1 Bailey Street
Port Carling, ON P0B 1J0
E: 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. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-60/25
Roll No.: 4-10-095

Owner:	Lesley Sas, 261 Forest Hill Road, Toronto, ON, M5P 2N3		
Address & Description:	1017 Avon Lane Lot 10, RCP 505, Location CL14887 being Part of the Bed of Lake Joseph, Part 1, Plan 35R-22758, (Medora)		
Zoning:	Waterfront Residential (WR4)	Lake Joseph (Category 1)	Schedule: 28
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 applicant proposes to reconstruct and relocate an existing dock and two storey boathouse further from the southerly lot line projection. The applicant is also proposing to increase the size of the dock and height of the two storey boathouse. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	3.45 & 4.1.6 iii.	Max. Number of Habitable Buildings Permitted Per Lot	One Dwelling & One Sleeping Cabin Per Lot	Two Dwellings & One Sleeping Cabin	-	Permit a Two Storey Boathouse Containing a Sleeping Cabin to be Reconstructed and Relocated on a Lot with Two Dwellings.
B	4.1.7 & 4.1.7.10	Minimum Lot Frontage Requirement for	300 ft.	173 ft.	127 ft.	Permit a Two Storey Boathouse to be

		a Two Storey Boathouse				Reconstructed and Relocated on a Lot with Less than 300 ft. of Lot Frontage in Accordance with the Provisions for a Two Storey Boathouse on a Lot with 300 ft. of Frontage.
C	4.1.7 & 4.1.7.12 c)	Maximum Cumulative Width for a Two Storey Boathouse	1st Storey 16% (27.7 ft.)	18.5% (32 ft.)	2.5% (4.3 ft.)	Permit Increase Cumulative Width for a Two Storey Boathouse
D			2nd Storey 13% (22.5 ft.)		5.5% (9.5 ft.)	
E	4.1.7, 4.1.7.1, 4.1.7.4, 4.1.7.8 & 4.1.7.11 c)	Minimum Side Yard Setback for a Two Storey Boathouse from the Southerly Side Lot Line Projection into the High Water Mark	30 ft.	12.5 ft.	17.5 ft.	Permit a Reduced Side Yard Setback for a Two Storey Boathouse with a Rooftop Sundeck from the Southerly Side Lot Line Projection into the High Water Mark
F	4.1.7 & 4.1.7.11	Minimum Side Yard Setback for a Dock from the Southerly Side Lot Line Projection into the High Water Mark	15 ft.	8 ft.	7 ft.	Permit a Reduced Side Yard Setback for a Dock from the Southerly Side Lot Line Projection into the High Water Mark
G	4.1.7.5	Maximum Extension of a Boathouse into Front Yard	10 ft.	19.5 ft.	9.5 ft.	Permit a Two Storey Boathouse to Extend into the Front Yard

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

KEY MAP, A-60/25 (SAS)

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:11,168

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Parcel: Assessment
District Municipality
Area Municipality
Geographic Township

