

## 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-82/25**

**Roll No.: 6-19-045**

<b>Owners:</b>	James & Joanne Watkinson		
<b>Address:</b>	1225 Innisfree Road		
<b>Description:</b>	Part of Lot 22, Concession D, (Medora)		
<b>Zoning:</b>	Waterfront Residential – No Constraints (WR1) Lake Muskoka (Category 1 Lake)		Schedule: 42
<b>Hearing Date: Monday, March 9<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

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 construct a one-storey boathouse. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	10% (3,451 sq. ft)	11% (3,794 sq. ft)	1% (343 sq. ft)	Construct a One- Storey Boathouse

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**



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: **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.

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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.

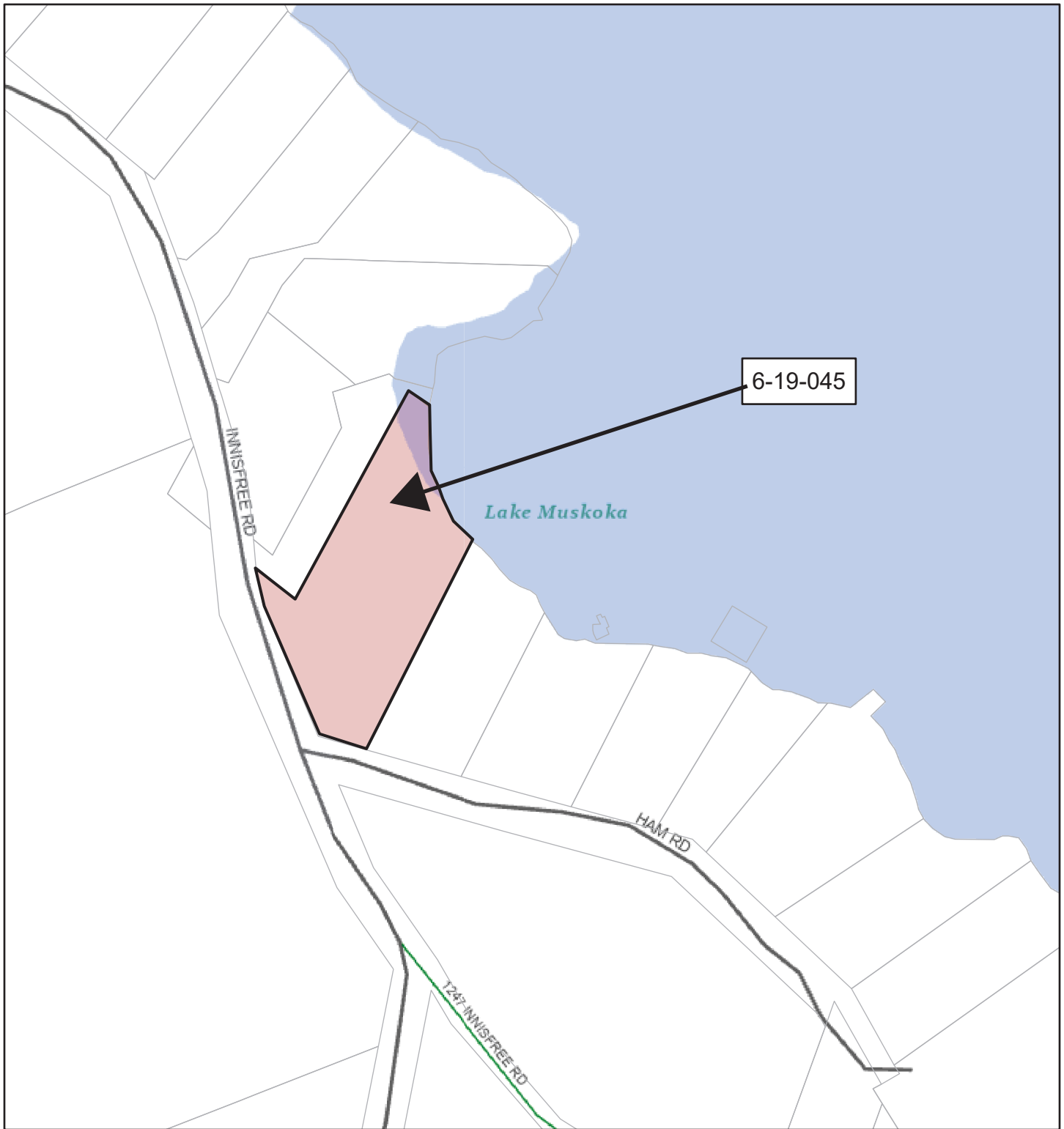
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 10th day of February, 2026.

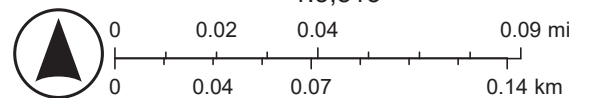
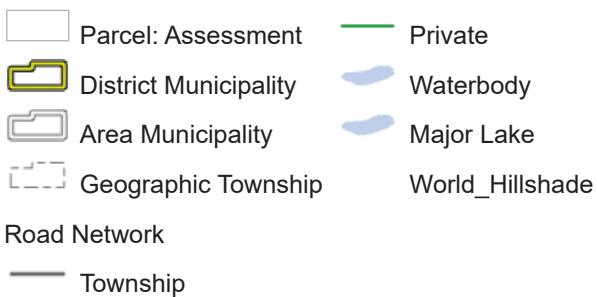
Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



# KEY MAP, A-82/25 (WATKINSON)

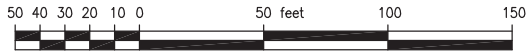


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



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

PART OF LOT 22, CONCESSION D  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA  
SCALE 1" = 50'



JAMIE WATKINSON PROPERTY  
1225 INNISFREE ROAD

Roll#: 4453-060-019-04500  
PIN: 48155-0081  
Zoning: WR1

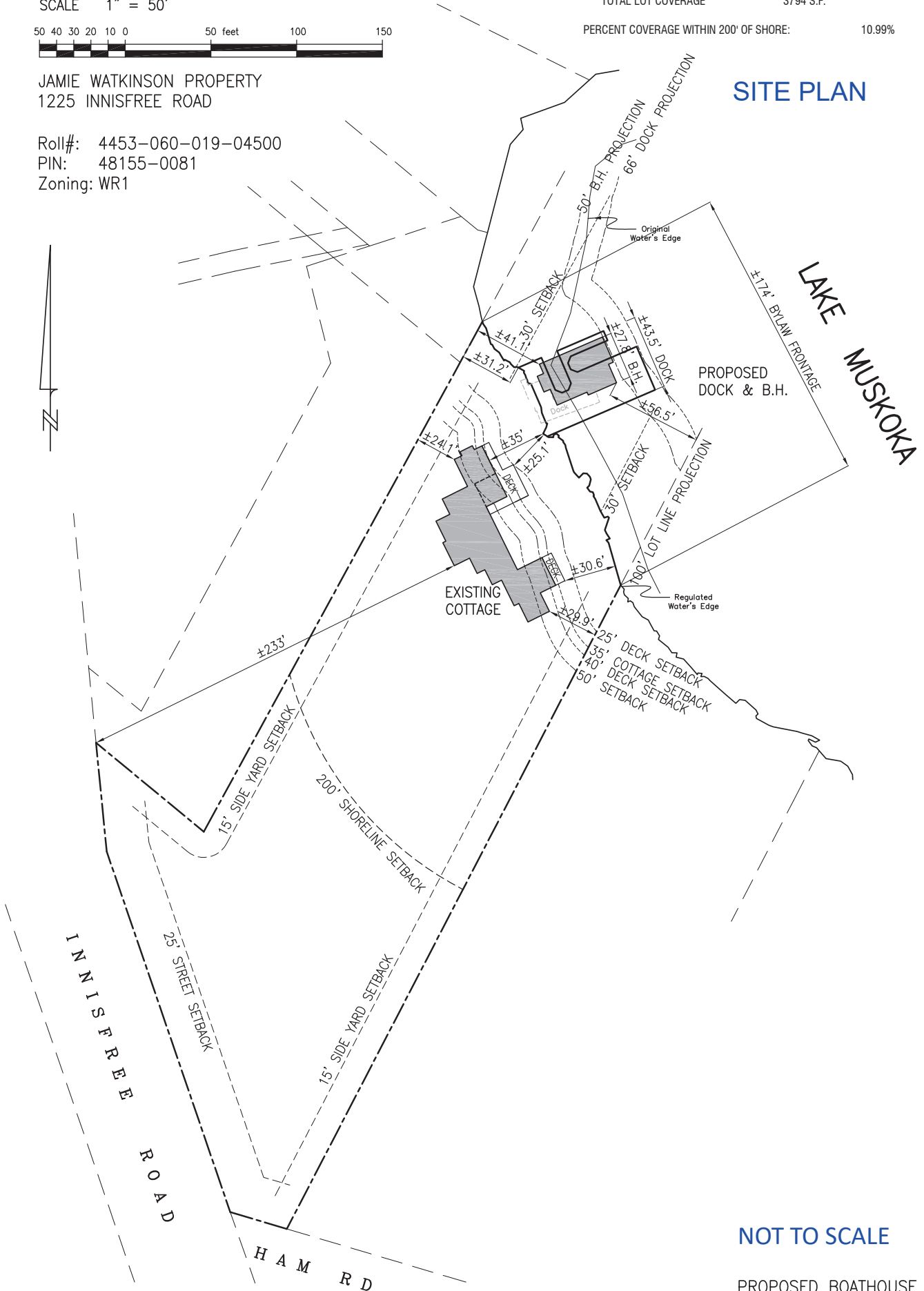
## AREA ANALYSIS

TOTAL SITE AREA:	68940 S.F.	1.58265 Ac.
LOT AREA WITHIN 200' OF SHORE	34510 S.F.	0.79224 Ac.

EXISTING COTTAGE COVERAGE AREA:	2712 S.F.
PROPOSED BOATHOUSE AREA:	1082 S.F.
TOTAL LOT COVERAGE	3794 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE:	10.99%
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## SITE PLAN



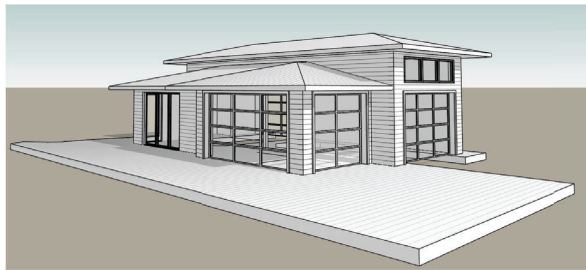
NOT TO SCALE

PROPOSED BOATHOUSE

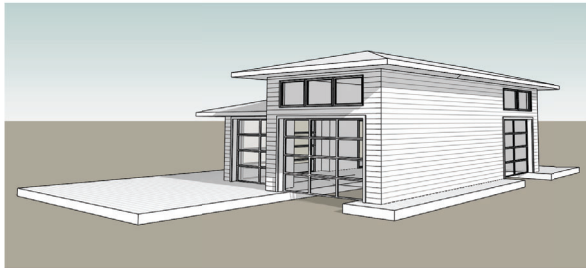
Diagram illustrating the maximum building height and various levels for a two-story house. The diagram shows the following dimensions and levels:

- UPPER WALLS TOP OF PLATE:** 12'-6"
- LOWER WALLS BEARING WALL:** 8'-4 1/2"
- MAIN FLOOR TOP OF DOOR:** 0'
- MAXIMUM BUILDING HEIGHT:** 18'-0"
- Roof Pitch:** 12/12
- Garage Door Height:** 8'-0"
- Second Floor Window Height:** 8'-0"

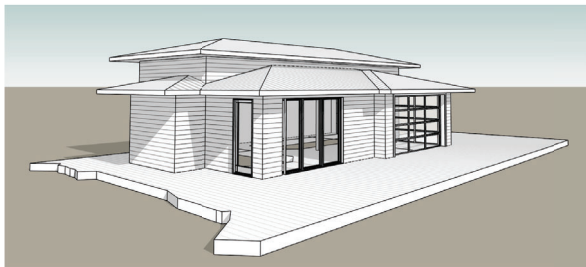
2 FRONT ELEVATION  
A1 1/4" = 1'-0"



3 FRONT LEFT  
A1



4 FRONT RIGHT  
A1



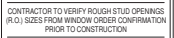
5 REAR LEFT  
A1

[illegible]

1 MAIN FLOOR PLAN  
A1 1/4" = 1'-0"

NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION



1	CLIENT REVIEW	OCT 29/05
No.	Issued for	Date

## DRAWING

# FLOOR PLAN & ELEVATIONS

FOLDER & FILE LOCATION	DRAWING
\\DrawingServer\Drawing\Drawing\LAKE RIDGE\1225 L. van Leeuwen Initiative Ref Boat House\Watkinson Boathouse.rvt	DATE  October 2025
Job No.	SCALE  1/4" = 1'-0" U.N.L.
Sheet No.	