

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. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-61/25

Roll No.: 8-8-009

Owners:	Thomas & Jaclyn Maloney, 552 Rosecliffe Terrace, London, ON, N6K 4H5		
Address & Description:	1052 McKenzie Road Lot 9, Concession 5, Part 1, BR-1063, (Wood)		
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6 & WR6-R)	Lake Muskoka (Category 1)	Schedule: 49
Hearing Date: Monday, November 10th, 2025 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.

Explanation of the Purpose and Effect:

The applicants propose to recognize an as-built sundeck and as-built stairs attached to an existing single storey dwelling. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	3.23.1	Minimum Setback from a Street or an Unopened Road Allowance (Stairs)	25 ft.	2.5 ft.	22.5 ft.	Recognize a Set of As-Built Stairs
B	4.1.3	Minimum Exterior Side Yard Setback from the Westerly Side Lot Line (Stairs)	30 ft.		27.5 ft.	

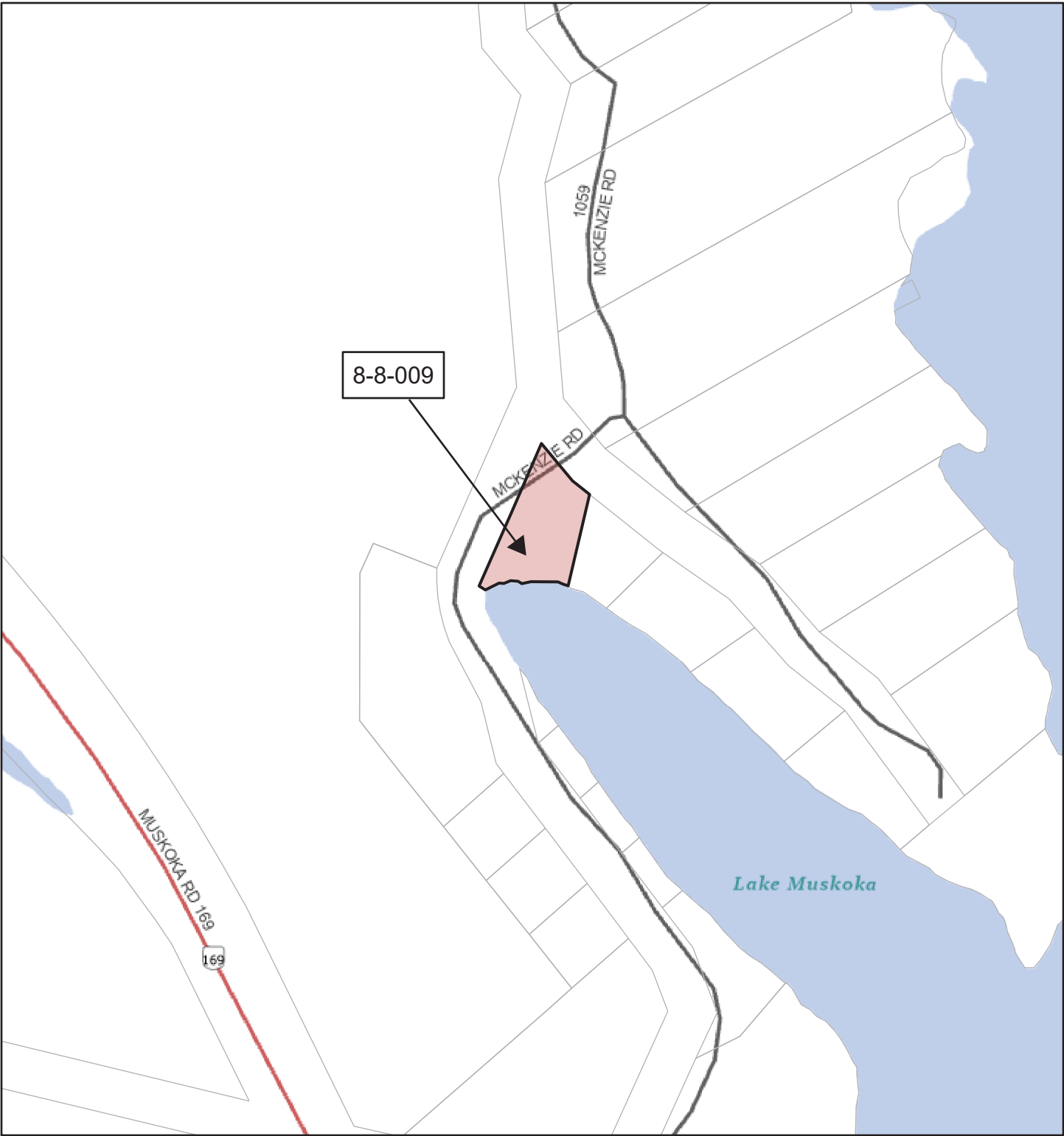


C	3.23.1	Minimum Setback from a Street or an Unopened Road Allowance (Sundeck)	25 ft.	2.5 ft.	22.5 ft.	Recognize an As-Built Sundeck Attached to an Existing Dwelling
D	4.1.3	Minimum Exterior Side Yard Setback from the Westerly Side Lot Line (Sundeck)	30 ft.		27.5 ft.	
E	4.1.3	Minimum Front Yard Setback (Existing Sundeck)	50 ft.	10 ft.	40 ft.	

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.

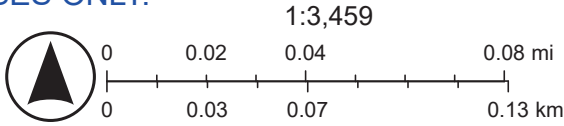


KEY MAP, A-61/25 (MALONEY)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



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

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



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: **November 6th**

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 hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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.

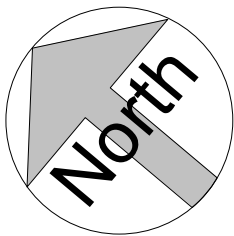
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 29th day of October, 2025.

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



SITE PLAN



McKENZIE ROAD

LEGAL DESCRIPTION:

PART OF LOT 9
PLAN M-119
TOWNSHIP OF MUSKOKA LAKE
DISTRICT MUNICIPALITY OF MUSKOKA

SURVEY CREDIT:

SURVEY INFORMATION TAKEN
PLAN OF SURVEY PREPARED BY
MAUGHAN SURVEYORS,
ONTARIO LAND SURVEYOR
DATED AUGUST 26, 2022

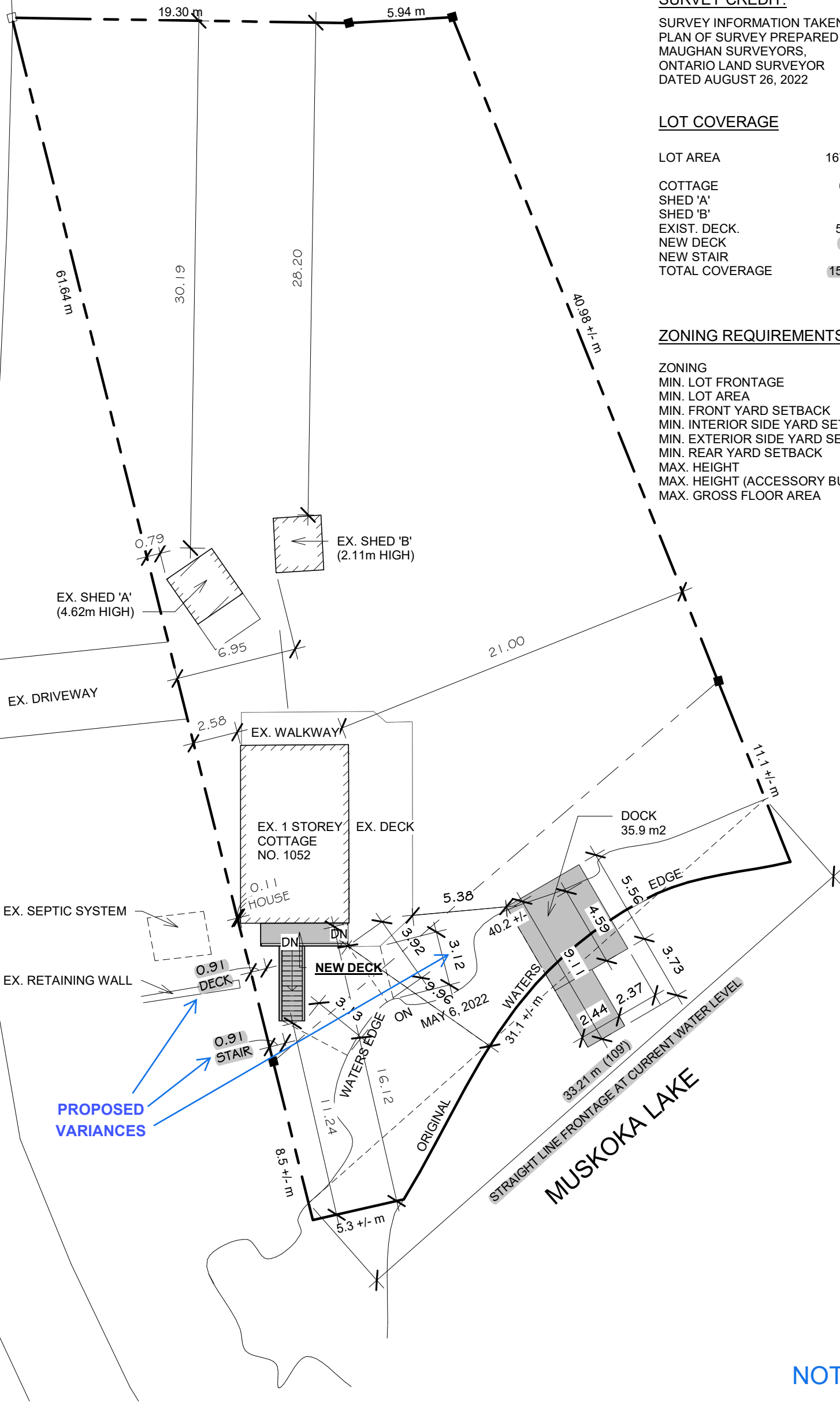
LOT COVERAGE

LOT AREA	1677.72 m2	
COTTAGE	63.27 m2	
SHED 'A'	9.80 m2	
SHED 'B'	8.56 m2	
EXIST. DECK.	57.98 m2	
NEW DECK	6.53 m2	
NEW STAIR	5.55 m2	
TOTAL COVERAGE	151.69 m2	(9.0%)

ZONING REQUIREMENTS

ZONING	WR6
MIN. LOT FRONTAGE	122.0 m
MIN. LOT AREA	0.8 ha (2 ac)
MIN. FRONT YARD SETBACK	20.1 m (66')
MIN. INTERIOR SIDE YARD SETBACK	4.6 m (15')
MIN. EXTERIOR SIDE YARD SETBACK	9.1 m (30')
MIN. REAR YARD SETBACK	4.6 m (15')
MAX. HEIGHT	10.7 m (35')
MAX. HEIGHT (ACCESSORY BUILDING)	6.1 m (20')
MAX. GROSS FLOOR AREA	69.7 m2 (750 ft2)

McKENZIE ROAD



NOT TO SCALE

1 Site
1 : 250

OCT. 27, 2025

SETBACK REVISED TO DECK AND STAIR

JS

JOHN SIBENIK

ARCHITECTURAL TECHNOLOGIST

24 Ovida Ave., Toronto
Ontario M9B 1E1
Tel. (416) 236-2809; Cell (416) 729-8497
Email: john.sibenik@sympatico.ca

Project:

Legalize & Repair Deck Addition

1052 McKenzie Road
Muskoka Lakes, ON

Site Plan

Project number	2024-05	A101
Date	May 26, 2025	
Drawn by	J.S.	
Checked by	J.S.	Scale 1 : 250

2025-10-27 8:29:27 AM

SOUTH ELEVATION DRAWING

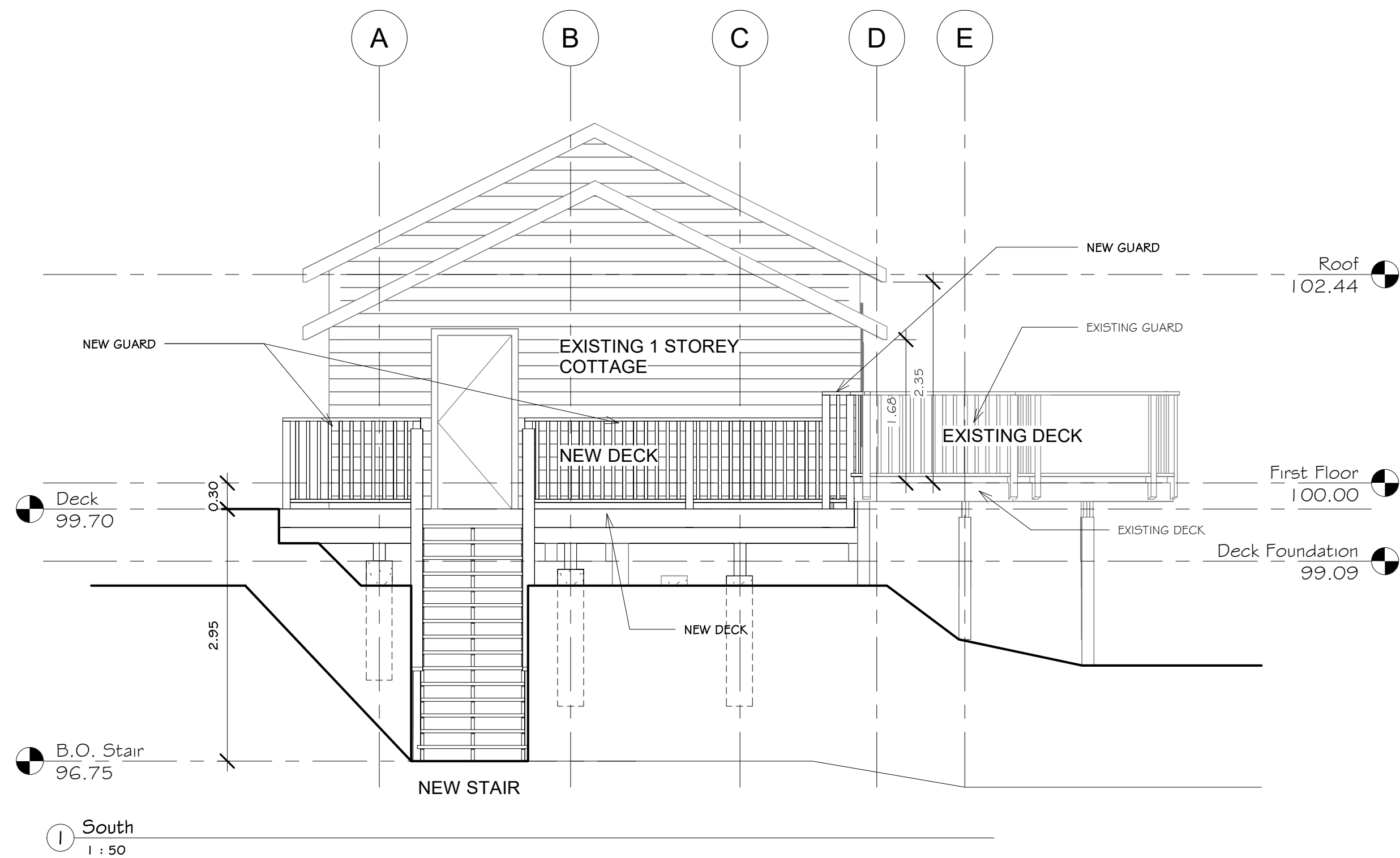
The undersigned has reviewed and takes responsibility for this design, and has qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5.1. of the building code

John Sibenik 31533
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1. of the building code

John Sibenik 33406
FIRM NAME BCIN



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24 Ovida Ave., Toronto
Ontario M9B 1E1
Cell (416) 729-8497
Email: john.sibenik@sympatico.ca

Project:
Legalize & Repair Deck Addition

338 Tiny Beaches Road N,
Tiny, ON

No.	Description	Date

South Elevation		
Project number	2024-05	A301
Date	March 28, 2024	
Drawn by	Author	
Checked by	Checker	
Scale 1 : 50		

EAST ELEVATION DRAWING

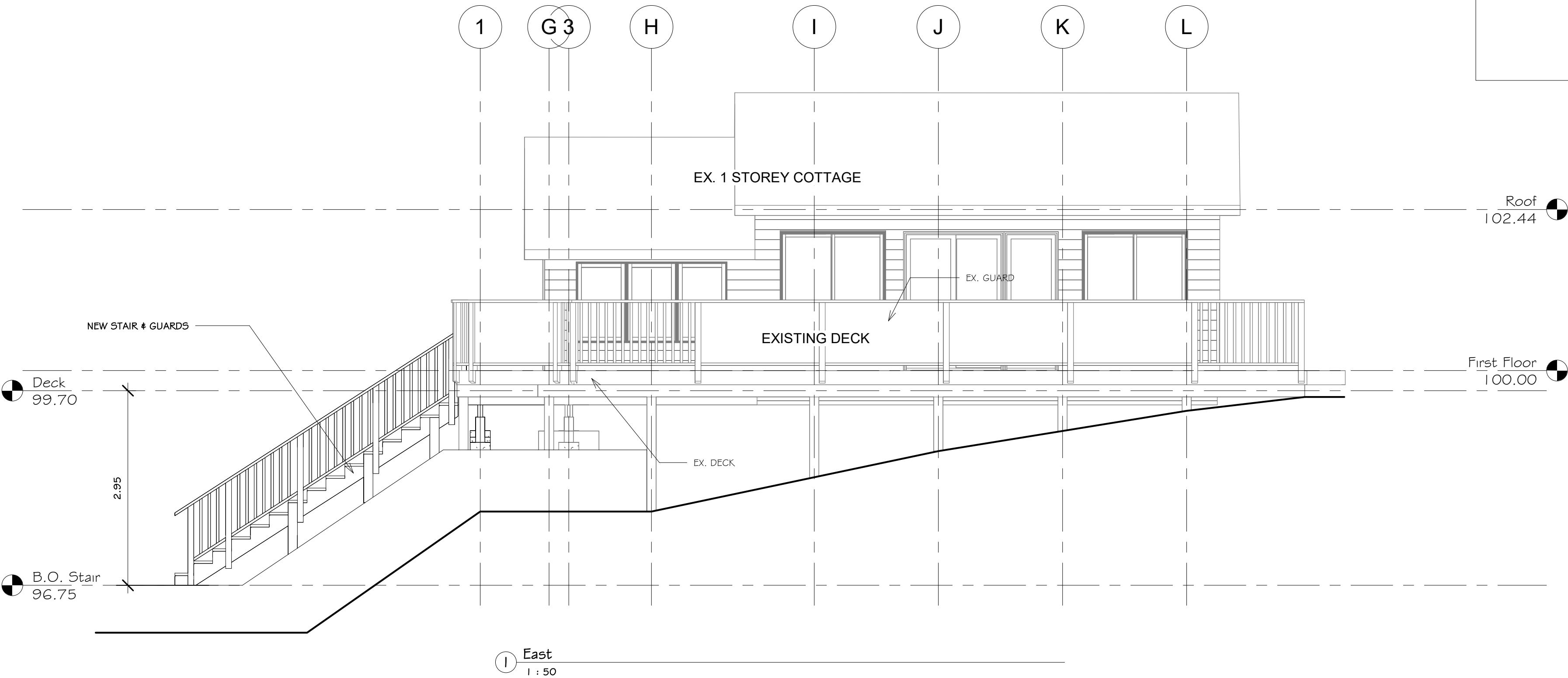
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John Sibenik 33406
FIRM NAME BCIN



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24 Ovida Ave., Toronto
Ontario M9B 1E1
Cell (416) 729-8497
Email: john.sibenik@sympatico.ca

Project:
Legalize & Repair Deck Addition

338 Tiny Beaches Road N,
Tiny, ON

No.	Description	Date

East Elevation		
Project number	2024-05	A302
Date	March 28, 2024	
Drawn by	Author	
Checked by	Checker	
Scale 1 : 50		