



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. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-86/25

Roll No.: 6-1-045

<b>Owners:</b>	Sarah Scott & Jeremy Summers
<b>Address &amp; Description:</b>	2128 Lake Muskoka Shore Part of Lots 23 and 24, Plan M-298, Part 1, Plan 35R-3578, Parts 3 to 5, Plan BR-1447, (Wood)
<b>Zoning:</b>	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Lake Muskoka (Category 1 Lake) Schedule: 42
<b>Hearing Date: Monday, June 8th, 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 applicant proposes to construct an addition to an existing two-storey boathouse. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.9	Maximum Boathouse Length (First Storey)	50 ft.	58 ft.	4 ft.	Construct a Boathouse Addition
B	4.1.7 & 4.1.7.12 c.	Maximum Cumulative Boathouse Width	71.5 ft.	74.3 ft.	3 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**



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: **June 3, 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.

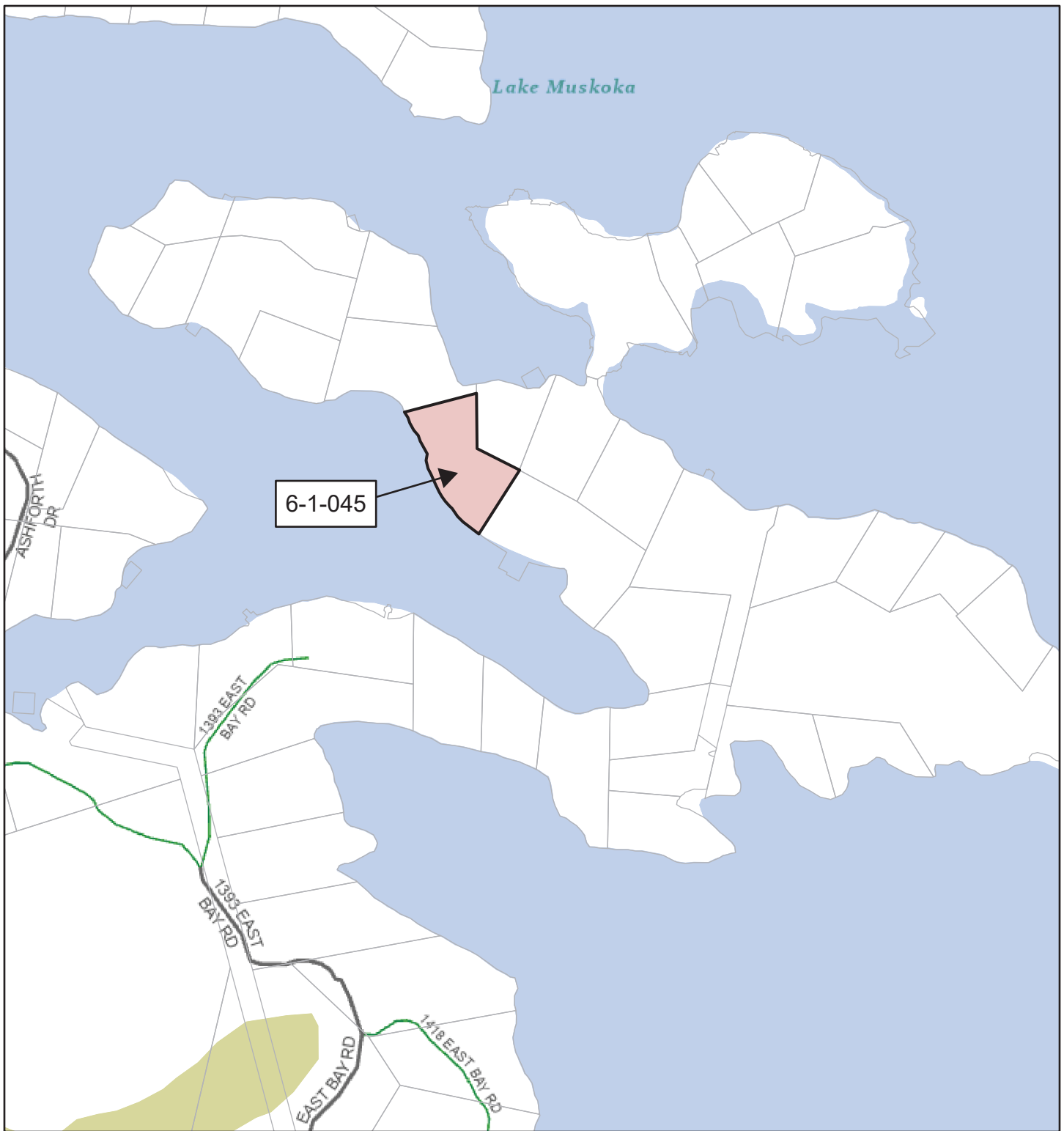
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 25th day of May, 2026.

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














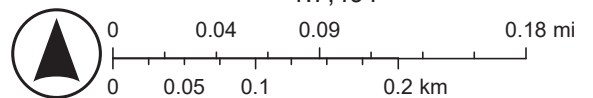
# KEY MAP, A-86/25



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:7,491

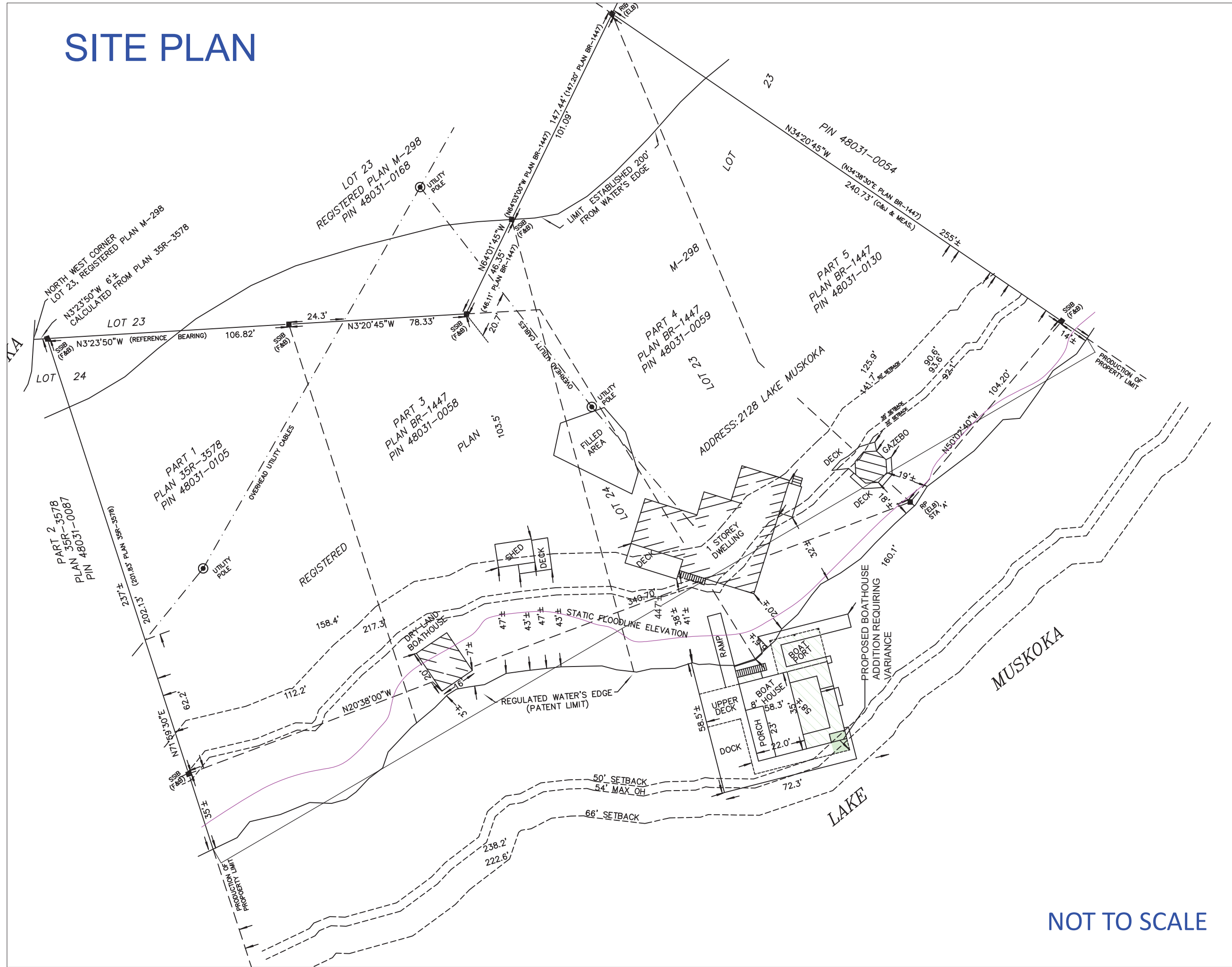
-  Parcel: Assessment
-  District Municipality
-  Area Municipality
-  Geographic Township
-  Road Network
-  Township
-  Private
-  Waterbody
-  Major Lake
-  Canada\_Hillshade
-  World\_Hillshade



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



# SITE PLAN



NOT TO SCALE

# FLOOR PLANS

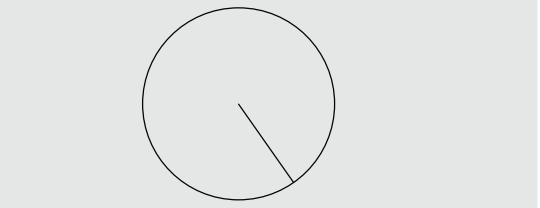
Project No. 19001  
I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334  
FIRM BCIN: 27436

TERRY LEDGER  
Revisions

- Notes
- DO NOT SCALE DRAWINGS.
  - SHOULD THERE APPEAR TO BE ANY DISCREPANCIES, PLEASE CONTACT DESIGNERS PRIOR TO PROCEEDING.
  - ALL MATERIALS AND INSTALLATION METHODS SHALL ADHERE TO THE ONTARIO BUILDING CODE.
  - ANY SUBSTITUTIONS SHALL BE APPROVED BY THE DESIGNERS PRIOR TO PROCEEDING WITH ANY WORK.
  - ENGINEERED DRAWINGS TO BE ON SITE AT ALL TIMES.
  - ALL ELECTRICAL FACILITIES SHALL CONFORM TO DIVISION B PART 8.54 OF THE OBC.
  - ALL OPENING AND TRANSITIONAL FLASHING SHALL CONFORM TO DIVISION B PART 9.27.3.7. & 8. OF THE OBC.
  - CONTINUOUS STUDS FROM FLOOR STRUCTURE TO U/S OF ROOF STRUCTURE ON GABLE WALLS AND TALL WALLS.

