

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-38/25

Roll No.: 6-18-104

Owners:	Lisa & Steven Creces, 1214 Dingman Drive, London, ON, N6N 1G7		
Address & Description:	1246 Dudley Road, Unit #7 Lot 16, Concession C, Lot 13, Plan M-29, Parts 5 and 22, Plan BR-139, (Medora)		
Zoning:	Waterfront Residential (WR1)	Lake Muskoka (Category 1)	Schedule: 41
Hearing Date: Monday, August 11th, 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 one storey boathouse with a roof top sundeck and a garage. The applicants also propose to recognize an existing screened porch at a reduced front yard setback. Please note that Minor Variance Application A-79/09 (LEIER) was approved by Committee of Adjustment in November 2009, granting a variance necessary to recognize an as-built screened porch addition. The property has since been surveyed and the screened porch is within the setback approved through Application A-79/09. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.6	Maximum Permitted Lot Coverage (Entire Lot)	10% (2,600 sq. ft.)	11% (2,860 sq. ft.)	1% (260 sq. ft.)	Construct a One Storey Boathouse and Garage
B	4.1.3.6	Maximum Permitted Lot Coverage (Within 200 feet)	10% (2,017 sq. ft.)	10.8% (2,188 sq. ft.)	.8% (171 sq. ft.)	



Notice of Hearing
A-38/25, Creces

	4.1.7	Minimum Required Side Yard Setback for a One Storey Boathouse with Rooftop Sundeck	45 ft.	32 ft.	13 ft.	Construct a One Storey Boathouse with Roof Top Sundeck
	4.1.3.5	Minimum Required Front Yard Setback	37 ft.	24 ft.	13 ft.	Recognize an As-built Screened In Porch

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: **August 6th, 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.

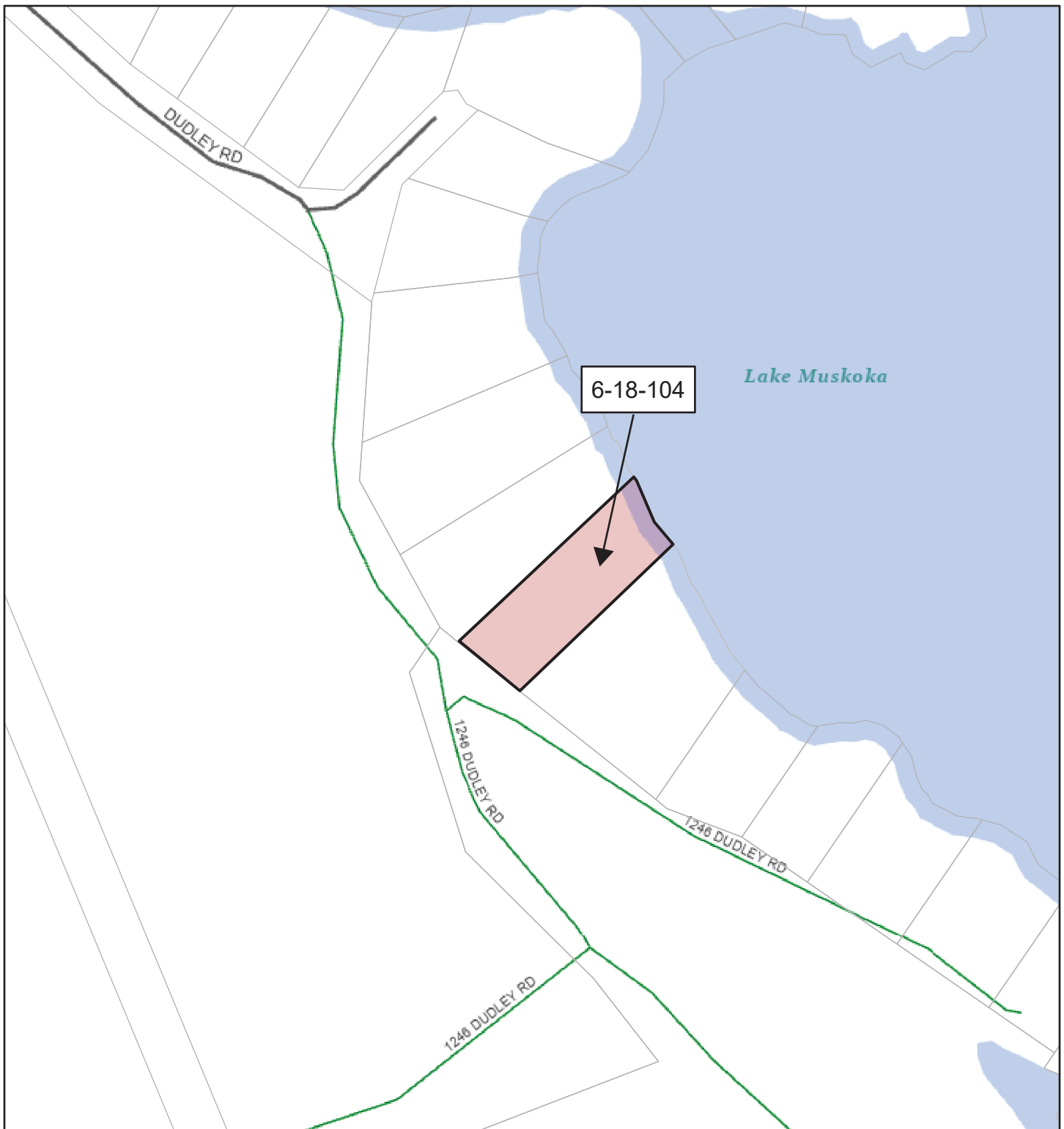
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 25th day of July, 2025.

