

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-57/25

Roll No.: 7-9-062

Owners:	Donald Graham & Jane Thacker, P.O. Box 704, Bala, ON, P0C 1A0		
Address & Description:	1067 River Street, Unit #3 Lot 13, Concession B, Part of Lot 231, Plan 22, (Medora)		
Zoning:	Community Residential – Urban Centres (R4)	Moon River (Category 2)	Schedule: 56
Hearing Date: Tuesday October 15th, 2025 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 applicants propose to construct a carport. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	5.1.3	Minimum Easterly Interior Side Yard Setback	15 ft.	8 ft.	7 ft.	Construct a Carport

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: **October 8, 2025.**

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.

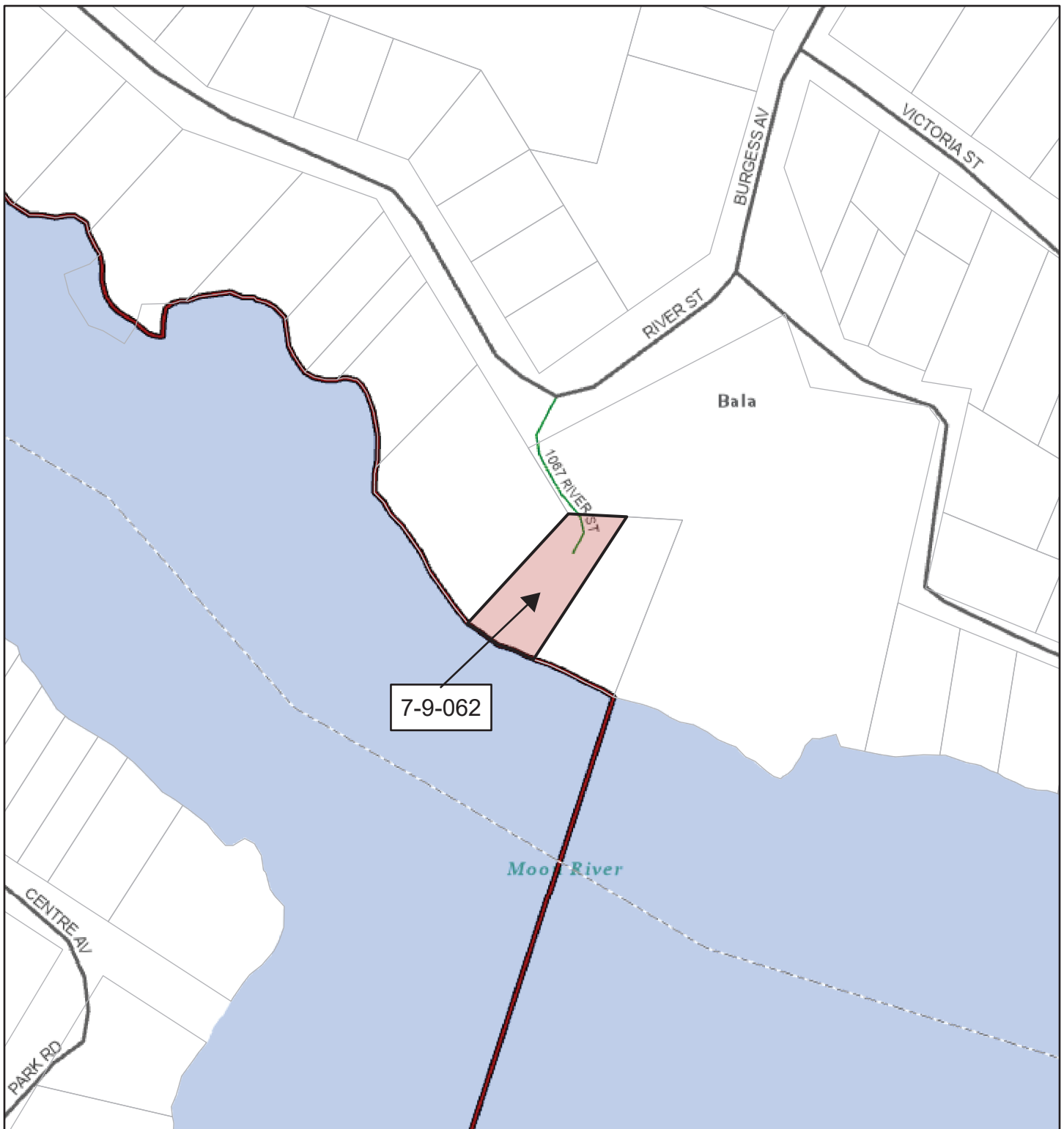
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 18th day of September, 2025.

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



KEY MAP, A-57/25 (GRAHAM & THACKER)

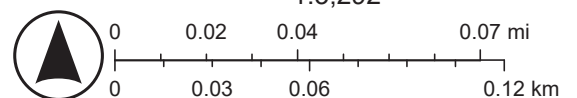


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

- Settlement Areas**
- Urban Centre
- Road Network**
- Township
- Private

- Stream
- Waterbody
- Major Lake
- World_Hillshade



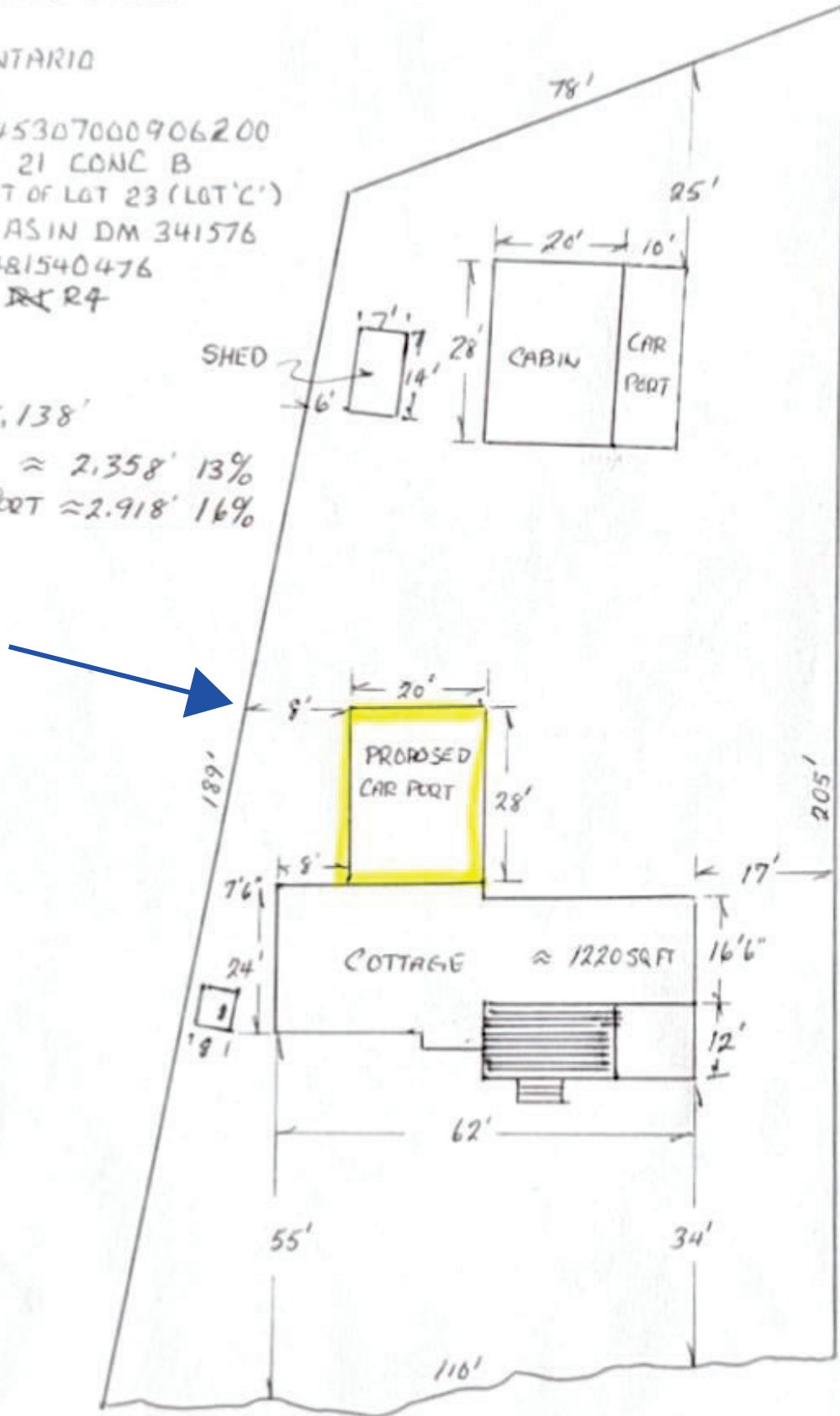
Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SITE PLAN

DON & JANE GRAHAM
3-1067 RIVER STREET
BOX 704
BALA, ONTARIO
PAC 1A0
ROLL # 445307000906200
PART LOT 21 CONC B
BEING PART OF LOT 23 (LOT 'C')
PLAN 22 ASIN DM 341576
& PIN # 481540476
ZONING ~~R~~ R4

PROPOSED CARPORT

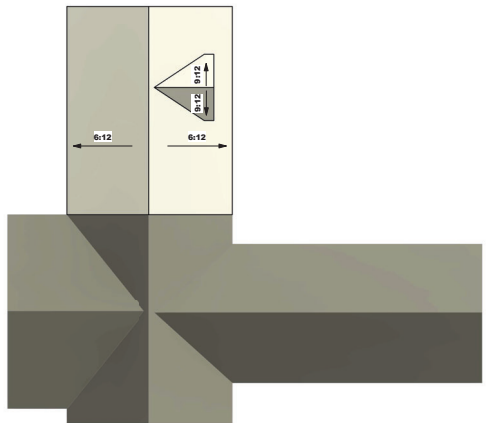
LOT $\approx 18,138'$
COVERAGES $\approx 2,358'$ 13%
" w CARPORT $\approx 2,918'$ 16%



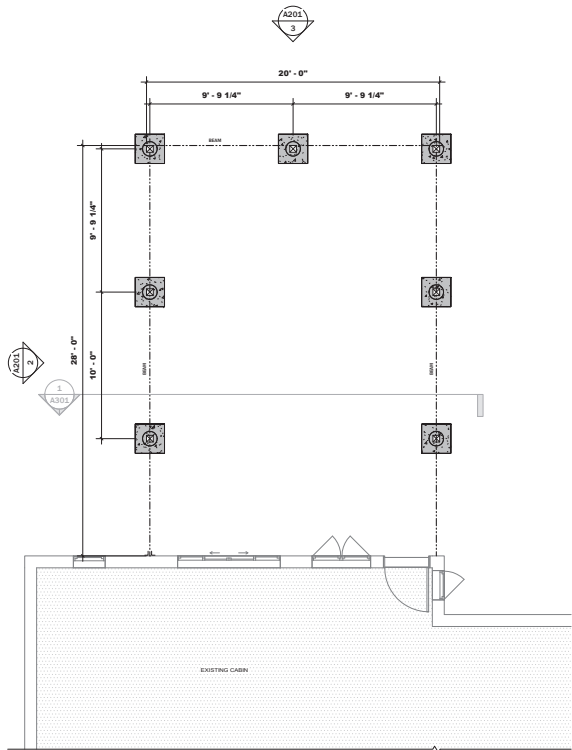
NOT TO SCALE

SCALE 1mm \approx 1 FOOT
(NOT TO SCALE)

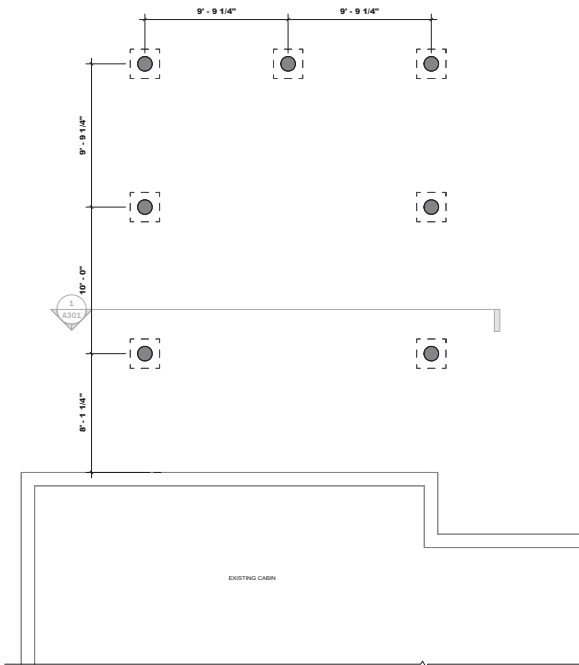
FLOOR PLAN



3 ROOF
SCALE: 1/8" = 1'-0"



1 T.O. FDN
SCALE: 1/4" = 1'-0"



2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

1	DO NOT SCALE DIMENSIONS.
2	SHOULD THERE APPEAR TO BE ANY DISCREPANCIES, PLEASE CONTACT DESIGNER PRIOR TO PROCEEDING.
3	ALL MATERIALS AND NOTIFICATION METHODS SHALL ADHERE TO THE CURRENT BUILDING CODE.
4	ANY FINISHES SHALL BE AS INDICATED BY THE DESIGNER PRIOR TO PROCEEDING WITH ANY WORK.
5	DISCREPANCIES SHOWN TO BE ON SITE AT ALL TIMES.
6	ALL ELECTRICAL FACILITIES SHALL CONFORM TO DIVISION 1 PART 3.6.1 OF THE SPEC.
7	ALL LIFTING AND TRANSPORTING FACILITIES SHALL CONFORM TO DIVISION 8 PART 3.2.1.1 & 8.1 OF THE SPEC.
8	CONTINUOUS STOPS FROM FLOOR STRUCTURE TO 4" OF ROOF STRUCTURE ON GABLE WALLS AND TALL WALLS.

Notes

1. DO NOT SCALE DIMENSIONS.

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7. ALL LIFTING AND TRANSPORTING FACILITIES SHALL CONFORM TO DIVISION 8 PART 3.2.1.1 & 8.1 OF THE SPEC.

8. CONTINUOUS STOPS FROM FLOOR STRUCTURE TO 4" OF ROOF STRUCTURE ON GABLE WALLS AND TALL WALLS.

North Arrow

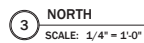
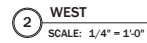


Drawn by: NICOLE ORRICO CARROLL
Checked by: [Signature]
Scale: As Indicated

MAIN LEVEL FLOOR
PLAN

A102

NOT TO SCALE



FOR INFORMATIONAL PURPOSES ONLY

NOT FOR CONSTRUCTION

1. DO NOT SCALE DRAWINGS.
2. SHOULD THERE APPEAR TO BE ANY DISCREPANCIES, PLEASE CONTACT DESIGNER PRIOR TO PROCEEDING.
3. ALL MATERIALS AND INSTALLATION METHODS SHALL ADHERE TO THE ONTARIO BUILDING CODE.
4. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE DESIGNERS PRIOR TO PROCEEDING WITH ANY WORK.
5. ENGINEERED DRAWINGS TO BE ON SITE AT ALL TIMES.
6. ALL ELECTRICAL FACILITIES SHALL CONFORM TO CAN/CSA C-22.5 PART 1 OF THE OBC.
7. ALL OPENING AND TRANSITIONAL FLASHING SHALL CONFORM TO DIVISION 8 PART 9.27.3.7. & 8. OF THE OBC.
8. CONTINUOUS STUDS FROM FLOOR STRUCTURE TO U/S OF ROOF STRUCTURE ON GABLE WALLS AND TALL WALLS.