

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-62/25

Roll No.: 2-23-063

Owner:	Anglican Synod of Algoma, RR #1, Utterson, ON, P0B 1M0		
Address & Description:	1019 Deebank Road Part of Lot 37, Concession A, (Watt)		
Zoning:	Institutional (I)	Lake: Not Applicable	Schedule: 16
Hearing Date: Monday, January, 12th, 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.

Explanation of the Purpose and Effect:

The applicant proposes to construct ramps, landings, a set of stairs and install a porta-potty to make the existing church accessible. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	7.1.2	Minimum Lot Frontage	200 ft.	150 ft.	50 ft.	Construct Ramps, Landings, Stairs and Install Porta-Potty
B	3.23.1 & 7.1.2	Minimum Front Yard Setback & Setback from a Street	25 ft.	22 ft.	3 ft.	Construct Ramps, Landings, Stairs
C				22 ft.	3 ft.	Install Porta-Potty
D	3.43	Minimum Setback From Rural Extractive (RuM3) Zone	100 ft.	43 ft.	57 ft.	Construct Ramps, Landings, Stairs
E				72 ft.	28 ft.	Install Porta-Potty

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



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: January 7, 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.

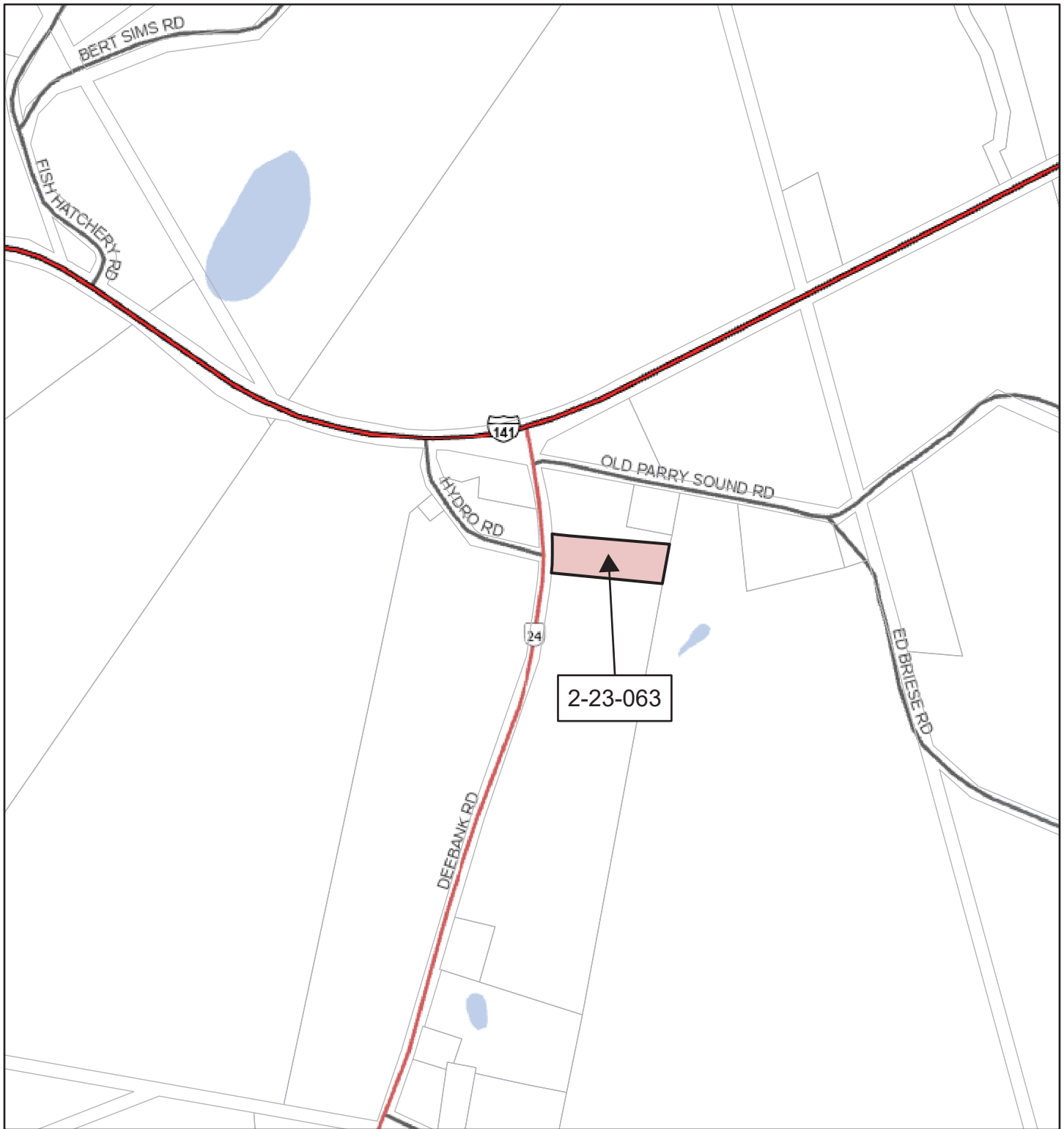
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 11th day of December, 2025.

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

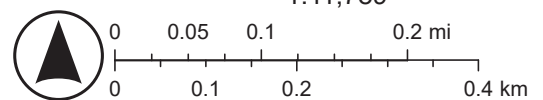


KEY MAP, A-62/25 (ANGLICAN SYNOD OF ALGOMA)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | |
|-----------------------|------------------|
| Parcel: Assessment | District |
| District Municipality | Township |
| Area Municipality | Stream |
| Geographic Township | Waterbody |
| Road Network | Canada_Hillshade |
| Provincial | World_Hillshade |



1:11,789

Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

SITE PLAN

GENERAL NOTES:

- 1. THESE DRAWINGS DEAL WITH A BASIC RENOVATION TO PROVIDE BARRIER FREE ACCESSIBILITY TO THE MAIN SANCTUARY OF A HISTORIC CHURCH.
- 2. HISTORIC CHURCH IS USED FOR 3 SEASON USE ONLY AND OPERATES MAX OF 2 SUNDAY SERVICES A MONTH, PLUS SEVERAL FUND RAISING CONCERTS.

This drawing, as an instrument of service, is provided by and is the property of Canadian Building Design.

The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Canadian Building Design of any variations from the supplied information. Canadian Building Design is not responsible for the accuracy of survey, architectural, structural, or electrical information shown on this drawing. Refer to the appropriate drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.

25/12/01		REV & RE-ISSUED FOR CofA	SC
25/07/22		ISSUED FOR CofA VARIANCE	SC
Date	No.	Description	By
Mark void all prints dated previous to final date above.			
REVISIONS & SETS ISSUED			

CANADIAN
BUILDING
DESIGN

Registered Designers
Architectural Technologists

T: 416-791-6283

PROJECT:

Proposed Accessibility Retrofit

LOCATION:

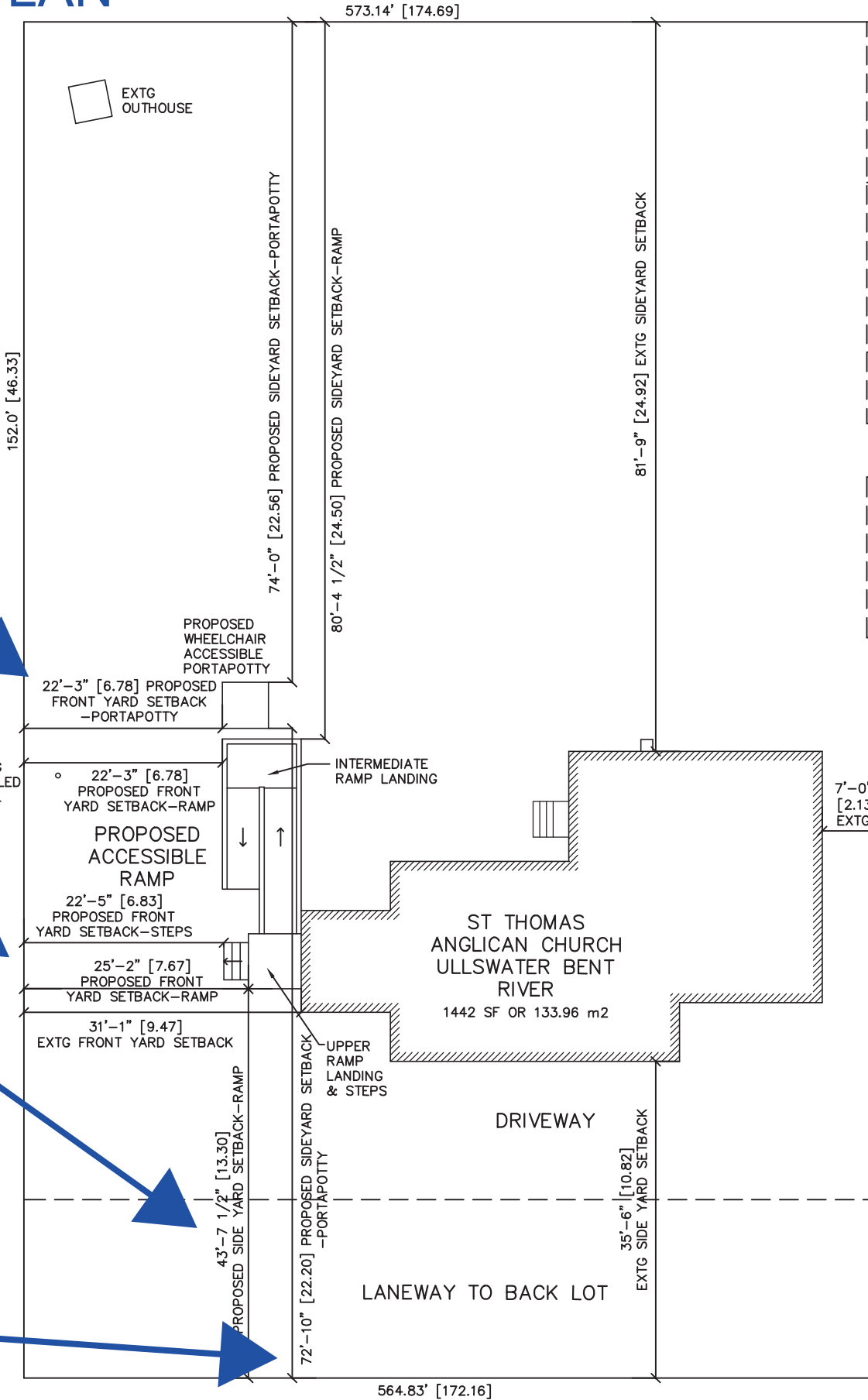
St. Thomas Anglican Church
1019 Deebank Road,
Ullswater, ON

DRAWING NAME:

Partial Site Plan

Date:	Feb. 2024	Scale:	1 : 200
Project North:		Drawn By:	SC
		Checked By:	SC
		Project No:	2404
		DWG. No.:	A1

DEEBANK ROAD



DRIVEWAY

ST THOMAS
ANGLICAN CHURCH
ULLSWATER BENT
RIVER
1442 SF OR 133.96 m2

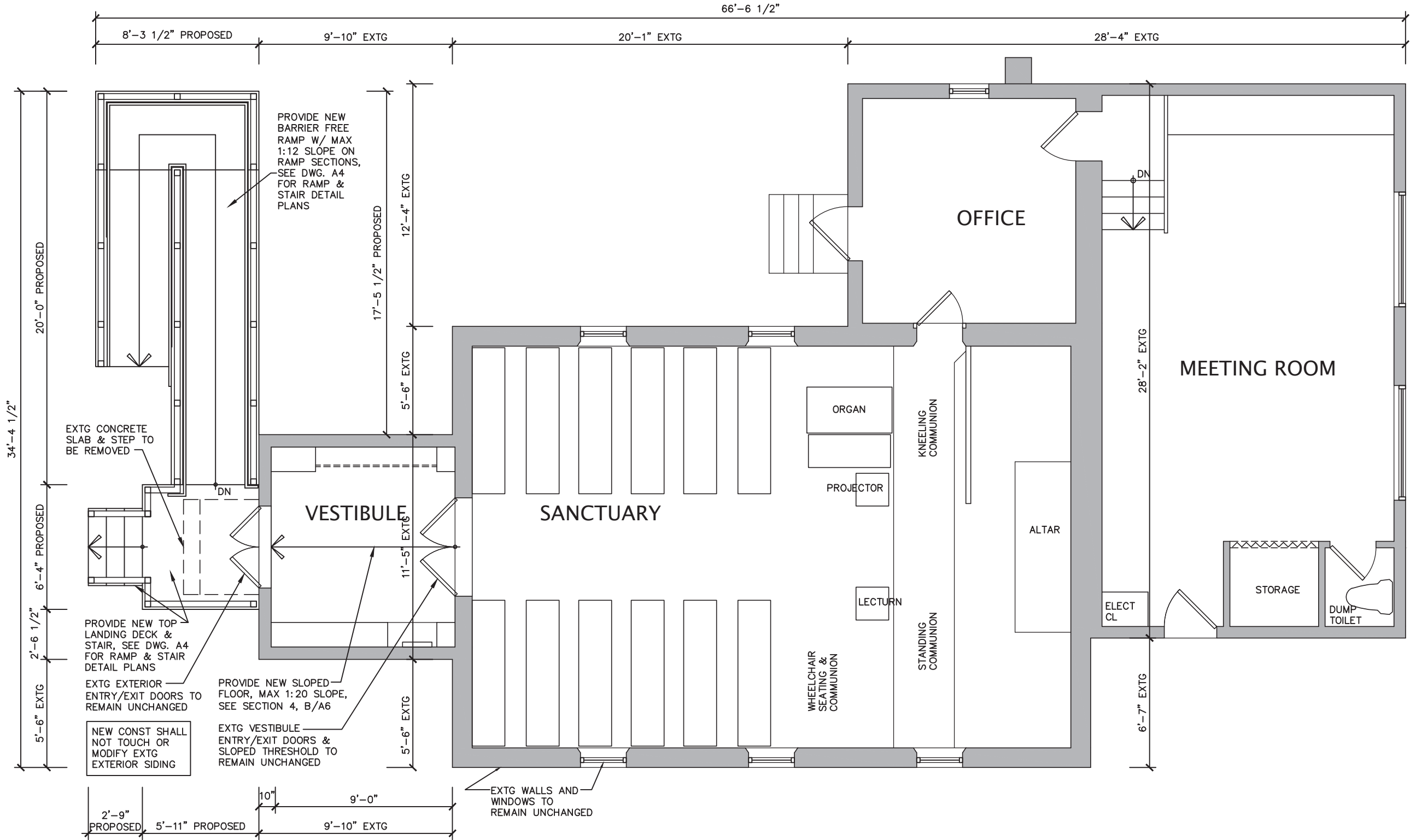
DRIVEWAY

LANEWAY TO BACK LOT

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

FLOOR PLANS



NOT TO SCALE

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25/07/22	ISSUED FOR CoFA VARIANCE	SC
Date	No. Description	By
Mark void all prints dated previous to final date above.		
REVISIONS & SETS ISSUED		



Registered Designers
Architectural Technologists

T: 416-791-6283

PROJECT:


Proposed Accessibility Retrofit

LOCATION:

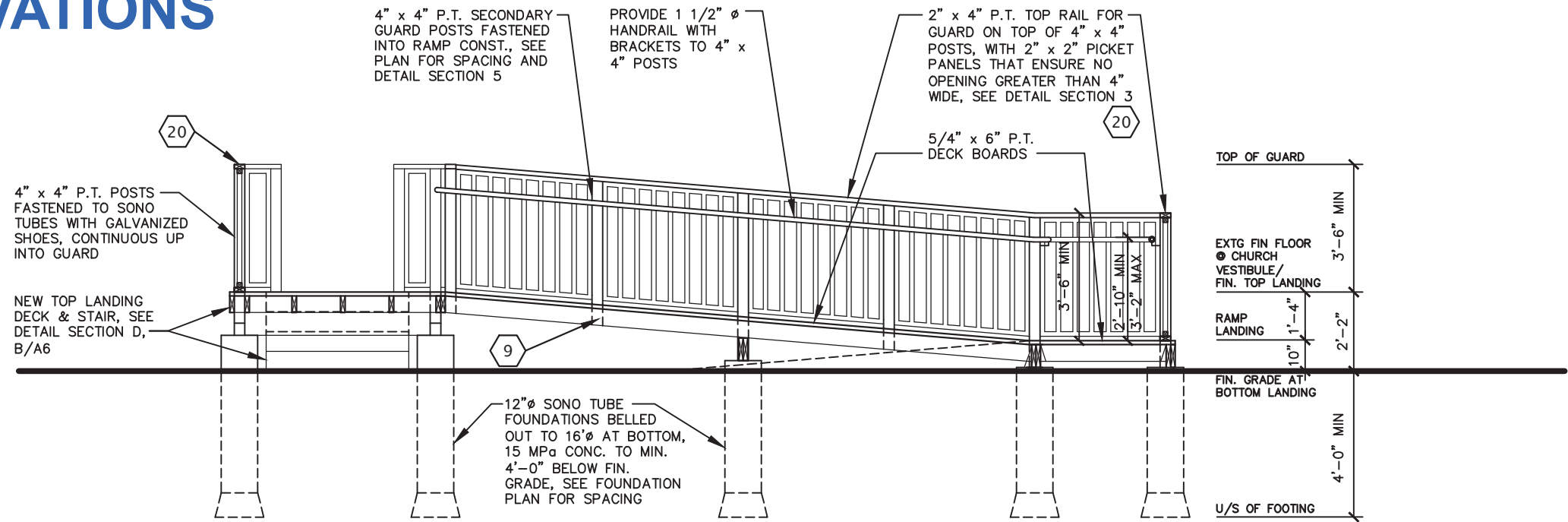
St. Thomas Anglican Church
1019 Deebank Road,
Ullswater, ON

DRAWING NAME:

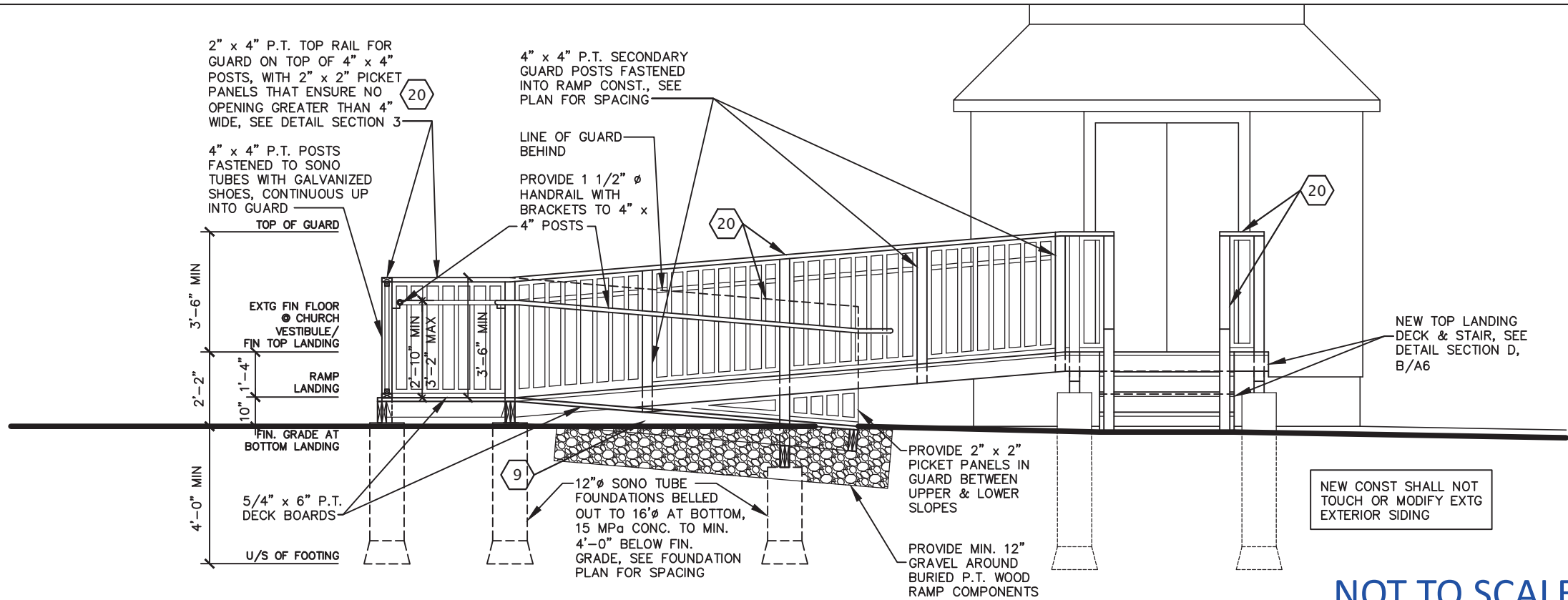
Ground Floor Plan

Date:	Feb. 2024	Scale:	3/16" = 1'-0"
Project North:		Drawn By:	SC
		Checked By:	SC
		Project No:	2404
		DWG. No.:	A2

ELEVATIONS



A EAST RAMP LONGITUDINAL SECTION



B WEST RAMP LONGITUDINAL SECTION/ ELEVATION

NOT TO SCALE

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25/07/22	ISSUED FOR CoFA VARIANCE	SC
Date	No. Description	By
Mark void all prints dated previous to final date above.		
REVISIONS & SETS ISSUED		

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T: 416-791-6283

PROJECT:

Proposed Accessibility
Retrofit

LOCATION:

St. Thomas Anglican
Church
1019 Deebank Road,
Ullswater, ON

DRAWING NAME:

Elevations/ Sections

Date:	Feb. 2024	Scale:	3/16" = 1'-0"
Project North:		Drawn By:	SC
		Checked By:	SC
		Project No:	2404
		DWG. No.:	A3