

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-15/26
Roll No.: 4-24-039-01

Owner:	PJD Properties Inc.
Address:	2 Island J24
Description:	Part of Fawn Island, Parts 2 and 4, Plan 35R-22614, (Medora)
Zoning:	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4) Lake Joseph (Category 1 Lake) Schedule: 27
Hearing Date: Monday, September, 14th, 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 reconstruct and enlarge a two-storey dwelling. Further, the existing shoreline structures are in the process of being removed and replaced with a dock and a two storey boathouse. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Entire Lot & Within 200 ft. of High Water Mark*)	10%/4,081.7 sq. ft.	11%/4,489 sq. ft.	1%/407.3 sq. ft.	To Reconstruct a Dwelling Unit

*Entire property is within 200 feet of the high water mark.

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: **September 9th, 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 6th day of August, 2026.

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



KEY MAP, (A-15/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



NOT TO SCALE



SITE STATISTICS		
1.5 SITE AREA		TOTAL ACRES 40.817 SQFT
2.8 COVERAGE in first 200'		
2.8.1 2.5 STORY TYPICAL COVERAGE	COVERAGES	PROPOSED
TOTAL	168 SQFT	
TO BE EXEMPTED	115 SQFT	
TO BE COVERED	53 SQFT	
2.8.2 2.5 STORY TYPICAL COVERAGE	COVERAGES	PROPOSED
TOTAL	18 SQFT	
TO BE EXEMPTED	433 SQFT	
TO BE COVERED	2118 SQFT	
2.8.3 2.5 STORY TYPICAL COVERAGE	COVERAGES	PROPOSED
TOTAL	2778 SQFT	
TO BE EXEMPTED	2778 SQFT	
TO BE COVERED	0 SQFT	
TOTAL	4917 SQFT	4918 SQFT
PERCENTAGE	10.2%	11.6%
3.5 COTTAGE BUILDING AREA		
	ALLOWED	PROPOSED
GROUND FLOOR	2778 SQFT	2778 SQFT
SECOND FLOOR	2778 SQFT	2778 SQFT
TOTAL	7556 SQFT	5556 SQFT
4.5 BUILDING HEIGHT		
	EXISTING	PROPOSED
TOTAL	34 FT	34 FT
EXISTING 2.5 STORY COVERAGE	34 FT	
NEW 2.5 STORY COVERAGE		31.2 FT

This drawing is not to be used for construction unless noted specifically as such.

1	FEB 20 2025	ISSUED FOR APPROVAL
No.	Date	Description



160 Paces Avenue, Suite 210, Toronto, Ontario M5R 3P8
+1 (416) 495-0800 / +1 (416) 495-5808, www.westmexusa.com

Project: NEW BOATHOUSE
2 ISLAND J24 (FAWN SOUTH)
MUSKOKA LAKES, ONTARIO

Sheet Title	SITE PLAN
-------------	-----------

Drawn By:

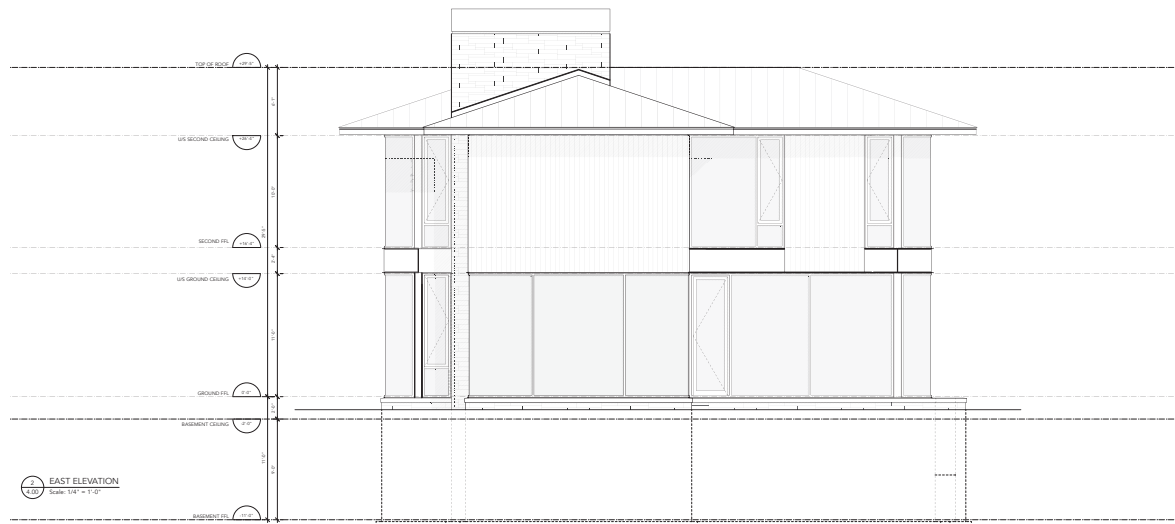
Date Drawn:
FEB 2025

Project Number:
25022 BH S

1/16"=1'-0" @ 30" X 4"

1.00

NOT TO SCALE

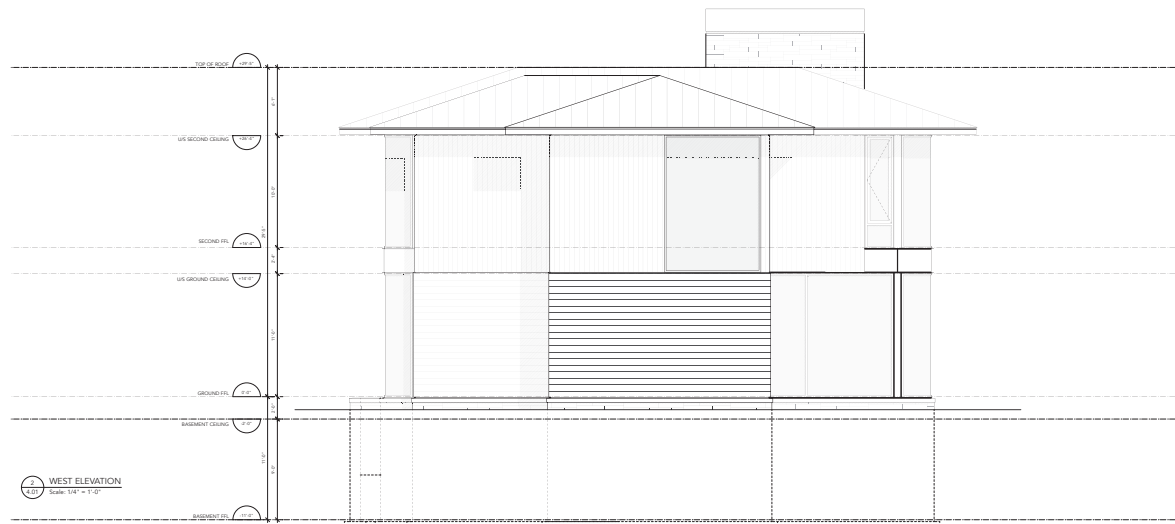


This drawing is not to be used for construction unless noted specifically as:
ISSUED FOR CONSTRUCTION

FOR INFORMATIONAL PURPOSES ONLY

2501225	4.00
Scale:	
1/4" = 1'-0" @ 30"x 48"	

NOT TO SCALE



This drawing is not to be used for
construction unless noted specifically as:
ISSUED FOR CONSTRUCTION

150225	4.01
Scale:	
1/4" = 1'-0" @ 30" x 48"	