

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-69/25

Roll No.: 4-24-037

Owner:	David Esplen, 75 Wimbledon Road, Etobicoke, ON, M9A 3S4		
Address & Description:	Round Island (Island J30A) Round Island, Parcel 6887, In Lake Joseph, (Medora)		
Zoning:	Open Space – Private Open Space Island (OS4) & Environmental Protection (EP2)	Lake Joseph (Category 1 Lake)	Schedule: 27
Hearing Date: Monday, December, 8th, 2025 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 applicant proposes to construct a picnic shelter. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	8.1.3 a)	Minimum Setback from an Environmental Protection (EP2) Zone	100 ft.	36 ft.	64 ft.	Construct a Picnic Shelter

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



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: **December 3, 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

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.

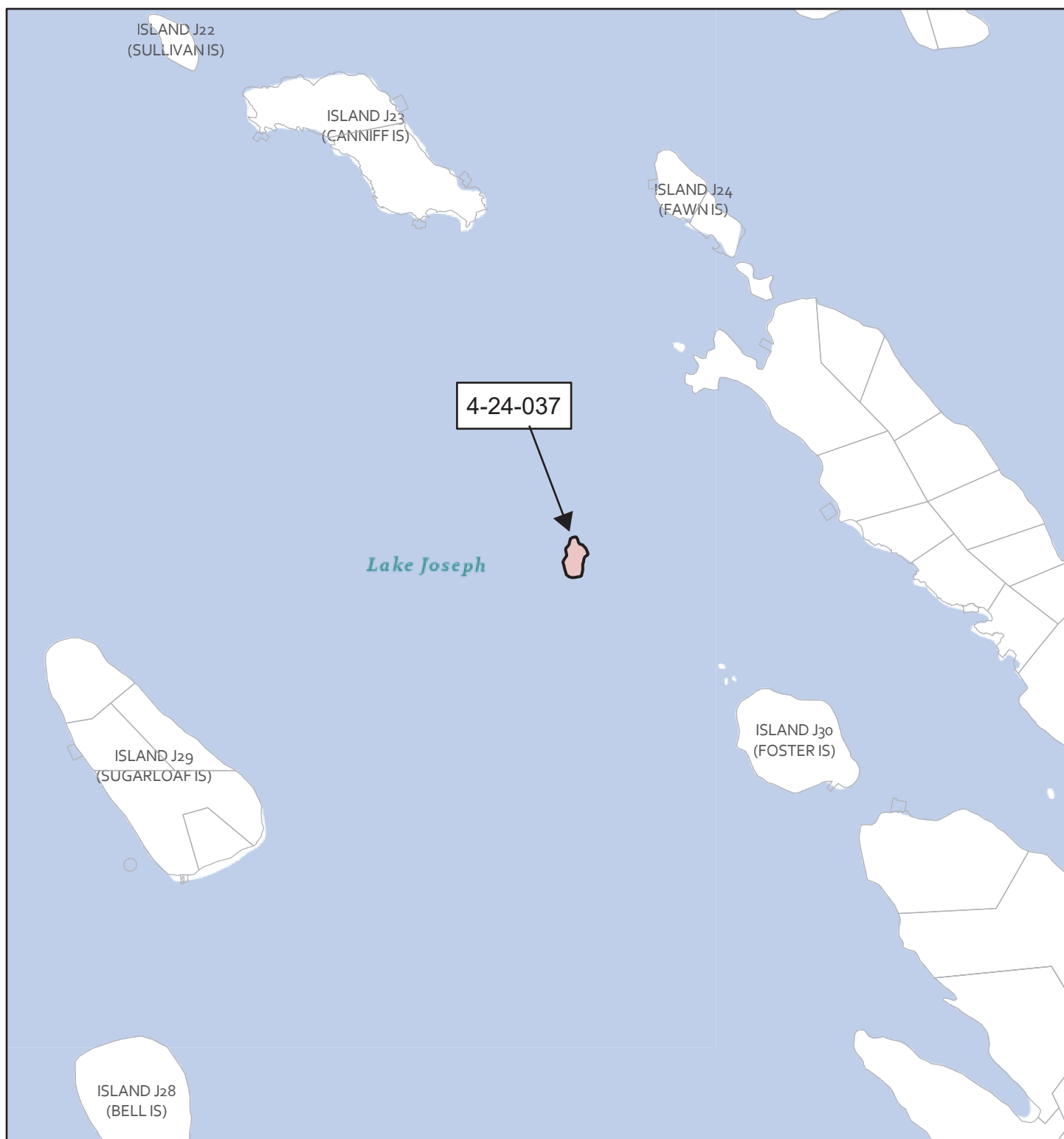
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 14th day of November, 2025.