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

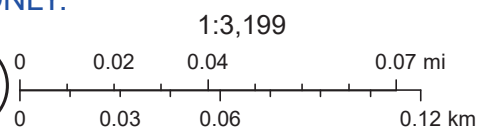


Key Map, A-38/25 (CRECES)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

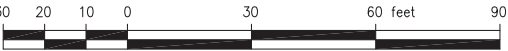
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|--------------|-----------------------|-----------------|------------|
| | Parcel: Assessment | | Private |
| | District Municipality | | Stream |
| | Area Municipality | | Waterbody |
| | Geographic Township | | Major Lake |
| Road Network | | World_Hillshade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



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

PART OF LOT 16, CONCESSION C
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 30'

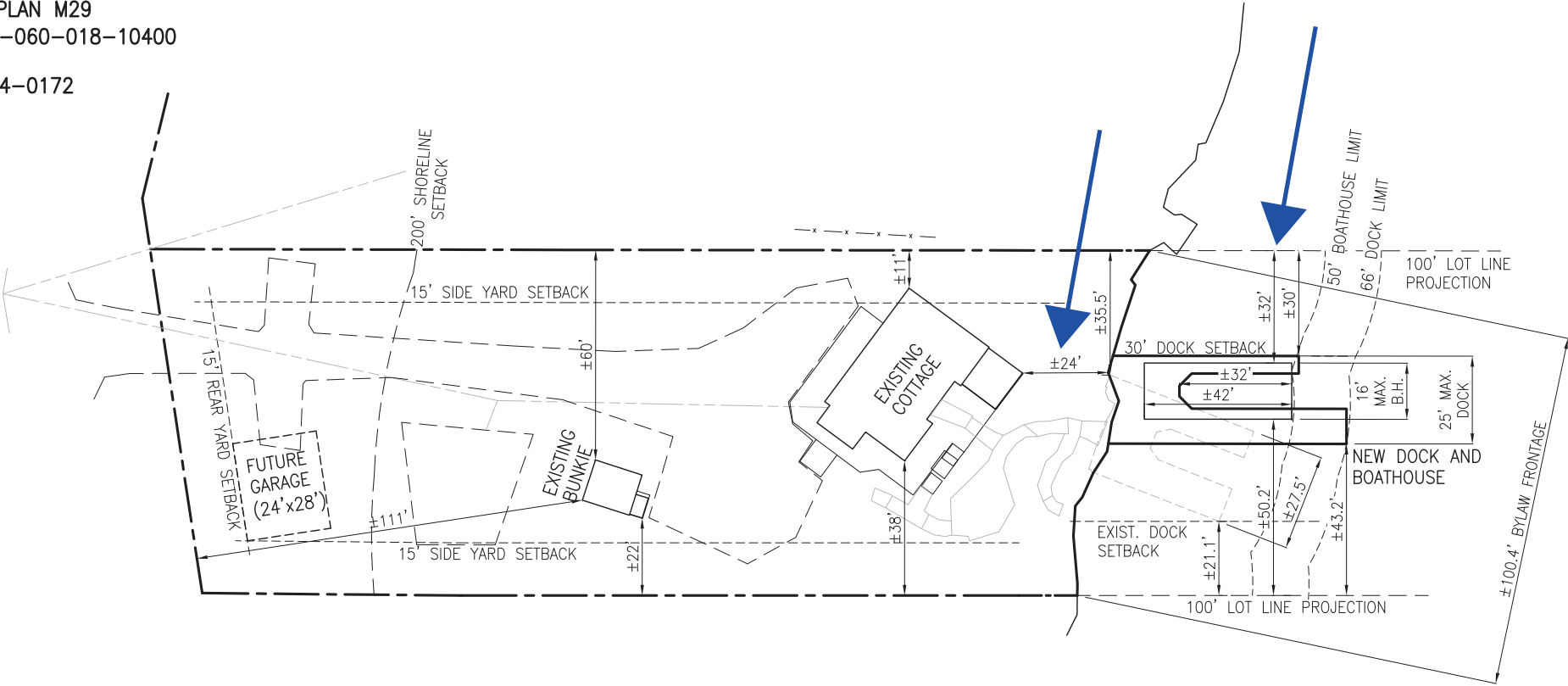


STEVE CRECES PROPERTY
1246 DUDLEY ROAD UNIT #7
LOT 13 OF PLAN M29
Roll#: 4453-060-018-10400
Zoning: WR1
PIN: 48154-0172

AREA ANALYSIS

TOTAL SITE AREA:	26006 S.F.	0.597 Ac.
LOT AREA WITHIN 200' OF SHORE	20174 S.F.	0.463 Ac.
COTTAGE COVERAGE AREA:	1347 S.F.	
EXISTING BUNKIE COVERAGE AREA:	169 S.F.	
NEW BOATHOUSE COVERAGE AREA:	672 S.F.	
LOT COVERAGE WITHIN 200' OF SHORE:	2188 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:	10.8%	
FUTURE GARAGE COVERAGE AREA:	672 S.F.	
TOTAL LOT COVERAGE:	2860 S.F.	
PERCENT COVERAGE TOTAL LOT:	11.0%	

SITE PLAN



NOT TO SCALE

PROPOSED DEVELOPMENT