



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

**File No.: A-75/25**

**Roll No.: 9-12-021**

<b>Owners:</b>	Alice & Timothy Donald, 1685 Beatrice Townline Road, Bracebridge, ON, P1L 1X4		
<b>Address &amp; Description:</b>	1685 Beatrice Townline Road Part of Lot 15, Concession 13, (Monck)		
<b>Zoning:</b>	Rural – Rural Agriculture (RU3) and Environmental Protection (EP1)	Lake: Not Applicable	Schedule: 31
<b>Hearing Date: Monday, November 10th, 2025 at 9:00 a.m.</b>			



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:

Concurrent Consent and Zoning By-law Amendment Applications B/25/26/24/ML and ZBA-32/24 (Donald) were recently approved by Council in September 2025 to create two new lots on Beatrice Townline Road. The applicant wishes to amend the By-law by way of Minor Variance to correct a few measurements and to include the correct version of the consent sketch showing these changed measurements. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	By-law 2025-099, Section 2. iii)	Maximum Lot Frontage for Severed Lot 1 of Consent Application B/25/24/ML	508 Feet	507 Feet	1 Foot	Recognize the Lesser Frontage of 507 Feet for Severed Lot 1 of Consent



Notice of Hearing  
A-75/25, Donald

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
						Application B/25/24/ML
B	By-law 2025-099, Section 2. iv)	Maximum Lot Frontage and Area for Severed Lot 2 of Consent Application B/26/24/ML	500 Feet and 6.65 Acres	550 Feet and 8.52 Acres	50 Feet and 1.87 Acres	Recognize the Greater Frontage and Area of Severed Lot 2 of Consent Application B/26/24/ML
C	By-law 2025-099, Section 3	Replace Schedule III to By-law 2025-099	-	-	-	Schedule III to be Replaced with the Attached Site Plan to Reflect the Actual Location and Extent of the Lots

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](mailto: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](mailto: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: **November 6, 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 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](http://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](http://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](mailto: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.

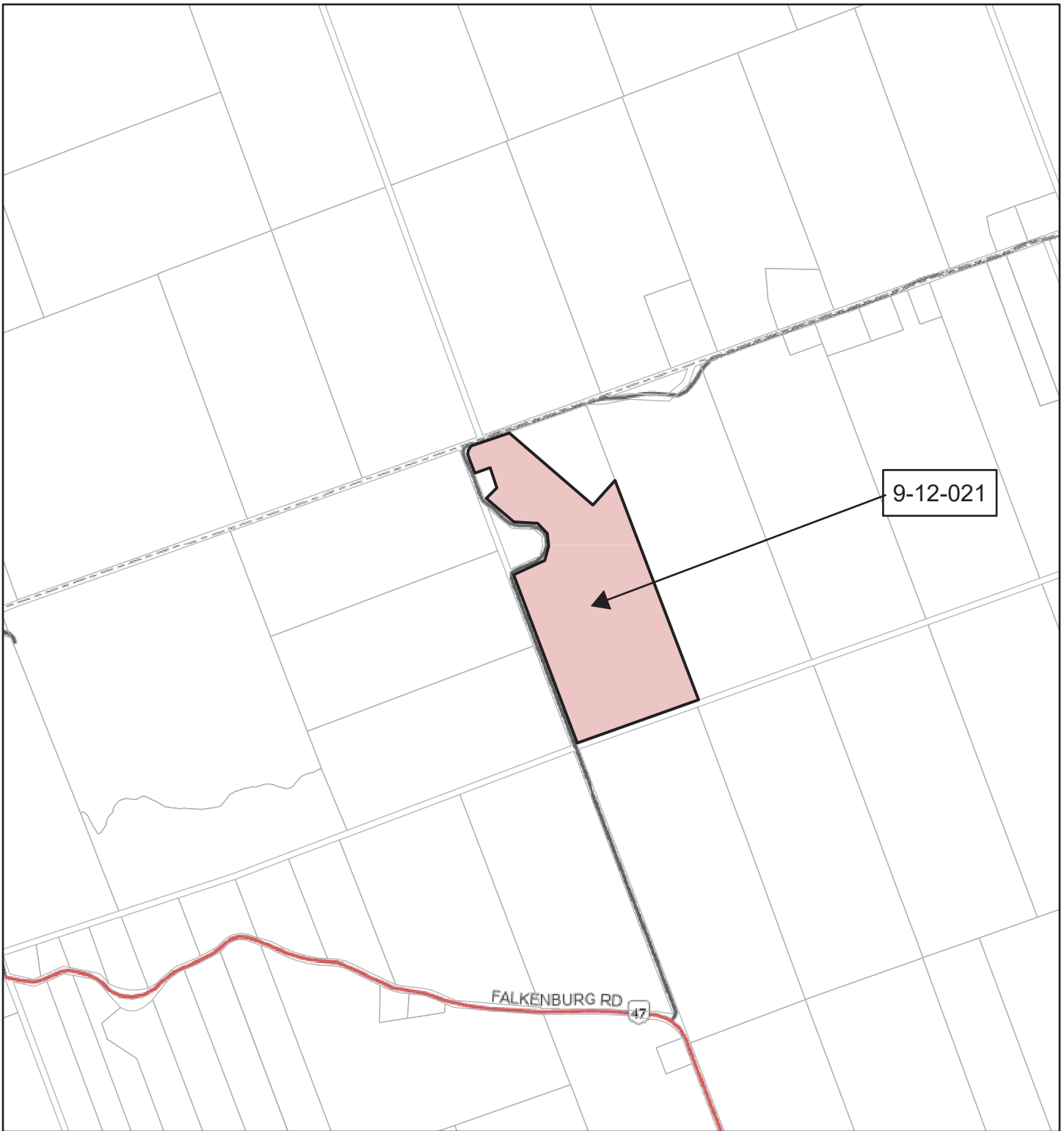
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 27th day of October, 2025.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)

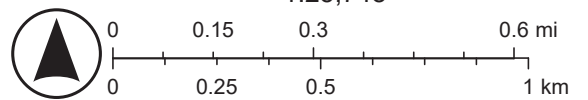


# KEY MAP, A-75/25 (DONALD)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



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

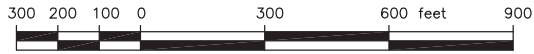
LOT 15, CONCESSION 13  
 GEOGRAPHIC TOWNSHIP OF MONK  
 TOWNSHIP OF MUSKOKA LAKES

**SITE PLAN**

DISTRICT MUNICIPALITY OF MUSKOKA  
 SCALE 1" = 300'

**AREA ANALYSIS**

TOTAL SITE AREA:	3890661 S.F.	89.32 Ac.
AREA OF SEVERED LOT 1:	224775 S.F.	5.16 Ac.
AREA OF RETAINED LOT:	3294722 S.F.	75.64 Ac.
AREA OF SEVERED LOT 2:	371164 S.F.	8.52 Ac.

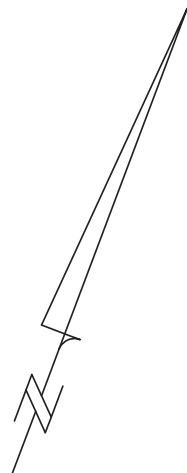


DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

TIM DONALD PROPERTY  
 1685 BEATRICE TOWNLINE RD.

**AREA ANALYSIS RESULTANT RETAINED**

TOTAL SITE AREA:	S.F.	75.64 Ac.
EXISTING DWELLING COVERAGE AREA: (incl. screened porch, garage)	1832 S.F.	
EXISTING SHED 1 COVERAGE AREA	108 S.F.	
EXISTING SHED 2 COVERAGE AREA	105 S.F.	
EXISTING SHED 3 COVERAGE AREA	26 S.F.	
EXISTING SHED 4 COVERAGE AREA	26 S.F.	
EXISTING BARN COVERAGE AREA:	1956 S.F.	
TOTAL LOT COVERAGE	4053 S.F.	
PERCENT COVERAGE:	0.12%	
RU3 Zoning (Max. 5%)		



NOT TO SCALE