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

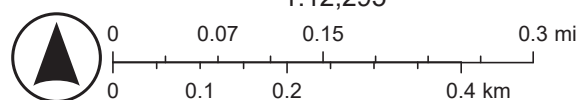


KEY MAP, A-69/25 (ESPLEN)



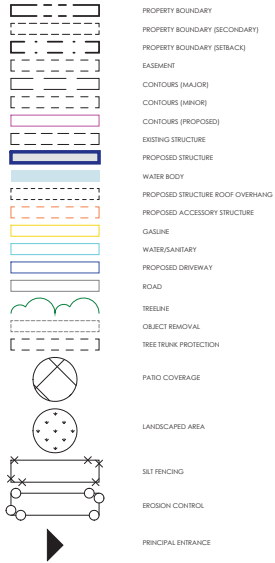
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | | | |
|--|-----------------------|---|------------------|
|  | Parcel: Assessment |  | Stream |
|  | District Municipality |  | Waterbody |
|  | Area Municipality |  | Major Lake |
|  | Geographic Township | | Canada_Hillshade |
| | | | World_Hillshade |



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

SITE PLAN LEGEND



CURRENT BY-LAW

TOWNSHIP = MUSKOKA LAKES
ZONING = OS4
LAKE CLASS = CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.) = 214'-0" (65.23 m.)

DOCK
DOCK MAX. LENGTH = 9.1 m. (30'-0")
DOCK MAX. WIDTH = 1.8 m. (6'-0")

