



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-01/26
Roll No.: 6-5-006-10

Owner:	Robert Clark		
Address:	1008 Elizabeth Street		
Description:	Part of Lot 23, Concession 8, Lots 63 and 64, Plan 6, (Wood)		
Zoning:	Community Residential – Unserviced Communities (R3)		Schedule: 57
	Lake: Not Applicable		
Hearing Date: Monday, April 13th, 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 construct a two-storey accessory garage with upper-storey storage. The proposed garage is accessory to the main residential use of the property. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	5.1.3	Maximum Permitted Height for an Accessory Building	20 ft.	22 ft.	2 ft.	Construct a Two-Storey Accessory Garage

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: **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.

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 16th day of March, 2026.

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

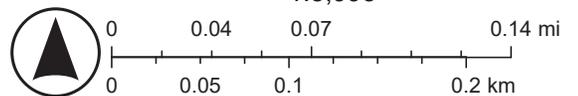


KEY MAP (A-01/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



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.

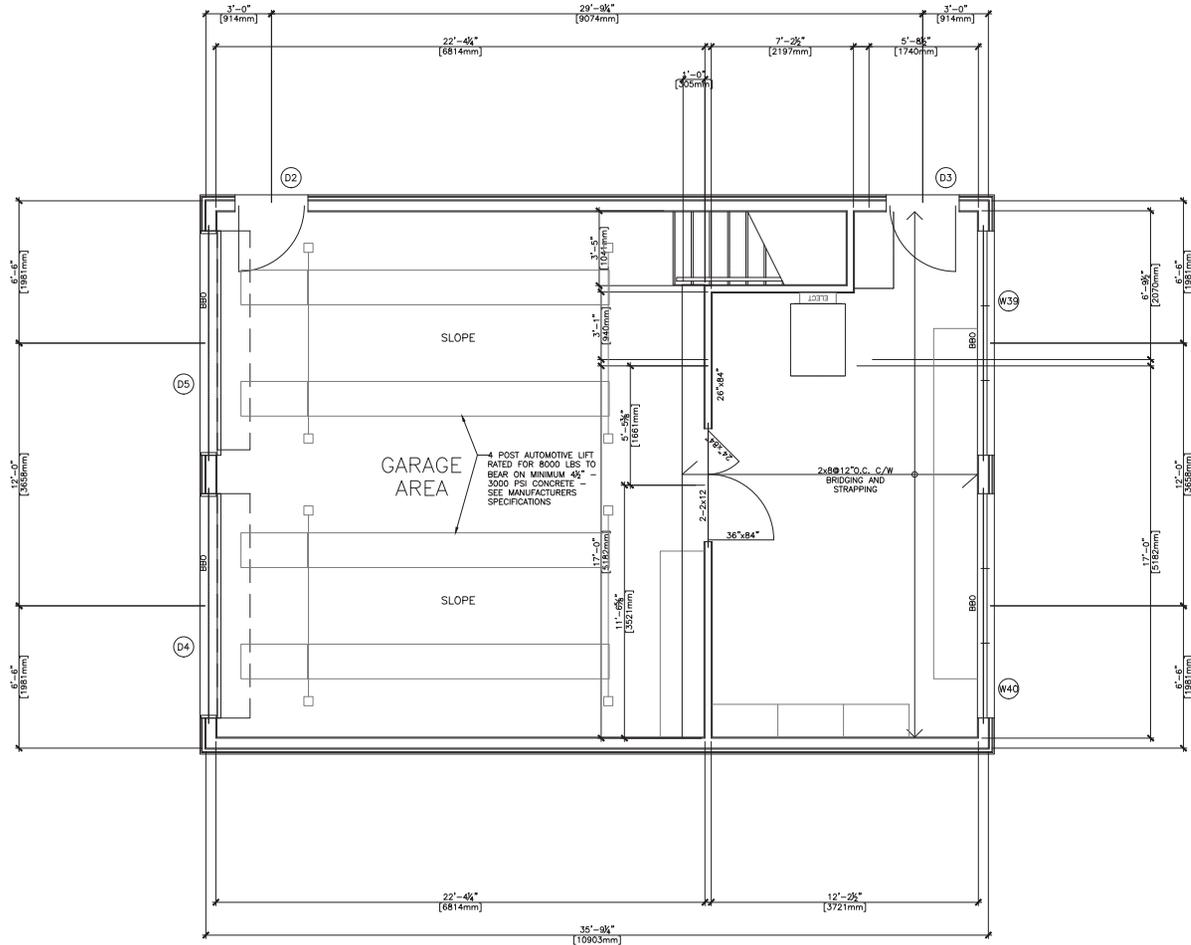
SITE PLAN



NOT TO SCALE

<p>1. ALL WORK TO COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, LATEST EDITIONS, BY THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.</p> <p>2. ALL DRAWINGS AND SPECIFICATION ARE THE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER.</p> <p>3. DISCREPANCIES OR ERRORS IN THE DRAWINGS OR SPECIFICATIONS ARE TO BE REPORTED IMMEDIATELY TO THE DESIGNER.</p> <p>4. DO NOT SCALE THE DRAWINGS.</p>	<p>Address: 1006 Clear Lake Rd., Muskoka Lakes, ON POC 1M0 Phone: 705-783-2881 E-mail: scott@remarkablestructures.ca Web: remarkablestructures.ca</p>	<p>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 design the work shown on the attached documents.</p> <p>QUALIFICATION INFORMATION Required unless design is exempt under 2.17.5.1. of the building code</p> <p>SCOTT PETRE 28655 NAME SIGNATURE BCIN</p>		<p>CLIENTS:</p> <p>PROJECT: 1006 ELIZABETH STREET TORRANCE NEW HOUSE AND GARAGE</p>	<p>PROJECT NO:</p> <p>21-133</p>
		<p>REGISTRATION INFORMATION Required unless design is exempt under 2.17.4.1. of the building code</p> <p>SCOTT PETRE - RESIDENTIAL DESIGN 32009 NAME SIGNATURE BCIN</p>		<p>DRAWING:</p> <p>SITE PLAN</p>	<p>DRAWING NO:</p> <p>SP</p>
		<p>DATE: 20/09/2023</p>		<p>SCALE: 1/16"=1'-0"</p>	
		<p>UNOPENED ROAD ALLOWANCE</p>			

FLOOR PLANS



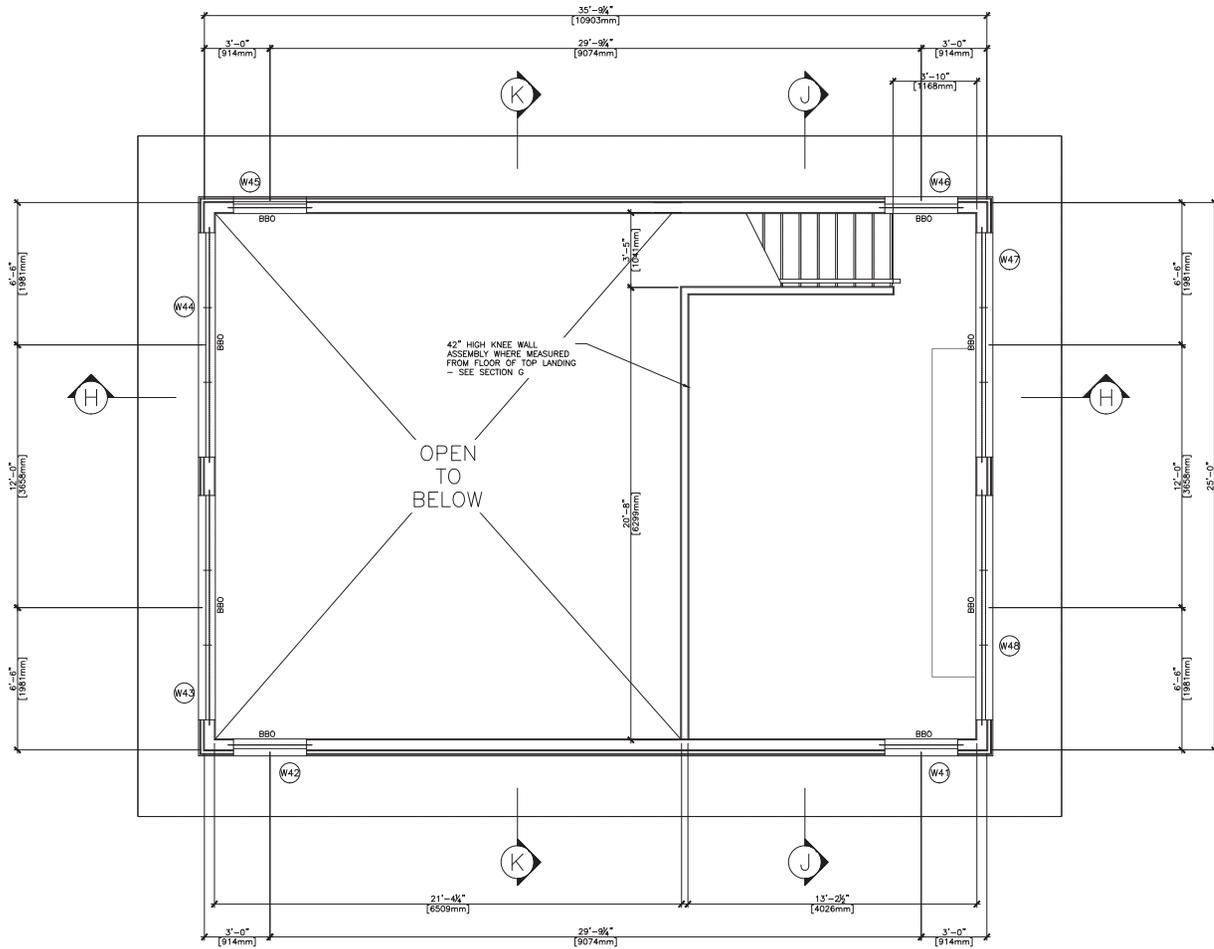
LOWER/GROUND LEVEL

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			<p>DRAWING: GARAGE PLANS</p>	<p>DRAWING NO: G1A</p>
			<p>DATE:</p>	<p>SCALE: 1/4"=1'-0"</p>

FLOOR PLANS



UPPER/MEZZANINE LEVEL

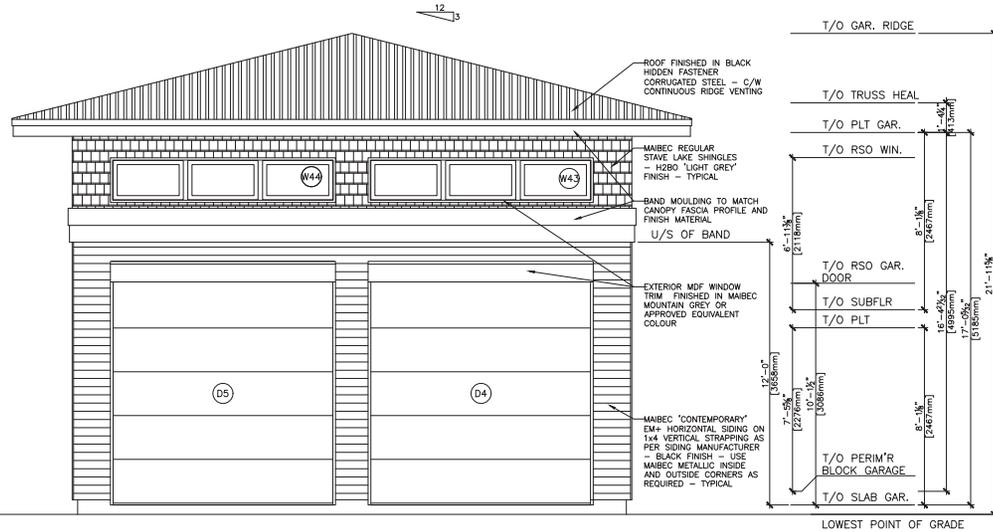
NOTE: Mezzanine will be used for storage purposes

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			<p>DATE:</p>	SCALE: 1/4"=1'-0"
				G1B

ELEVATIONS

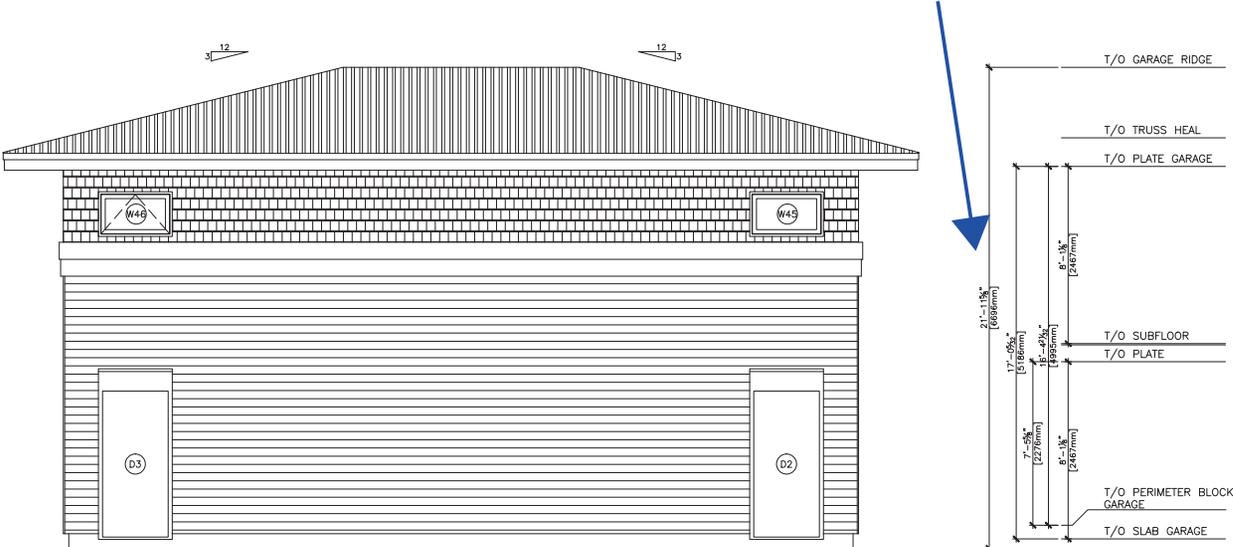


GARAGE NORTH SIDE/FRONT/ROADSIDE ELEVATION

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			<p>DRAWING: GARAGE ELEVATIONS</p>	<p>DRAWING NO: G3A</p>
			<p>DATE:</p>	<p>SCALE: 1/4"=1'-0"</p>
			<p>PROJECT NO: 21-133</p>	

ELEVATIONS

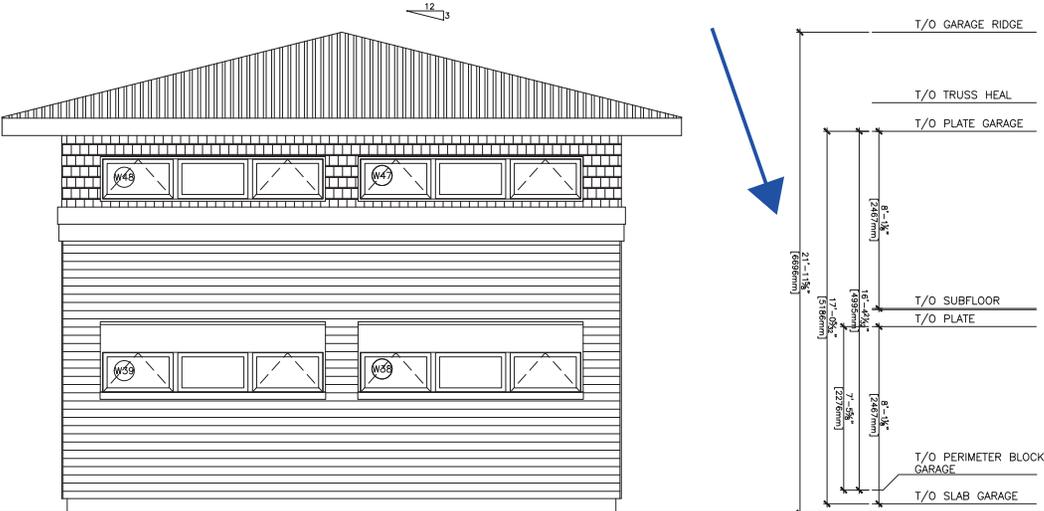


GARAGE EAST SIDE ELEVATION

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ELEVATIONS

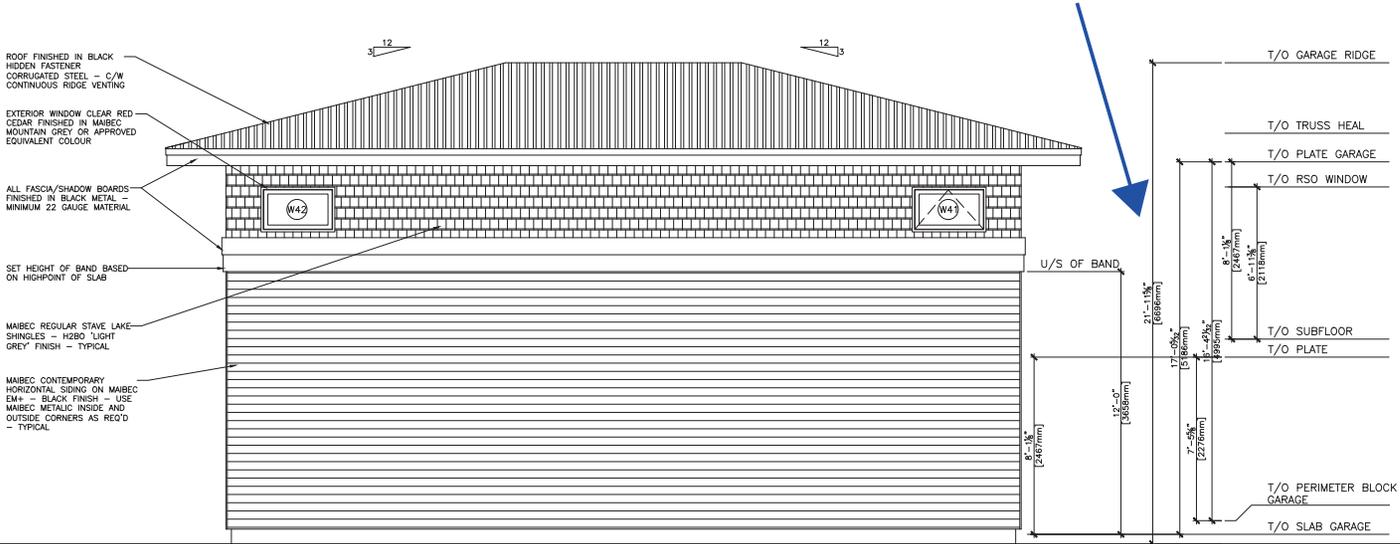


GARAGE SOUTH SIDE/REAR ELEVATION

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			<p>DATE:</p>	<p>SCALE: 1/4"=1'0"</p>
<p>Address: 1006 Clear Lake Rd., Muskoka Lakes, ON P0C 1M0 Phone: 705-783-2881 E-mail: scott@remarkablestructures.ca Web: remarkablestructures.ca</p>				<p>G3C</p>

ELEVATIONS



GARAGE WEST SIDE ELEVATION

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