



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.

File No.: A-89/25
Roll No.: 6-20-054

Owner:	THW Holdings Inc.		
Address & Description:	1022 Guys Road Lot 18, Concession D, Lot 20, Plan M-76, (Medora)		
Zoning:	Waterfront Residential – No Constraints (WR1) Lake Muskoka (Category 1 Lake)	Schedule: 41	
Hearing Date: Monday, March, 9th, 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. Please note

that there may be a delay when the physical notice signs are posted and when the electric copy of the Notice is available online.

Explanation of the Purpose and Effect:

The applicant proposes to demolish an existing dock and construct a new, larger dock and a boatlift. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width	25% (25.4 ft)	40.3% (41 ft.)	15.6 ft.	Construct a Dock and Boatlift

A key map of the subject property and the applicant's 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: **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.

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 19th day of February, 2026.

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

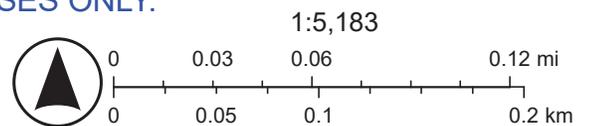


KEY MAP, A-89/25



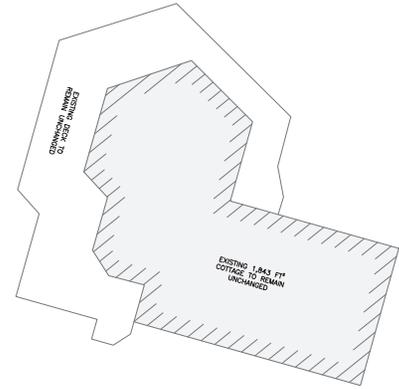
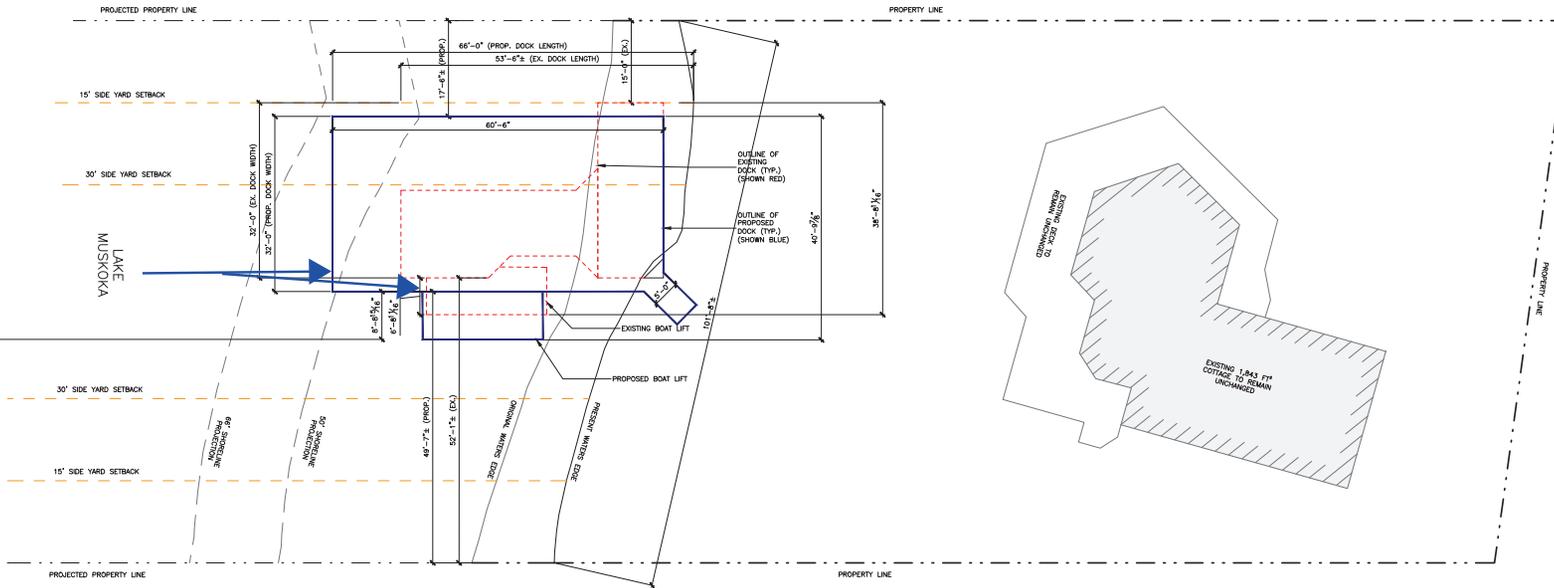
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



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

SITE PLAN



SITE PLAN - A
SCALE: 3/32" = 1'-0"

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	101'-8"
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	25%
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	10%
HABITABLE FLOOR AREA	NA
MAX. SIZE 2ND STOREY	NA
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	16'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY W SUNDECK)	45'

ZONING DETAILS	
ZONING	WR1
LOT AREA	16,226 sq ft
AREA WITHIN 200' OF HW MARK	16,226 sq ft
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	30'
MAX. HEIGHT ACCESSORY	25'

LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	101'-8"	-
EXISTING		
EXISTING DOCK TO BE REPLACED	38'-8"	38%
EXISTING DOCK TOTAL	38'-8"	38%
PROPOSED		
PROPOSED DOCK	40'-9"	40.1%
PROPOSED DOCK TOTAL	40'-9"	40.1%

EXISTING LOT AREA STATS		
DEFINITION	AREA (sq ft)	% COVERAGE
TOTAL LOT AREA	16,226	-
AREA WITHIN 200' OF HW MARK	16,226	-
EXISTING STRUCTURES		
COTTAGE	1,843	11.36%
EXISTING TOTAL	1,843	11.36%

NOT TO SCALE



705.640.3800
INFO@DEKONINGGROUP.COM
3 ARMSTRONG POINT ROAD
PORT CARLING, ONTARIO
POB 1J0

PROFESSIONAL ENGINEER

B.C.M. REGISTRATION INFORMATION 1543300
FIRM NAME DEKONING GROUP INC. FIRM BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

NO.	DESCRIPTION	DATE
4	ISSUED FOR MINOR VARIANCE	FEB 17 2025
3	ISSUED FOR MINOR VARIANCE	NOV 20 2024
2	ISSUED FOR REVIEW	SEP 24 2024
1	ISSUED FOR REVIEW	SEP 05 2024
PREPARED BY	Michael Goldstein	CHKD BY

CLIENT

MICHAEL GOLDSTEIN

PROJECT

GOLDSTEIN DOCK
1022 GUYS ROAD
TOWNSHIP OF MUSKOKA LAKES

DRAWING

SITE PLAN

PROJECT 25-339-01

DATE SEPTEMBER 2025

DESIGNED BK

REVIEWED NAK

SCALE AS SHOWN

SHEET

SP1