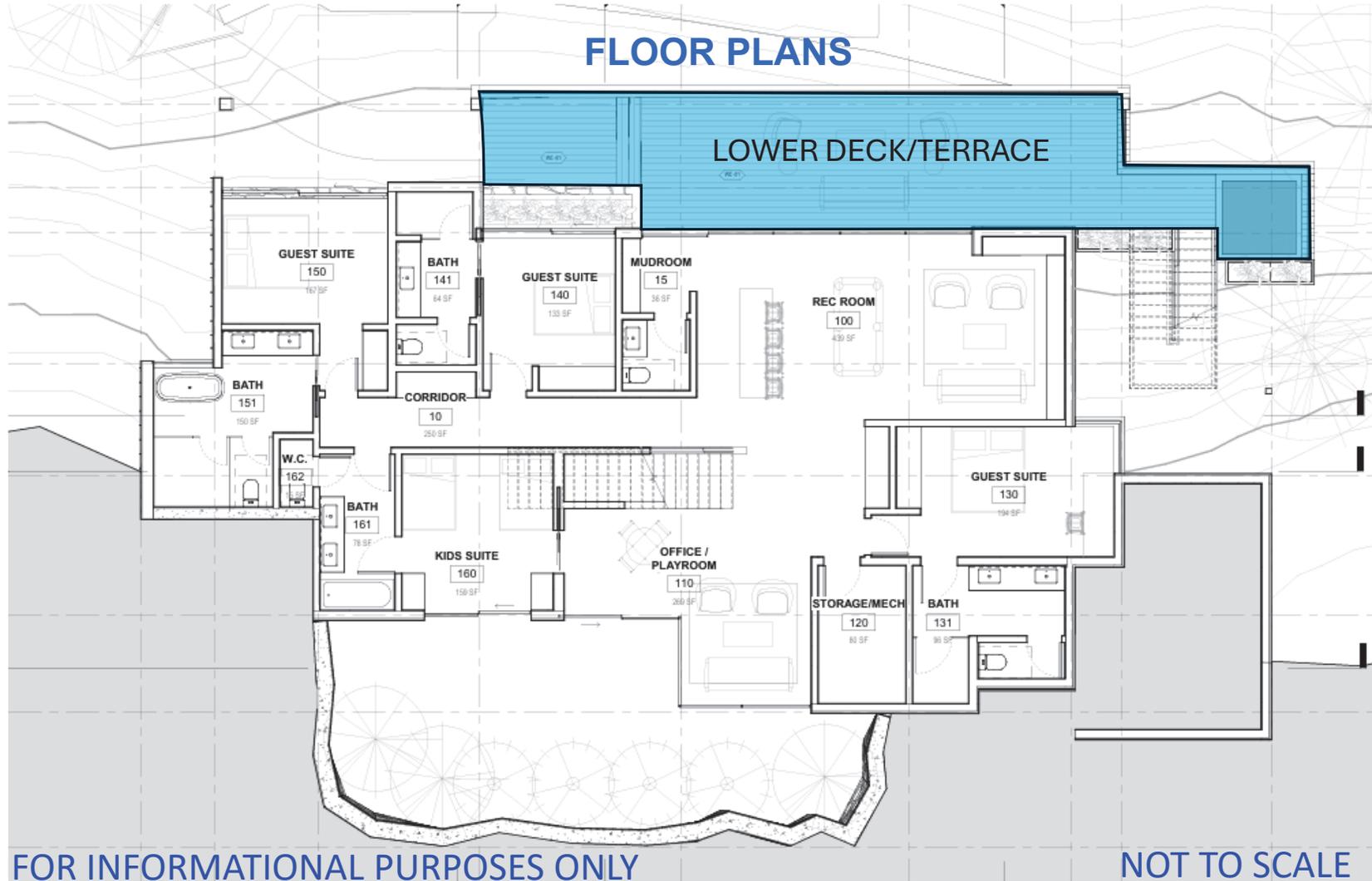
2/17/2026 11:28:54 AM

FLOOR PLANS



FOR INFORMATIONAL PURPOSES ONLY

FLOOR PLANS



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

MATERIAL SCHEDULE				
MARK	DESCRIPTION	BASIS OF DESIGN PRODUCT		COMMENTS
		MANUFACTURER	MODEL	
CON-1	CONCRETE			POURED IN PLACE BY CONTRACTOR, COLOR BY ARCHITECT
GL-1	GLASS: CLEAR			
MFL-01	METAL STANDING SEAM ROOF			
MFL-02	METAL SIDING AND FASCIA			5/16 GA. SHEET METAL FASCIA TO MATCH ROOFING FINISH
MFL-03	CORTEN STEEL			3/4" PLATE WEATHERED STEEL, WITH CUSTOM FABRICATION
ST-01	STONE SIDING			LARGE FORMAT FREEFORM STONE, DRY STACKED
INT-01	INTERIOR WOOD FLOORING			10 WIDE PLANK WHITE OAK INTERIOR FLOORING
WB-02	PIPE WOOD DECKING			8" SOLID PIPE DECKING TO MATCH BOAT HOUSE DECKING

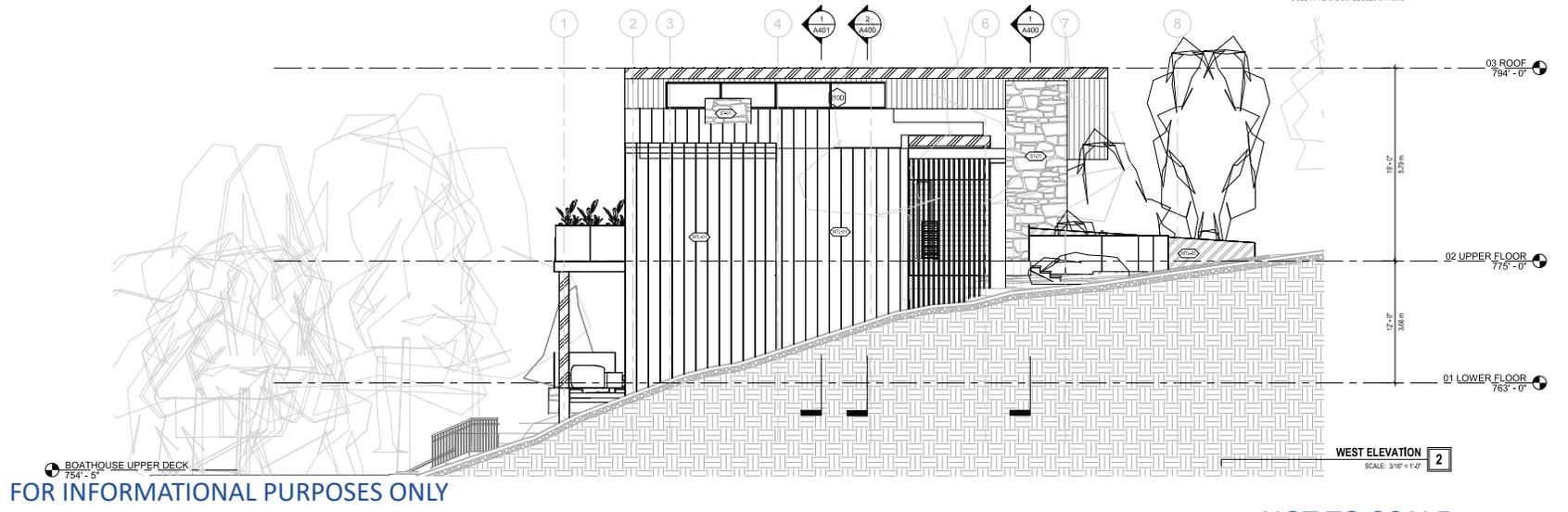
ELEVATIONS

ELEVATION & SECTION SYMBOLS

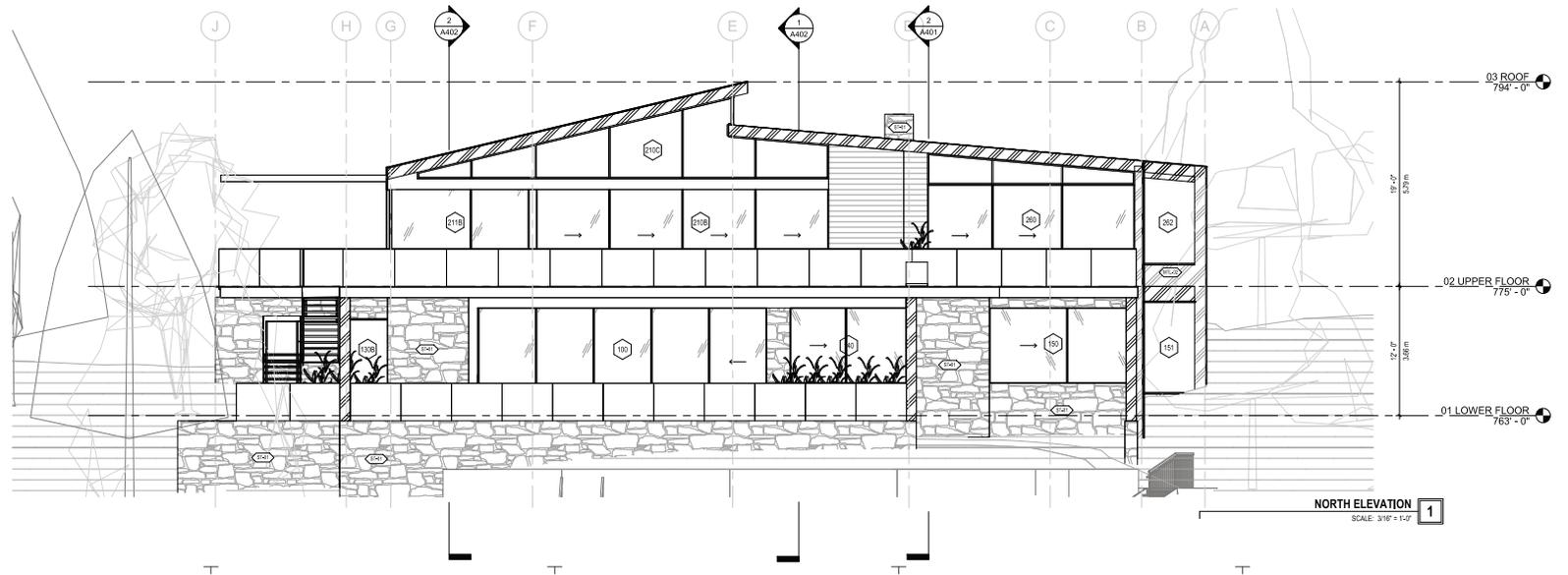
- MATERIAL TAG
SEE SCHEDULE ON A6.10
- WINDOW/WALL TAG
SEE SCHEDULE ON A6.10

ELEVATION & SECTION NOTES

1. SEE MATERIAL SCHEDULES ON A6.00.



NOT TO SCALE



NOT FOR CONSTRUCTION

10.DEC.2025
100% SCHEMATIC DESIGN

ba
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#	DESCRIPTION	DATE

ROBERTS BAY COTTAGE
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MUSKOGEE LAKES, ON
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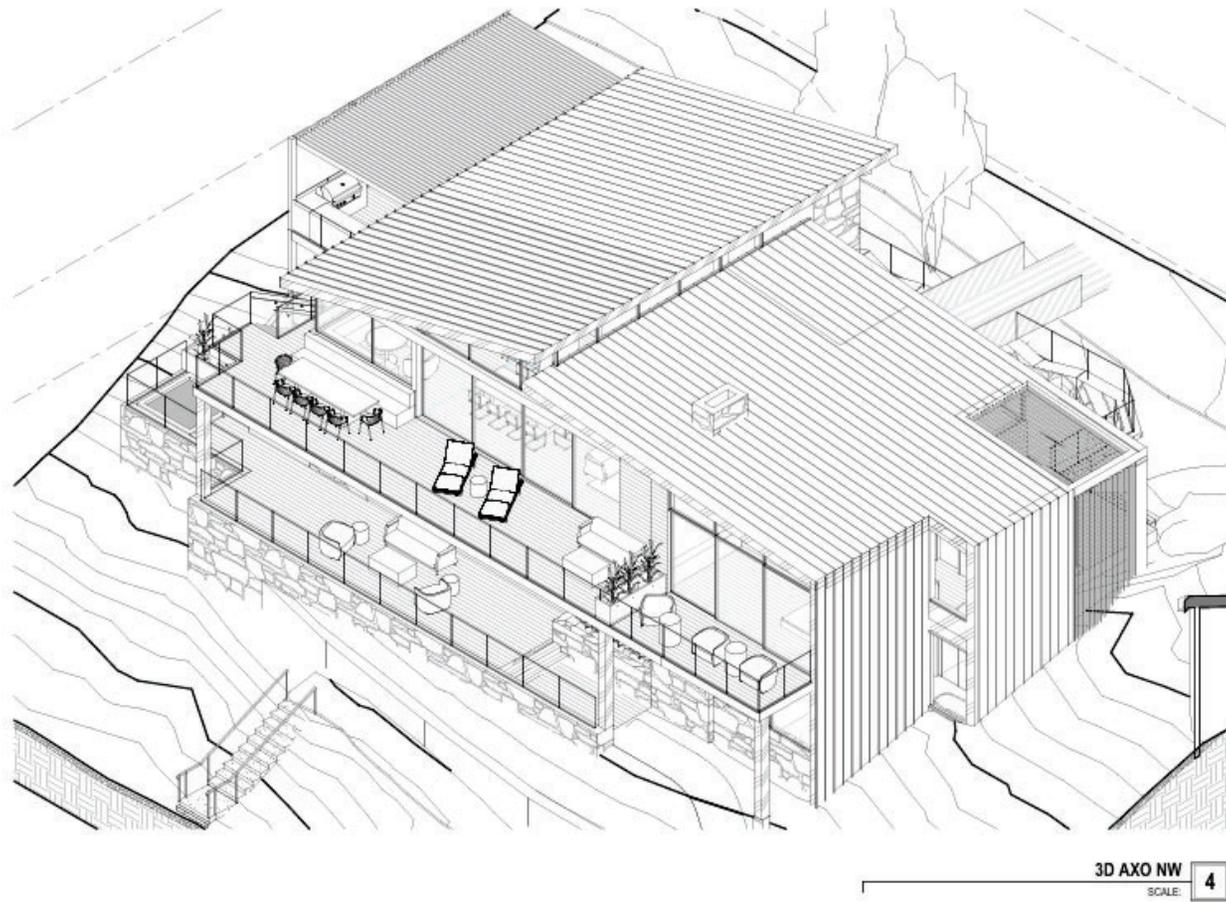
EXTERIOR ELEVATIONS

PROJECT NUMBER: 00000

A301

1311102025 9 14:59 AM

DRAWINGS



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



NOT TO SCALE
FOR INFORMATIONAL PURPOSES ONLY