



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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-18/26**  
**Roll No.: 9-15-092**

<b>Owner:</b>	29 Keewaydin Inc.	
<b>Address:</b>	29 Island M55 (known as Keewaydin Island)	
<b>Description:</b>	Lots 15 and 17, Plan 19, Keewaydin Island	
<b>Zoning:</b>	Waterfront Residential - Water Access (WR3-7) Lake Muskoka (Category 1 Lake)	Schedule: 37
<b>Hearing Date: Monday, July 13<sup>th</sup>, 2026 at 9:00 a.m.</b>		



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 an existing two-storey boathouse. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.10	Minimum Lot Frontage Requirement for a Two-Storey Boathouse	300 ft.	267 ft.	33 ft.	Re-Construct and Enlarge a Two-Storey Boathouse  Construct a Two Storey Boathouse and Dock
B	4.1.7 & 4.1.7.12	Cumulative Width of Docks and Boathouse	75 ft.	83 ft.	8 ft.	
C	4.1.7 & 4.1.7.12 c)	Maximum Cumulative Single Storey Boathouse Width	16% (42.7 ft.)	19% (51 ft.)	8.3 ft.	

A key map of the subject property and the applicant's 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](mailto: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](mailto: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.

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### **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](http://www.muskokalakes.ca/speaking-at-a-meeting)

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### **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](http://www.muskokalakes.ca)

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**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](mailto: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 16th day of June, 2026.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



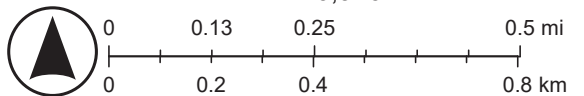
# KEY MAP (A-18/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

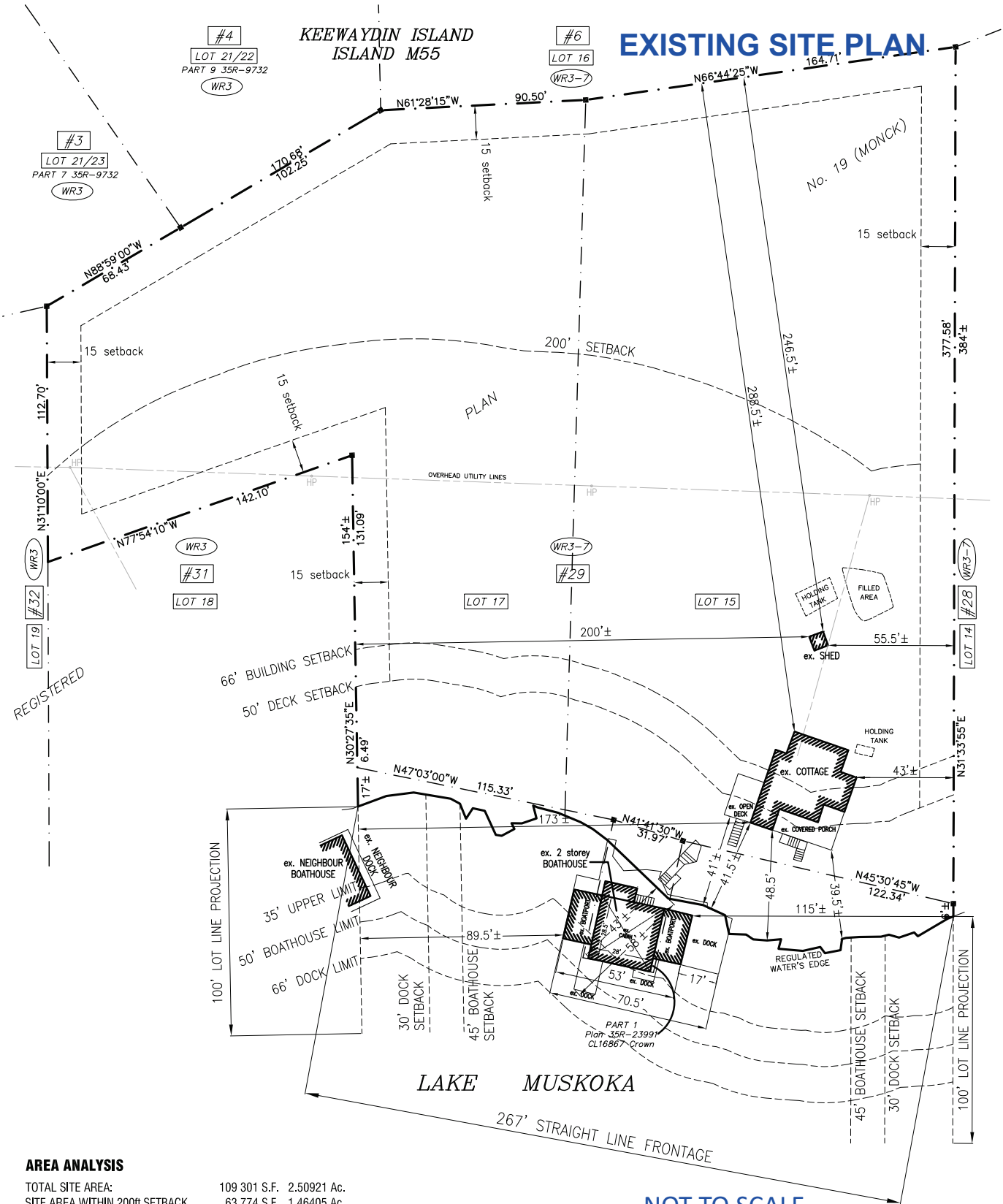
1:20,926

- |                       |                           |                  |
|-----------------------|---------------------------|------------------|
| 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

# EXISTING SITE PLAN



## AREA ANALYSIS

TOTAL SITE AREA: 109 301 S.F. 2.50921 Ac.  
 SITE AREA WITHIN 200ft SETBACK: 63 774 S.F. 1.46405 Ac.

exist. COTTAGE AREA:	1190 S.F.
exist. COVERED PORCH AREA:	347 S.F.
exist. OPEN DECK AREA:	561 S.F.
exist. 2 st. BOATHOUSE AREA:	891 S.F.
exist. BOATPORTS AREA:	559 S.F.
exist. DOCK AREA:	1223 S.F.
exist. BOATHOUSE CABIN:	798 S.F.
exist. SHED AREA:	43 S.F.
exist. NEIGHBOR BOATHOUSE AREA (partial):	32 S.F.
exist. NEIGHBOR DOCK AREA (partial):	78 S.F.
<b>TOTAL LOT COVERAGE</b>	<b>3623 S.F.</b>
(Lake Muskoka = Category 1 allowable coverage of 10% = 6 377 S.F.)	

LOT PERCENT COVERAGE WITHIN 200ft SETBACK: 5.68%  
 TOTAL LOT PERCENT COVERAGE: 3.32%

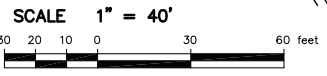
NOT TO SCALE

VERSION 0c – existing

FEB 15, 2026  
 PALMER PROPERTY  
 29 KEEWAYDIN ISLAND  
 TWP OF MUSKOKA LAKES  
 TWP OF MONCK  
 LOTS 15 & 17, RP 19  
 Roll# 4453 0900 1509 200

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

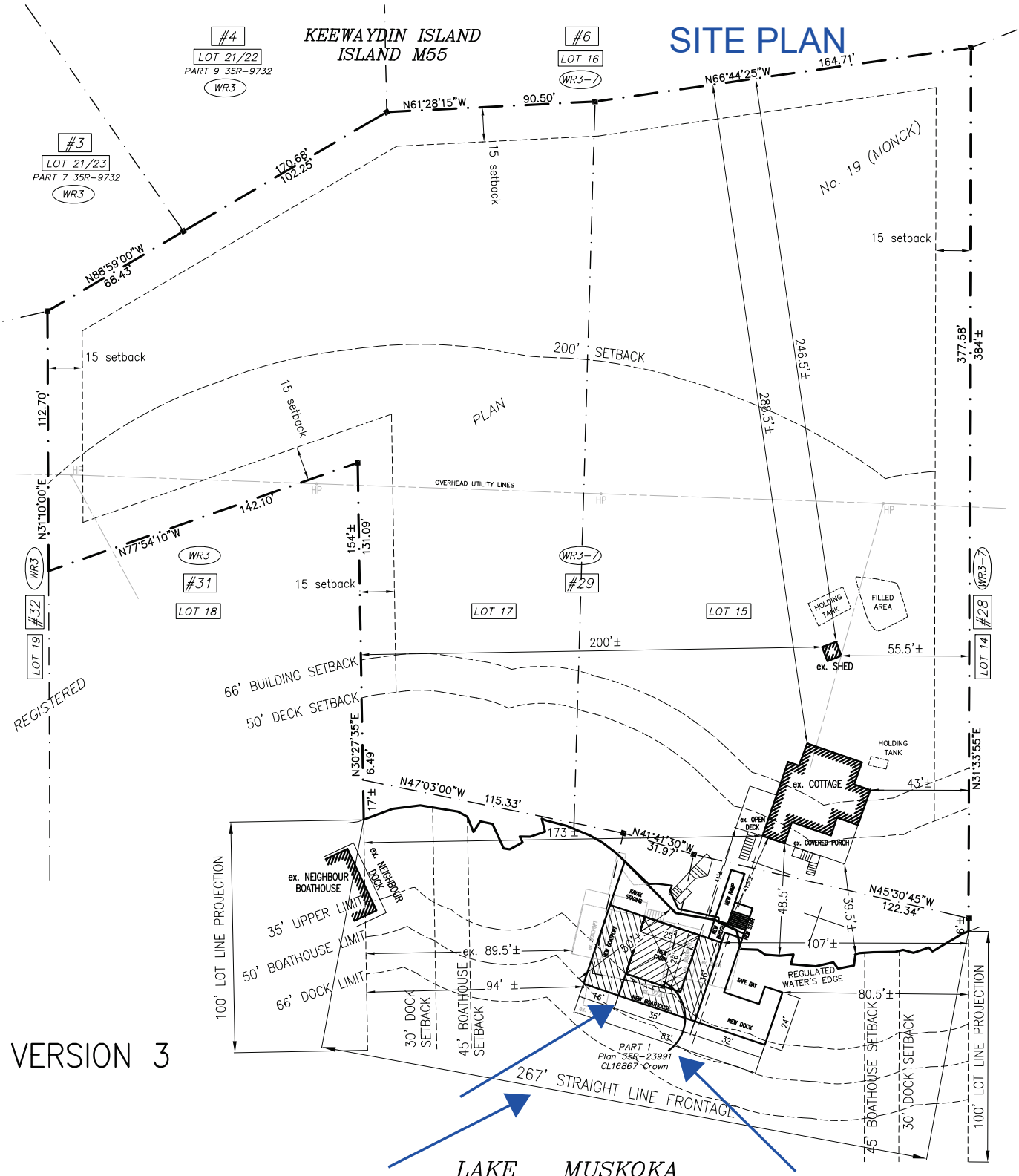
DRAWING BASED ON CAD FILE 25-71 BY  
 CHAPPLE, GALBRAITH SURVEYORS LTD.  
 ONTARIO LAND SURVEYORS DATED AUGUST 2025



ALL FOOTINGS TO MINIMUM 4ft BELOW GRADE/PINNED  
 TO BEDROCK

# SITE PLAN

KEEWAYDIN ISLAND  
ISLAND M55



VERSION 3

LAKE MUSKOKA

**AREA ANALYSIS**

TOTAL SITE AREA:	109 301 S.F.	2.50921 Ac.
SITE AREA WITHIN 200ft SETBACK	63 774 S.F.	1.46405 Ac.

**EXIST. AREA ANALYSIS**

EXIST. COTTAGE AREA:	1190 S.F.
EXIST. COVERED PORCH AREA:	347 S.F.
EXIST. OPEN DECK AREA:	561 S.F.
EXIST. 2 st. BOATHOUSE AREA:	891 S.F.
EXIST. BOATPORTS AREA:	559 S.F.
EXIST. DOCK AREA:	1223 S.F.
EXIST. BOATHOUSE CABIN:	798 S.F.
EXIST. SHED AREA:	43 S.F.
EXIST. NEIGHBOR BOATHOUSE AREA (partial):	32 S.F.
EXIST. NEIGHBOR DOCK AREA (partial):	78 S.F.
<b>TOTAL LOT COVERAGE</b>	<b>3623 S.F.</b>

(Lake Muskoka = Category 1 allowable coverage of 10% = 6 377 S.F.)

LOT PERCENT COVERAGE WITHIN 200ft SETBACK:	5.68%
TOTAL LOT PERCENT COVERAGE:	3.32%

**PROPOSED AREA ANALYSIS**

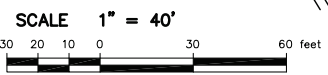
EXIST. COTTAGE AREA:	1190 S.F.
EXIST. COVERED PORCH AREA:	347 S.F.
EXIST. OPEN DECK AREA:	561 S.F.
NEW 2 st. BOATHOUSE AREA:	1260 S.F.
NEW BOATPORT AREA:	576 S.F.
NEW DOCK AREA:	1336 S.F.
NEW RAMP/BRIDGE:	157 S.F.
NEW BOATHOUSE CABIN:	650 S.F.
EXIST. SHED AREA:	43 S.F.
EXIST. NEIGHBOR BOATHOUSE AREA (partial):	32 S.F.
EXIST. NEIGHBOR DOCK AREA (partial):	78 S.F.
<b>TOTAL LOT COVERAGE</b>	<b>4166 S.F.</b>

(Lake Muskoka = Category 1 allowable coverage of 10% = 6 377 S.F.)

LOT PERCENT COVERAGE WITHIN 200ft SETBACK:	6.53%
TOTAL LOT PERCENT COVERAGE:	3.81%

NOT TO SCALE

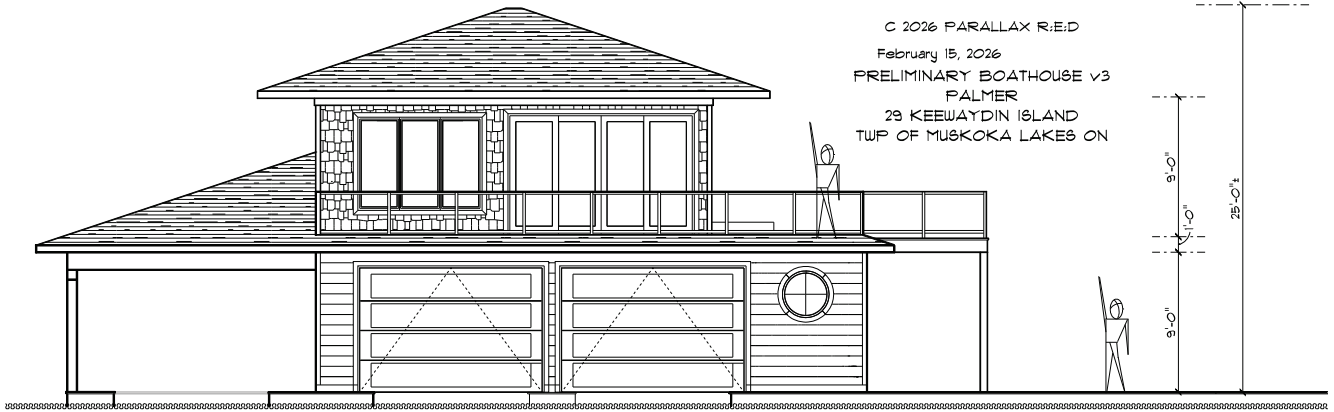
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PALMER PROPERTY  
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TWP OF MONCK  
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Roll# 4453 0900 1509 200



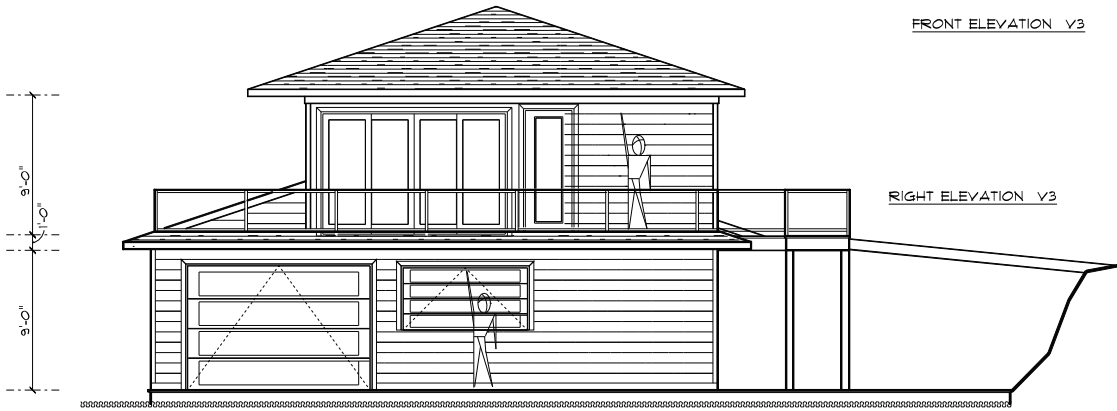


# ELEVATIONS

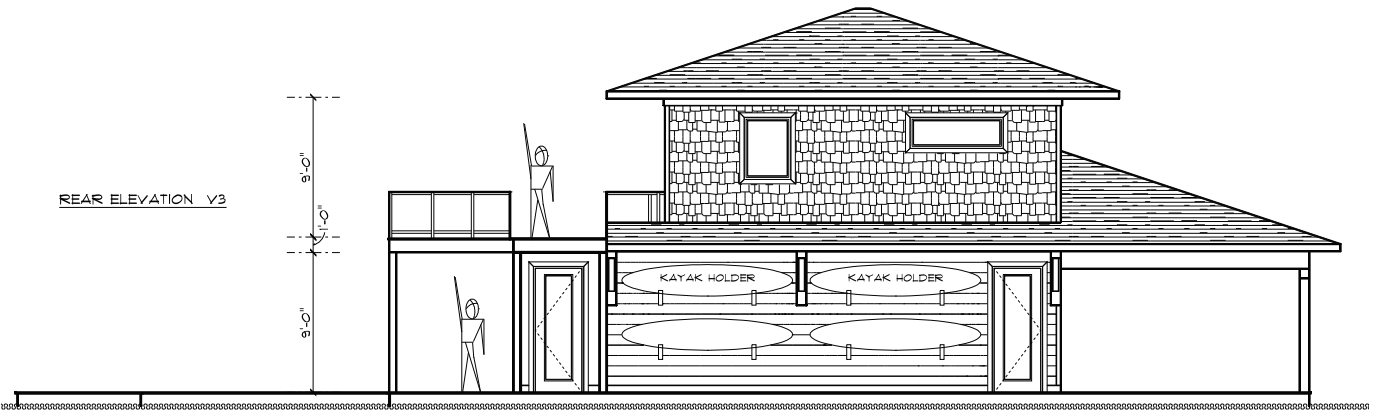
C 2026 PARALLAX R.E.D  
February 15, 2026  
PRELIMINARY BOATHOUSE V3  
PALMER  
29 KEEWAYDIN ISLAND  
TWP OF MUSKOKA LAKES ON



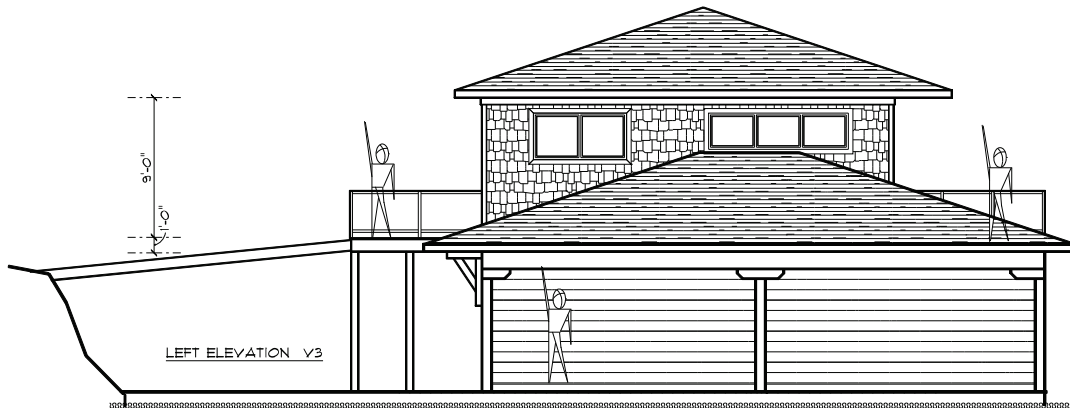
FRONT ELEVATION V3



RIGHT ELEVATION V3



REAR ELEVATION V3



LEFT ELEVATION V3

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE