



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.

**File No.: A-03/26**

**Roll No.: 5-4-091**

<b>Owner:</b>	Jane Hatton-Bauer	
<b>Address:</b>	1210 Ferndale Road, Unit #1	
<b>Description:</b>	Part of Lots 28 and 29, Concession 6, Parts 2 to 4, Plan 35R-2442, Part 1, Plan 35R-23038, (Medora)	
<b>Zoning:</b>	Waterfront Residential – No Constraints (WR1) Lake Rosseau (Category 1 Lake)	Schedule: 28
<b>Hearing Date: Monday, April 13<sup>th</sup>, 2026 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. 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 demolish an existing dwelling and sundeck with associated stairs and landing and construct a new dwelling with a walk-out basement and sundeck with associated stairs and landing. 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 Permitted Lot Coverage Within 200 ft. of the High Water Mark	10% (5,640 sq. ft.)	10.6% (5953 sq. ft.)	0.6% (313 sq. ft.)	To Construct a New Dwelling
B	8.1.3	Setback from Environmental	100 ft.	90 ft.	10 ft.	To Construct a New Dwelling



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
C		Protection (EP2) Zone		92 ft.	8 ft.	To Construct a New Sundeck
D				90 ft.	10 ft.	To Construct a New Landing and Stairs

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**



If you wish to provide a response to this application, please 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: **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.

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### **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)

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### **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)

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**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 13th day of March, 2026.

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



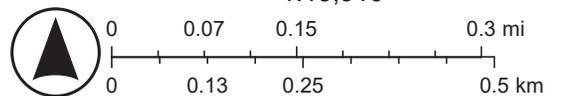
# KEY MAP (A-03/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:13,910

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



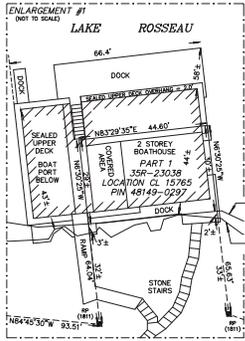
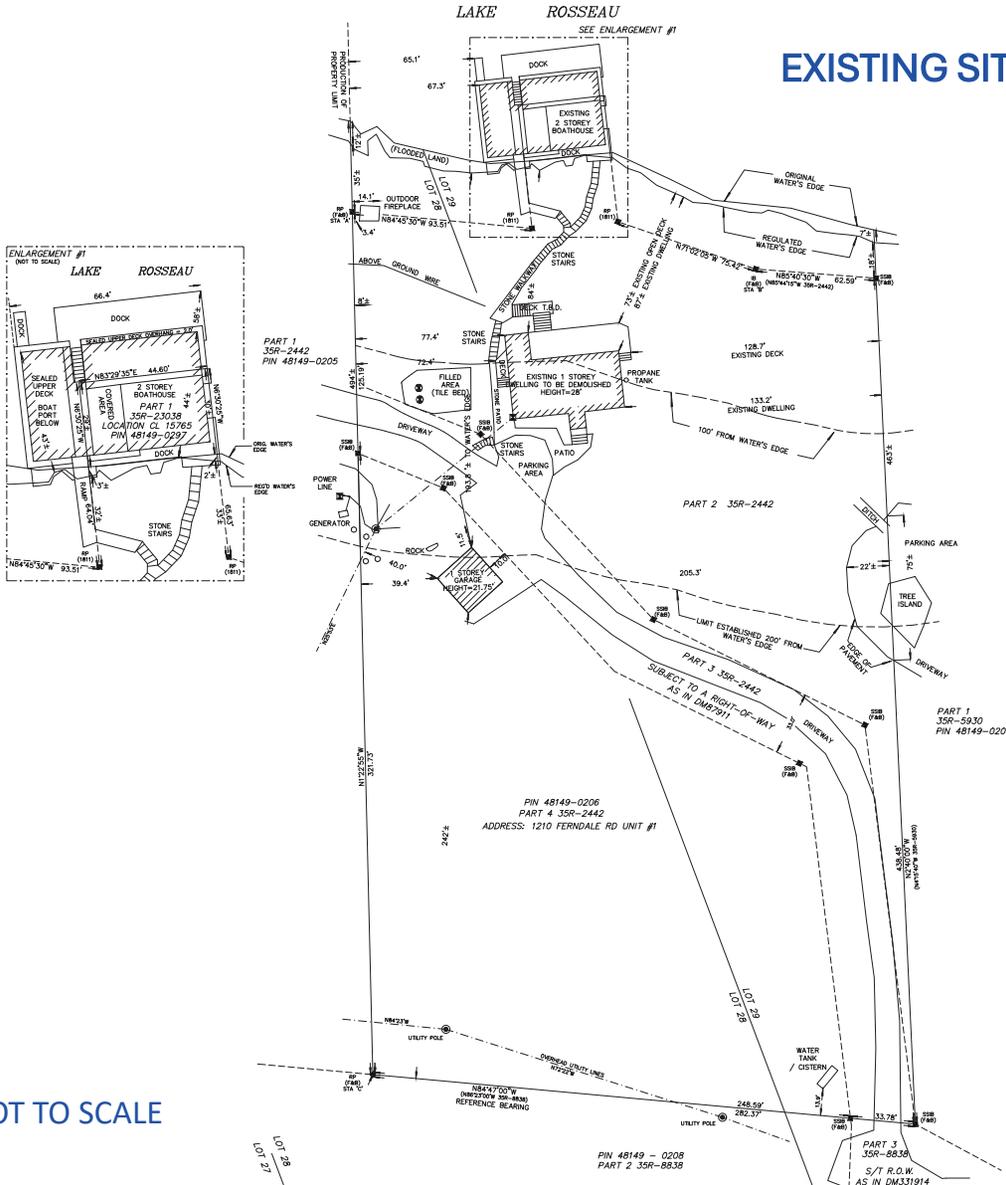
Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.



# EXISTING SITE PLAN



DRAWING:  
 UNIT 1 - 1210 FERNDALE ROAD  
 CORNERS LOT 28 AND 29  
 GEOGRAPHIC TOWNSHIP OF MCKOIA  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 JULY 28, 2023  
 SCALE 1/32" = 1'-0"  
 PROPERTY ZONING W1



NOT TO SCALE



PHONE: 705-345-3442  
SUSTAINABLYDRAFTED.COM

HATTON-BAJER GARAGE

LEGAL DESCRIPTION:  
 UNIT 1 - 1210 FERNDALE RD.,  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT OF MUSKOKA

DESIGN DATA FOR BRACEBRIDGE  
 GROUND SNOW LOAD S<sub>g</sub>: 3.1 kPa  
 ASSOC. RAIN LOAD S<sub>r</sub>: 0.4 kPa  
 WIND LOAD I/20: 0.35 kPa  
 MIN. ALLOWABLE SOILS - 75 kPa

- CONSTRUCTION NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS.
  - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.
  - ALL UNITS TO BE 2014 - 2015 SPF UNLESS OTHERWISE NOTED.
  - ALL LVL BEAMS TO BE 2.0 E 2850 Fb OR AS ENGINEERED.
  - ANY WINDOW OR DOOR OPENING WITH A POINT LOAD OR AN OPENING EXCEEDING 4' REQUIRES A DOUBLE CRIPPLE EACH SIDE.
  - FULL BEARING BUILT-UP STUD POST OR MIN. 6x6 POST TO SUPPORT ALL BEAMS, POST AND POINT LOADS FROM ABOVE. SQUEEZE SQUARE BECCINGS IN THE FLOOR UNDER ALL POINT LOADS.
  - ALL CONSTRUCTION AS SPECIFIED BY DESIGNER. DESIGNER WILL NOT BE HELD LIABLE FOR CHANGES NOT APPROVED IN WRITING.

REVISIONS:

DATE	DESCRIPTION
MAR 09/24	CONCEPT DESIGN

EXISTING SITE PLAN

DATE:	MARCH 9, 2024
SCALE:	1/32" = 1'-0"
DRAWN BY:	B.A.
CHECKED BY:	S-1

# ELEVATIONS



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

# ELEVATIONS



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

# ELEVATIONS



1  
A-5 LAKE FRONT ELEVATION (NORTH)

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

# ELEVATIONS



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY