

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-06/26 (Amended)
Roll No.: 5-2-087

Owners:	James Murphy & Lisa Kool
Address:	22 Mirror Lake Drive
Description:	Lot 30, Concession 3, Parts 3, 12, 20 and 21, Plan BR-1276, (Medora)
Zoning:	Community Residential – Waterfront (R4) & Environmental Protection (EP1 & EP2) Mirror Lake – Lake Muskoka (Category 1 Lake) Schedule: 55
Hearing Date: Friday, May 15th, 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 applicants propose to rebuild a recently demolished, legal non-conforming single-storey boathouse, as shown on the attached site plan at an increased height. The proposed boathouse will have a peaked roof and will have a maximum height of 16 feet. This application was previously heard at the April 13, 2026 Committee of Adjustment meeting where it was deferred for the height of the boathouse to be updated. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section	Description	Permitted	Proposed	Variance	Proposal
A	8.1.1	Permitted Uses in the Environmental Protection (EP1) Zone	All structures, buildings and facilities necessary in conjunction with: <ul style="list-style-type: none"> i. The production of cranberries excluding buildings and structures ii. Flood control iii. Erosion control; and, iv. Provisions of pedestrian access such as boardwalk but not including shoreline structures 	Single Storey Boathouse (peaked roof)	-	Rebuild a Legal Non-Conforming Single-Storey Boathouse at an Increased Height (Maximum Height 16 ft.)

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: **May 6th, 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 20th day of April, 2026.

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



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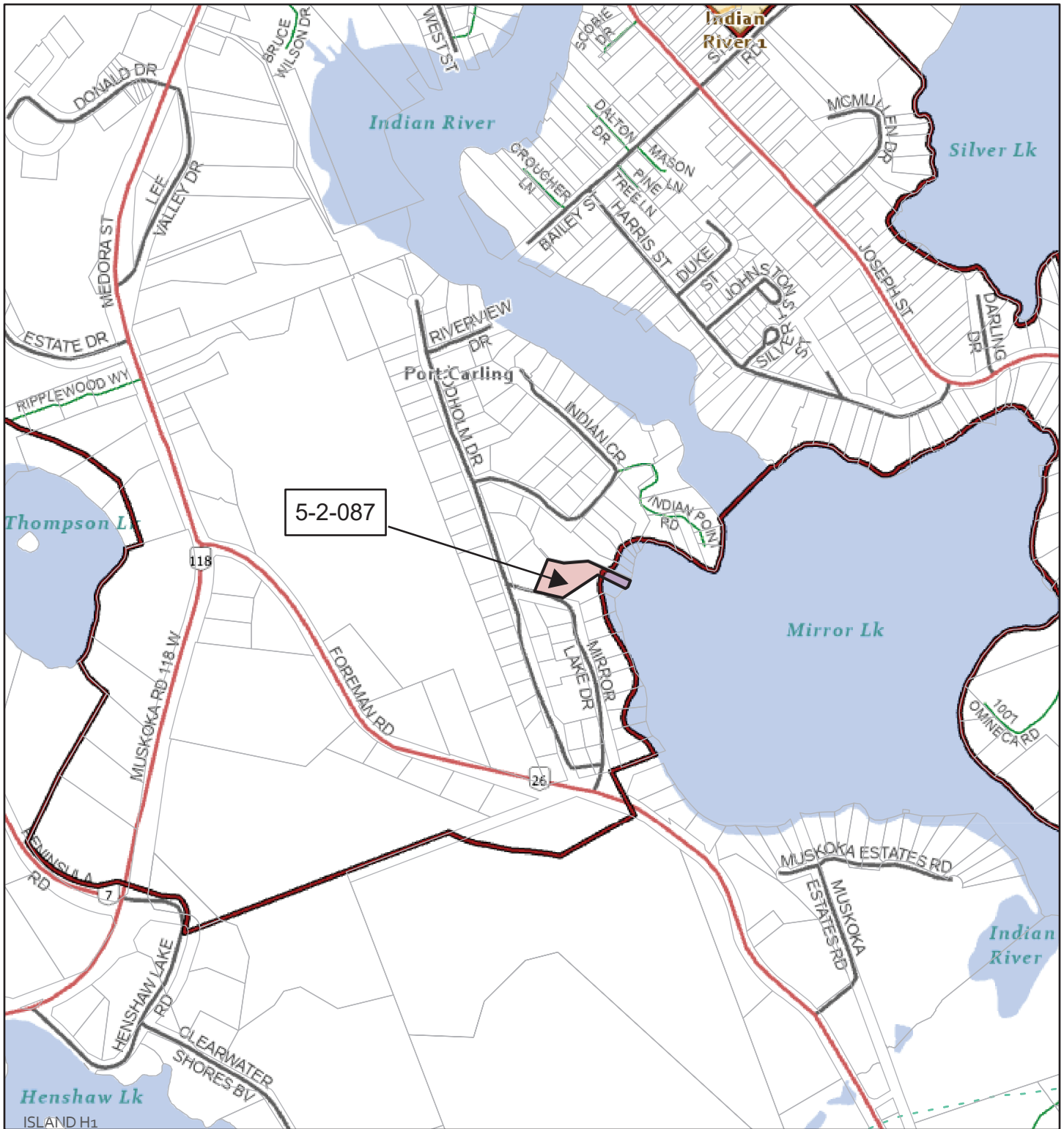
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this 20th day of April, 2026.

Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
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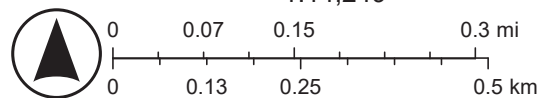
KEY MAP (A-06/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:14,249

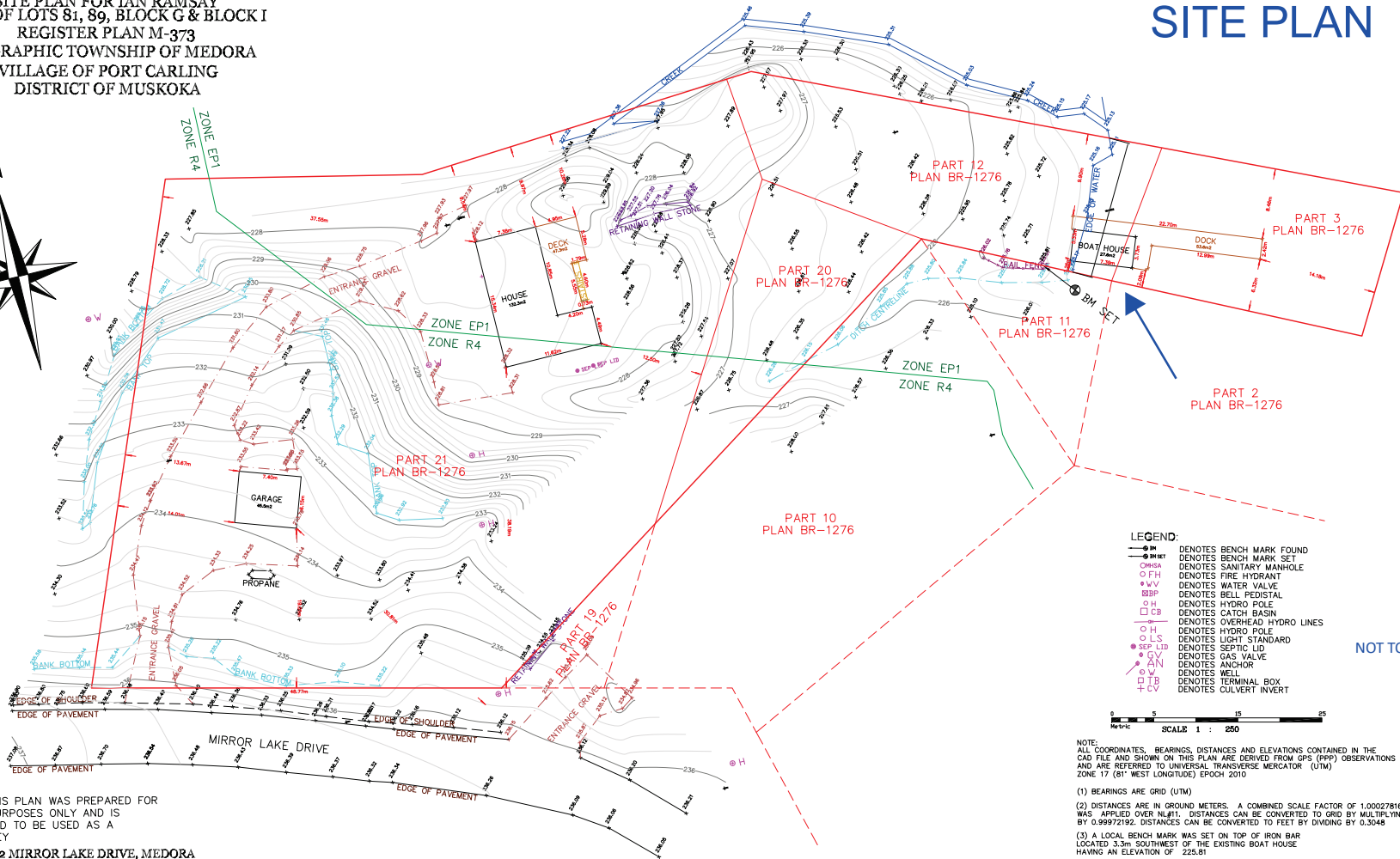
- | | | |
|-----------------------|------------------|------------------|
| Parcel: Assessment | Settlement Areas | Private |
| District Municipality | Urban Centre | Waterbody |
| Area Municipality | Road Network | Major Lake |
| Geographic Township | District | Canada_Hillshade |
| First Nations Land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



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

SITE PLAN FOR IAN RAMSAY
 PART OF LOTS 81, 89, BLOCK G & BLOCK I
 REGISTER PLAN M-373
 GEOGRAPHIC TOWNSHIP OF MEDORA
 VILLAGE OF PORT CARLING
 DISTRICT OF MUSKOKA

SITE PLAN



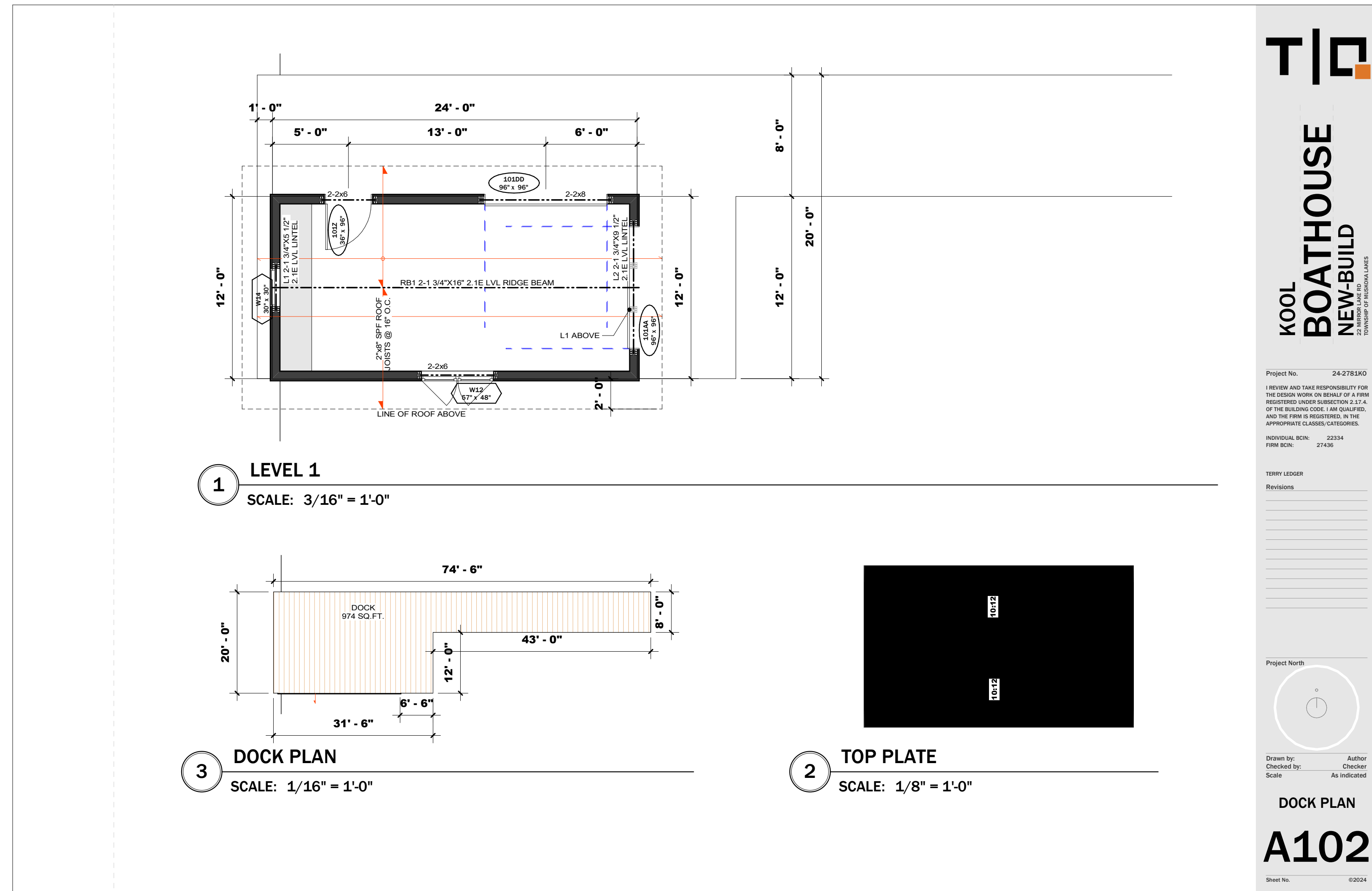
CAUTION: THIS PLAN WAS PREPARED FOR
 PLANNING PURPOSES ONLY AND IS
 NOT INTENDED TO BE USED AS A
 LEGAL SURVEY
 ADDRESS: 22 MIRROR LAKE DRIVE, MEDORA

- LEGEND:**
- BM DENOTES BENCH MARK FOUND
 - BM SET DENOTES BENCH MARK SET
 - CHSA DENOTES SANITARY MANHOLE
 - FH DENOTES FIRE HYDRANT
 - W/V DENOTES WATER VALVE
 - B/BP DENOTES BELL PEDISTAL
 - H DENOTES HYDRO POLE
 - G/B DENOTES GATCH BASIN
 - O/S DENOTES OVERHEAD HYDRO LINES
 - L DENOTES HYDRO POLE
 - L/S DENOTES LIGHT STANDARD
 - SEP LID DENOTES SEPTIC LID
 - G/V DENOTES GAS VALVE
 - AN DENOTES ANCHOR
 - W DENOTES WELL
 - T/B DENOTES TERMINAL BOX
 - C/V DENOTES CULVERT INVERT

NOT TO SCALE

NOTE:
 ALL COORDINATES, BEARINGS, DISTANCES AND ELEVATIONS CONTAINED IN THE
 CAD FILE AND SHOWN ON THIS PLAN ARE DERIVED FROM GPS (PPP) OBSERVATIONS
 AND ARE REFERRED TO UNIVERSAL TRANSVERSE MERCATOR (UTM)
 ZONE 17 (81 WEST LONGITUDE) EPOCH 2010

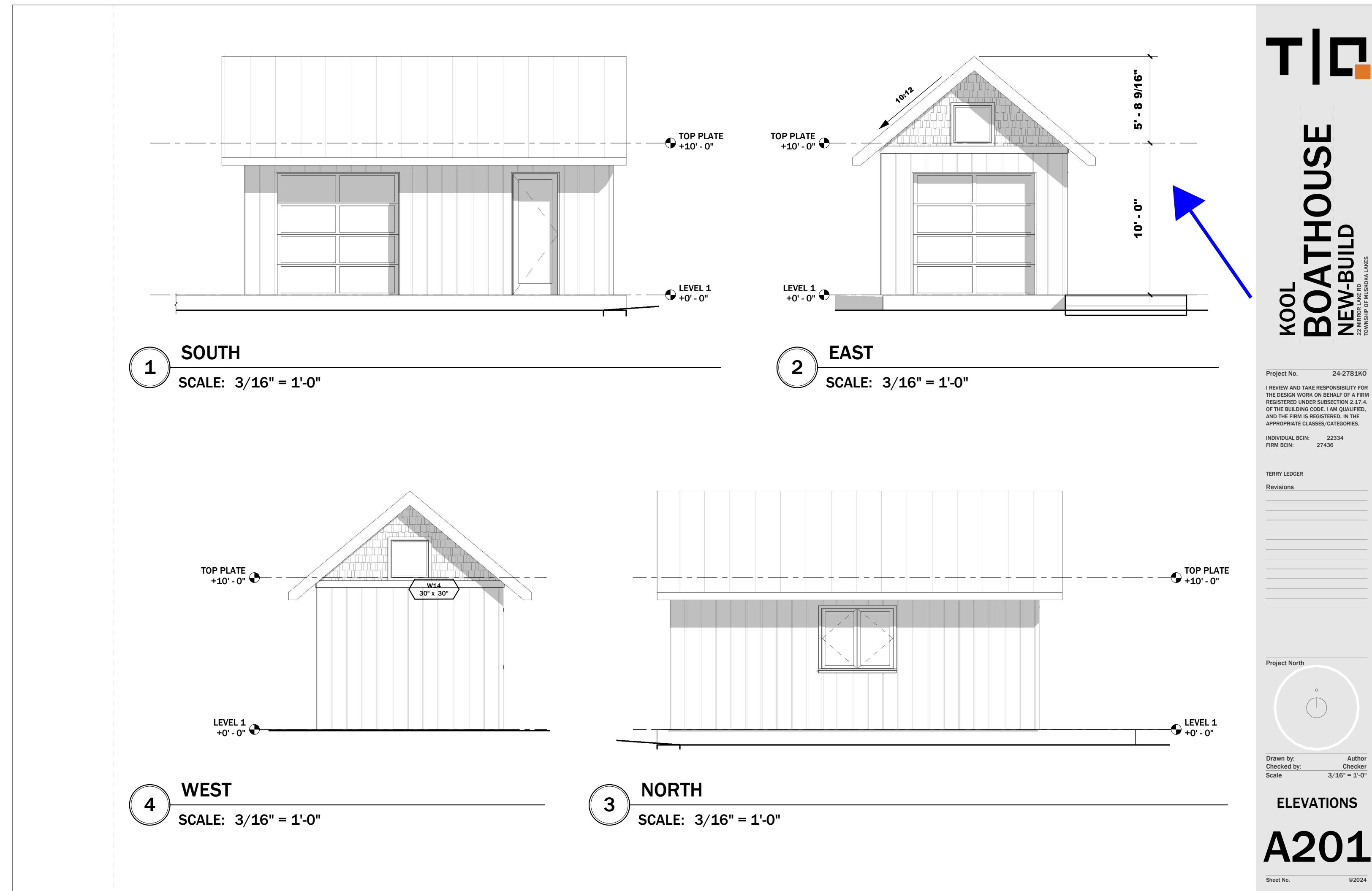
(1) BEARINGS ARE GRID (UTM)
 (2) DISTANCES ARE IN GROUND METERS. A COMBINED SCALE FACTOR OF 1.0002781823
 WAS APPLIED OVER NAD83. DISTANCES CAN BE CONVERTED TO GRID BY MULTIPLYING
 BY 0.99972192. DISTANCES CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 (3) A LOCAL BENCH MARK WAS SET ON TOP OF IRON BAR
 LOCATED 3.5m SOUTHWEST OF THE EXISTING BOAT HOUSE
 HAVING AN ELEVATION OF 225.81



FOR INFORMATIONAL PURPOSES ONLY

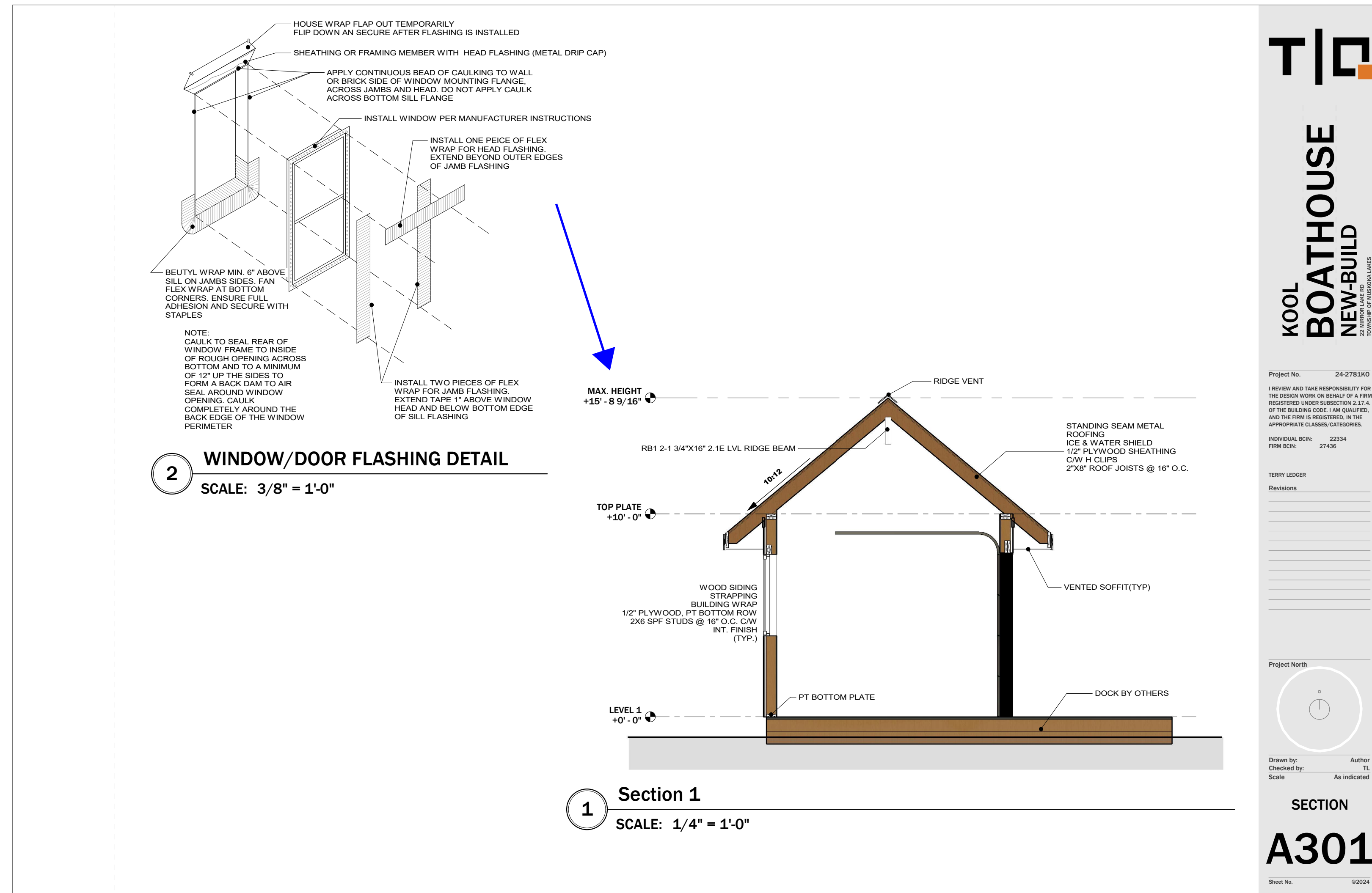
NOT TO SCALE

ELEVATIONS



NOT TO SCALE

ELEVATIONS



KOOL BOATHOUSE
NEW-BUILD
TOWNHIP OF PEGASUS/LAKES

Project No. 24-27E160
I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 21.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS/ CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 21436

TERRY LEDGER
Revisions

Project North



Drawn by: Author
Checked by: TL
Scale: As Indicated

SECTION

A301

Sheet No. 02024

NOT TO SCALE

3 WEST
SCALE:

1 NORTHEAST
SCALE:

2 SOUTHWEST
SCALE:

TIC
KOOOL BOATHOUSE
NEW-BUILD
TOWNSHIP OF POTOSI/CLAYTON

Project No. 24-27E1K0
I DESIGN AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.1.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS(S)/CATEGORY(S).
INDIVIDUAL BCIN: 22134
FIRM BCIN: 21436

TERRY LEDGER
Revisions

Project North

Drawn by: Author
Checked by: Checker
Scale:

3D VIEWS
A901
Sheet No. 00024

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE