



1 Bailey Street
Port Carling, ON P0B 1J0

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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-84/25
Roll No.: 4-16-024

Owner:	1645 Juddhaven (2023) Inc.	
Address & Description:	1645 Juddhaven Road, Unit #7 Part of Lot 35, Concession 13, Parts 1 to 3, 35R-22318, (Medora)	
Zoning:	Waterfront Residential – No Constraints (WR1) Lake Rosseau (Category 1 Lake)	Schedule: 14
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 construct a two-storey dwelling with attached sundeck, a sleeping cabin with attached sundeck, a two-storey boathouse with an attached dock and a separate swim dock. The property was subject to a previous Zoning By-law Amendment Application (ZBA-03/24) which was approved by Council on May 15, 2024 through By-law 2024-050. This site-specific By-law permits a dwelling and two sleeping cabins on the lot in a specific location and extent, and an on-land sleeping cabin with an attached sundeck in a specific location and extent, among other matters. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.6	Maximum Permitted Lot Coverage Over the Area of the Entire Lot	10% (5,527.5 sq. ft)	10.9% (6,025 sq. ft.)	497.5 sq. ft.	Construct a Dwelling, Sleeping Cabin and Two Storey Boathouse



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
B	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	10% (5,480 sq. ft.)	11% (6,025 sq. ft)	545 sq. ft.	
C	Site-Specific By-law 2024-050 Section 1. v)	Minimum Front Yard Setback (Sundeck)	12 Feet	4 Feet	8 Feet	Construct a Sundeck Attached to a Sleeping Cabin in a Different Extent and Location Than Approved Through By-law 2024-050
D	Site-Specific By-law 2024-050 Section 1. ii) and iv)	Minimum Front Yard Setback (Sleeping Cabin)	4 Feet	7.5 Feet	-	Construct a Sleeping Cabin in a Different Extent and Location Than Approved Through By-law 2024-050
E	Site Specific By-law 2024-050 Section 1. ii)	Location and Extent of a Dwelling Where One Dwelling and Two Sleeping Cabins Exist on One Lot	As Shown on Schedule II to By-law 2024-050	A Different Location and Extent as Shown on the Attached Site Plan	-	Construct a Dwelling in a Different Extent and Location Than Approved Through By-law 2024-050

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.

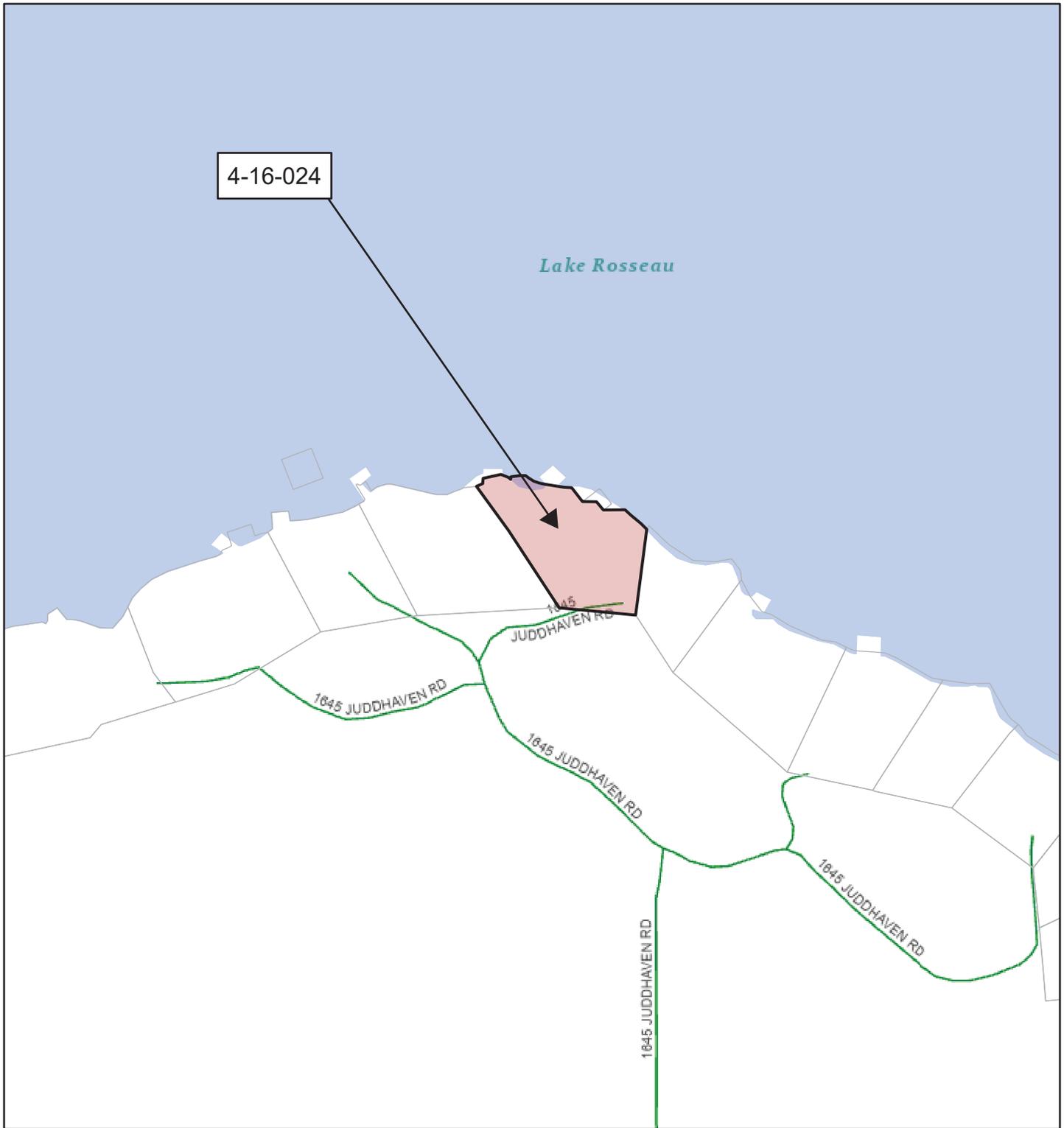
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 26th day of February, 2026.

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

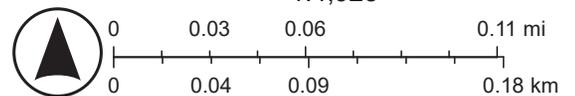


KEY MAP, A-84/25



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



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

