



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-90/25

Roll No.: 6-25-050

Owner:	Erik Gudbranson		
Address & Description:	1192 Whites Road, Unit #4 Lot 20, Concession 2, Lot 13, Plan 39, (Medora)		
Zoning:	Waterfront Residential – No Constraints (WR1) Butterfly Lake (Category 2 Lake)	Schedule: 35	
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. 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 construct a new, two-storey dwelling with a walkout basement. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3	Minimum Northwesterly Side Yard Setback (Dwelling)	15 Feet	7 Feet	8 Feet	Reconstruct a Two Storey Dwelling with a Walkout Basement
B	4.1.3	Minimum Southeasterly Side Yard Setback (Dwelling)	15 Feet	6 Feet	9 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: **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.

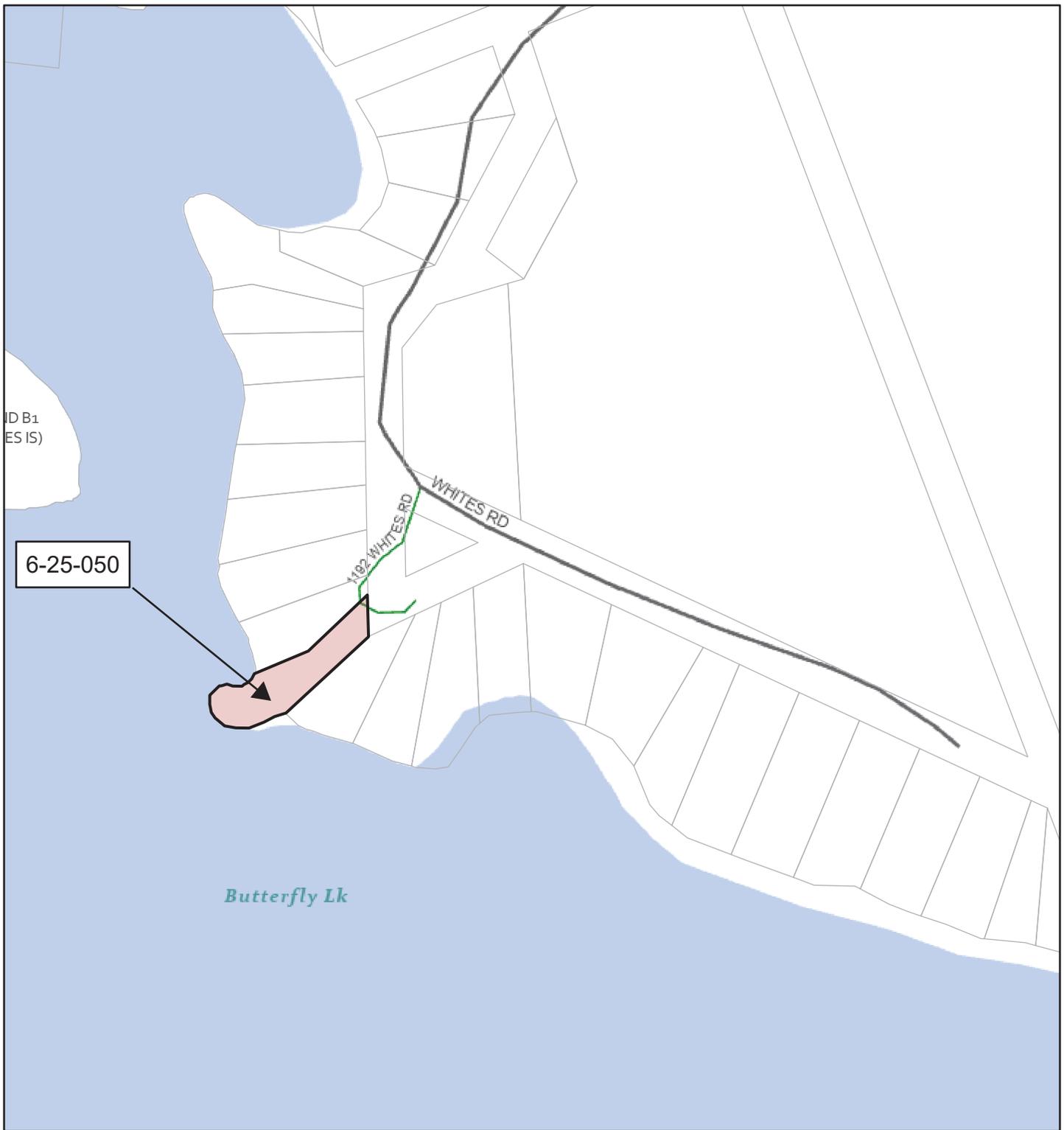
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 24th day of February, 2026.

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

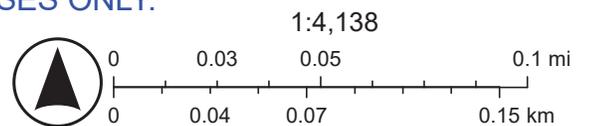


KEY MAP, A-90/25



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

**1192 WHITES ROAD UNIT 4
LOT 20 CON 2 MEDORA (445306002505000)
TOWNSHIP OF MUSKOKA LAKES**

ZONE REQUIREMENTS	
Zoning Description	WR-1
Lot Area	20, 847.3 SF
Lot Area (Within 200FT)	19, 286.8 SF
Lot frontage	82.3 FT
Maximum Lot Coverage % (Total Lot)	8% (1,667.78 SF)
Maximum Lot Coverage % (Within 200FT)	8% (1,542.94 SF)
YARD SETBACKS (PROPOSED BUILDING)	
	FEET METERS
Front Yard Setback (Min):	66 20.1
Interior Side Setback (Min):	15 4.6
Exterior Side Setback (Min):	30 9.1
Rear Yard Setback (Min):	15 4.6
BUILDING HEIGHT (PROPOSED BUILDING)	
Height (Max):	35 10.7

AREAS OF EXISTING STRUCTURES		
	SQFT.	SQM.
EXISTING COTTAGE	1094	101.8
EXISTING BUNKIE	120	11.14
EXISTING WOOD SHED (TO BE DEMOLISHED)	75.3	6.8
TOTAL AREA OF EXISTING STRUCTURES	1289.3	119.77

AREA OF PROPOSED STRUCTURES		
	SQFT.	SQM.
PROPOSED FRONT EXTENSION	94.80	9.00
PROPOSED REAR EXTENSION	146.17	13.57
PROPOSED SIDE YARD EXTENSION	5	0.46

LOT COVERAGE CALCULATIONS WITHIN 66 FT	
	%
EXISTING	6.68
PROPOSED	7.59

SITE PLAN CONTROL & CONSERVATION
A separate site plan control application will be required for this site due to the WATERFRONT RESIDENTIAL designation.

DEFINITIONS
Bylaw Excerpt: 4.1.3.3 Buildings and Structures Notwithstanding the above, for those buildings and structures with an existing legal non-complying front yard setback less than 15.2 m (50 ft), they may be enlarged, extended, reconstructed or otherwise structurally altered at their existing front yard setback or a minimum of 10.4 m (35 ft), whichever is greater, provided the following is complied with: The resultant ground floor area located within 15.2 m (50 ft) of the high water mark shall not exceed 120% of the ground floor area of the existing building or structure, and the resultant height shall not exceed 120% of the height of the existing building or structure, both as of the date of passage of this bylaw.

PARTICULARS OF ALL BUILDINGS
1. EXISTING COTTAGE • Ground Floor Area = 1096 SF • Gross Floor Area= 1481 SF • No. Storeys= 1.5 • Width= 35'-7.5" • Length= 41'-4.5" • Height= 39 FT
2. BUNKIE • Ground Floor Area = 120 SF • No. Storeys= 1 • Width= 10 FT • Length= 12 FT • Height= 11 FT
3. WOOD SHED • Ground Floor Area = 73.3 SF • No. Storeys= 1 • Width= 7'-6.75" • Length= 8'-20" • Height= 6 FT
4. PROPOSED COTTAGE • Ground Floor Area = 1345 SF • Gross Floor Area= 2690 SF • No. Storeys= 2 • Width= 30'-7.5" • Length= 47'-6.25" • Height= 34'-3.5"

SITE PLAN NOTES
• All construction activities are restricted from the shoreline buffer. All native tree, shrub and grass species shall be maintained. All new plantings shall be maintained and preserved or replanted in the event of damage or deterioration.
• All dimensions on site plan are listed in imperial unless otherwise noted.
• The owner agrees to preserve all natural vegetation and healthy trees and any natural water courses. All vegetation between the dwelling and the high water mark shall remain in its natural state.
• All tree removal and grading/filling must comply with the tree preservation and site alteration by-laws.
• All site drainage shall be slope away from proposed construction by a minimum of 2%.
• All construction activities are restricted from the shoreline buffer.
• Install silt fencing during the construction and development period.
• Silt fencing shall be constructed of heavy material to prevent sediment runoff and to protect and prevent the land from soil erosion and the creation of sedimentation into nearby waterbodies.
• The fence shall be properly tensioned in to the ground. Fence must be maintained in good working order, inspected regularly and repaired as needed.
• All external lighting shall be dark sky bylaw compliant.

NOTES
• Existing driveway to be used as Construction Access. Following construction, driveway to be reinstated for use. Any disturbed areas as a result of construction are to be reinstated.
• Any pathways constructed within the shoreline buffer, shall be max. 6' wide.
• The path shall meander and be constructed of permeable substances.
• No trees or riparian vegetation shall be removed.
• Hardscape made of flagstone must be Dry Laid, placed on a bed of gravel and sand, any gaps between flagstone shall consist of permeable material such as pebbles, sand, mulch, or ground cover plantings.
• All native trees, shrubs and grass species shall be maintained within 50 feet of the shoreline. Tree removal and site alteration shall comply with the Township's Tree Conservation and Site Alteration By-laws.
• All proposed plantings shall be native species.
• Coniferous trees shall be a min. 6 ft. in height.
• Deciduous trees shall have a min. 1.5" caliper of chest height.

DRAWINGS



2 - 3D View 1



1 - 3D View 2



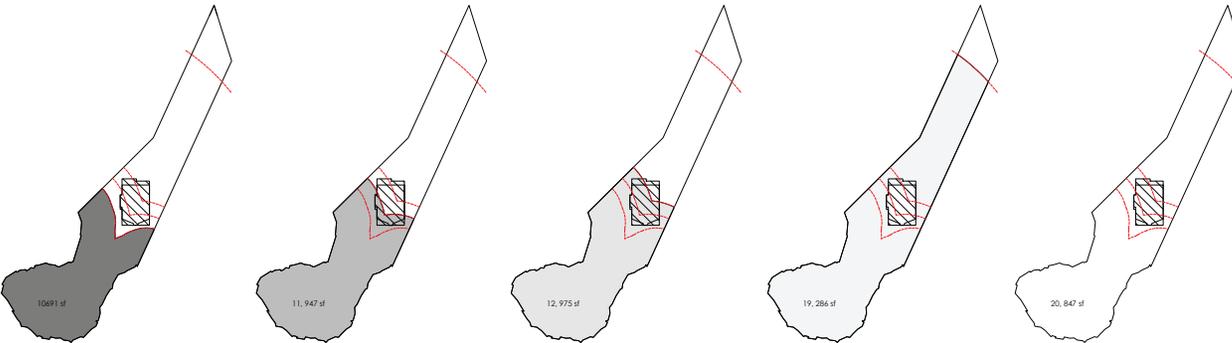
4 - 3D View 4

FOR INFORMATIONAL PURPOSES ONLY



3 - 3D View 3

NOT TO SCALE



35 FT SETBACK
EXISTING: 339 SF WITHIN SETBACK
PROPOSED: 440 SF WITHIN SETBACK

50 FT SETBACK
EXISTING: 1096 SF WITHIN SETBACK
PROPOSED: 1103 SF WITHIN SETBACK

66 FT SETBACK
EXISTING: 1096 SF WITHIN SETBACK
PROPOSED: 1345 SF WITHIN SETBACK

126 FT SETBACK
EXISTING: 1096 SF WITHIN SETBACK
PROPOSED: 1345 SF WITHIN SETBACK

TOTAL LOT
EXISTING: 1096 SF WITHIN SETBACK
PROPOSED: 1345 SF WITHIN SETBACK

5 Site Areas
1" = 60'-0"

No.	Description	Date

SHEET LIST

A-000	Cover Page & Lot Statistics
A-001	Site Plan & Lot Statistics
A-002	Notes & Legends
A-003	Existing Floor Plans
A-004	Existing Floor Plans
A-005	Demolition Sketch
A-101	Basement Plan
A-102	Proposed Floor Plans
A-103	Second Floor Plan
A-104	Roof Plan
A-200	Elevations
A-201	Elevations
A-202	Elevations
A-203	Elevations
A-300	Building Sections
A-301	Building Sections
A-400	Architectural Details
A-500	Architectural Schedules
S-100	Foundation Plan
S-101	Basement Plan
S-102	Main Floor Plan - Walls & Headers
S-102.1	Main Floor Plan - Floors & Beams
S-103	Second Floor Plan - Walls & Headers
S-103.1	Second Floor Plan - Floors & Beams
S-104	Roof Plan
S-200	Steel Schematic
S-300	Sections & Details
S-301	Sections & Details

Design Criteria:
Ground Snow Load (S _g):
Associated Rain Load (S _r):
Specified Snow Load:
Base Wind Pressure (q/150):

Client Name
Sweetnam & Gudbranson

Address
1192 Whites Road Unit 4, Port Carling Ontario

Engineer Seal

Designer
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATIONS INFORMATION
Required unless design is exempt under 2.17.5.1 of the Building Code

DRAFT NOT FOR PERMIT

Designer	13580
NAM	BCIN
Required of the	
Company's FIRM NAM	117413 WBCIN

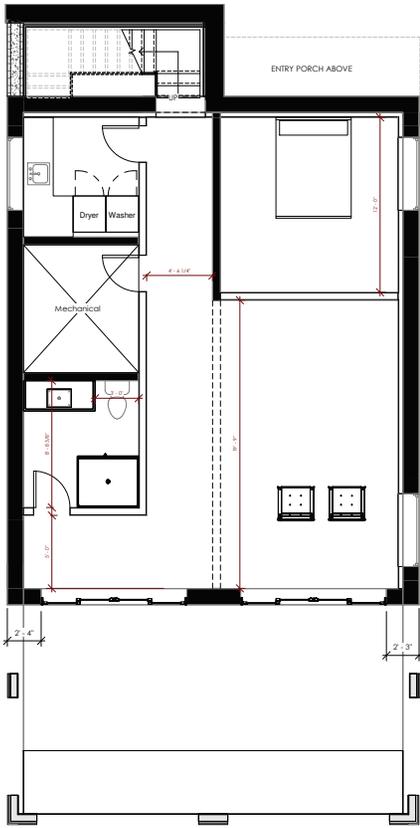
Sheet Name
Cover Page & Lot Statistics

Project Number	SDYY-MM# #
Date	2/19/2026 1:48:16 PM
Drawn By	xx
Checked By	xx

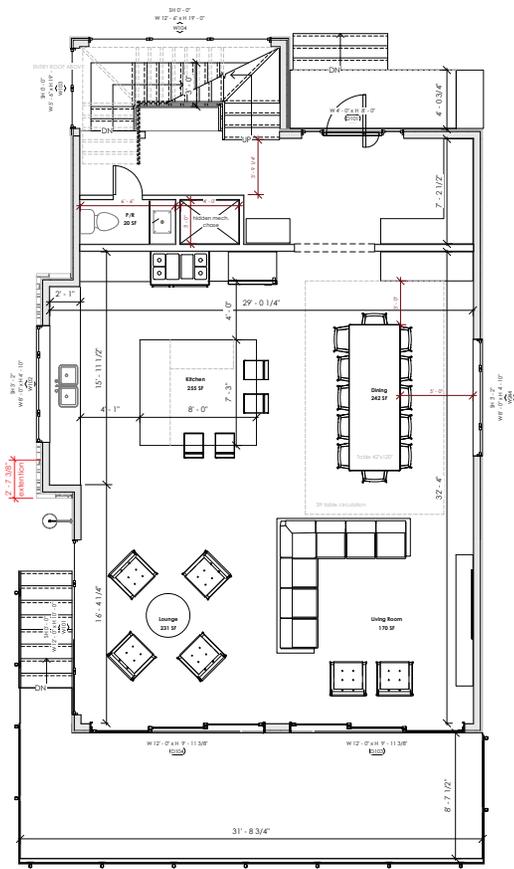
A-000

Scale
As indicated

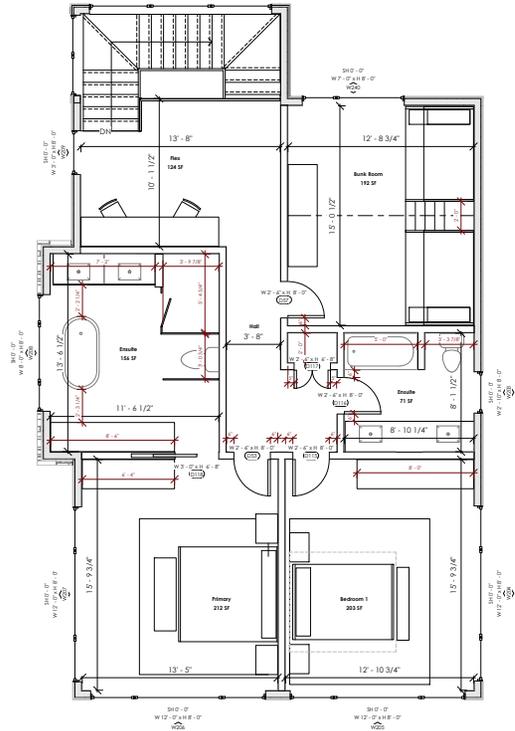
FLOOR PLANS



NOT TO SCALE



1 Architectural Main Level Plan
1/4" = 1'-0"



2 Architectural Second Level Plan
1/4" = 1'-0"

No.	Description	Date

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A-000	Cover Page & Lot Statistics
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A-201	Elevations
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A-203	Elevations
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S-200	Steel Schematic
S-300	Sections & Details
S-301	Sections & Details

Design Criteria:

Ground Snow Load (S_g):
Associated Rain Load (S_r):
Specified Snow Load:
Base Wind Pressure (q/150):

Client Name

Sweetnam & Gudbranson

Address

1192 Whites Road Unit 4, Port Carling
Ontario

Engineer Seal

Designer

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QUALIFICATIONS INFORMATION

Required unless design is exempt under 2.17.5.1 of the Building Code

Designer: **DRAFT**

Not for Permit

Required of the Firm: **PERMIT**

Designer: **NAM**

Required of the Firm: **NAM**

Sheet Name: Proposed Floor Plans

Project Number: SDYY-MM# #

Date: 12/11/2025 8:43:45 AM

Drawn By: xx

Checked By: xx

Scale: 1/4" = 1'-0"

Sheet Name: Proposed Floor Plans

Project Number: SDYY-MM# #

Date: 12/11/2025 8:43:45 AM

Drawn By: xx

Checked By: xx

Scale: 1/4" = 1'-0"

Sheet Name: Proposed Floor Plans

Project Number: SDYY-MM# #

Date: 12/11/2025 8:43:45 AM

Drawn By: xx

Checked By: xx

Scale: 1/4" = 1'-0"

3 Architectural Basement Plan
1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

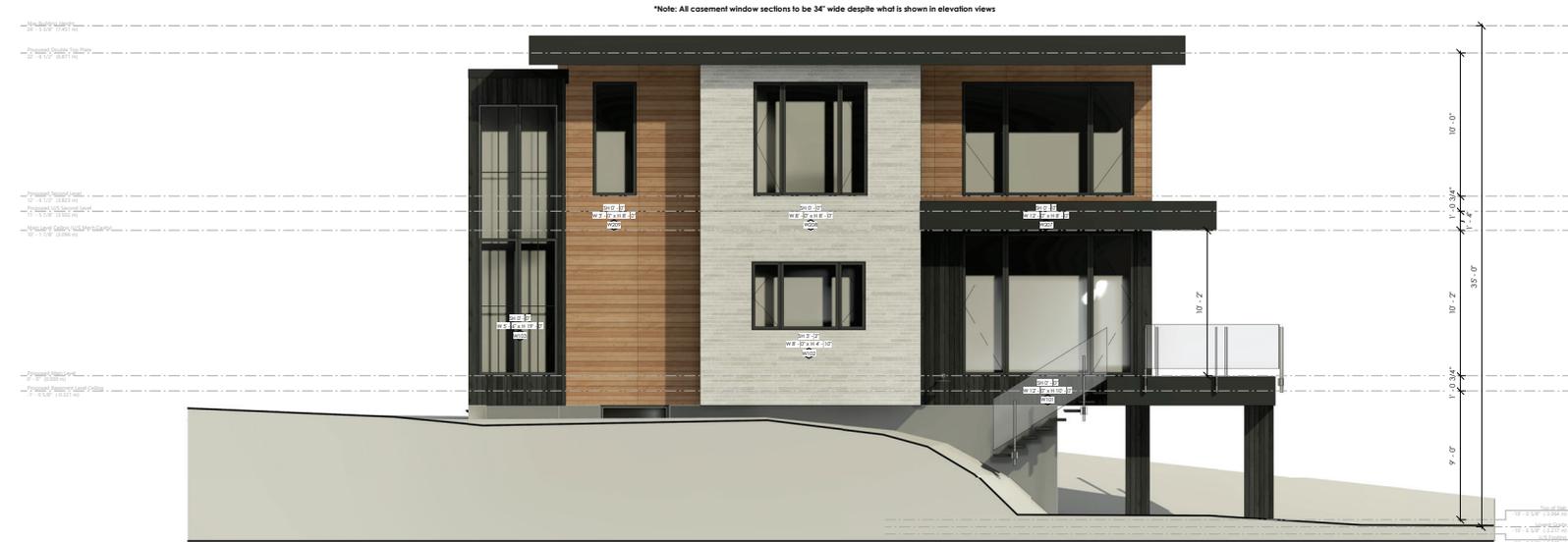
A-102

ELEVATIONS



1 Architectural Front Elevation
1/4" = 1'-0"

NOT TO SCALE FOR INFORMATIONAL PURPOSES ONLY



2 Architectural Left Elevation
1/4" = 1'-0"

No.	Description	Date

SHEET LIST

A-000	Cover Page & Lot Statistics
A-001	Site Plan & Lot Statistics
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S-301	Sections & Details

Design Criteria:
Ground Snow Load (S_g):
Associated Rain Load (S_r):
Specified Snow Load:
Base Wind Pressure (q/150):

Client Name	Sweetnam & Gudbranson
Address	1192 Whites Road Unit 4, Port Carling Ontario
Engineer Seal	

Designer
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATIONS INFORMATION
Required unless design is exempt under 2.17.5.1 of the Building Code

DRAFT NOT FOR PERMIT

Designer: NAM
Required of the Firm: NAM

Sheet Name: Elevations

Project Number	SDYY-MM#
Date	12/11/2025 8:43:49 AM
Drawn By	xx
Checked By	xx

A-200
Scale 1/4" = 1'-0"

ELEVATIONS



① Architectural Rear Elevation
1/4" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



② Architectural Right Elevation
1/4" = 1'-0"

Spencer Douglas
PLANNING ■ DESIGN

No.	Description	Date

SHEET LIST

A-000	Cover Page & Lot Statistics
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A-004	Existing Floor Plans
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Design Criteria:

Ground Snow Load (S_g):
Associated Rain Load (S_r):
Specified Snow Load:
Base Wind Pressure (q/150):

Client Name
Sweetnam & Gudbranson

Address
1192 Whites Road Unit 4, Port Carling
Ontario

Engineer Seal

Designer

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QUALIFICATIONS INFORMATION
Required unless design is exempt under 2.17.5.1 of the Building Code

DRAFT
NOT FOR PERMIT

Required of the Designer
FIRM NAME 11743 W.B.C.N.

Sheet Name
Elevations

Project Number SDYY-MM#

Date 12/11/2025 8:43:53 AM

Drawn By xx

Checked By xx

A-202

Scale 1/4" = 1'-0"