North Arrow



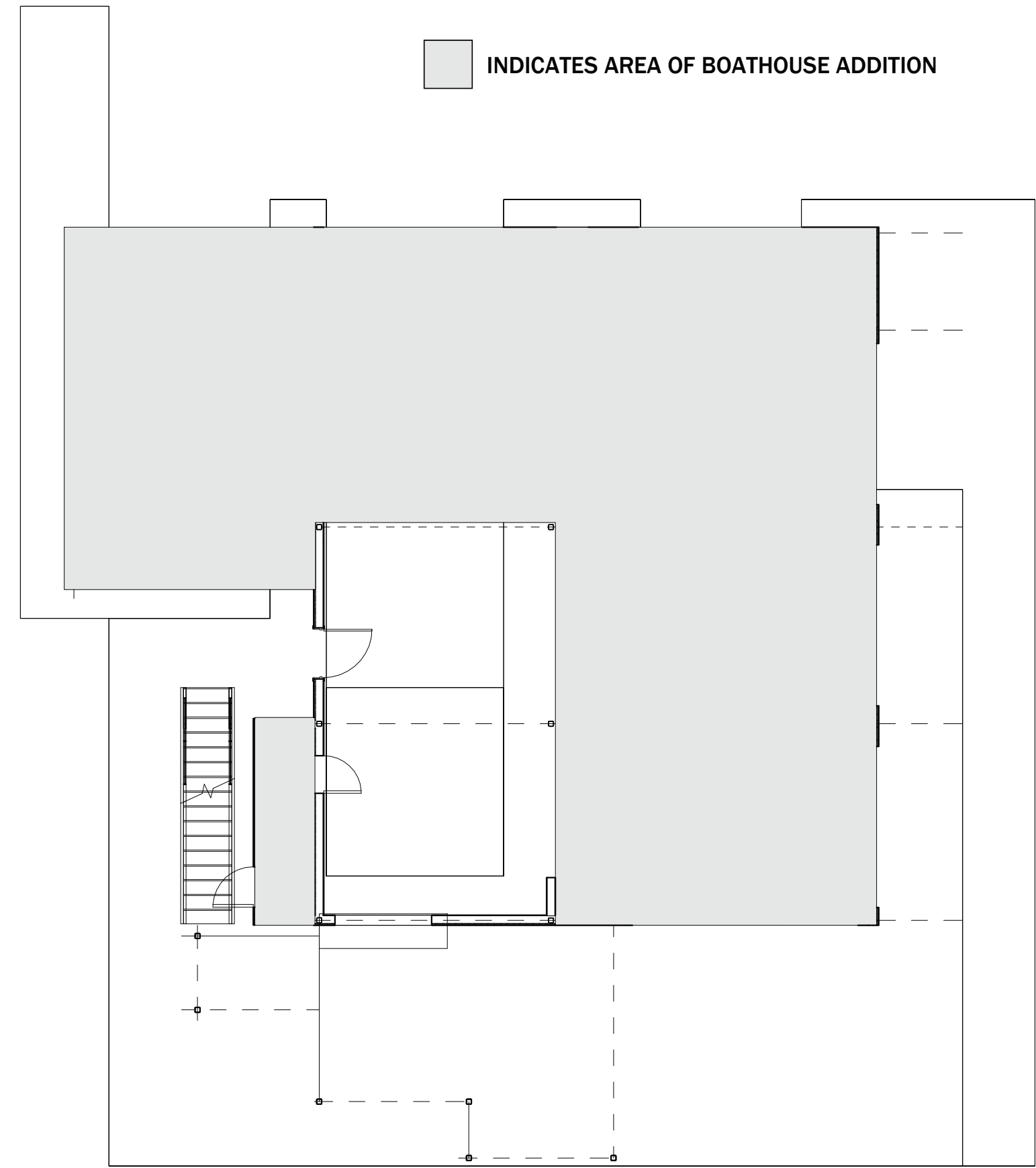
Drawn by: TRINA CLARKE  
Checked by: TERRY LEDGER

Scale: As Indicated

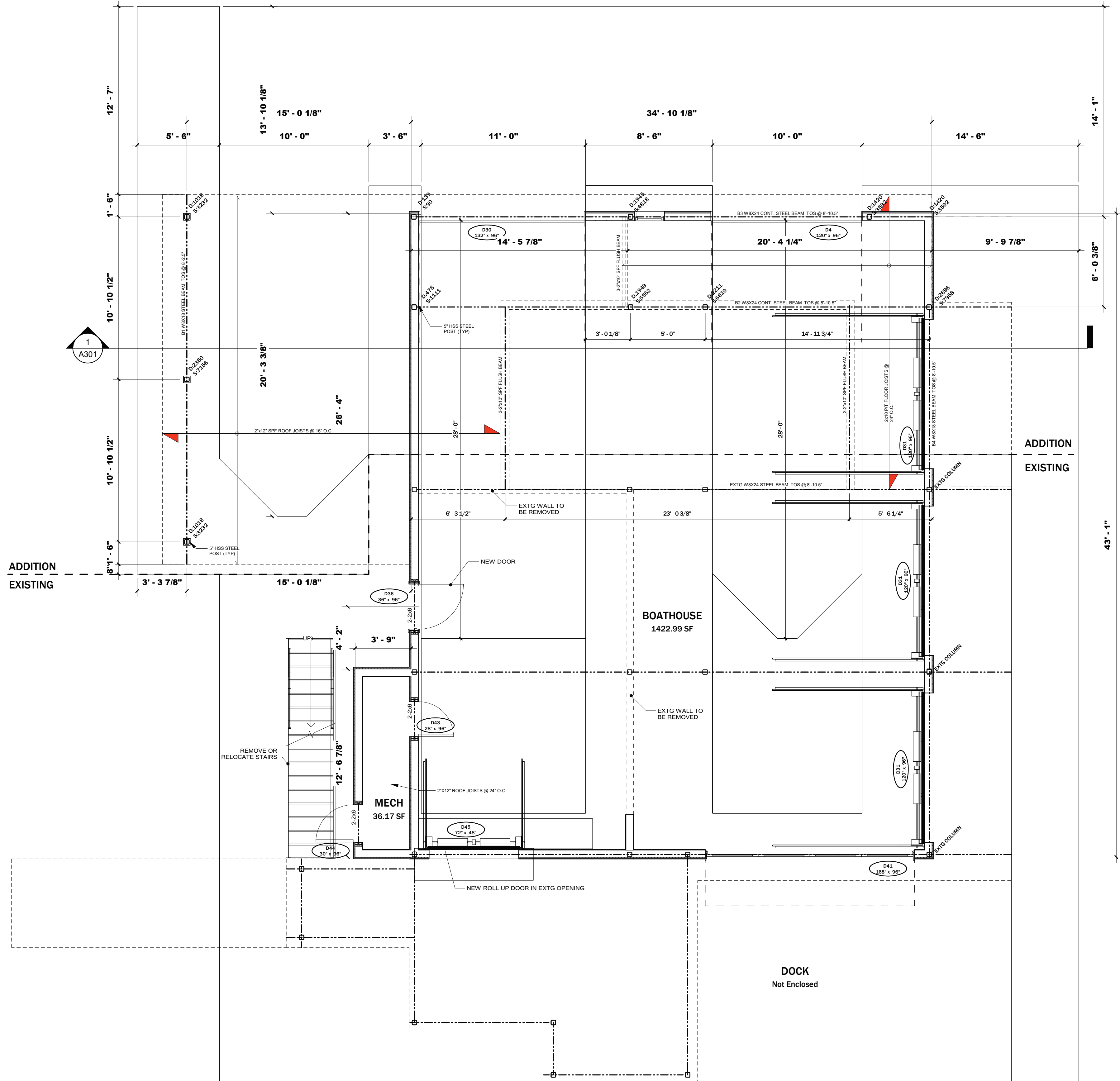
DOCK PLAN

**A100**

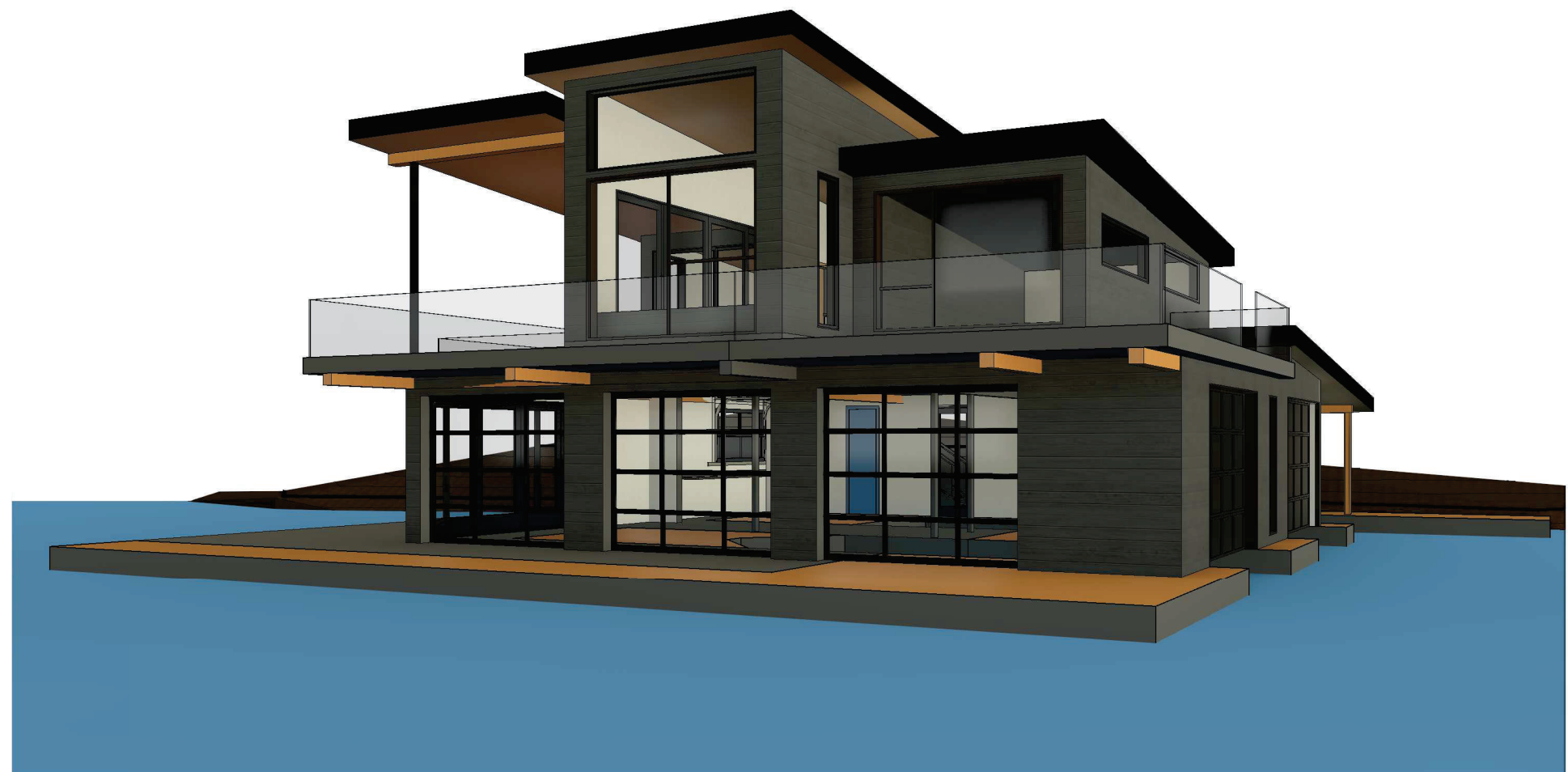
INDICATES AREA OF BOATHOUSE ADDITION



3 KEY PLAN  
1/8" = 1'-0"



1 TOP OF DOCK  
1/4" = 1'-0"



2 3D View 2

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



# ELEVATIONS

**SUMMERS SCOTT**  
**BOATHOUSE**  
CONSTRUCTION DWGS  
2128 LAKE MUSKOKA SHORE  
TOWNSHIP OF MUSKOKA, LAKES

Project No. 19001

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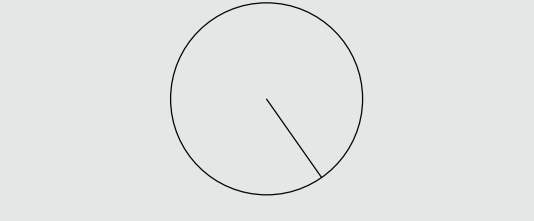
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North Arrow



Drawn by: TRINA CLARKE  
Checked by: TERRY LEDGER

Scale 3/16" = 1'-0"

**EXTERIOR ELEVATIONS**

**A201**

Sheet No. ©2021



2 WEST  
3/16" = 1'-0"



1 SOUTH  
3/16" = 1'-0"



4 EAST  
3/16" = 1'-0"



3 NORTH  
3/16" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE