



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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.

**File No.: A-08/26**  
**Roll No.: 8-8-009**

|                                                                       |                                                                                                                                                               |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owners:</b>                                                        | Thomas & Jaclyn Maloney                                                                                                                                       |
| <b>Address:</b>                                                       | 1052 McKenzie Road                                                                                                                                            |
| <b>Description:</b>                                                   | Lot 9, Concession 5, Part 1, BR-1063, (Wood)                                                                                                                  |
| <b>Zoning:</b>                                                        | Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6 & WR6-R)<br>Lake Muskoka (Category 1 Lake) <span style="float: right;">Schedule: 49</span> |
| <b>Hearing Date: Monday, April 13<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 recognize an as-built sleeping cabin. 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 | 25 ft.    | 2.5 ft.  | 22.5 ft. | Recognize an As-Built Sleeping Cabin |
| B        | 4.1.3                  | Minimum Setback from an Exterior Side Yard                  | 30 ft.    | 2.5 ft.  | 27.5 ft. |                                      |

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**



If you wish to provide a response to this application, please 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: **April 8, 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 13th day of March, 2026.

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

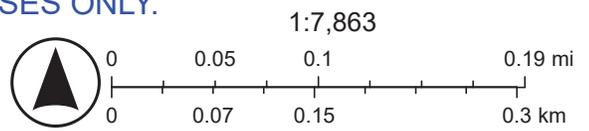


# KEY MAP (A-08/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

-  Parcel: Assessment
-  District Municipality
-  Area Municipality
-  Geographic Township
-  Road Network
-  District
-  Township
-  Stream
-  Waterbody
-  Major Lake
-  Canada\_Hillshade
-  World\_Hillshade



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

# 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

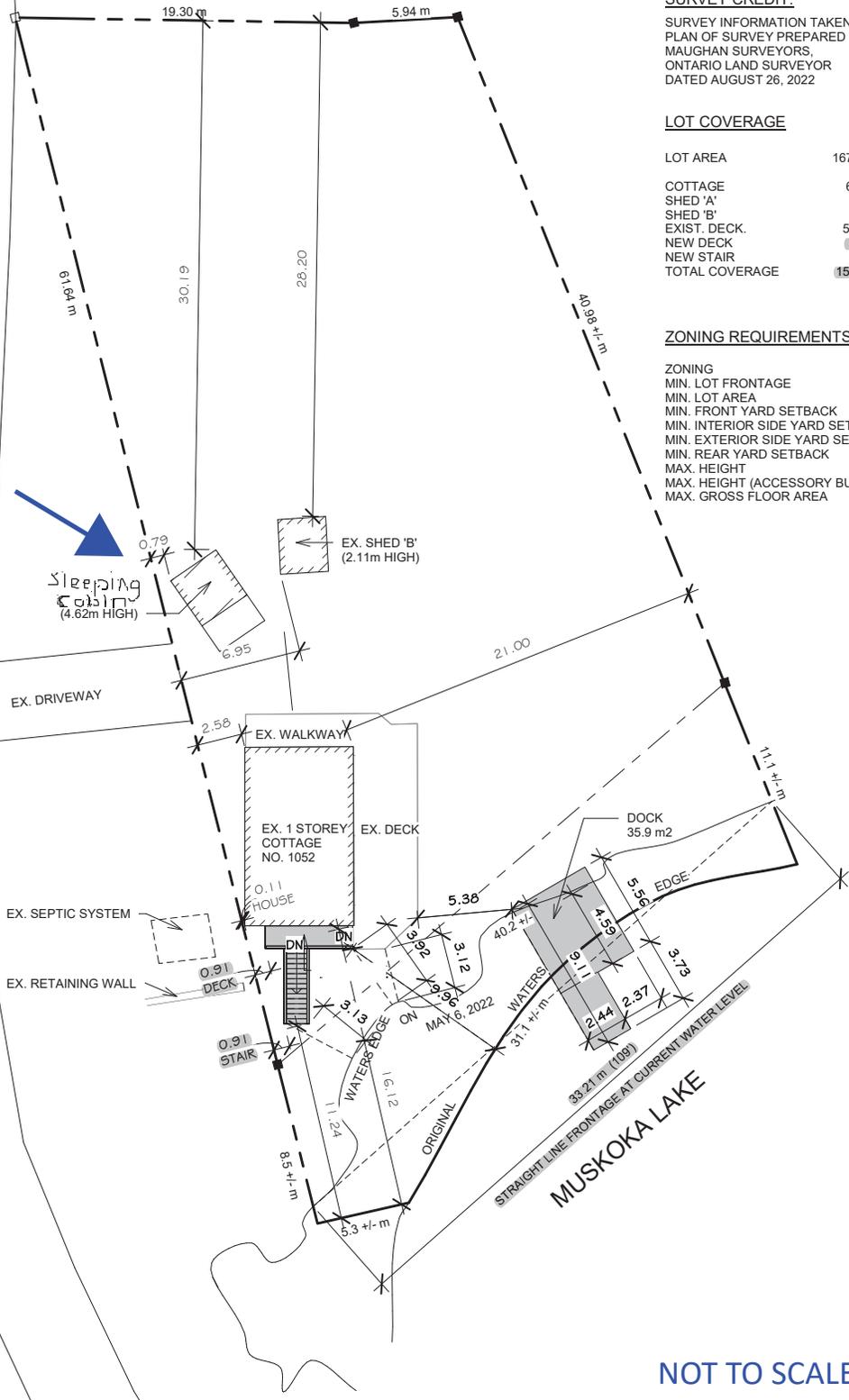
**LOT COVERAGE**

|                |                        |        |
|----------------|------------------------|--------|
| LOT AREA       | 1677.72 m <sup>2</sup> |        |
| COTTAGE        | 63.27 m <sup>2</sup>   |        |
| SHED 'A'       | 9.80 m <sup>2</sup>    |        |
| SHED 'B'       | 8.56 m <sup>2</sup>    |        |
| EXIST. DECK    | 57.98 m <sup>2</sup>   |        |
| NEW DECK       | 6.53 m <sup>2</sup>    |        |
| NEW STAIR      | 5.55 m <sup>2</sup>    |        |
| TOTAL COVERAGE | 151.69 m <sup>2</sup>  | (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 m <sup>2</sup> (750 ft <sup>2</sup> ) |

McKENZIE ROAD



**NOT TO SCALE**

① Site  
 1 : 250

OCT. 27, 2025

SETBACK REVISED TO DECK AND STAIR

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

|                  |              |
|------------------|--------------|
| <b>Site Plan</b> |              |
| Project number   | 2024-05      |
| Date             | May 26, 2025 |
| Drawn by         | J.S.         |
| Checked by       | J.S.         |
| <b>AIOI</b>      |              |
| Scale 1 : 250    |              |