

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-73/25

Roll No.: 9-14-075-01

Owner:	Stephen Jelinek, 477 Oakdale Avenue, Glencoe, Illinois, United States, 60022		
Address & Description:	1158 Ranwood Road, Unit #37 Lot 35, Concession 13, Lot 3, Plan M-487, Part 7, Plan 35R-2572, (Monck)		
Zoning:	Waterfront Residential – No Constraints (WR1-7)	Lake Muskoka (Category 1 Lake)	Schedule: 37
Hearing Date: Monday, January 12th, 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.

Explanation of the Purpose and Effect:

The applicant proposes demolish an existing single-storey dwelling and to construct a new two-storey dwelling. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage within 200 Feet of the High Water Mark	10% (3,603 sq. ft.)	12.42% (4,475 sq. ft.)	872 sq. ft.	Reconfigure Existing Lot Coverage Through Redevelopment of Existing Dwelling

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



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: January 7, 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 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.

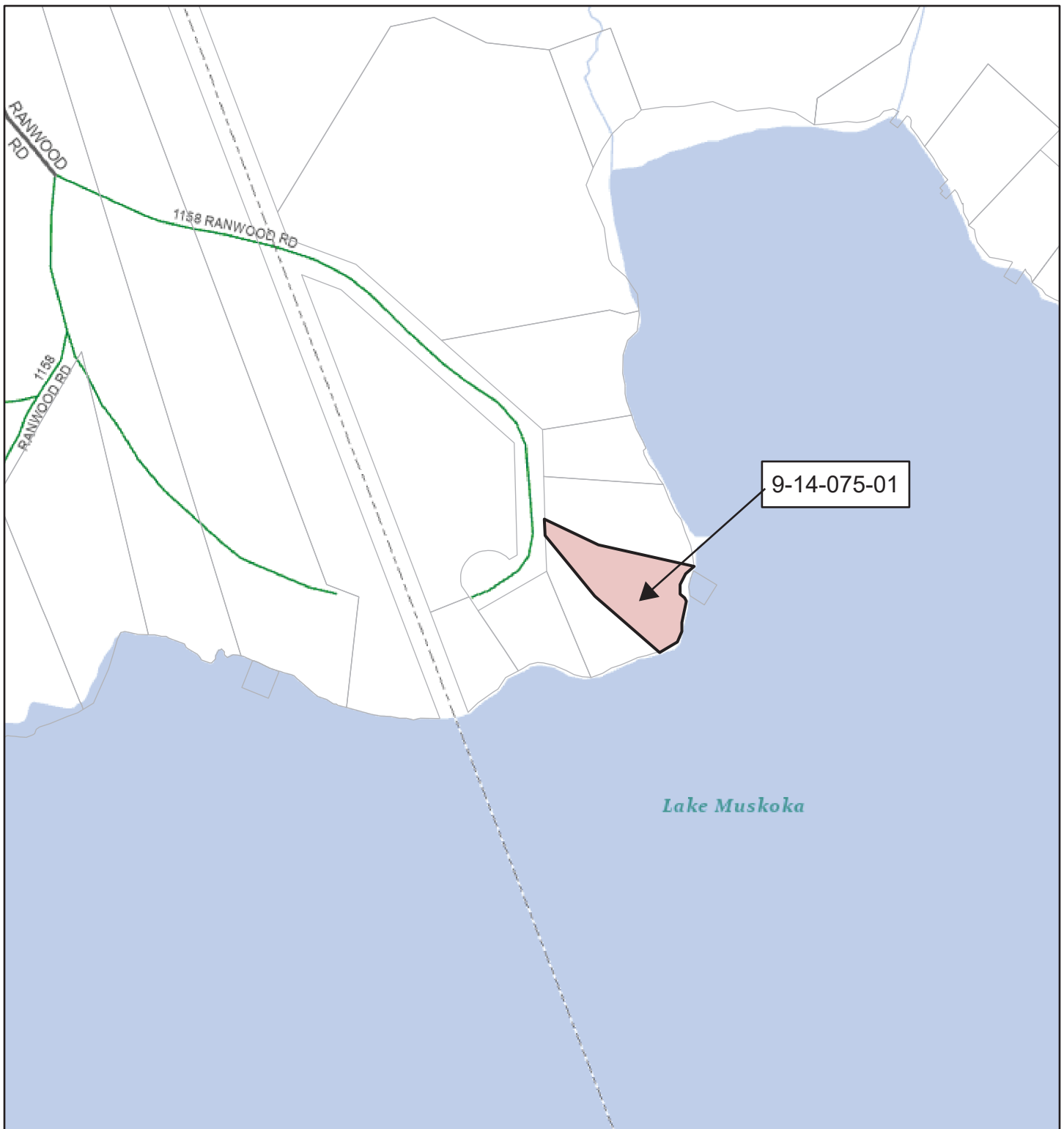
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 12th day of December, 2025.

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

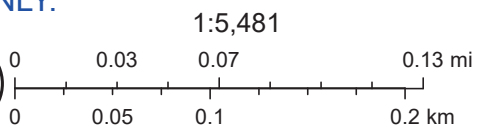


KEY MAP, A-73/25 (JELINEK)



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 | |



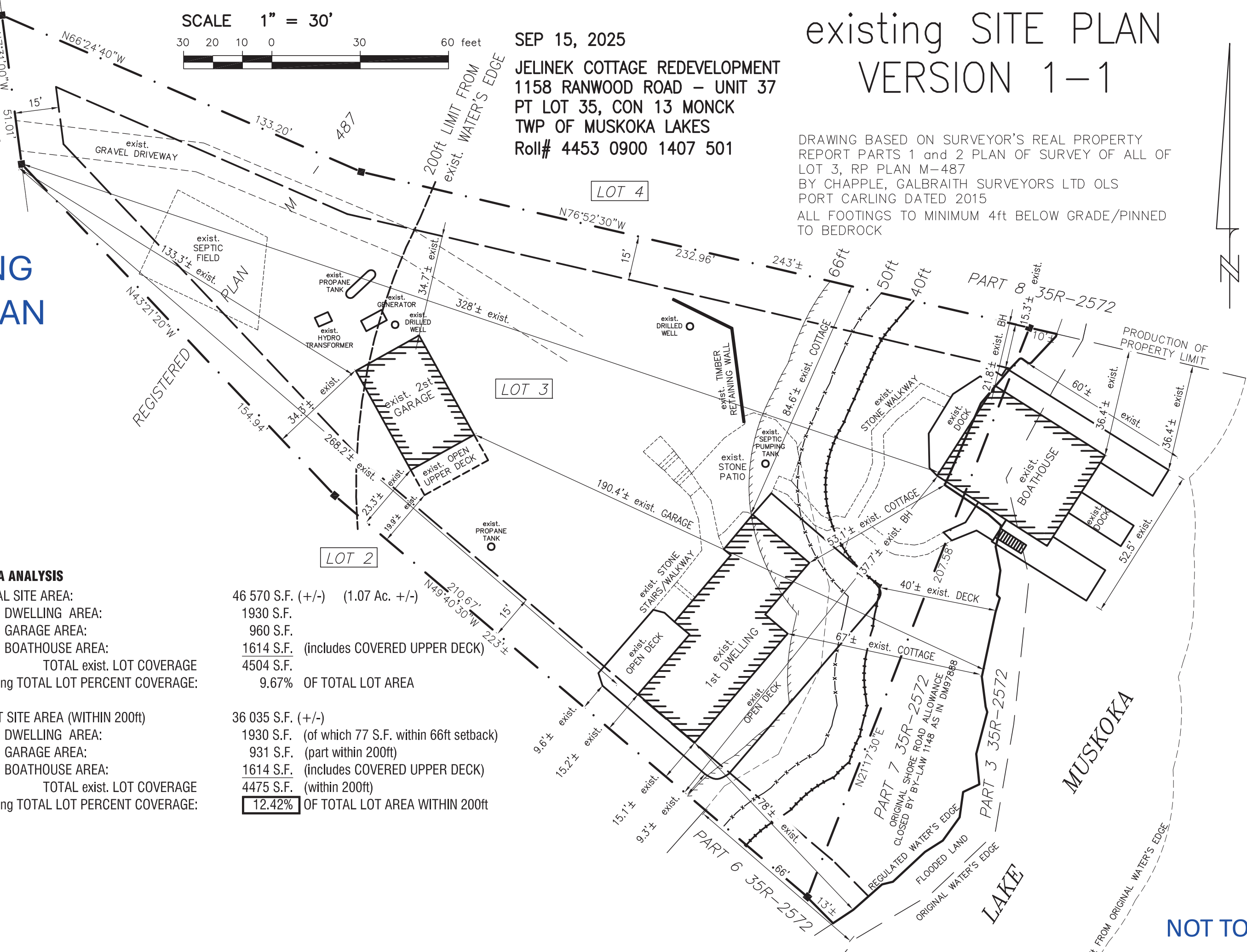
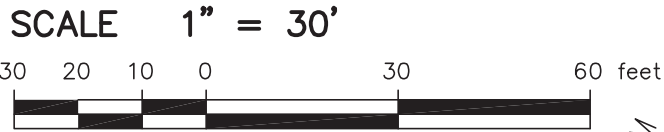
Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

EXISTING
SITE PLAN

existing SITE PLAN
VERSION 1-1

SEP 15, 2025
JELINEK COTTAGE REDEVELOPMENT
1158 RANWOOD ROAD – UNIT 37
PT LOT 35, CON 13 MONCK
TWP OF MUSKOKA LAKES
Roll# 4453 0900 1407 501

DRAWING BASED ON SURVEYOR'S REAL PROPERTY
REPORT PARTS 1 and 2 PLAN OF SURVEY OF ALL OF
LOT 3, RP PLAN M-487
BY CHAPPLE, GALBRAITH SURVEYORS LTD OLS
PORT CARLING DATED 2015
ALL FOOTINGS TO MINIMUM 4ft BELOW GRADE/PINNED
TO BEDROCK



AREA ANALYSIS

TOTAL SITE AREA:	46 570 S.F. (+/-)	(1.07 Ac. +/-)
exist. DWELLING AREA:	1930 S.F.	
exist. GARAGE AREA:	960 S.F.	
exist. BOATHOUSE AREA:	1614 S.F.	(includes COVERED UPPER DECK)
TOTAL exist. LOT COVERAGE	4504 S.F.	
existing TOTAL LOT PERCENT COVERAGE:	9.67%	OF TOTAL LOT AREA
PART SITE AREA (WITHIN 200ft)	36 035 S.F. (+/-)	
exist. DWELLING AREA:	1930 S.F.	(of which 77 S.F. within 66ft setback)
exist. GARAGE AREA:	931 S.F.	(part within 200ft)
exist. BOATHOUSE AREA:	1614 S.F.	(includes COVERED UPPER DECK)
TOTAL exist. LOT COVERAGE	4475 S.F.	(within 200ft)
existing TOTAL LOT PERCENT COVERAGE:	12.42%	OF TOTAL LOT AREA WITHIN 200ft

NOT TO SCALE

PROPOSED
SITE PLAN

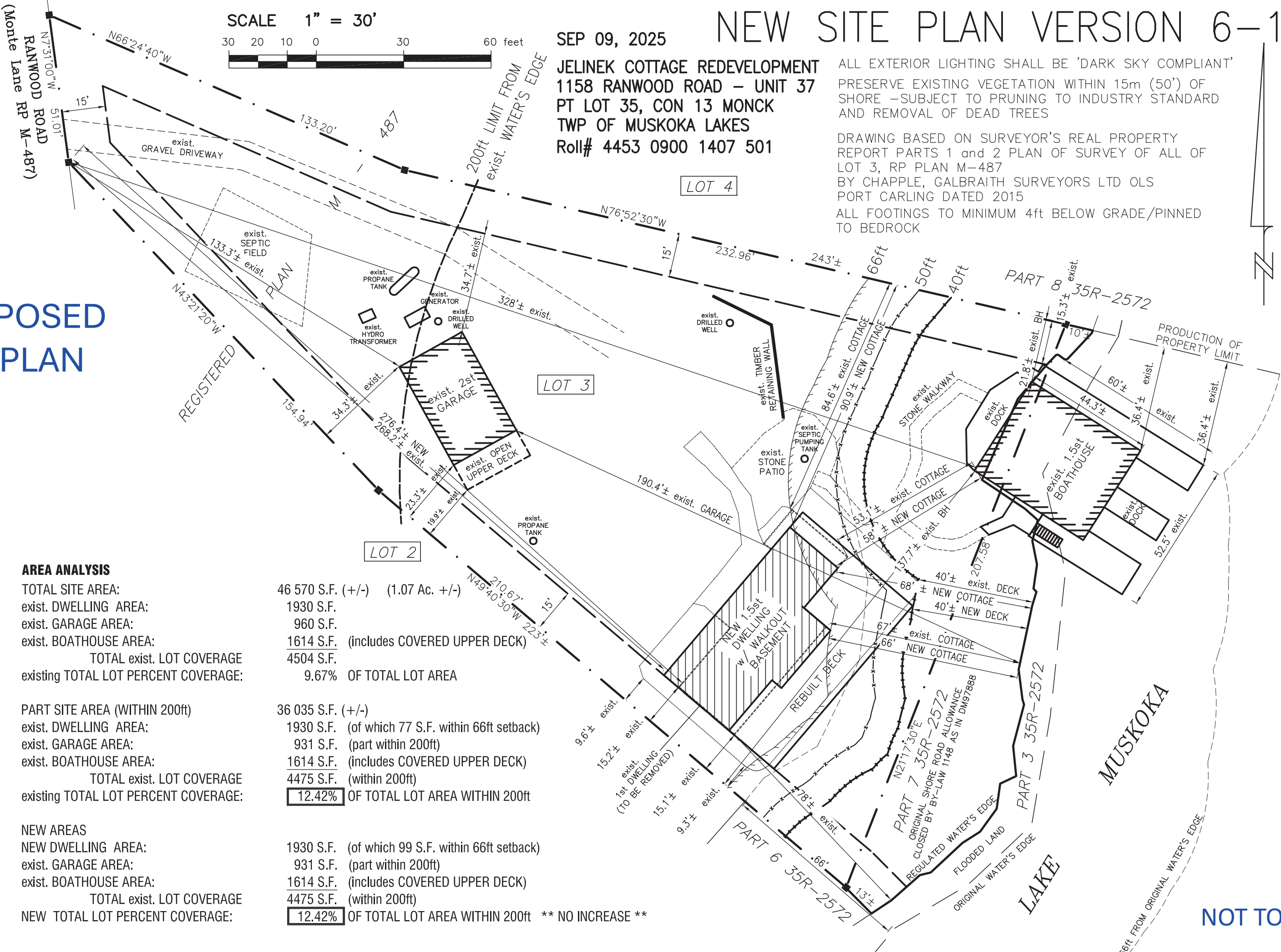
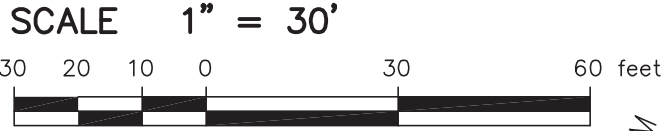
SEP 09, 2025

NEW SITE PLAN VERSION 6-1

JELINEK COTTAGE REDEVELOPMENT
1158 RANWOOD ROAD – UNIT 37
PT LOT 35, CON 13 MONCK
TWP OF MUSKOKA LAKES
Roll# 4453 0900 1407 501

ALL EXTERIOR LIGHTING SHALL BE 'DARK SKY COMPLIANT'
PRESERVE EXISTING VEGETATION WITHIN 15m (50') OF
SHORE –SUBJECT TO PRUNING TO INDUSTRY STANDARD
AND REMOVAL OF DEAD TREES

DRAWING BASED ON SURVEYOR'S REAL PROPERTY
REPORT PARTS 1 and 2 PLAN OF SURVEY OF ALL OF
LOT 3, RP PLAN M-487
BY CHAPPLE, GALBRAITH SURVEYORS LTD OLS
PORT CARLING DATED 2015
ALL FOOTINGS TO MINIMUM 4ft BELOW GRADE/PINNED
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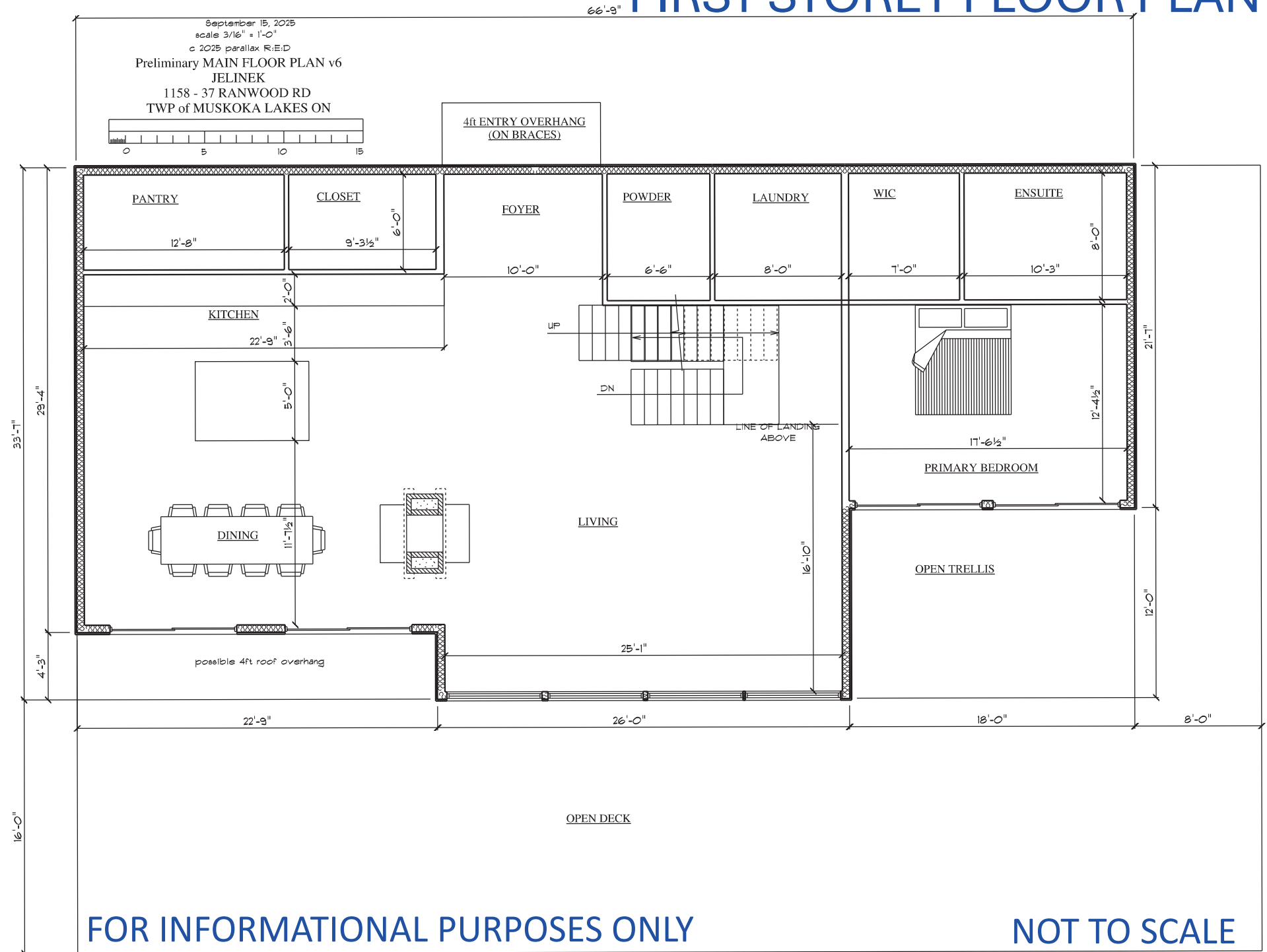


AREA ANALYSIS

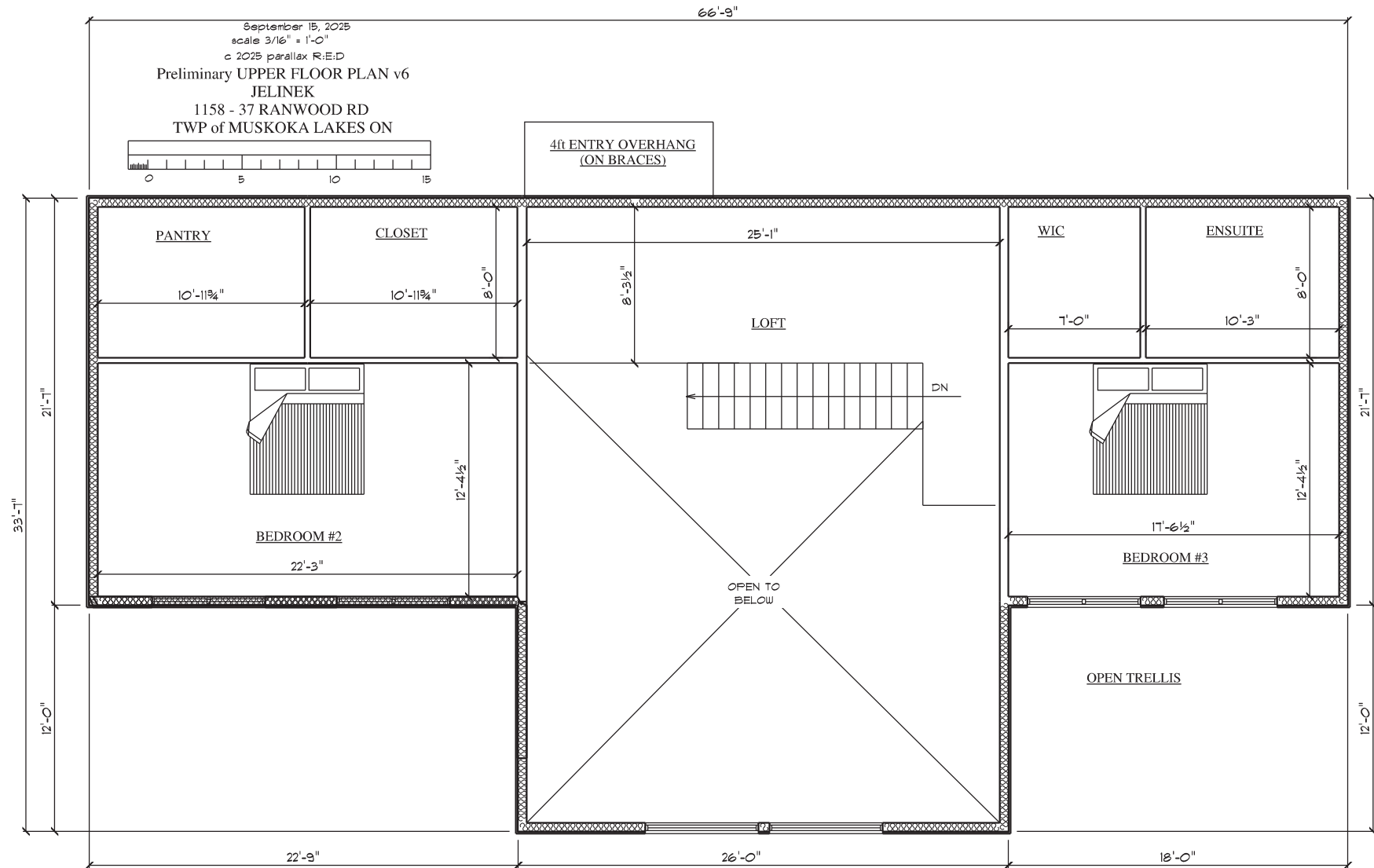
TOTAL SITE AREA:	46 570 S.F. (+/-) (1.07 Ac. +/-)
exist. DWELLING AREA:	1930 S.F.
exist. GARAGE AREA:	960 S.F.
exist. BOATHOUSE AREA:	1614 S.F. (includes COVERED UPPER DECK)
TOTAL exist. LOT COVERAGE	4504 S.F.
existing TOTAL LOT PERCENT COVERAGE:	9.67% OF TOTAL LOT AREA
PART SITE AREA (WITHIN 200ft)	36 035 S.F. (+/-)
exist. DWELLING AREA:	1930 S.F. (of which 77 S.F. within 66ft setback)
exist. GARAGE AREA:	931 S.F. (part within 200ft)
exist. BOATHOUSE AREA:	1614 S.F. (includes COVERED UPPER DECK)
TOTAL exist. LOT COVERAGE	4475 S.F. (within 200ft)
existing TOTAL LOT PERCENT COVERAGE:	12.42% OF TOTAL LOT AREA WITHIN 200ft
NEW AREAS	
NEW DWELLING AREA:	1930 S.F. (of which 99 S.F. within 66ft setback)
exist. GARAGE AREA:	931 S.F. (part within 200ft)
exist. BOATHOUSE AREA:	1614 S.F. (includes COVERED UPPER DECK)
TOTAL exist. LOT COVERAGE	4475 S.F. (within 200ft)
NEW TOTAL LOT PERCENT COVERAGE:	12.42% OF TOTAL LOT AREA WITHIN 200ft ** NO INCREASE **

NOT TO SCALE

FIRST STOREY FLOOR PLAN



SECOND STOREY FLOOR PLAN



FOR INFORMATIONAL PURPOSES ONLY

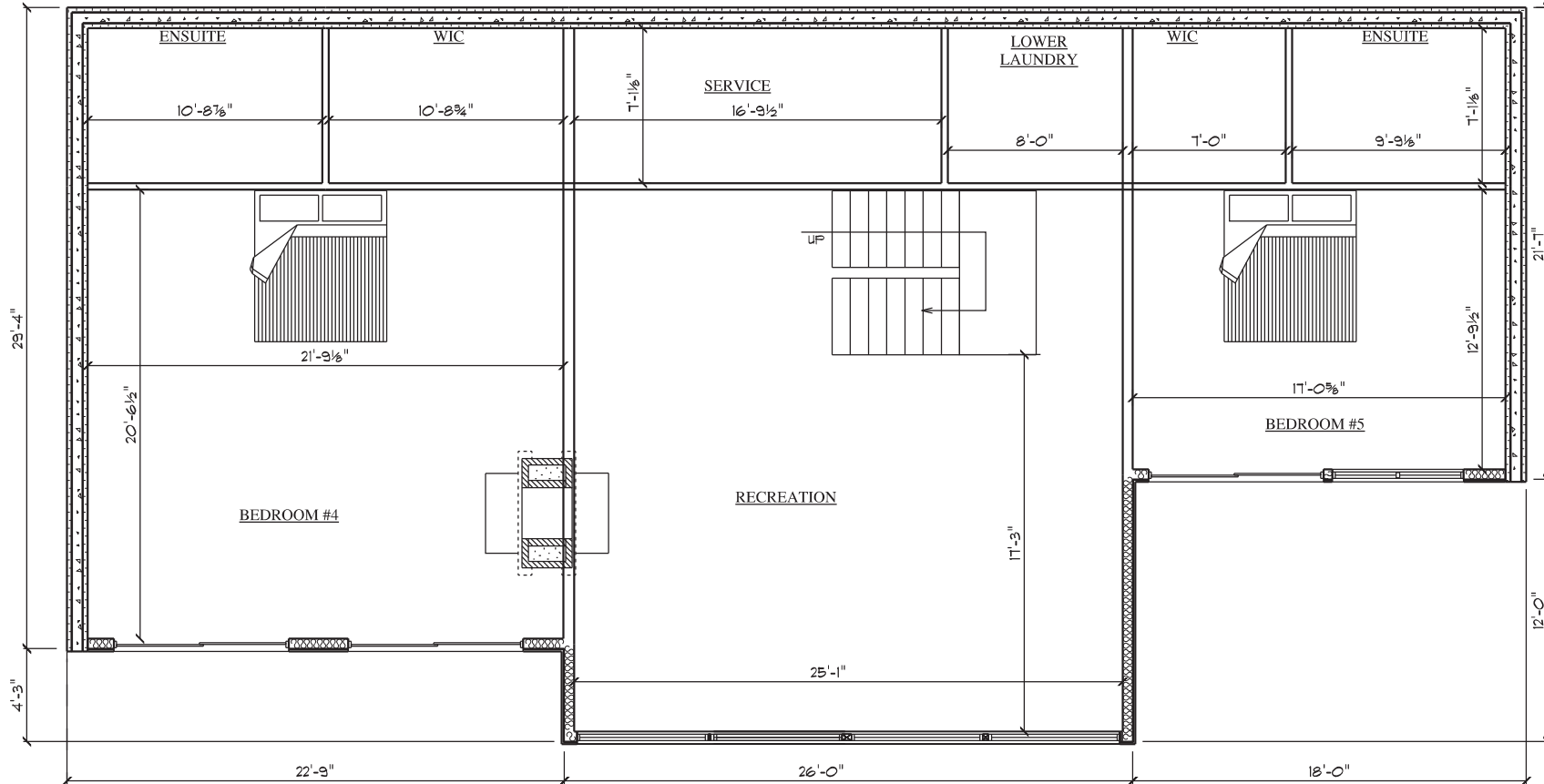
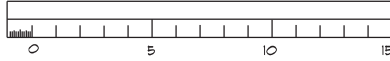
NOT TO SCALE

BASEMENT FLOOR PLAN

66'-9"

September 15, 2025
scale 3/16" = 1'-0"
c 2025 parallax R.E.D

Preliminary BASEMENT PLAN v6
JELINEK
1158 - 37 RANWOOD RD
TWP of MUSKOKA LAKES ON



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

ELEVATIONS



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE