



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-76/25**  
**Roll No.: 4-11-008**

<b>Owner:</b>	HF Property Holdings Inc.
<b>Address:</b>	1059 Big Joe Road, Unit #10
<b>Description:</b>	Lots 16 and 17, Concession 7, Lot 16, Plan 34, (Medora)
<b>Zoning:</b>	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4) Lake Joseph (Category 1 Lake) <span style="float: right;">Schedule: 28</span>
<b>Hearing Date: Friday, May 15<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 that there may be a delay when the physical notice signs are posted and when the electric copy of the Notice is available online.

#### Explanation of the Purpose and Effect:

The applicant proposes to construct a new two-storey garage with upper storey sleeping cabin and rooftop sundeck, along with stairs and a landing.

Staff would note that a previous Minor Variance Application was approved by Committee of Adjustment on April 11, 2017 to permit 10.9% lot coverage within 200 feet of the high water mark. A letter from Chapple Galbraith, OLS, has now been submitted which confirms that the lot area within 200 feet of the high water mark is less than previously indicated through the previous minor variance approval. Accordingly, the previous approval is based on inaccurate information and relief for lot coverage within 200 feet of the high water mark is required. 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 Interior Side Yard Setback	15 ft.	9.5 ft. (Garage & Sleeping Cabin)	5.5 ft.	Construct a Two Storey Garage with an Upper Storey



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
						Sleeping Cabin
B				11.5 ft. (Sundeck & Landing)	3.5 ft.	Construct an Upper Storey Sundeck and Landing
C	4.1.3 & 4.1.3.6	Maximum Permitted Lot Coverage (Entire Lot)	10% (3,310 sq. ft.)	11% (3,641 sq. ft.)	331 sq. ft.	Construct a Two Storey Garage with Upper Storey Sleeping Cabin
D	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage within 200 ft. of the High Water Mark	10% (2,830 sq. ft.)	11% (3,099 sq. ft.)	269 sq. ft.	Recognize Existing Coverage within 200 Feet of the High Water Mark Based on OLS Verified Lot Area

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: **May 6, 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.

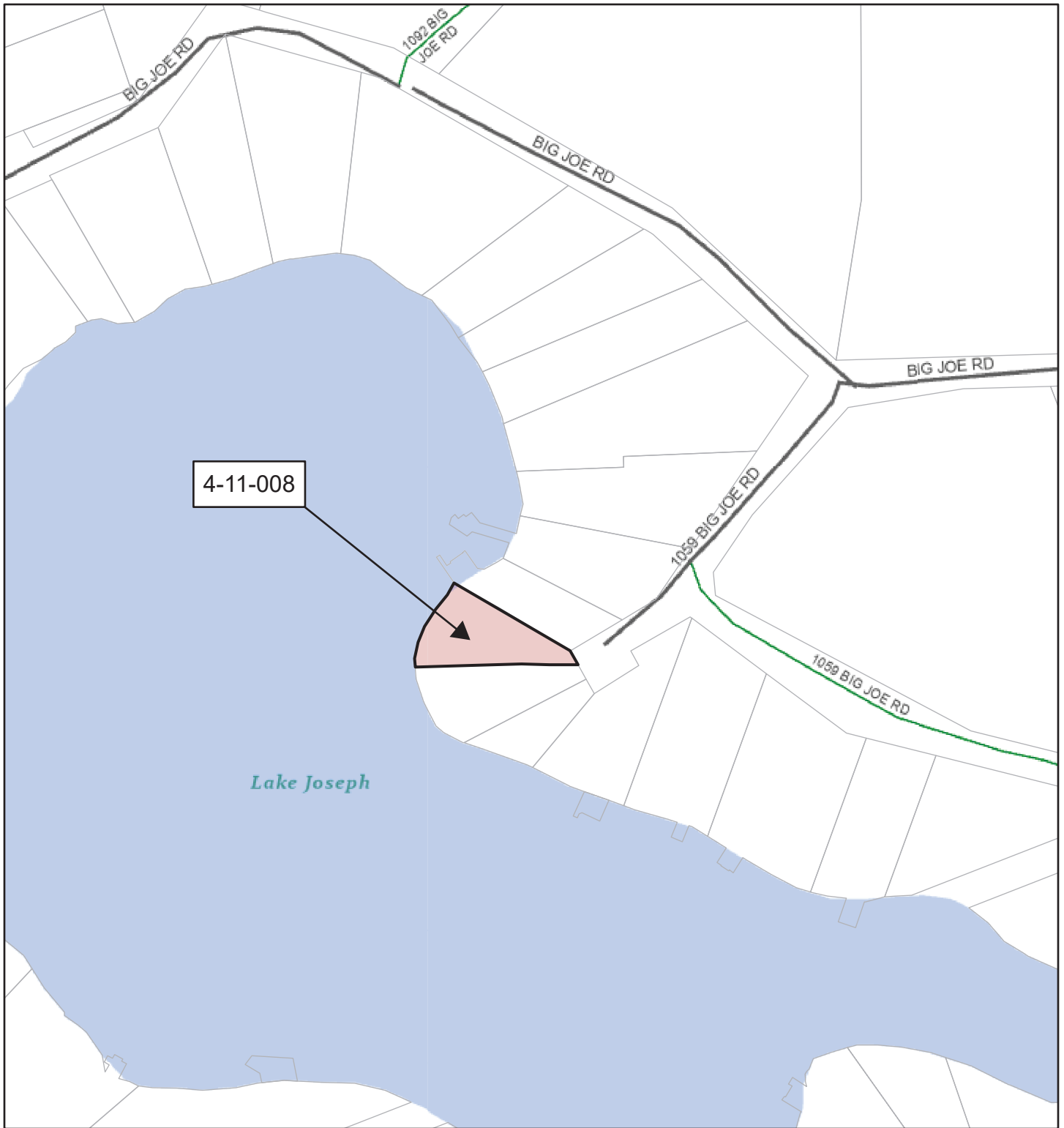
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 21st day of April, 2026.












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

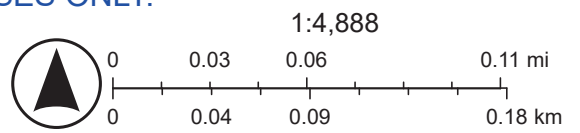


# KEY MAP (A-76/25)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

-  Parcel: Assessment
-  District Municipality
-  Area Municipality
-  Geographic Township
-  Road Network
-  Township
-  Private
-  Stream
-  Waterbody
-  Major Lake
-  World\_Hillshade



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.

**CURRENT BY-LAW**

TOWNSHIP = MUSKOKA LAKES  
 ZONING = WR4  
 \*-7' SUFFIX = SUBJECT TO SITE PLAN CONTROL  
 LAKE CLASS = CATEGORY 1  
 STRAIGHT LINE FRONTAGE (S.L.F.) = 56.5 m. (185'-4")

DOCK  
 DOCK MAX. LENGTH = 20.1 m. (66'-0")  
 DOCK MAX. WIDTH = 28% OF S.L.F. (MAX. 75'-0")  
 DOCK SIDE YARD SETBACK = 46'-4" (14.12m)  
 DOCK SIDE YARD SETBACK = 9.1 m. (30'-0")

BOATHOUSE  
 BOATHOUSE MAX. LENGTH = 15.2 m. (50'-0")  
 MAX. WIDTH (FIRST FLOOR) = 16% OF S.L.F.  
 = 29'-7"  
 BOATHOUSE SIDE YARD SETBACK = 9.1 m. (30'-0")  
 HEIGHT LIMIT = 4.9 m. (16'-0")

COTTAGE  
 MAX. LOT COVERAGE = 10%  
 FRONT YARD SETBACK = 20.1 m. (66'-0")  
 INTERIOR YARD SETBACK = 4.6 m. (15'-0")  
 REAR YARD SETBACK = 4.6 m. (15'-0")  
 HEIGHT LIMIT = 10.7 m. (35'-0")  
 MIN. GROSS FLOOR AREA = 750 SQFT  
 MAX. HABITABLE FLOOR AREA = 7,500 SQFT  
 HEIGHT LIMIT = 10.7 m. (35 ft)

ACCESSORY BUILDING  
 HEIGHT LIMIT = 7.7 m. (25'-0")

**SITE INFORMATION (EXISTING)**

LOT AREA = 33,100 SQ. FT. (3075.09 m<sup>2</sup>)  
 (TOTAL) [0.76 AC.]  
 MAX. LOT COVERAGE = 3,310 SQ. FT. (307.51 m<sup>2</sup>)  
 LOT AREA (WITHIN 200 FT. OF SHORELINE) = 28,300 SQ. FT. (2,629.156 m<sup>2</sup>)  
 MAX. LOT COVERAGE (WITHIN 200 FT. OF SHORELINE) = 2,830 SQ. FT. (262.956 m<sup>2</sup>)

STRUCTURE COVERAGE (WITHIN 200 FT. OF SHORELINE)  
 EXISTING COTTAGE = 1,746.53 SQ. FT.  
 EXISTING ATTACHED 3 SEASON SCREENED ROOM = 214.67 SQ. FT.  
 EXISTING SINGLE STOREY BOATHOUSE = 1,137.7 SQ. FT.

TOTAL COVERAGE (WITHIN 200 FT. OF SHORELINE) = 3,098.9 SQ. FT.  
 REMAINING COVERAGE (WITHIN 200 FT. OF SHORELINE) = -268.9 SQ. FT. (OVER BY)

**STRUCTURE COVERAGE (OVER 200 FT. OF SHORELINE)**

PROPOSED GARAGE = 542 SQ. FT.

TOTAL COVERAGE (OVER 200 FT. OF SHORELINE) = 542 SQ. FT.  
 REMAINING COVERAGE = 0 SQ. FT.

TOTAL COVERAGE (OVERALL) = 3,640.9 SQ. FT.  
 REMAINING COVERAGE (OVER BY) = -330.9 SQ. FT. (OVER BY)

**SITE INFORMATION (MV)**

LOT AREA = 33,100 SQ. FT. (3075.09 m<sup>2</sup>)  
 (TOTAL) [0.76 AC.]  
 MAX. LOT COVERAGE (11%) = 3,641 SQ. FT. (338.26 m<sup>2</sup>)

LOT AREA (WITHIN 200 FT. OF SHORELINE) = 28,300 SQ. FT. (2,629.156 m<sup>2</sup>)  
 MAX. LOT COVERAGE (11%) = 3,113.30 SQ. FT. (288.31 m<sup>2</sup>)  
 (WITHIN 200 FT. OF SHORELINE)

**STRUCTURE COVERAGE (WITHIN 200 FT. OF SHORELINE)**

EXISTING COTTAGE = 1,746.53 SQ. FT.  
 EXISTING ATTACHED 3 SEASON SCREENED ROOM = 214.67 SQ. FT.  
 EXISTING SINGLE STOREY BOATHOUSE = 1,137.7 SQ. FT.

