



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-22/26
Roll No.: 6-19-042-03

Owner:	Innisfree Holdings Inc.
Address:	No Civic Address - Innisfree Road
Description:	Part of Lot 22, Concession D, Parts 15, 16, 24, 49 to 51, and 57, Plan 35R-27601, (Medora)
Zoning:	Waterfront Residential - No Constraints (WR1) Lake Muskoka (Category 1 Lake) Schedule: 42

Hearing Date: Monday, July, 13th, 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 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 a new dwelling, two storey boathouse and swim dock. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage Within 200 ft. of the High Water Mark	10% (5,084 sq. ft.)	11% (5,584 sq. ft.)	500 sq. ft.	Construct a Dwelling & Two-Storey Boathouse

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



If you wish to provide a response to this application, please 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: **July 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.

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.

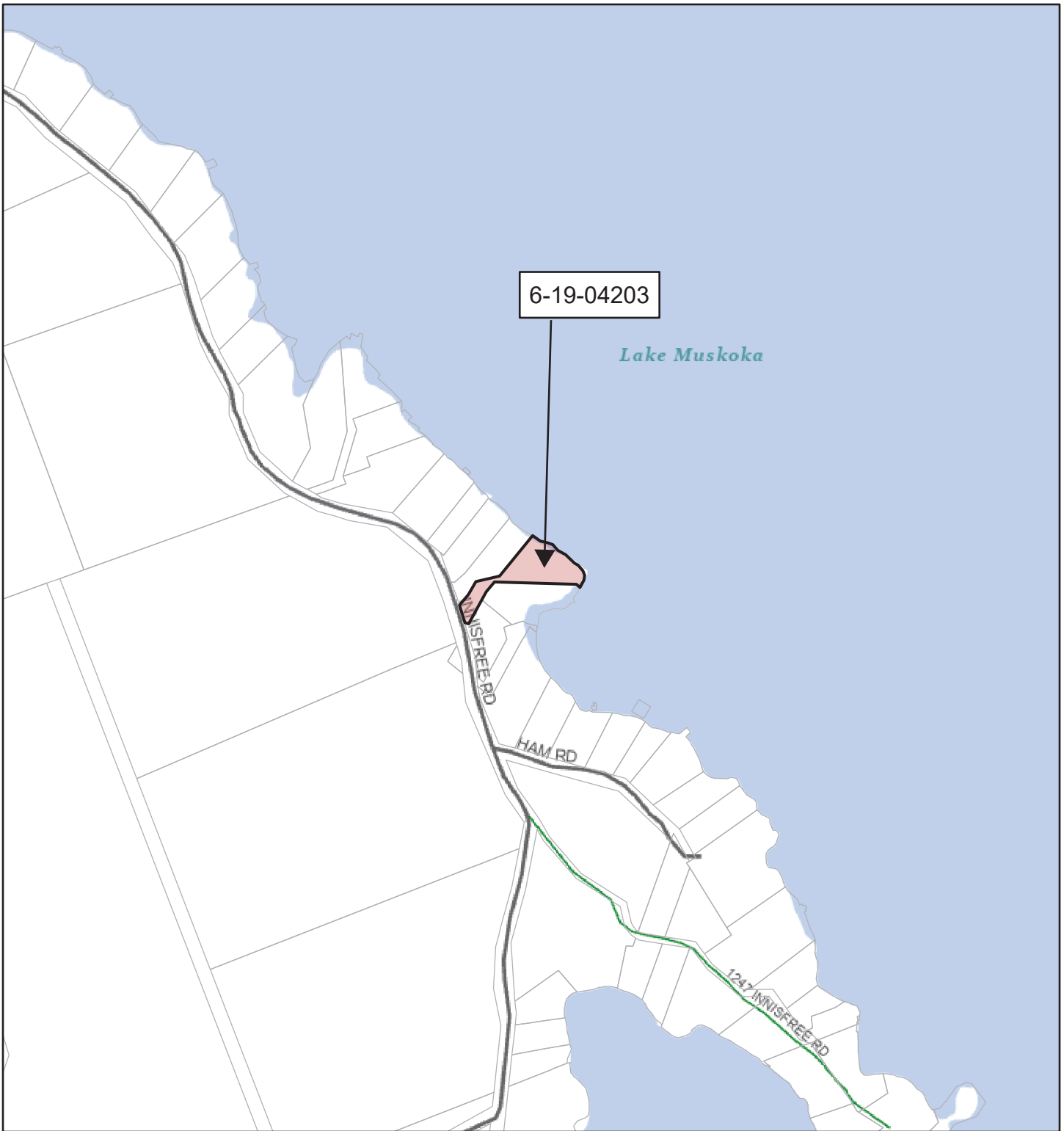
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 19th day of June, 2026.

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



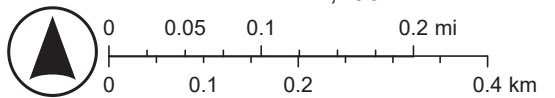
KEY MAP (A-22/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:11,290

- | | | |
|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | Township | Waterbody |
| Area Municipality | Private | Major Lake |
| Geographic Township | Wetland With Significance | Canada_Hillshade |
| | Evaluated-Provincial | World_Hillshade |



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

SITE PLAN



**FORESHAW
DESIGN
ASSOCIATES LTD.**

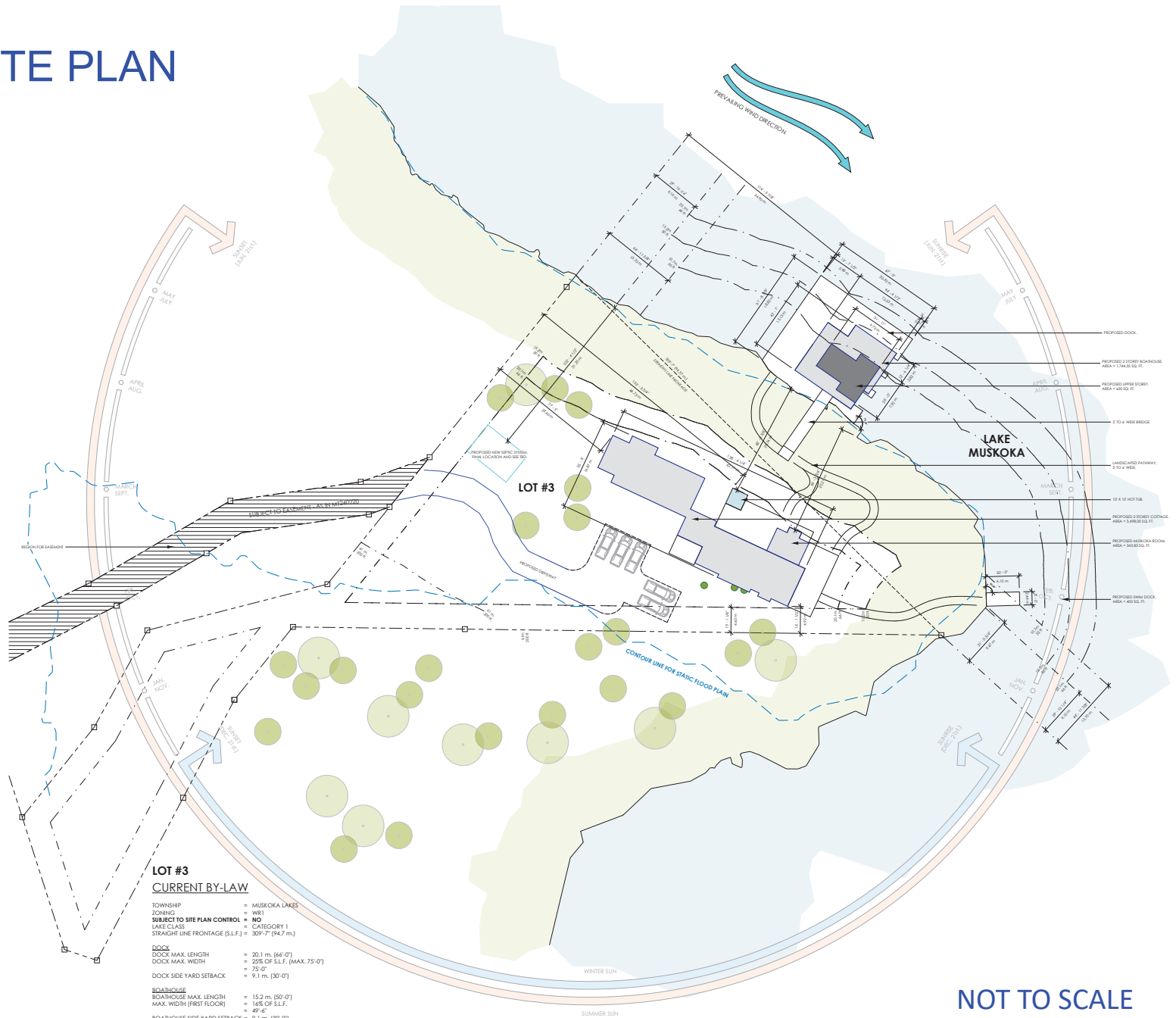
3 Line Valley Drive, Unit 2
Port Carling, Ontario, Canada
P0B 1J0

705-641-1762
design@foreshawda.com

www.foreshawda.com

PROFESSIONAL ENGINEER

SITE PLAN LEGEND



LOT #3 CURRENT BY-LAW

TOWNSHIP	= MUSKOKA LAKES
ZONING	= WRI
SUBJECT TO SITE PLAN CONTROL	= NO
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 307'-0" (94.7 m)
DOCK	
DOCK MAX. LENGTH	= 20.1 m (66'-0")
DOCK MAX. WIDTH	= 23% OF S.L.F. (MAX. 75'-0")
	= 75'-0"
DOCK SIDE YARD SETBACK	= 9.1 m (30'-0")
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m (50'-0")
MAX. WIDTH (FIRST FLOOR)	= 16% OF S.L.F.
	= 49'-4"
BOATHOUSE SIDE YARD SETBACK	= 9.1 m (30'-0")
UPPER SUNDECK SIDE YARD SETBACK	= N/A
SLEEPING CABIN ALLOWED	= YES
MAX. WIDTH (SLEEPING CABIN)	= 12% OF S.L.F.
	= 40'-2"
LOCATION OF SLEEPING CABIN IN WATER SETBACK	= 10.7 m (35'-0")
HEIGHT LIMIT	= 7.7 m (25'-0")
COTTAGE	
MAX. LOT COVERAGE	= 10%
FRONT YARD SETBACK	= 20.1 m (66'-0")
INTERIOR YARD SETBACK	= 4.6 m (15'-0")
REAR YARD SETBACK	= 4.6 m (15'-0")
HEIGHT LIMIT	= 10.7 m (35'-0")
MIN. GROSS FLOOR AREA	= 750 SQ. FT.
MAX. HABITABLE FLOOR AREA	= 7,900 SQ. FT.
HEIGHT LIMIT	= 10.7 m (35 ft)
ACCESSORY BUILDING	
HEIGHT LIMIT	= 7.7 m (25'-0")

SITE INFORMATION (EXISTING)

LOT AREA	= 69,086 SQ. FT. (8,418.29 m ²)
(TOTAL)	= (1.58 AC.)
MAX. LOT COVERAGE	= 6,508.40 SQ. FT. (641.82 m ²)
+1% VARIANCE	= 7,599.46 SQ. FT. (706.01 m ²)
LOT AREA (WITHIN 200 FT. OF SHORELINE)	= 50,844 SQ. FT. (4,723.56 m ²)
MAX. LOT COVERAGE (WITHIN 200 FT. OF SHORELINE)	= 5,084.4 SQ. FT. (472.35 m ²)
+1% VARIANCE	= 5,592.84 SQ. FT. (472.35 m ²)

PROPOSED STRUCTURE COVERAGE WITHIN 200 FT. OF SHORELINE:

COTTAGE	= 3,498.00 SQ. FT.
MUSKOKA ROOM	= 343.83 SQ. FT.
BOATHOUSE	= 1,744.35 SQ. FT.
TOTAL COVERAGE	= 5,586.18 SQ. FT.
REMAINING COVERAGE	= 6,668 SQ. FT.
OVER 200 FT. OF SHORELINE:	
--	= 0.50 FT.
OVERALL COVERAGE	= 5,578.96 SQ. FT.
OVERALL REMAINING COVERAGE	= 2,613.28 SQ. FT.

- GENERAL NOTES:
- ALL VEGETATION WITHIN 50' OF SHORE SHALL REMAIN IN A NATURAL STATE IN COMPLIANCE WITH THE TREE PRESERVATION BY-LAW.
 - TREE REMOVAL AND SITE ALTERATION WILL CONFORM WITH TREE PRESERVATION AND SITE ALTERATION BY-LAW.
 - ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.
 - ALL PATHWAYS SHALL BE A MAX. OF 4' WIDE, BE CONSTRUCTED OF WATER PERMEABLE MATERIALS, AND MEANDER THROUGH EXISTING TREES; ALSO, PATHS SHALL NOT RESULT IN THE REMOVAL OF TREES.
 - PATHWAYS SHALL BE DRY-LAND AND NOT RESULT IN MODIFICATIONS TO THE EXISTING TOPOGRAPHY.
 - ALL PROPOSED NEW PLANTING WITHIN THE 50' SHORELINE SETBACK TO BE ONTARIO NATIVE SPECIES.
 - ACTUAL TREAD LOCATIONS MAY VARY FROM PLAN BASED ON SITE CONDITIONS SUCH AS TREE AND BEDROCK LOCATIONS.

NOT TO SCALE



SONSHINE
1213 INNISFREE ROAD
PORT CARLING, ONTARIO

REV. DESCRIPTION DATE

DRAWN BY
AP
PROJECT NUMBER
FD25020

SHEET NAME
SITE PLAN - PROPOSED

SHEET NUMBER

A1-2

MINOR VARIANCE SET : 06/17/2026

FLOOR PLANS



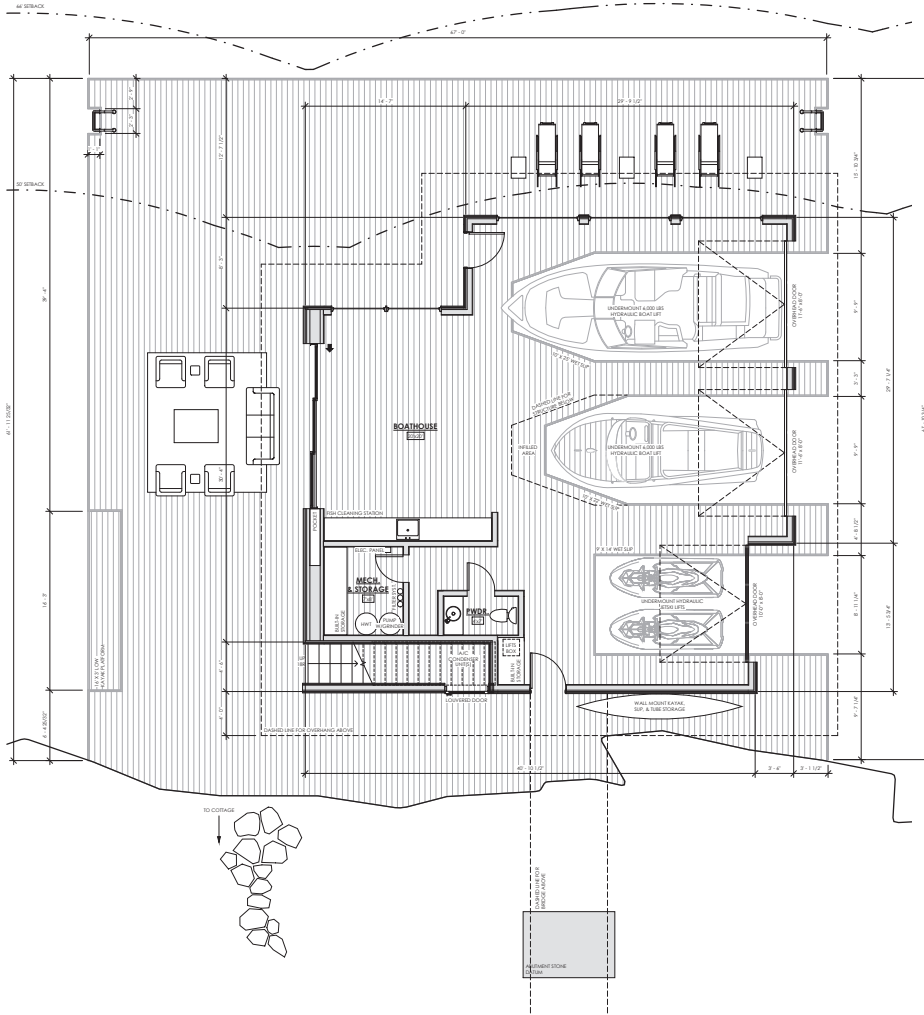
**FORESHEW
DESIGN
ASSOCIATES**

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
P0B 1J0

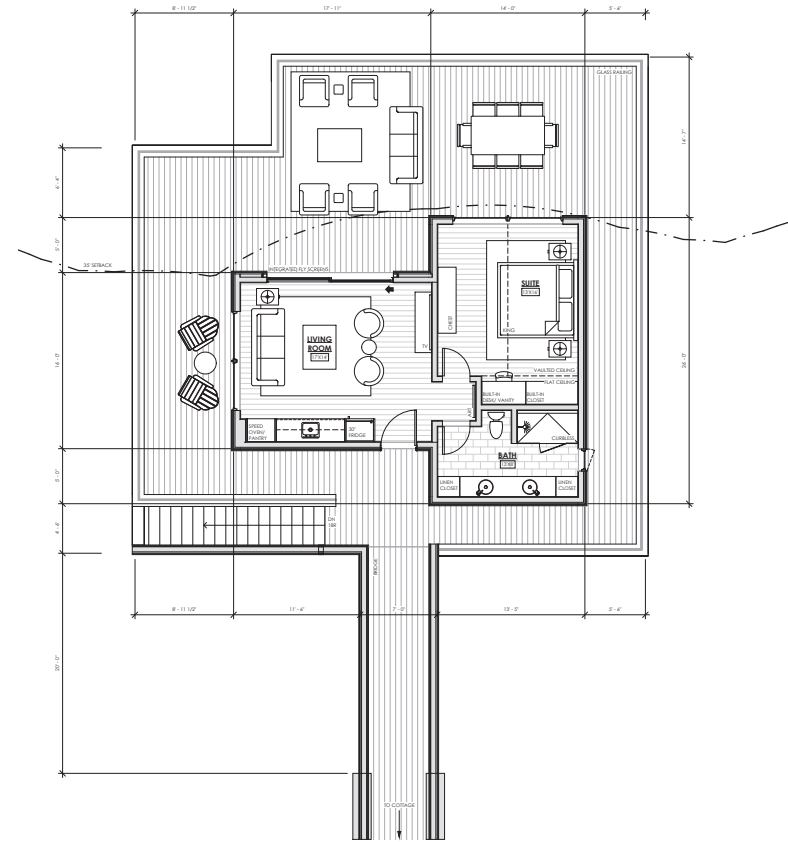
705-441-1742
design@foreshewda.com

www.foreshewda.com

PROFESSIONAL ENGINEER



1 MAIN LEVEL PLAN
1/4" = 1'-0"



NOT TO SCALE

2 UPPER LEVEL PLAN
1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

SONSHINE BOATHOUSE
1213 INNISFREE ROAD
MUSKOKA LAKES, ONTARIO

REV. DESCRIPTION DATE

DRAWN BY
AP
PROJECT NUMBER 25044
SHEET NAME
FLOOR PLANS

SHEET NUMBER
A2-2

REVISED CONCEPT SET : 03/24/2026

ELEVATIONS



**FORESHEEW
DESIGN
ASSOCIATES**

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
P0B 1J0

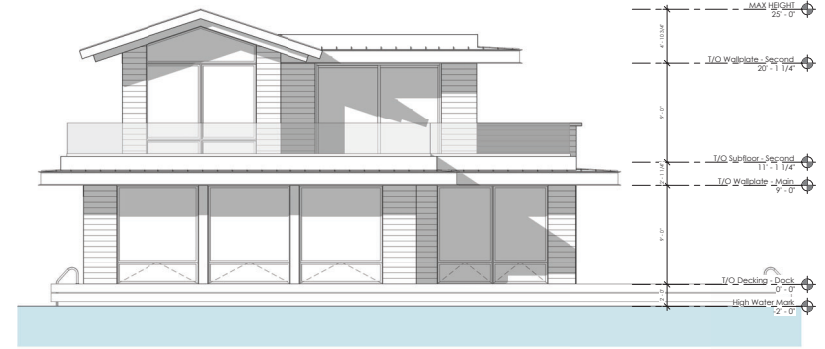
705-441-1742
design@foresheewda.com

www.foresheewda.com

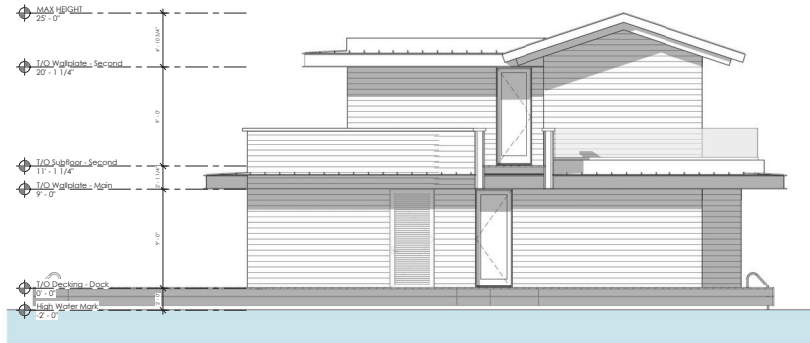
PROFESSIONAL ENGINEER



① LEFT EXTERIOR ELEVATION
1/4" = 1'-0"



② FRONT EXTERIOR ELEVATION
1/4" = 1'-0"



③ REAR EXTERIOR ELEVATION
1/4" = 1'-0"



④ RIGHT EXTERIOR ELEVATION
1/4" = 1'-0"



SONSHINE BOATHOUSE
1213 INNISFREE ROAD
MUSKOKA LAKES, ONTARIO

REV. DESCRIPTION DATE

DRAWN BY
AP
PROJECT NUMBER 25044
SHEET NAME EXTERIOR ELEVATIONS

SHEET NUMBER
A3-1

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

REVISED CONCEPT SET : 03/24/2026