

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-09/25

Roll No.: 2-9-043

Owner:	1559 Brackenrig Road Inc., RR 1, Port Carling, ON, P0B 1J0		
Address & Description:	1553 Brackenrig Road, Unit #5 Lots 29 and 30, Concessions 4 and 5, Parts 7, Part of Part 8, and 12, Plan 35R-9542, Parts 1 and 3, Plan 35R-5622, Parts 7 to 11, Plan 35R-13111, (Watt)		
Zoning:	Waterfront Residential (WR5-7), Waterfront Residential – Restricted Waterbody (WR5-7R)	Lake Rosseau (Category 1)	Schedule: 30
Hearing Date: Monday, April 14th, 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 applicant proposes to construct a sport court and a one-storey storage building. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	3.23.3	Minimum Required Setback from the High Water Mark (Sport Court)	200 ft.	180.5 ft.	19.5 ft.	Construct a Sport Court within the Required Setback from the High Water Mark
B	3.14	Minimum Required Setback from a Private Right-Of-Way Where Such Right-Of-Way Does Not Form Part of a Lot Line	10 ft.	5 ft.	5 ft.	Construct a One-Storey Storage Building with a Reduced Setback to a Right-Of-Way

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: April 9, 2025.

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 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.

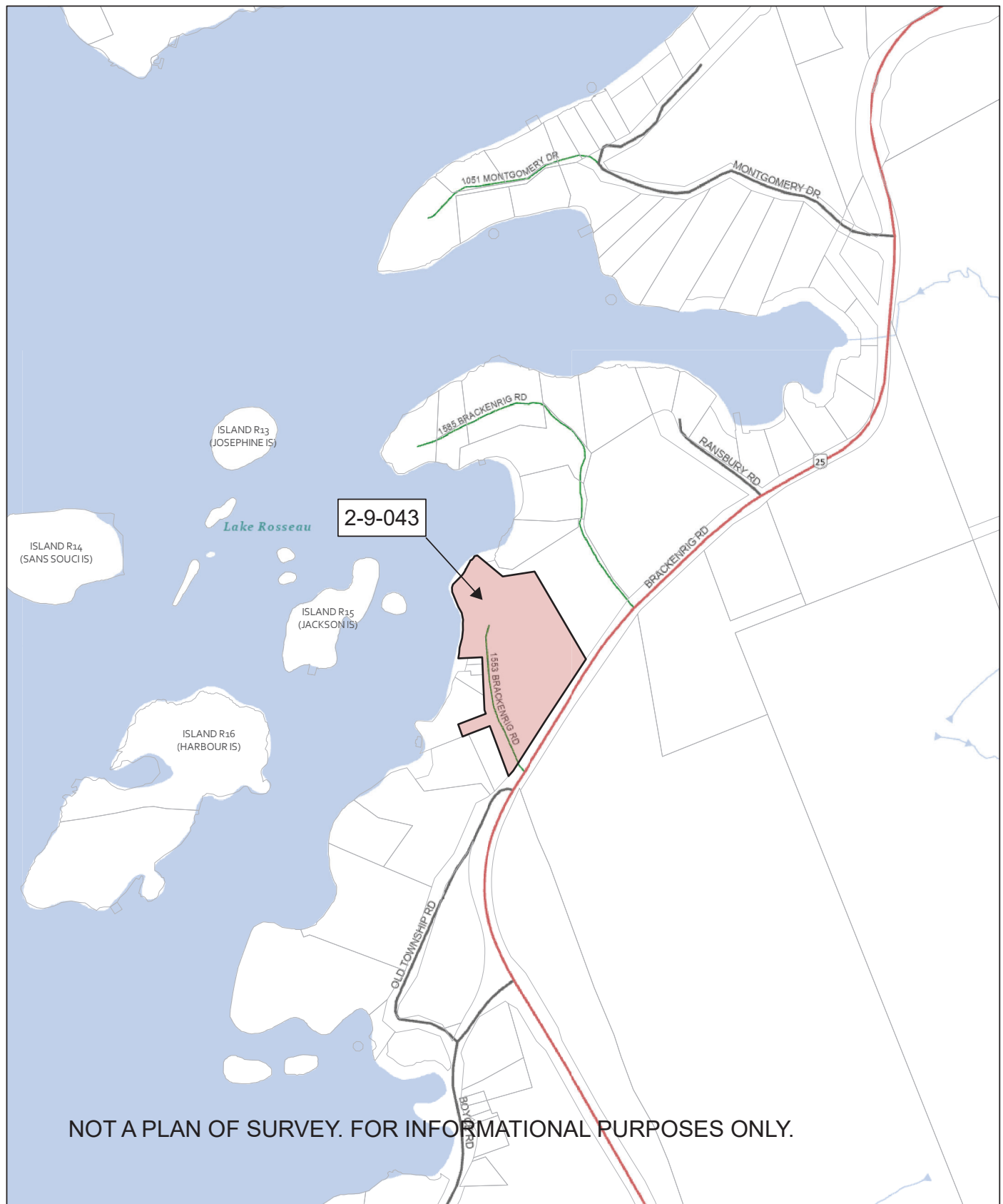
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 20th day of March, 2025.

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



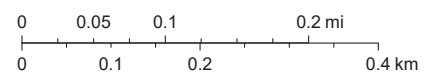
Key Map, A-09/25 (1559 BRACKENRIG RD INC.)



2/11/2025, 11:39:04 AM

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

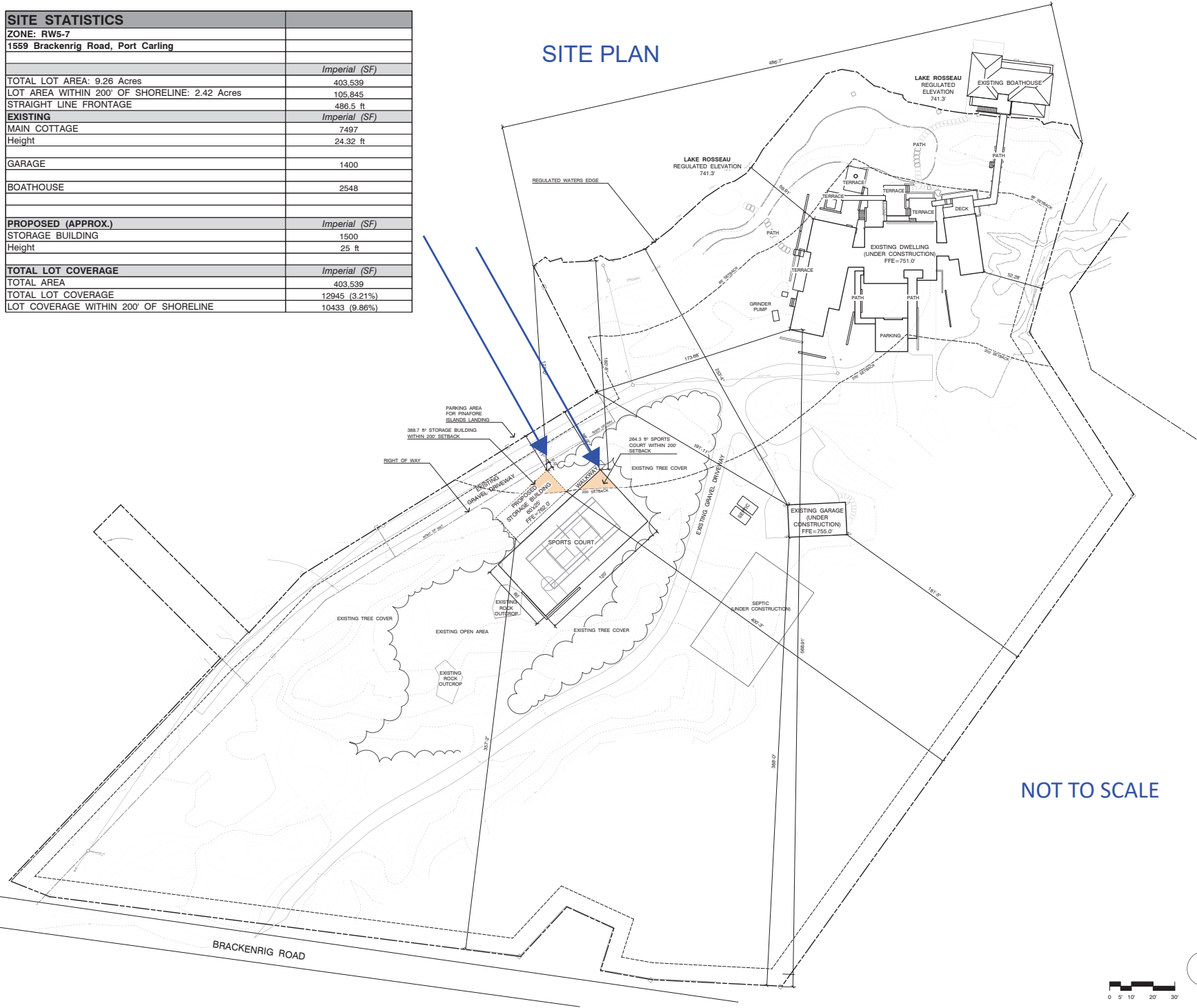
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Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Sources: NRCan, Esri Canada, and