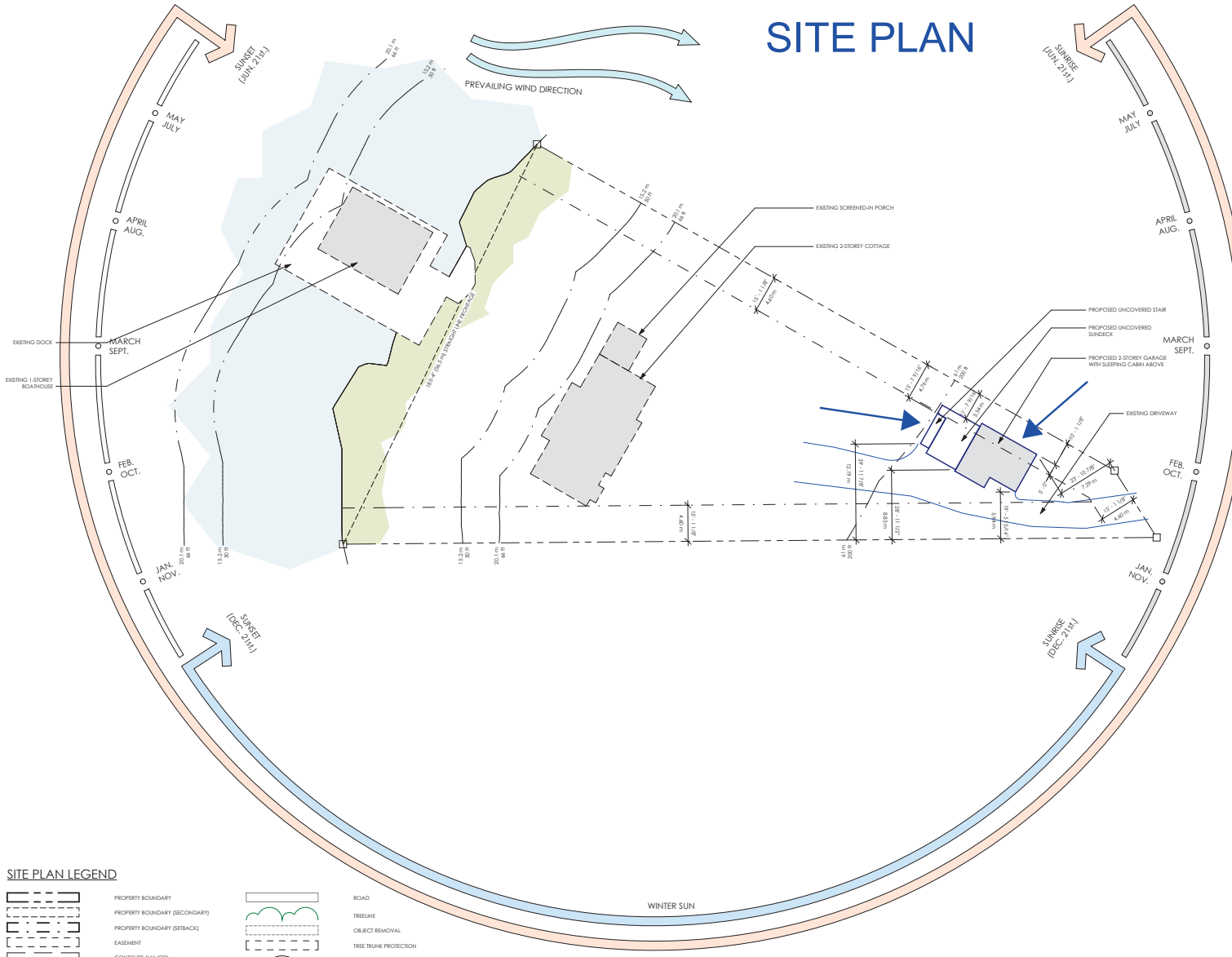
TOTAL COVERAGE (WITHIN 200 FT. OF SHORELINE) = 3,098.9 SQ. FT.  
 REMAINING COVERAGE (WITHIN 200 FT. OF SHORELINE) = 14.4 SQ. FT.

**STRUCTURE COVERAGE (OVER 200 FT. OF SHORELINE)**

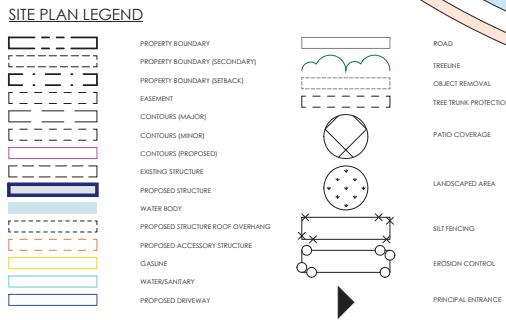
PROPOSED GARAGE = 542 SQ. FT.

TOTAL COVERAGE (OVER 200 FT. OF SHORELINE) = 542 SQ. FT.  
 REMAINING COVERAGE = 0.1 SQ. FT.

TOTAL COVERAGE (OVERALL) = 3,640.9 SQ. FT.  
 REMAINING COVERAGE = 0.1 SQ. FT.



**SITE PLAN**



**NOT TO SCALE**



**FORESHEEW  
 DESIGN  
 ASSOCIATES**

3 Lee Valley Drive, Unit 2  
 Port Carling, Ontario, Canada  
 POB 1J0

705-641-1762  
 design@foresheewda.com

www.foresheewda.com  
**PROFESSIONAL ENGINEER**

**HILL GARAGE  
 1059 BIG JOE ROAD, UNIT 10  
 PORT CARLING, ONTARIO**

REV. DESCRIPTION DATE

DRAWN BY  
 AF  
 PROJECT NUMBER 25025  
 SHEET NAME  
 SITE PLAN

SHEET NUMBER  
**A1-1**

ENGINEERING REFERENCE SET : 04/17/2026

**A - WALL SCHEDULE**

EXTERIOR - 2x4 SFF FRAMING - BOARD & BATTEN - R6 2P R- INSULATED - 5/8" GWS

EXTERIOR

- EXTERIOR VERTICAL WOOD SIDING - SEE APPROVED CONTROL SAMPLE
- 2x4" SFF NO. 1 (No. 2) HORIZONTAL STRAPPING @ 14" O.C.
- 2x4" SFF NO. 1 (No. 2) VERTICAL STRAPPING @ 14" O.C.
- 1/2" x 1 1/2" RUBBER SP. BREAKING CW SEAM AND SCREW HOLES SEALED WITH MANUFACTURER APPROVED FLASHING TAPE
- 2x4 SFF NO. 1 (No. 2) FRAMED WALL @ 16" O.C.
- 4" (R4) MIN. 1.8 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" 5/8" GFSUM WALLBOARD (LEVEL 5) - SEE INTERIOR SCHEDULE FOR APPROVED FINISH

EXTERIOR - 2x4 SFF FRAMING - FURRED - VERTICAL SIDING - R6 2P R- INSULATED - 5/8" GWS

EXTERIOR

- EXTERIOR VERTICAL WOOD SIDING - SEE APPROVED CONTROL SAMPLE
- 2x4" SFF NO. 1 (No. 2) HORIZONTAL STRAPPING @ 14" O.C.
- 2x4" SFF NO. 1 (No. 2) VERTICAL STRAPPING @ 14" O.C.
- 1/2" x 1 1/2" RUBBER SP. BREAKING CW SEAM AND SCREW HOLES SEALED WITH MANUFACTURER APPROVED FLASHING TAPE
- 2x4 SFF NO. 1 (No. 2) FRAMED WALL @ 16" O.C.
- 4" (R4) MIN. 1.8 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" 5/8" GFSUM WALLBOARD (LEVEL 5) - SEE INTERIOR SCHEDULE FOR APPROVED FINISH

EXTERIOR - 2x4 SFF FRAMING - BOARD & BATTEN - UNINSULATED - SIDING BOTH SIDES

EXTERIOR

- EXTERIOR VERTICAL WOOD SIDING - SEE APPROVED CONTROL SAMPLE
- 2x4" SFF NO. 1 (No. 2) HORIZONTAL STRAPPING @ 14" O.C.
- 2x4" SFF NO. 1 (No. 2) VERTICAL STRAPPING @ 14" O.C.
- 1/2" x 1 1/2" RUBBER SP. BREAKING CW SEAM AND SCREW HOLES SEALED WITH MANUFACTURER APPROVED FLASHING TAPE
- 2x4 SFF NO. 1 (No. 2) FRAMED WALL @ 16" O.C.
- 4" (R4) MIN. 1.8 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" 5/8" GFSUM WALLBOARD (LEVEL 5) - SEE INTERIOR SCHEDULE FOR APPROVED FINISH

EXTERIOR - 2x8 SFF FRAMING RIPPED - VERTICAL SIDING - 2P - UNINSULATED - SIDING BOTH SIDES

EXTERIOR

- EXTERIOR VERTICAL WOOD SIDING - SEE APPROVED CONTROL SAMPLE
- 2x4" SFF NO. 1 (No. 2) HORIZONTAL STRAPPING @ 14" O.C.
- 2x4" SFF NO. 1 (No. 2) VERTICAL STRAPPING @ 14" O.C.
- 1/2" x 1 1/2" RUBBER SP. BREAKING CW SEAM AND SCREW HOLES SEALED WITH MANUFACTURER APPROVED FLASHING TAPE
- 2x4 SFF NO. 1 (No. 2) FRAMED WALL @ 16" O.C.
- 4" (R4) MIN. 1.8 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" 5/8" GFSUM WALLBOARD (LEVEL 5) - SEE INTERIOR SCHEDULE FOR APPROVED FINISH

INTERIOR

- 2x4 SFF PARTITION WALL - 5/8" GWS - BOTH SIDES
- 1/2" 5/8" GWS (LEVEL 5) - SEE INTERIOR SCHEDULE FOR APPROVED FINISH
- 2x4 NO. 1 (No. 2) SFF @ 16" O.C.
- 1/2" 5/8" GWS (LEVEL 5) - SEE INTERIOR SCHEDULE FOR APPROVED FINISH

