

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-25/26

Roll No.: 7-3-008

Owners:	Linda & Nickolas Melnychuk		
Address:	1017 Lionel Ave		
Description:	Lot 37, Concession 7, Lot 10, Plan M84, (Wood)		
Zoning:	Waterfront Residential – No Constraints (WR1) Moon River (Category 2 Lake)		Schedule: 41
Hearing Date: Monday July 13th, 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 applicants propose to construct a dwelling addition with an attached sundeck and a detached garage. The property currently has a dwelling with attached sun decks, a shed and a dock. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.6	Maximum Permitted Lot Coverage Over the Area of the Entire Lot	8% (1,585.4 sq. ft.)	8.8% (1,736.2 sq. ft.)	150.8 sq. ft.	To Construct a Dwelling Addition and a Detached Garage
B	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	8% (1,577.6 sq. ft.)	8.8% (1,736.2 sq. ft.)	158.6 sq. ft.	
C	4.1.3 & 4.1.3.5	Minimum Required Front Yard Setback (Sundeck)	41 ft. (12.5 m)	35 ft. (10.7 m)	15 ft. (4.6 m)	To Construct a New Sundeck
D	4.1.3	Minimum Westerly Interior Side Yard Setback (Stairs & Landing)	15 ft. (4.6 m)	9 ft. (2.7 m)	6 ft. (1.8 m)	



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
E	4.1.3 & 4.1.3.5	Minimum Required Front Yard Setback (Dwelling Addition)	50 ft. (15.2 m)	41 ft. (12.5 m)	25 ft. (7.6 m)	To Construct a Dwelling Addition

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: **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.

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.

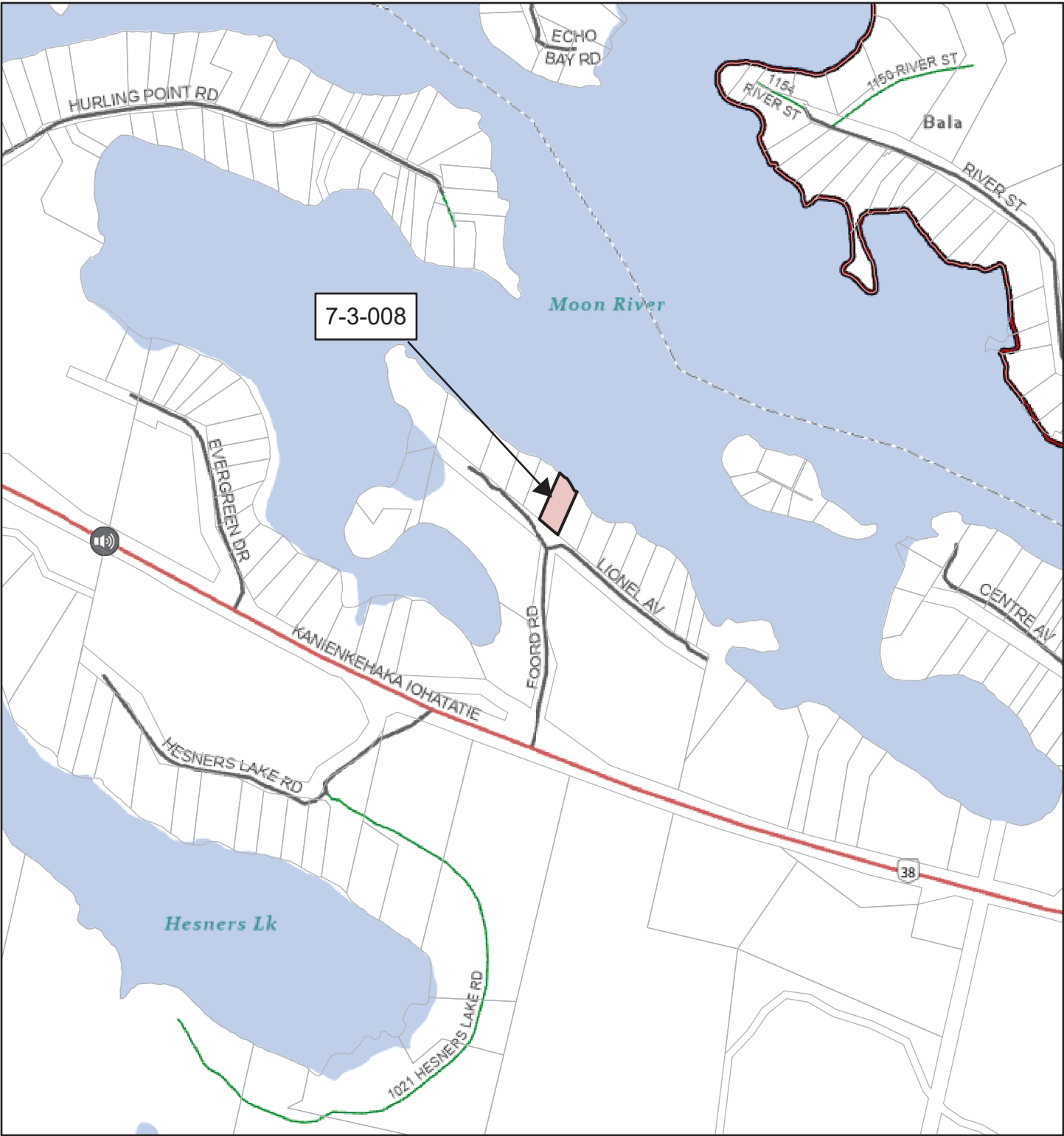
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 2nd day of July, 2026.

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



KEY MAP (A-25/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



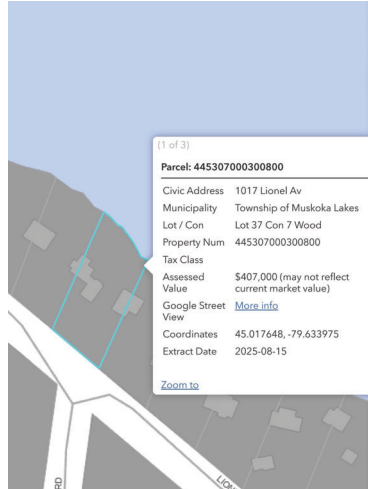
Lot Coverage

Existing Dwelling	84.4m ²
Existing Shed	6.3m ²
Total	90.7m²
Proposed Addition	22.4m ²
Proposed Bumpout	1.2m ²
Proposed Garage	47.0m ²
Total	70.6m²
Grand Total	161.3m²

— Denotes Flood way
 --- Denotes Flood line

Lot Coverage	Full Lot (1841.1m ²)	Required	Existing	Proposed	Acceptable
Lot Coverage	60.0m (1832.1m ²)	8%	4.9%	8.8%	No Variance Required
		8%	5.0%	8.8%	No Variance Required

Lake Categories - Moon River , Category 2 = 8%



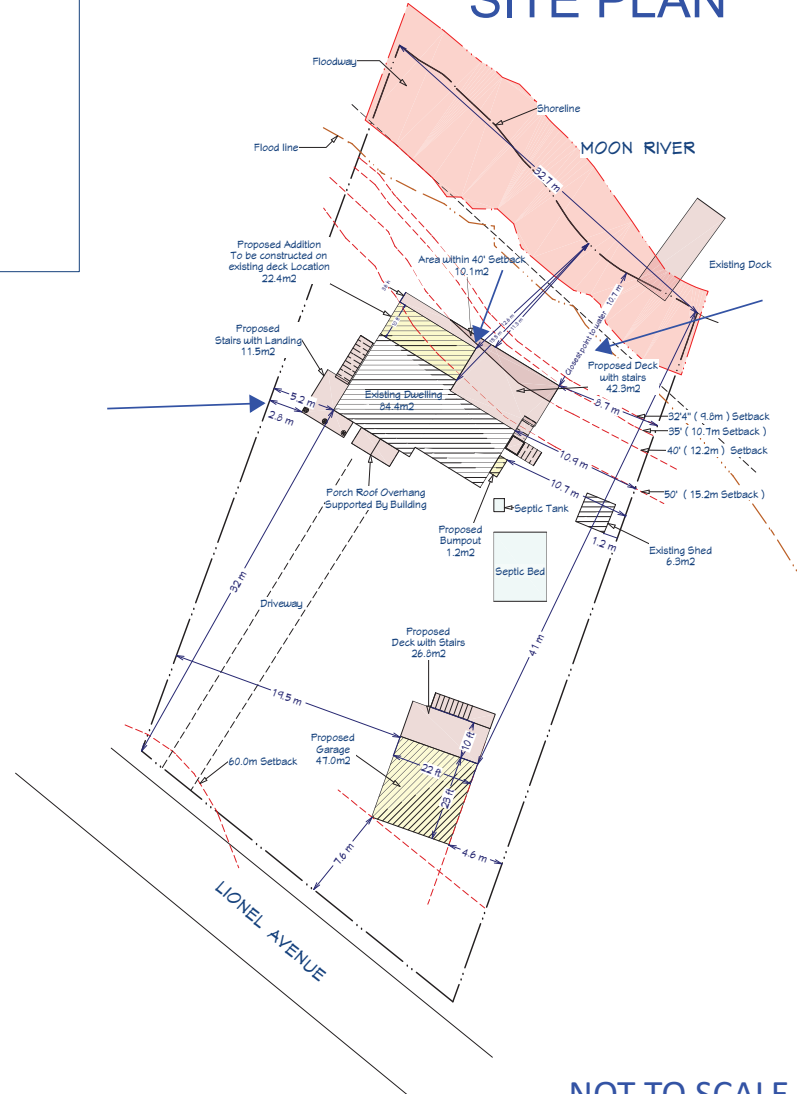
MUSKOKA ZONING : WATERFRON RESIDENTIAL (WR1)

LOT SETBACKS

Proposed Additions	Required	Proposed	Acceptable
FY	20.1m	12.6m	No Variance Required
SY(E)	4.6m	10.7m	Yes
SY(W)	4.6m	5.2m	No (2.8m to deck Variance Required)
RY	4.6m	32.0m	Yes
Proposed Garage	Required	Proposed	Acceptable
FY	20.1m	41.0m	Yes
SY(E)	4.6m	4.6m	Yes
SY(W)	4.6m	19.5m	Yes
RY	7.6m*	7.6m	Yes

*Zoning By-law 3.23.1 (Rear Yard setback of 7.6m abutting a street)

SITE PLAN



NOT TO SCALE



Information for Site Plan taken from Survey
 By BART TOMPSETT OLS
 Dated ,AUGUST 15 1991



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington
 Phone: 705-321-8916
 Email: designbybobbib@gmail.com

Location: 190Taylor Road
 Bracebridge On.
 P1L 1J9

GENERAL NOTE:

THESE DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS MUST BE VERIFIED BY
 CONTRACTOR PRIOR TO COMMENCEMENT
 OF ANY WORK. ANY DISCREPANCIES MUST
 BE REPORTED DIRECTLY TO THE DESIGNER.

PROJECT INFORMATION:

Nick and Linda Melnychuk
 1017 Lionel Avenue
 Bala On
 Muskoka Lakes

THE UNDERSIGNED HAS REVIEWED AND TAKES
 RESPONSIBILITY FOR THIS DESIGN, AND HAS THE
 QUALIFICATIONS AND MEETS THE
 REQUIREMENTS SET OUT IN THE ONTARIO
 BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:

18465 **B. Leppington**

BCIN SIGNATURE

REGISTRATION INFORMATION:

103806 **Design by Bobbi**

BCIN FIRM NAME

REVISIONS

NUM	DATE	REVISED BY	DESCRIPTION
01	25.10.30	SLR	SITE PLAN
02	26.03.01	SLR	FOR PLANNING
03			
04			

DRAWN BY:

STEVE ROSSITER

SCALE:

1 : 400

DRAWING:

SITE PLAN

PROJECT NUMBER:

2026-004

SHEET NUMBER:

SP 1.0

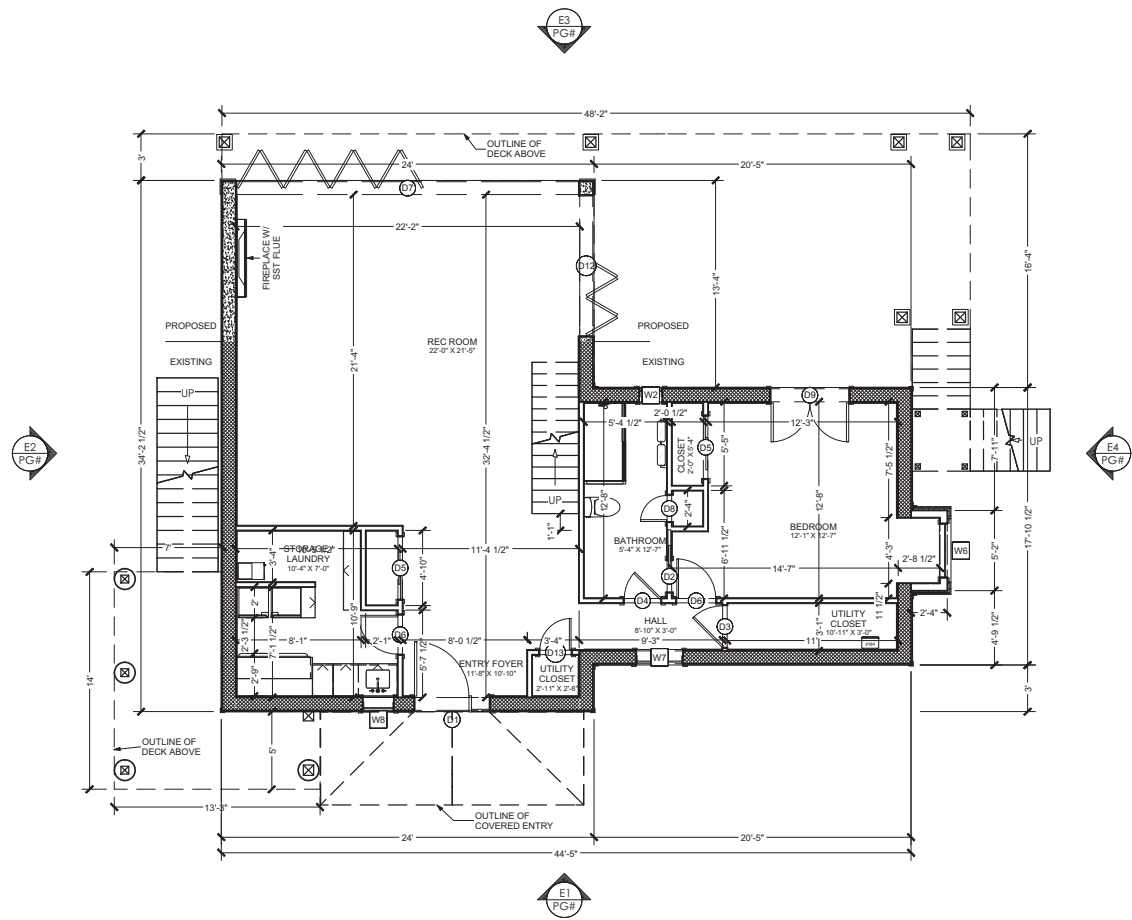
SP

SP-1.0.

SITE PLAN AND ZONING ANALYSIS

MUSKOKA LAKES

FLOOR PLANS



P1
A - 1.0.

FLOOR PLAN: BASEMENT
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



CONTACT INFORMATION:
Name: Bobbi Leppington
Phone: 705-321-8916
Email: designbybobbi@gmail.com
Location: 379 Regent Street, Orillia, ON. L3V 4E1

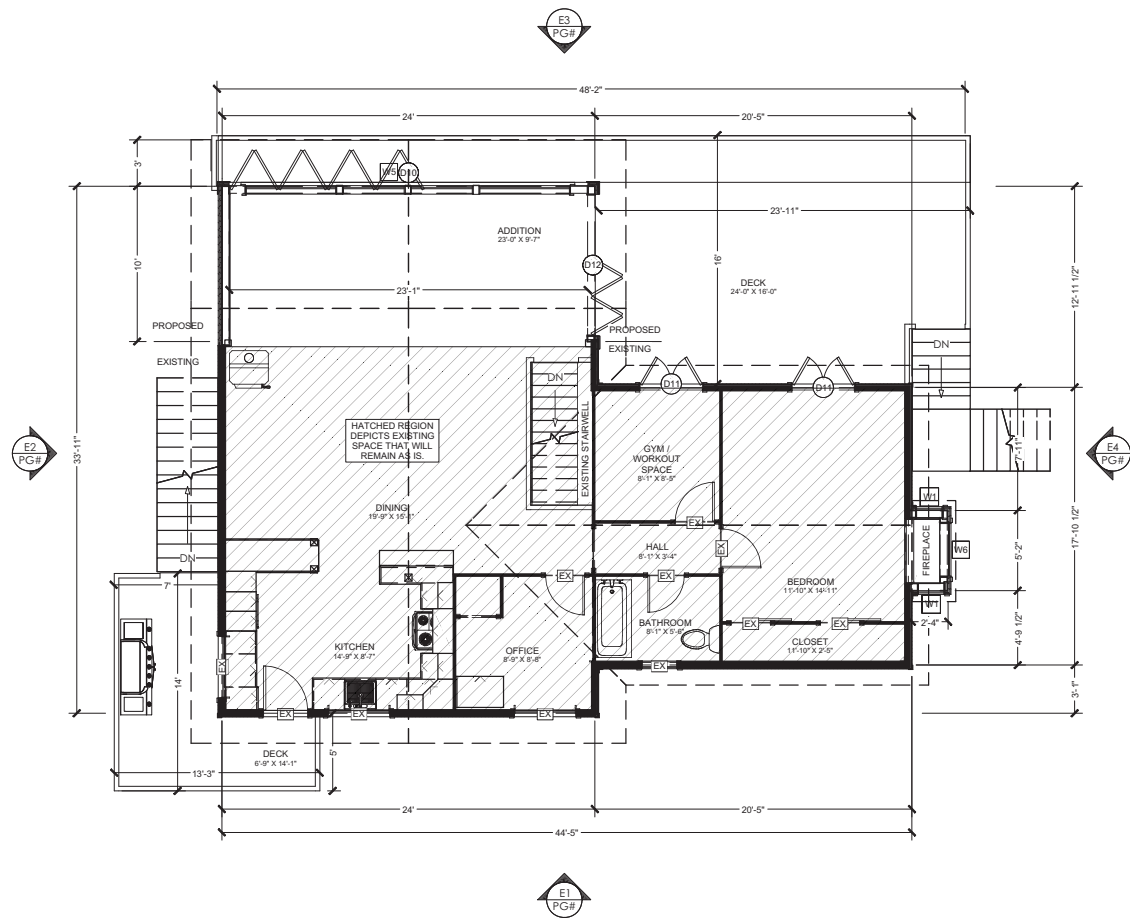
PROJECT INFORMATION:
Name: Nick & Linda Melnychuk
Phone:
Email:
Location: 1017 Lionel Avenue Bala, ON Muskoka Lakes

PROJECT DESCRIPTION:
ADDITION / RENO
DRAWING TITLE:
BASEMENT FLOOR PLAN

DRAWN BY:
Kyle Mulholland
DESIGNER CONTACT INFORMATION:
kyle@designbybobbi.com

DATE: 2026-04-02
PROJECT NUMBER: 2026 -004
SHEET NUMBER: A - 1.0.

FLOOR PLANS



P1
A - 1.1.

FLOOR PLAN: MAIN
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



CONTACT INFORMATION:

Name: Bobbi Leppington
Phone: 705-321-8916
Email: designbybobbi@gmail.com
Location: 379 Regent Street, Orillia, ON. L3V 4E1

PROJECT INFORMATION:

Name: Nick & Linda Melnychuk
Phone:
Email:
Location: 1017 Lionel Avenue Bala, ON Muskoka Lakes

PROJECT DESCRIPTION:

ADDITION / RENO
DRAWING TITLE:
MAIN FLOOR PLAN

DRAWN BY:

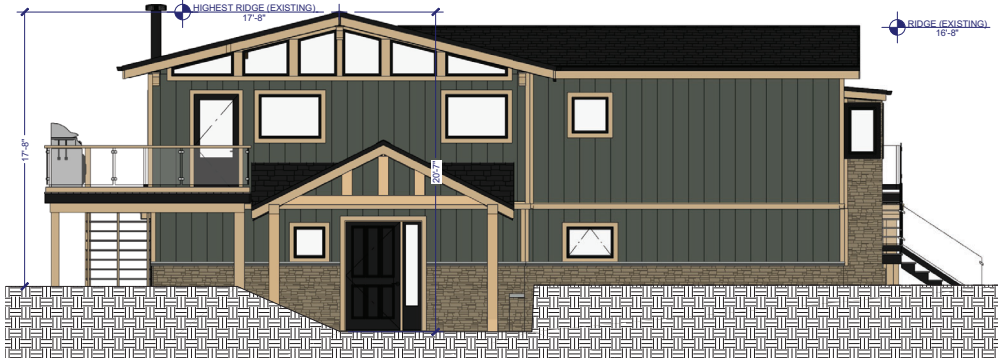
Kyle Mulholland
DESIGNER CONTACT INFORMATION:
kyle@designbybobbi.com

DATE: 2026-04-02

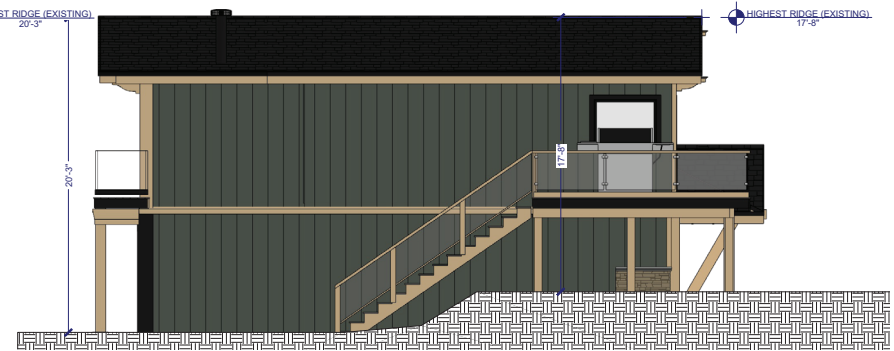
PROJECT NUMBER: 2026 -004

SHEET NUMBER: A - 1.1.

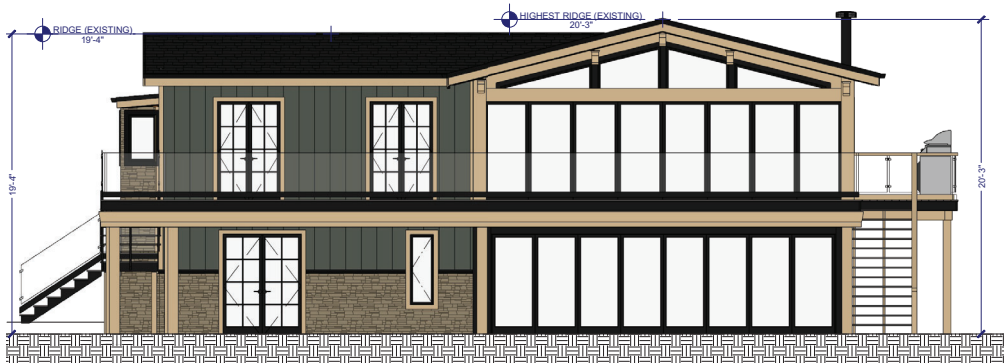
ELEVATIONS



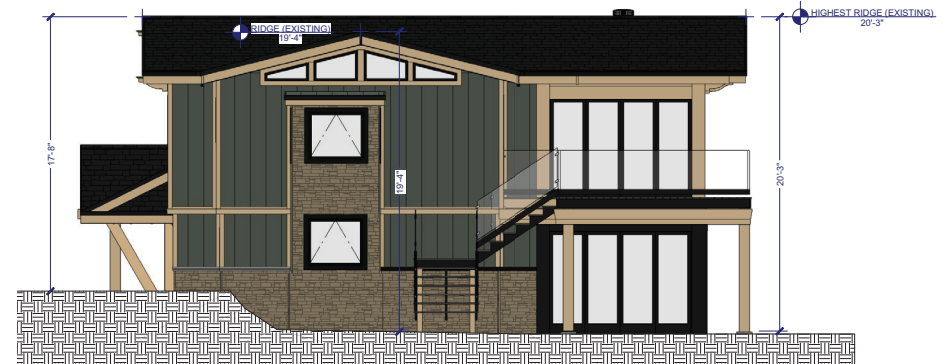
E1
A - 2.0.
ROAD SIDE ELEVATION
SCALE: 1/8" = 1'-0"



E2
A - 2.0.
SIDE YARD ELEVATION
SCALE: 1/8" = 1'-0"



E3
A - 2.0.
LAKE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



E4
A - 2.0.
SIDE YARD ELEVATION
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington
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Email: designbybobbi@gmail.com
Location: 379 Regent Street, Orillia, ON. L3V 4E1

PROJECT INFORMATION:

Name: Nick & Linda Melnychuk
Phone:
Email:
Location: 1017 Lionel Avenue Bala, ON Muskoka Lakes

PROJECT DESCRIPTION:

ADDITION / RENO
DRAWING TITLE:
ELEVATIONS

DRAWN BY:

Kyle Mulholland

DESIGNER CONTACT INFORMATION:

kyle@designbybobbi.com

DATE: 2026-04-02

PROJECT NUMBER: 2026-004

SHEET NUMBER: A - 2.0.



NOT TO SCALE

ROAD SIDE RENDERING

FOR INFORMATIONAL PURPOSES ONLY



Design By Bobbi

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Location: 379 Regent Street, Orillia, ON. L3V 4E1

PROJECT INFORMATION:

Name: Nick & Linda Melnychuk
Phone:
Email:
Location: 1017 Lionel Avenue Bala, ON Muskoka Lakes

PROJECT DESCRIPTION:

ADDITION / RENO

DRAWING TITLE:

EXT. RENDERING

DRAWN BY:

Kyle Mulholland

DESIGNER CONTACT INFORMATION:

kyle@designbybobbii.com

DATE: 2026-04-02

PROJECT NUMBER: 2026 -004

SHEET NUMBER: A - 3.0.

PROJECT DESCRIPTION:

FOR INFORMATIONAL PURPOSES ONLY

THIS PROJECT INVOLVES THE CONSTRUCTION OF AN ADDITION TO AN EXISTING COTTAGE. THE PROPOSED ADDITION WILL INVOLVED THE CONSTRUCTION AND NEW ROAD SIDE ENTRY AND COVERED DECK. ON THE WATER FACING SIDE A 10' ADDITION WILL BE CONSTRUCTED TO INCREASE THE SIZE OF THE MAIN LIVING SPACE THAT PROVIDES ACCESS TO A NEW DECK THAT SPANS THE WIDTH OF THE COTTAGE. LASTLY THE BASEMENT WILL BE RENOVATED TO CREATE A NEW ENTRY, LAUNDRY ROOM, BEDROOM, BATHROOM AND STORAGE ROOM.



CONTACT INFORMATION:

Name: Bobbi Leppington
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Location: 379 Regent Street, Orillia, ON. L3V 4E1

PROJECT INFORMATION:

Name: Nick & Linda Melnychuk
Phone:
Email:
Location: 1017 Lionel Avenue Bala, ON Muskoka Lakes

PROJECT DESCRIPTION:

ADDITION / RENO
DRAWING TITLE: NOT TO SCALE
COVER PAGE

DRAWN BY:

Kyle Mulholland
DESIGNER CONTACT INFORMATION:
kyle@designbybobbi.com

DATE: 2026-04-02

PROJECT NUMBER: 2026 -004

SHEET NUMBER: A - 1.0.