SITE STATISTICS	
ZONE: RWS-7	
1559 Brackenrig Road, Port Carling	
	Imperial (SF)
TOTAL LOT AREA: 9.26 Acres	403,539
LOT AREA WITHIN 200' OF SHORELINE: 2.42 Acres	105,845
STRAIGHT LINE FRONTAGE	486.5 ft
EXISTING	Imperial (SF)
MAIN COTTAGE	7497
Height	24.32 ft
GARAGE	1400
BOATHOUSE	2548
PROPOSED (APPROX.)	Imperial (SF)
STORAGE BUILDING	1500
Height	25 ft
TOTAL LOT COVERAGE	Imperial (SF)
TOTAL AREA	403,539
TOTAL LOT COVERAGE	12945 (3.21%)
LOT COVERAGE WITHIN 200' OF SHORELINE	10433 (9.86%)

SITE PLAN



NOT TO SCALE

- LEGEND
- EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPERTY LINE
 - RIGHT OF WAY

All information herein to be checked and verified at the site and any discrepancies must be reported to and clarified by the landscape architect before commencing work. All drawings, specifications, notes, digital information, etc., prepared by the landscape architect are instruments of service and as such are their property and must be returned upon request.

PROJECT
BRACKENRIG COTTAGE
1559 BRACKENRIG ROAD, PORT
CARLING, ON

SITE PLAN

DATE: May 2023

SCALE: 1"=300'

SHEET

SP-01

STORAGE BUILDING FLOOR PLAN

PLAN SYMBOLS

Bedroom		ROOM NAME & NUMBER
101		ROOM NAME & NUMBER
101		DOOR NUMBER
6		WALL FRAMING TYPE
1000		WINDOW WALL NUMBER / SKYLIGHT TYPE
GYP-1		MATERIAL TAG
		EXHAUST FAN IN CEILING, ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING
		COMBINATION SMOKE / CARBON MONOXIDE DETECTOR

PLAN NOTES

1. EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IN AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE (4.2.10.1, 9.2.10.1)
2. BATHROOM FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE (4.9.06.1, 9.9.06.1)
3. DIMENSIONS TO PARTITIONS ON FLOOR PLANS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
4. ELECTRICAL TO COMPLY WITH SECTION 9.3 (ELECTRICAL FACILITIES) OF THE ONTARIO BUILDING CODE.
5. ALL DIMENSIONS ARE FOR REFERENCE ONLY AND SHOULD BE VERIFIED IN FIELD PRIOR TO FABRICATION.

ONTARIO ASSOCIATION
OF
ARCHITECTS

HAGY BELZBERG
LICENCE
4534

21 JAN 2025
STORAGE BUILDING PERMIT
SET

ba
COLLECTIVE

2740 MAIN STREET
SANTA MONICA, CA 90405
310.453.9611

www.bacollective.com

DESCRIPTION DATE

#	DESCRIPTION	DATE

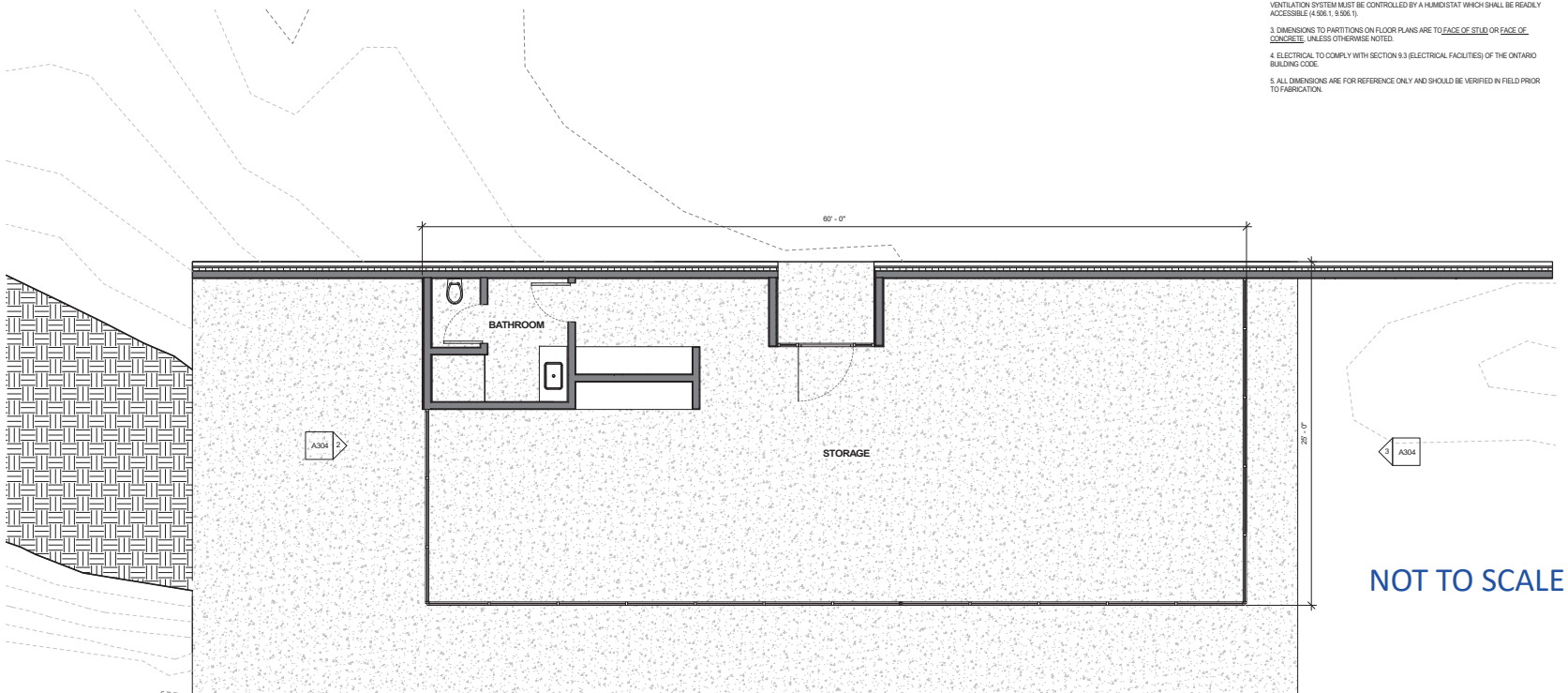
BRACKENRIG
COTTAGE
1559 BRACKENRIG ROAD
PORT CARLING, ONTARIO

STORAGE PLAN

PROJECT NUMBER: 22025

A280

12/2025 02/26/24



FOR INFORMATIONAL PURPOSES ONLY

STORAGE PLAN
SCALE: 1/4" = 1'-0"



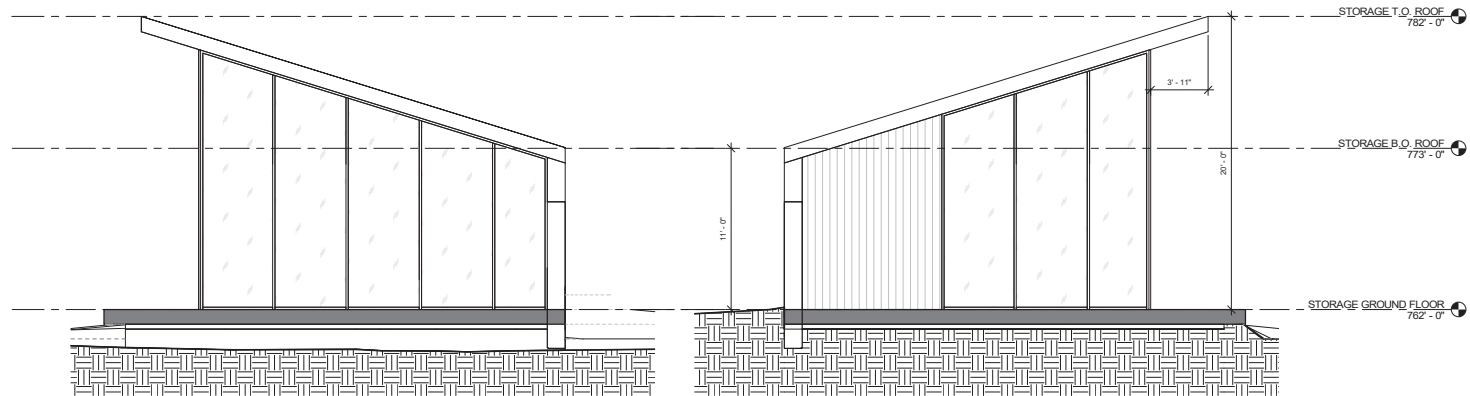
STORAGE BUILDING ELEVATIONS

ELEVATION & SECTION SYMBOLS

 MATERIAL TAG
SEE SCHEDULE ON A6.00
 WINDOW/WALL TAG
SEE SCHEDULE ON A6.10

ELEVATION & SECTION NOTES

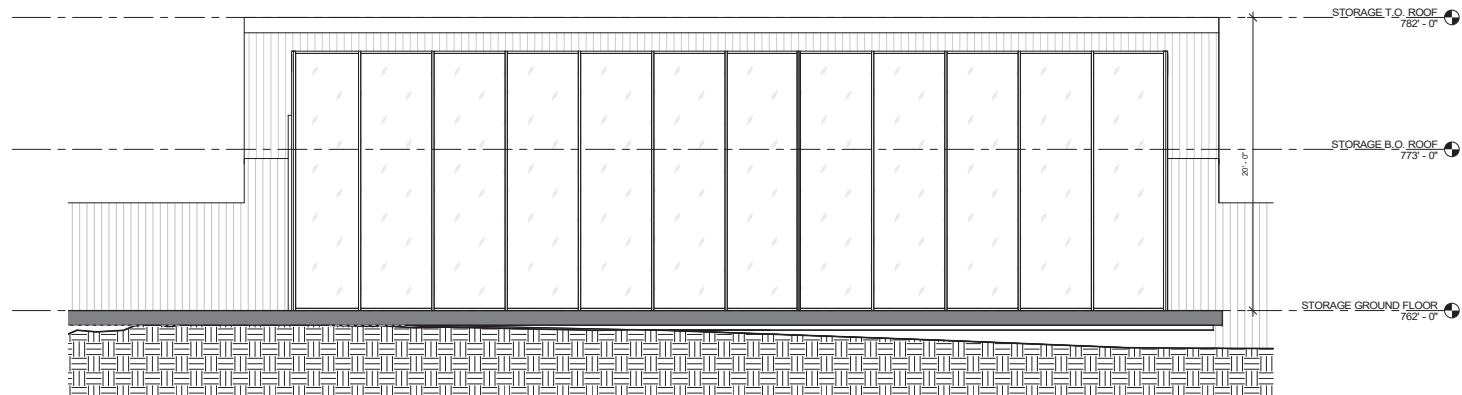
1. SEE MATERIAL SCHEDULES ON A6.00.



STORAGE ELEVATION 3
SCALE: 1/4" = 1'-0" **3**

STORAGE ELEVATION 2
SCALE: 1/4" = 1'-0" **2**

NOT TO SCALE



STORAGE ELEVATION 1
SCALE: 1/4" = 1'-0" **1**

FOR INFORMATIONAL PURPOSES ONLY



21.JAN.2025
STORAGE BUILDING PERMIT
SET

ba
COLLECTIVE

2740 MAIN STREET
SANTA MONICA, CA 90405
310.453.9611

www.bacollective.com

#	DESCRIPTION	DATE

BRACKENRIG
COTTAGE
1559 BRACKENRIG ROAD
PORT CARLING, ONTARIO

STORAGE
ELEVATIONS

PROJECT NUMBER: 22025

A304

12/12/2025 02:31:11 AM