**A - FLOOR SCHEDULE**

CONCRETE SLAB W/ 2" RIGID INSULATION

- FINISH FLOOR REFER TO FINISH SCHEDULE IF APPLICABLE
- 4" THICK MIN. FOUNDED CONCRETE FLOOR
- SEE FRANSI MISC. DRAWINGS FOR RADONNT TUBE LOCATION IF APPLICABLE
- 100# 3/8" X 3/8" CONCRETE
- PROVIDE #4 - #6 W/ WELDED WIRE MESH REINFORCEMENT CW 2' 0" BELOW GRADE INSULATION
- MIN. 6" COMPACTED GRANULAR FILL

WOOD FLOOR SYSTEM

- FINISH FLOOR REFER TO FINISH SCHEDULE IF APPLICABLE
- 3/4" EXTERIOR GRADE FLYWOOD SHEATHING (GLUED & SCREWED)
- ENGINEERED FLOOR FRAMING (REFER TO STRUCTURAL DRAWINGS FOR SIZE, SPACING AND REQUIREMENTS)
- CEILING STRAPPING/DROPPED CEILING AS PER DETAILS/SECTIONS
- PLENUM SPACE FOR MECHANICAL
- CEILING FINISH - SEE APPROVED CONTROL SAMPLE

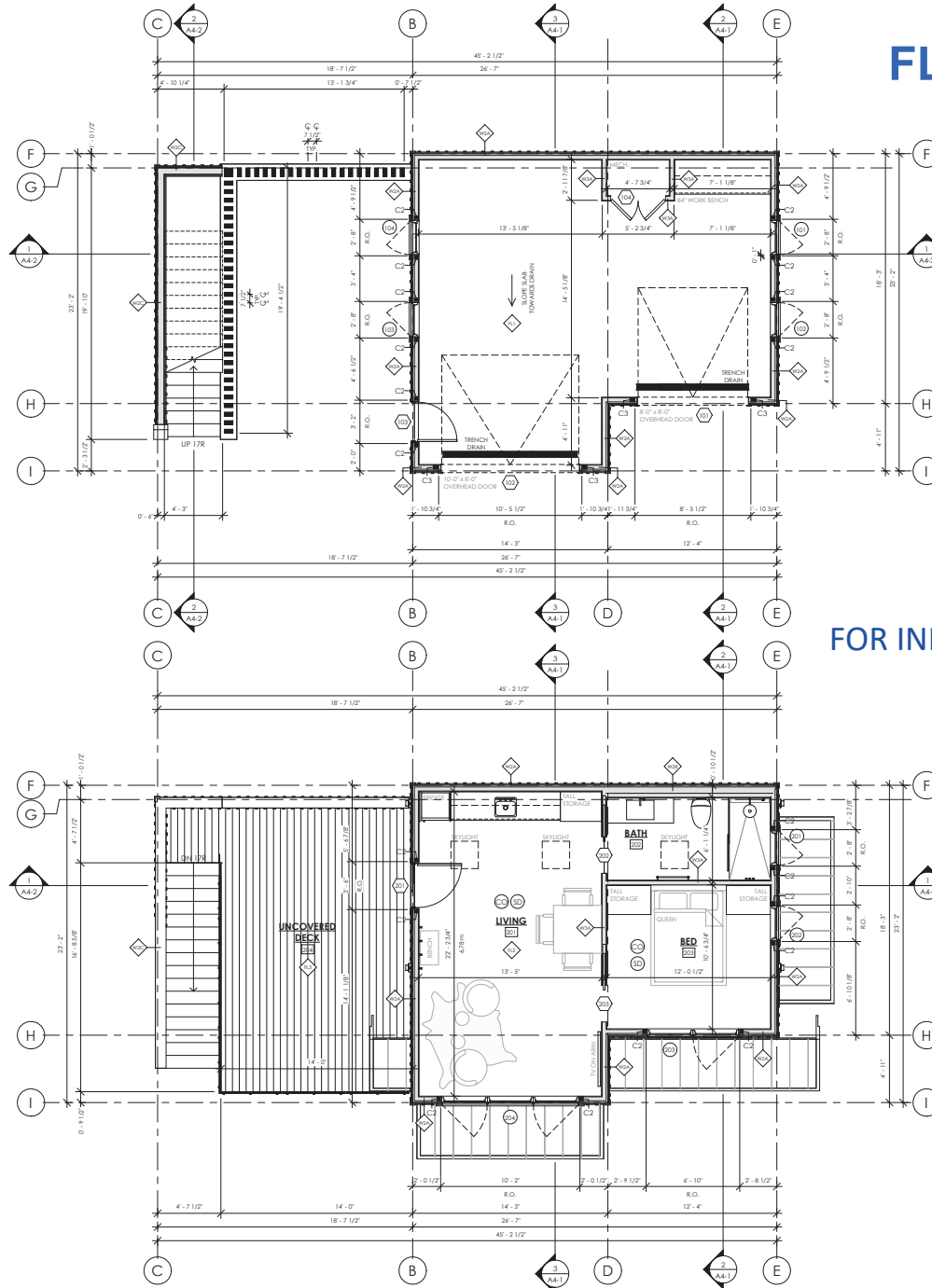
DECK - 1 1/2" WOOD DECKING

- 2x8 CEDAR SIDING - SEE APPROVED SAMPLE
- SEE DETAILS FOR WATERPROOFING/ DRAINAGE BUILD UP - IF APPLICABLE
- ENGINEERED FLOOR FRAMING (REFER TO STRUCTURAL DRAWINGS FOR SIZE, SPACING AND REQUIREMENTS)

**A - ROOF SCHEDULE**

STANDING SEAM STEEL ROOF - INSULATED - COLD ROOF STRAPPING

- STANDING SEAM STEEL ROOFING
- 1 1/2" SEAM 16" PANA 24 GAUGE STEEL
- ICE & WATER SHIELD APPLIED TO ENTIRE ROOF SURFACE
- FIRE RESISTIVE ROOFING UNDERLAYMENT TO CHEM CLASS A ROOF ASSEMBLY PER RATING
- 5/8" EXTERIOR GRADE FLYWOOD SHEATHING
- 2x4 ON EDGE STRAPPING INSTALLED ON EDGE PARALLEL TO ROOF FRAMING
- 2x4 CROSS STRAPPING INSTALLED ON PLAT FOR CROSS VENTING
- SELF ADHERED WATERPROOFING UNDERLAYMENT APPLIED OVER ENTIRE ROOF
- 5/8" EXTERIOR GRADE FLYWOOD SHEATHING
- 2x2 ROOF FRAMING (REFER TO STRUCTURAL DRAWINGS FOR SIZE, SPACING AND REQUIREMENTS)
- (R4) MIN. 2x6 CLOSED CELL SPRAY FOAM INSULATION
- INTERIOR CEILING FINISH - SEE APPROVED CONTROL SAMPLE



**FLOOR PLANS**

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

FOR INFORMATIONAL PURPOSES ONLY

2 UPPER LEVEL PLAN  
1/4" = 1'-0"



**FORESHAW  
DESIGN  
ASSOCIATES**

3 Lee Valley Drive, Unit 2  
Port Carling, Ontario, Canada  
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PROFESSIONAL ENGINEER

HILL GARAGE  
1059 BIG JOE ROAD, UNIT 10  
PORT CARLING, ONTARIO

REV.	DESCRIPTION	DATE

DRAWN BY  
AF

PROJECT NUMBER 25025

SHEET NAME  
FLOOR PLANS

SHEET NUMBER  
**A2-1**

REFERENCE SET : 04/21/2026

NOT TO SCALE

# ELEVATIONS

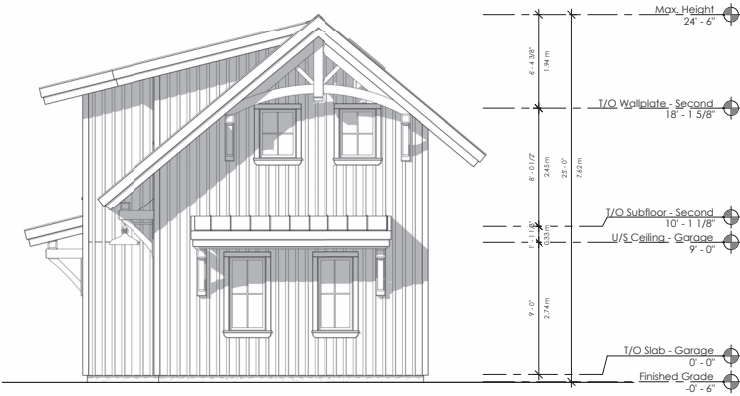


**FORESHEW  
DESIGN  
ASSOCIATES LTD.**

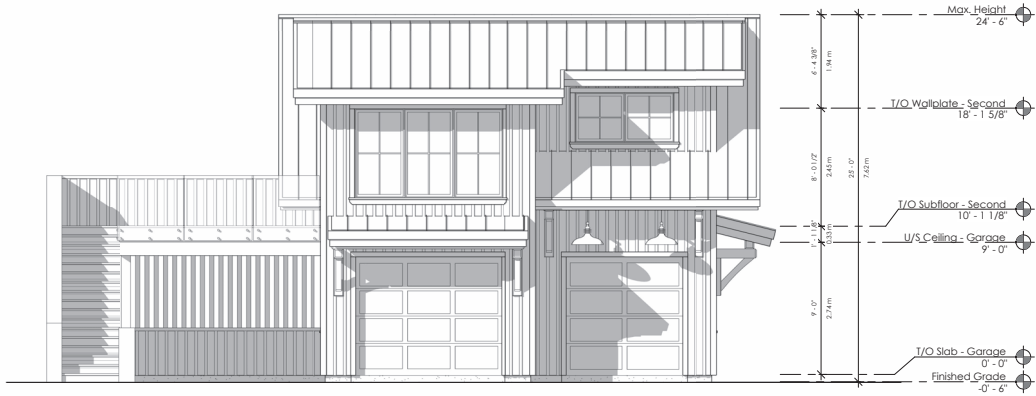
3 Lee Valley Drive, Unit 2  
Port Carling, Ontario, Canada  
POB 110

705-641-1762  
design@foreshewda.com

www.foreshewda.com  
**PROFESSIONAL ENGINEER**



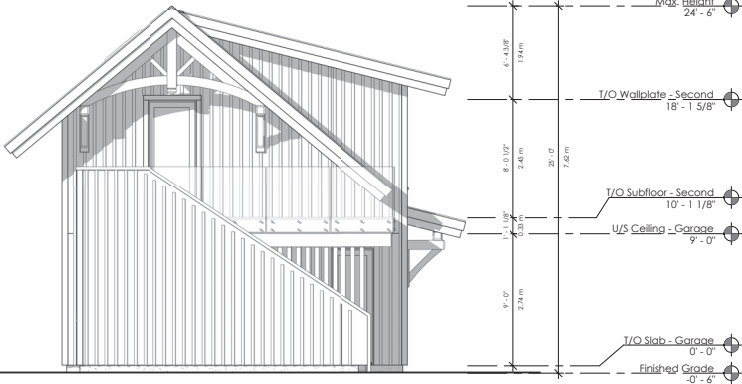
① EAST EXTERIOR ELEVATION  
1/4" = 1'-0"



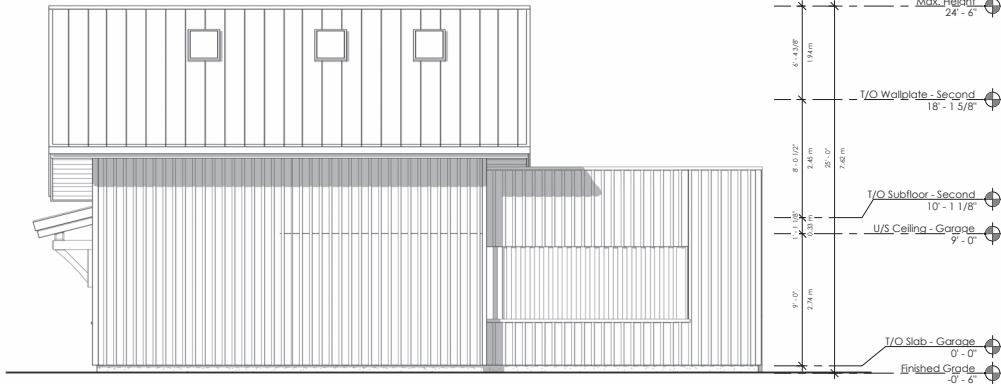
② SOUTH EXTERIOR ELEVATION  
1/4" = 1'-0"



FOR INFORMATIONAL PURPOSES ONLY



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



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



NOT TO SCALE

HILL GARAGE  
1059 BIG JOE ROAD, UNIT 10  
PORT CARLING, ONTARIO

REV. DESCRIPTION DATE

DRAWN BY  
AF  
PROJECT NUMBER 25025  
SHEET NAME EXTERIOR ELEVATIONS

SHEET NUMBER  
**A3-1**

MINOR VARIANCE SET : 10/06/2025