Road Network
District
Township
Private
Stream

Waterbody
Major Lake
Canada_Hillshade
World_Hillshade

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

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

EXISTING SITE PLAN

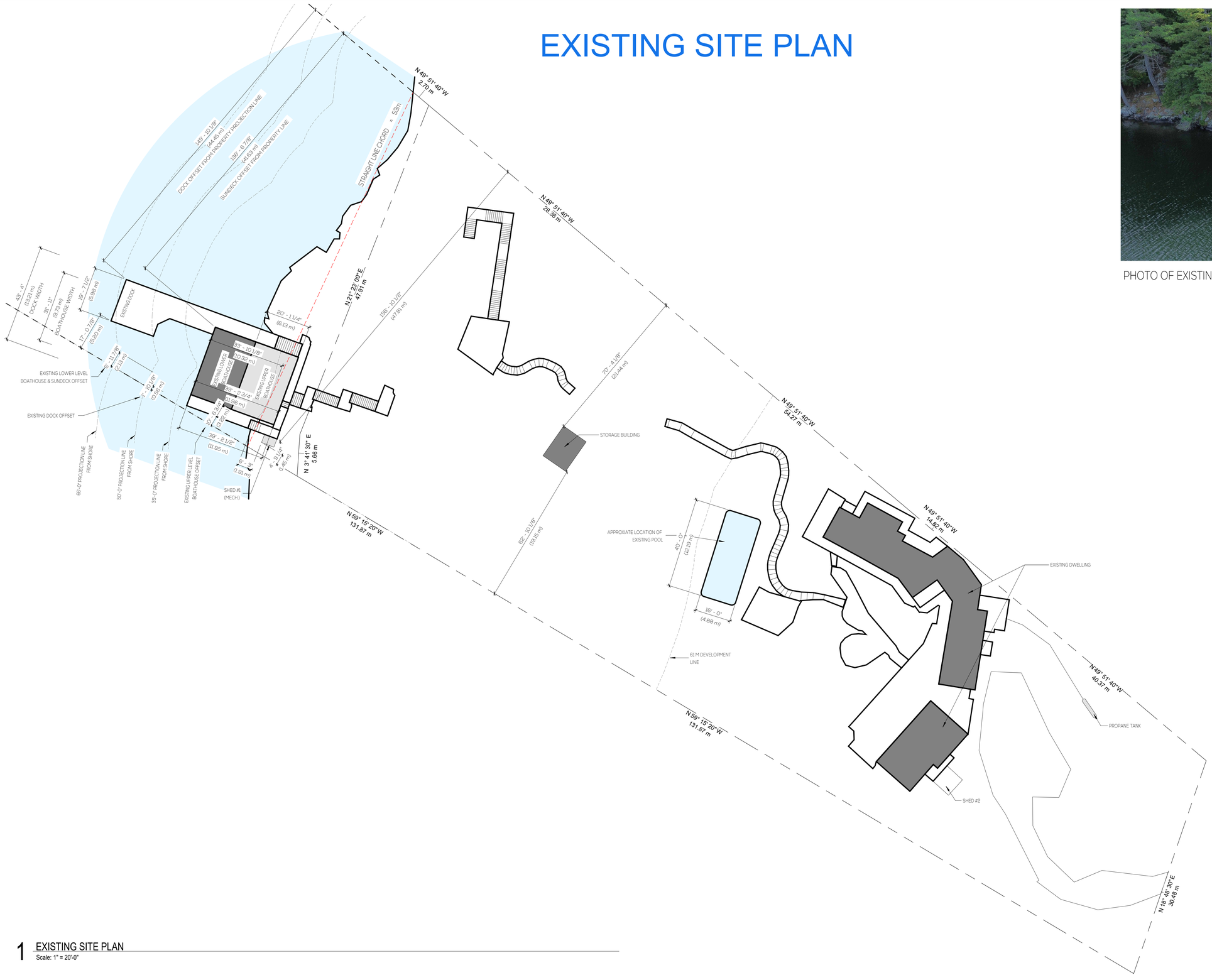

PHOTO OF EXISTING BOATHOUSE

Not To Scale

For Informational Purposes Only

1 EXISTING SITE PLAN
Scale: 1" = 20'-0"

1. THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO STEENHOF BUILDING SERVICES GROUP PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.
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5. DO NOT SCALE THE DRAWINGS.
6. DIMENSIONS ARE TO THE INSIDE FACE OF STUD AND OUTSIDE FACE OF EXTERIOR FINISHED U.N.O

SBSG Muskoka ENGINEERING & DESIGN
3-3380 HIGHWAY 118 W., – PORT CARLING, ONTARIO P0B 1J0
Website: www.steenhofbuilding.com Tel: 705-325-5400 Fax: 705-325-8400

PROJECT NAME:
AVON BAY BOATHOUSE

PROJECT ADDRESS:
1017 AVON LANE, PORT CARLING

REVISION SCHEDULE

No.	DESCRIPTION	ISSUED BY	ISSUED TO	DATE

TRUE NORTH:

Project Status:
ISSUED FOR PLANNING APPROVAL

Seal:

Drn By: Author
Chkd By: Checker
Date:
Scale: 1" = 20'-0"

SHEET NAME:
SITE PLAN - (EXISTING)

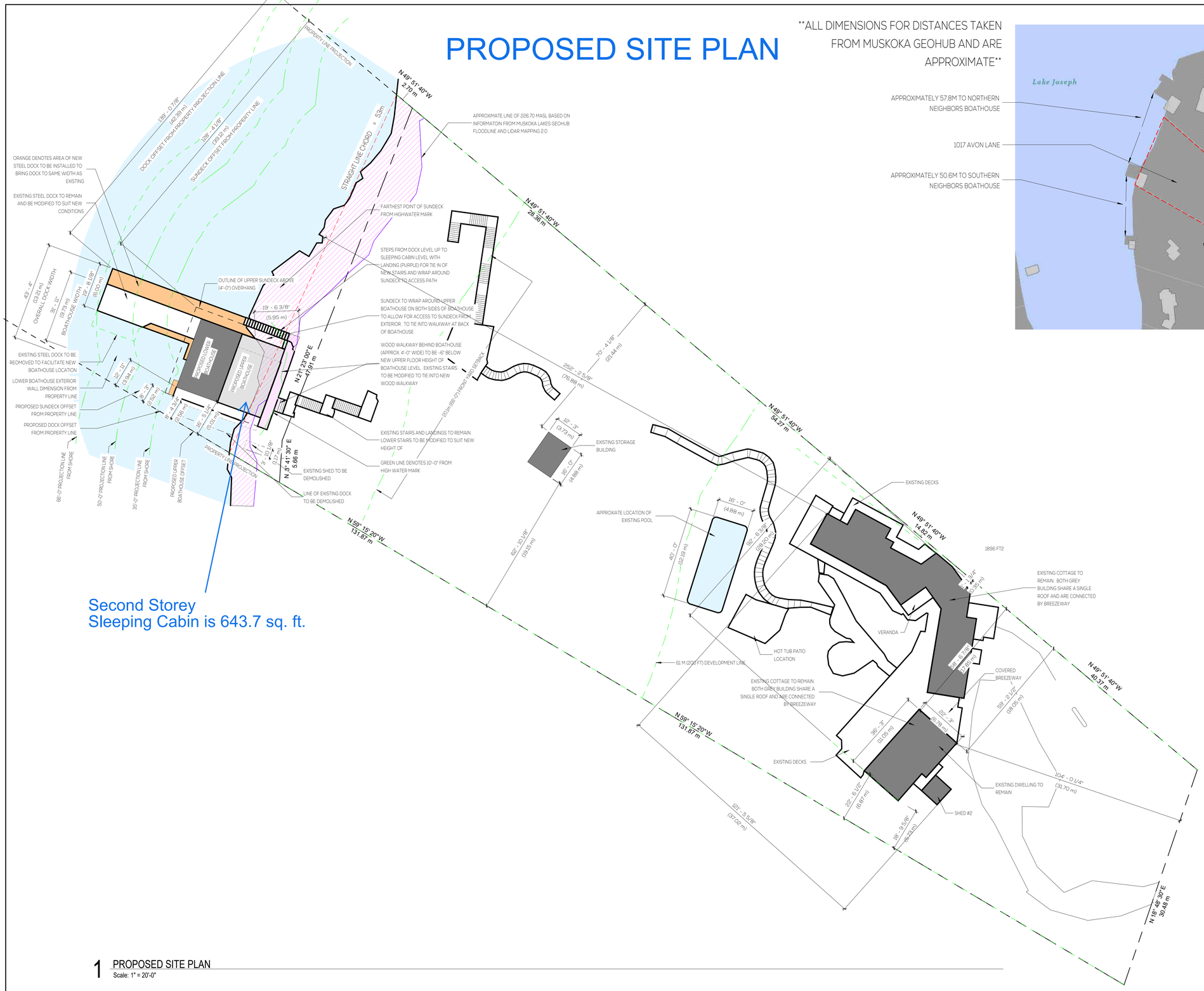
PROJECT #:
240408

Revision #:

A100

PROPOSED SITE PLAN

ALL DIMENSIONS FOR DISTANCES TAKEN FROM MUSKOKA GEOHUB AND ARE APPROXIMATE



PROPERTY INFORMATION:

SURVEYOR'S REAL PROPERTY REPORT
(PART 1 of 2)
PLAN OF SURVEY OF
ALL OF LOT 10
REGISTER PLAN 505
AND PART OF THE BED OF LAKE JOSEPH
INFRONT OF LOT 17, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF MEDORA

NOW IN THE

TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SITEPLAN COMPLETED USING SITE SURVEY PLAN
PREPARED BY C.D. BUNKER, OLS 2024

LOT AREA TOTAL = 5,745.0 SQ M

TOTAL ALLOWABLE LOT COVERAGE (10%) = 574.5 SQ m

LOT AREA IN 61m (200'-0") OFFSET = 3,015 SQ M

MAX COVERAGE WITHIN 200'-0" OFFSET (10%) = 301.5 sq m
PROPOSED COVERAGE WITHIN 200'-0" OFFSET (10%) = 1.34.6 sq m

STRUCTURES

FRAME DWELLING # 1	=	71.4 m2
FRAME DWELLING #2 (BUILDINGS CONNECTED BY ROOF)	=	176.5 m2
VERANDA	=	7.0 m2
DECKS - DWELLINGS	=	222.3 m2
SHED #1	=	2.3 m2
BUILDING FLOOR (STORAGE)	=	18.2 m2
SHED #2	=	8.2 m2
BOATHOUSE	=	116.4 m2
DOCKS	=	96.1 m2

Second Storey
Sleeping Cabin is 643.7 sq. ft.

NOT TO SCALE

1 PROPOSED SITE PLAN
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No.	DESCRIPTION	ISSUED BY	ISSUED TO	DATE
1	ISSUED TO PLANNING	JA	TWN	2025-10-23

TRUE NORTH:

Project Status:
ISSUED FOR PLANNING APPROVAL

Seal:

Drn By: JA
Chkd By: JA
Date:
Scale: As indicated

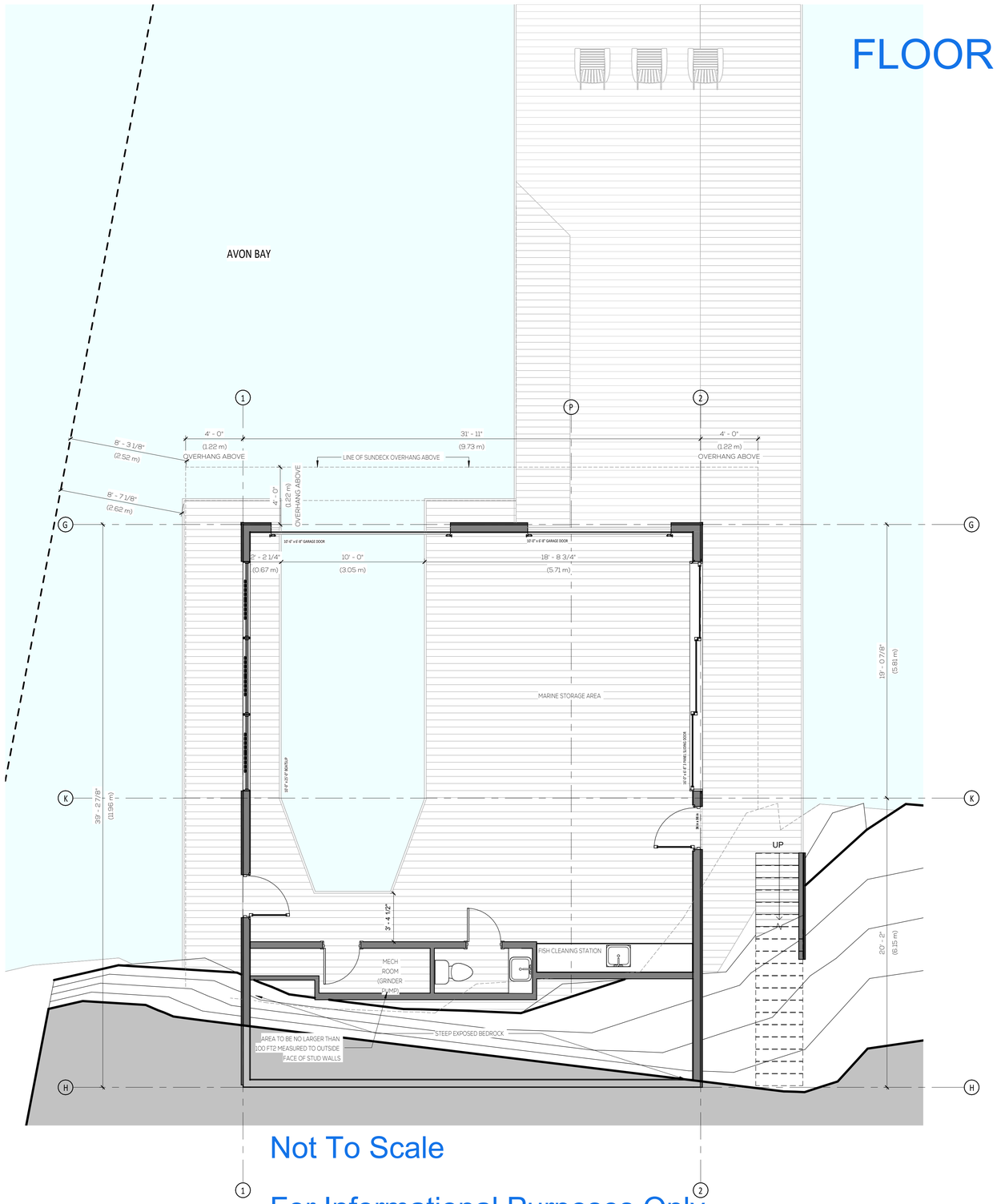
SHEET NAME:
SITE PLAN (PROPOSED)

PROJECT #:
240408

Revision #:
1

A102

FLOOR PLANS



Not To Scale

For Informational Purposes Only

1 PROPOSED DOCK LEVEL BOATHOUSE
Scale: 1/4" = 1'-0"

2 PROPOSED UPPER BOATHOUSE
Scale: 1/4" = 1'-0"

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Scale: 1/4" = 1'-0"

SHEET NAME:
FLOOR PLANS

PROJECT #:
240408

Revision #:
R1

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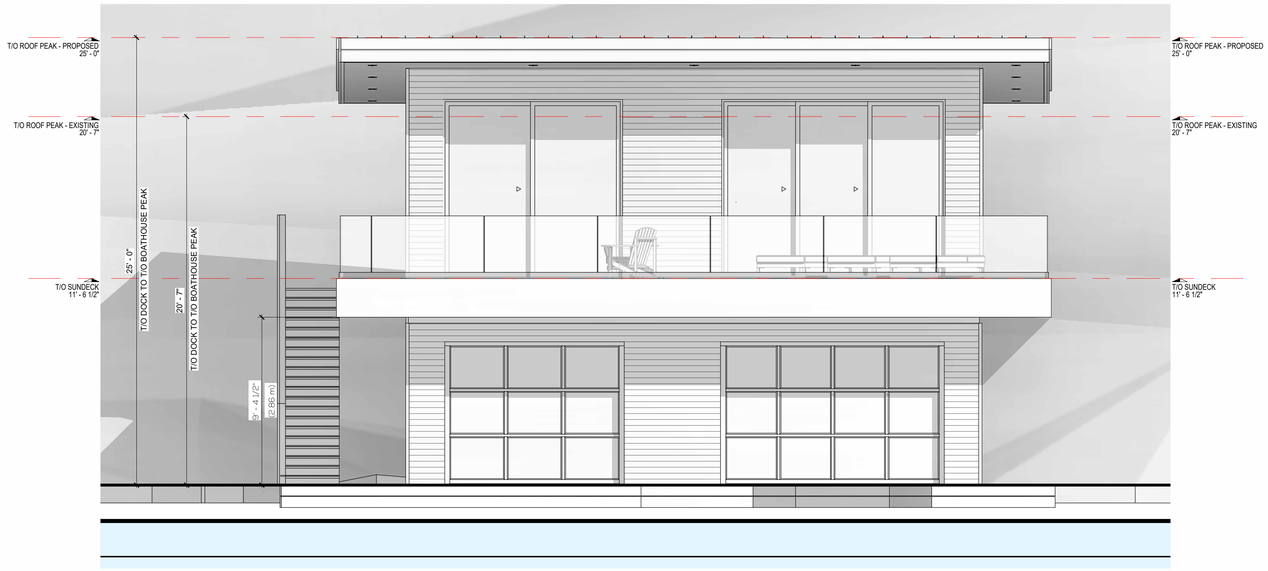
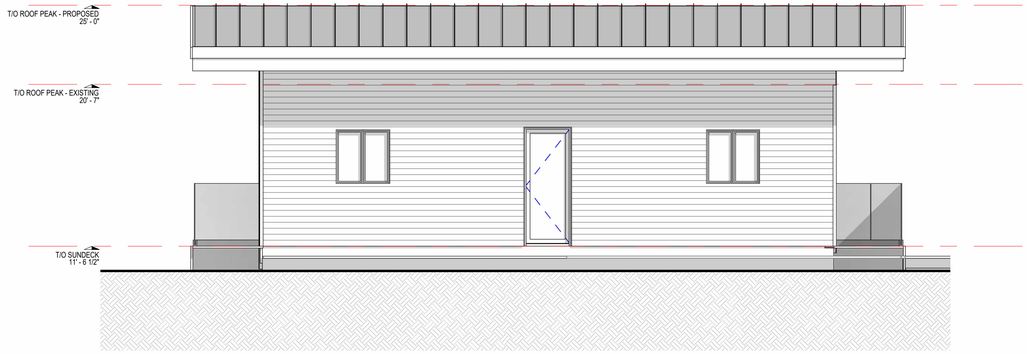
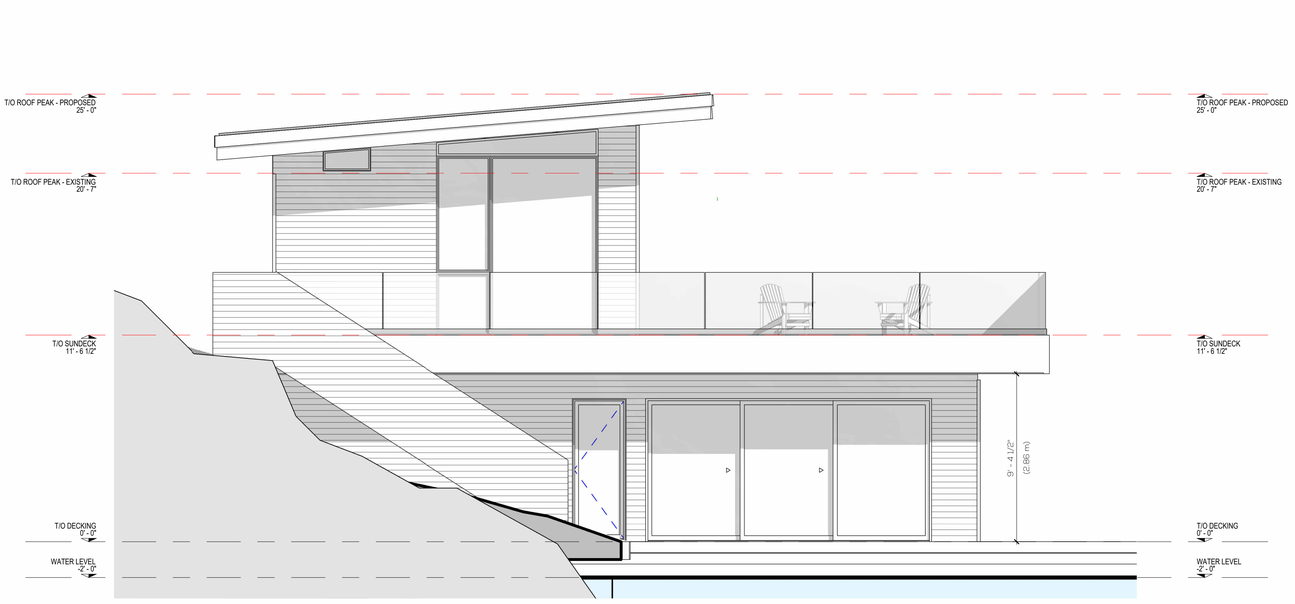
ELEVATION DRAWINGS



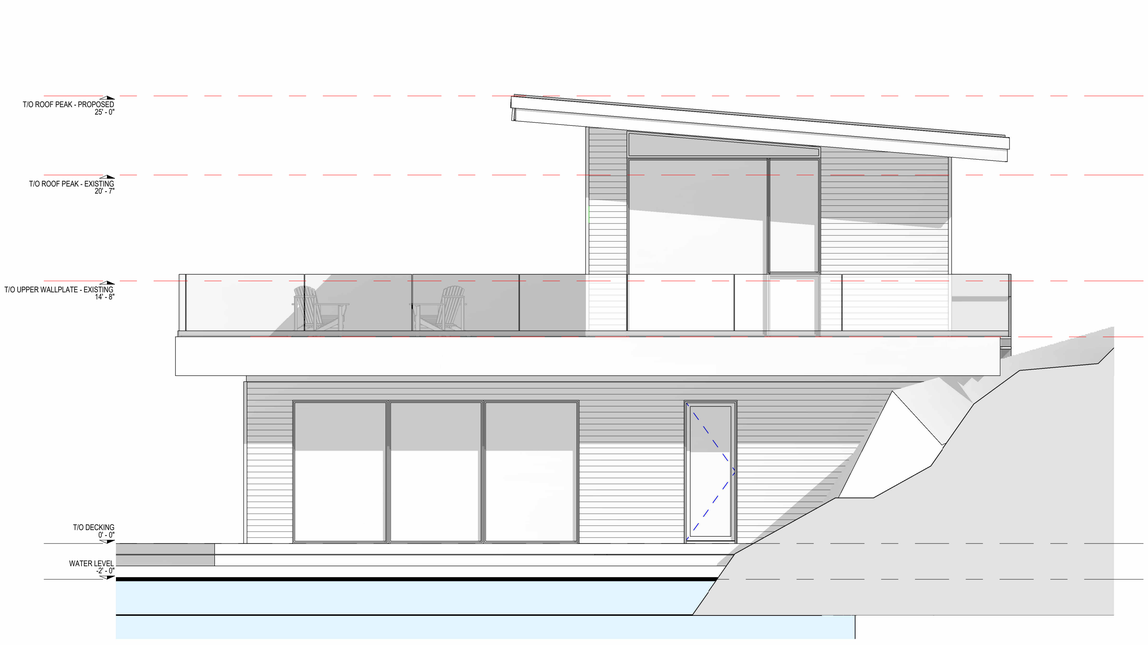
1 PROPOSED - FRONT VIEW (LAKESIDE)
Scale: 1/4" = 1'-0"



3 PROPOSED BACK VIEW (EAST)
Scale: 1/4" = 1'-0"



2 PROPOSED SIDE VIEW (NORTH)
Scale: 1/4" = 1'-0"



4 PROPOSED SIDE VIEW (SOUTH)
Scale: 1/4" = 1'-0"

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**EXACT WINDOW AND DOOR LOCATIONS TO BE CONFIRMED

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Chkd By: Checker
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SHEET NAME:
PROPOSED ELEVATION VIEWS

PROJECT #:
240408

Revision #:
R2

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