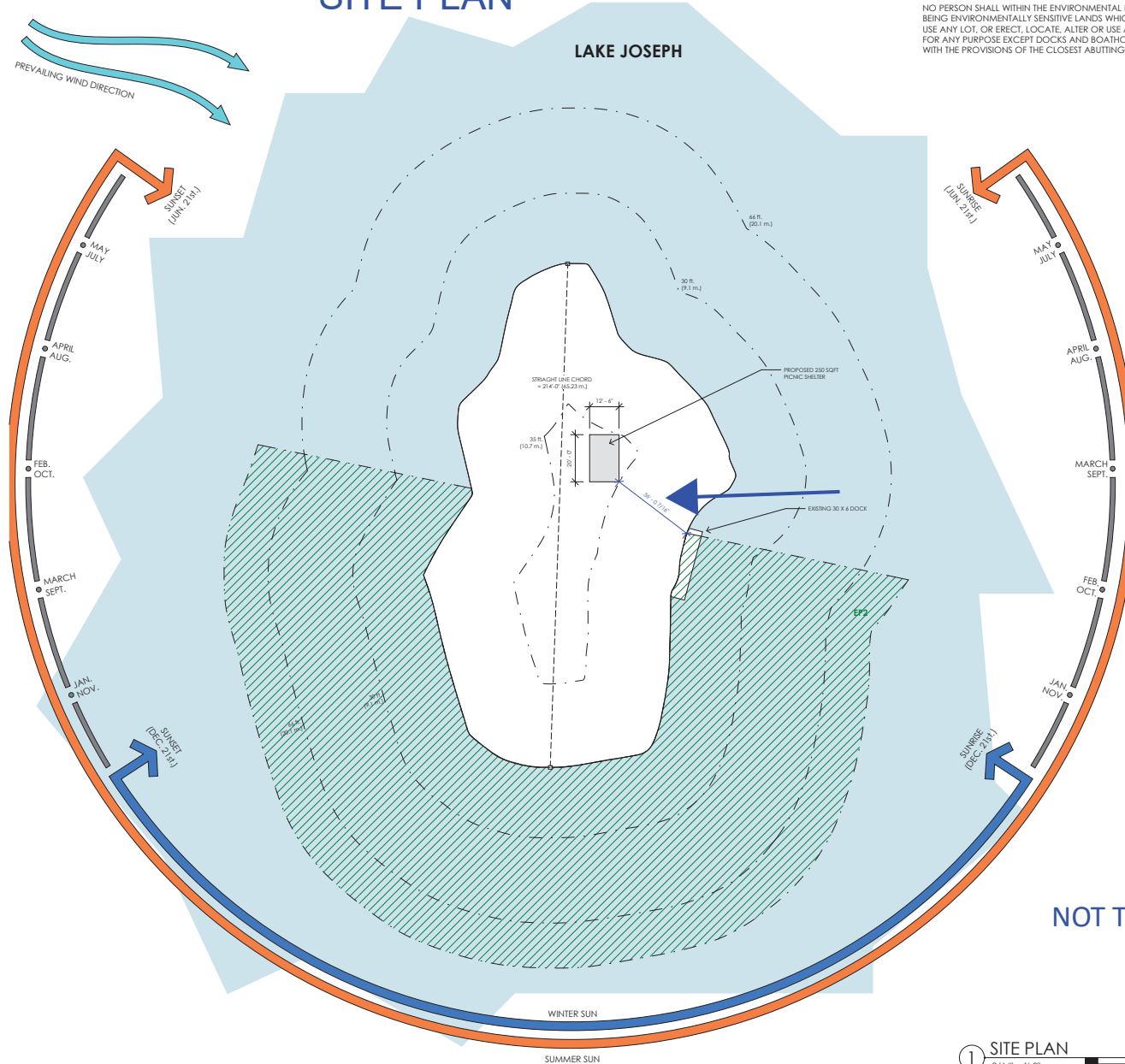
PICNIC SHELTER
MAX. LOT COVERAGE = N/A
FRONT YARD SETBACK = 10.7 m. (35'-0")
INTERIOR YARD SETBACK = N/A
REAR YARD SETBACK = N/A
MIN. GROSS FLOOR AREA = 23.2 m² (250 SQ. FT.)
MAX. HEIGHT = 4.6 m. (15'-0")
MAX. STORY LIMIT = 1

SITE INFORMATION (EXISTING)

LOT AREA = 18,359.50 SQ. FT. (1,705.65 m²)
(TOTAL) (0.42 AC.)
MAX. LOT COVERAGE = N/A

LOT AREA = N/A
(WITHIN 200 FT OF SHORELINE)
MAX. LOT COVERAGE = N/A
(WITHIN 200 FT OF SHORELINE)

SITE PLAN



EP2:
NO PERSON SHALL WITHIN THE ENVIRONMENTAL PROTECTION ZONE (EP2), BEING ENVIRONMENTALLY SENSITIVE LANDS WHICH REQUIRE PROTECTION, USE ANY LOT, OR ERECT, LOCATE, ALTER OR USE ANY BUILDING OR STRUCTURE FOR ANY PURPOSE EXCEPT DOCKS AND BOATHOUSES IN ACCORDANCE WITH THE PROVISIONS OF THE CLOSEST ADJUTING ZONE.



**FORESHEEW
DESIGN
ASSOCIATES**

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
POB 110

705-641-1742
design@foresheewda.com

www.foresheewda.com
PROFESSIONAL ENGINEER

**BALDY ISLAND - PICNIC SHELTER
BALDY ISLAND
MUSKOKA LAKES, ON**

REV. DESCRIPTION DATE

NOT TO SCALE

1 SITE PLAN
3/64" = 1'-0"

0 1 5 10



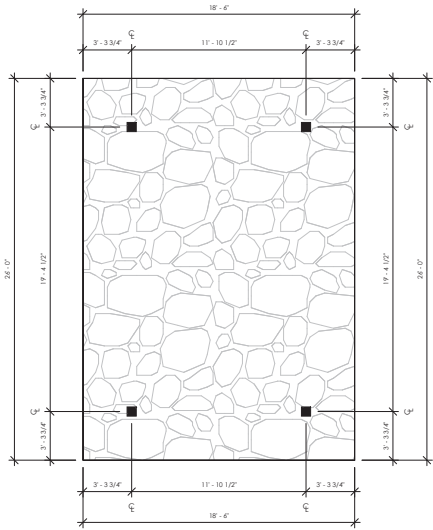
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ACF
PROJECT NUMBER 23056
SHEET NAME SITE PLAN

SHEET NUMBER

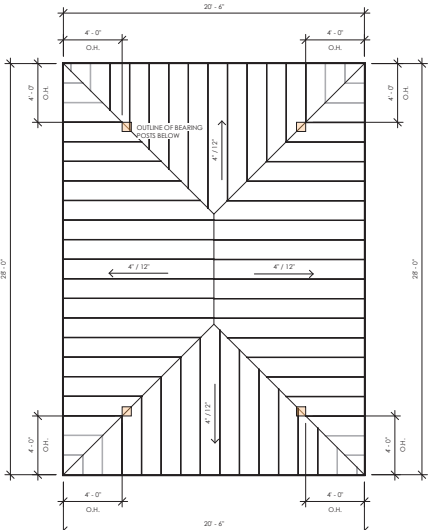
A1-1

CONCEPT SET : 10/27/2025

FLOOR PLAN



1 MAIN LEVEL PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



FORESHIEW
DESIGN
ASSOCIATES LLC
3 Lee Valley Drive, Unit 2
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PROFESSIONAL ENGINEER

BALDY ISLAND - PICNIC SHELTER
BALDY ISLAND
MUSKOKA LAKES, ON

REV. DESCRIPTION DATE

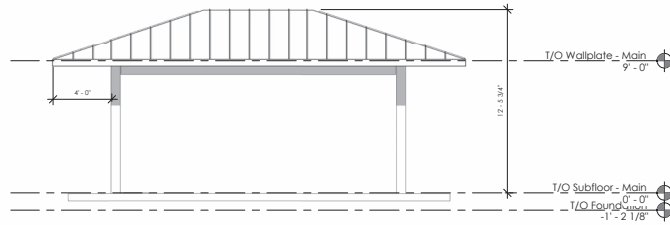
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ACF
PROJECT NUMBER 23056
SHEET NAME
MAIN LEVEL PLAN & ROOF
PLAN

SHEET NUMBER
A2-2

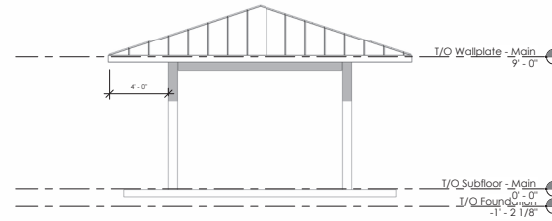


CONCEPT SET : 08/27/2025

ELEVATIONS

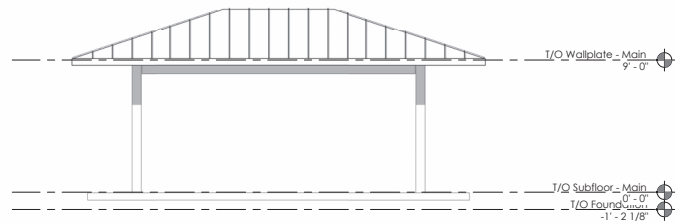


① EAST EXTERIOR ELEVATION
1/4" = 1'-0"

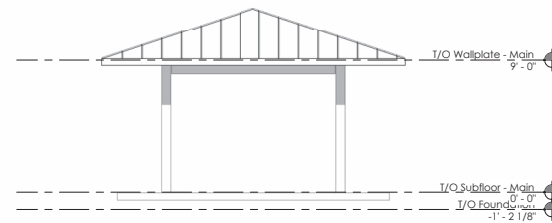


② NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



③ WEST EXTERIOR ELEVATION
1/4" = 1'-0"



④ SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

NOT TO SCALE



**FORESHIEW
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PROFESSIONAL ENGINEER

BALDY ISLAND - PICNIC SHELTER
BALDY ISLAND
MUSKOKA LAKES, ON

REV. DESCRIPTION DATE

DRAWN BY
ACF
PROJECT NUMBER 23056
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A3-1

CONCEPT SET : 08/27/2025