

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-63/25

Roll No.: 6-2-001

Owners:	Shelia & David Domanski, 24 Centre Street West, Whitby, ON, L1M 1C1		
Address & Description:	1276 East Bay Road, Unit #3 Part of Lot 22, Concession 4, Parts 1 and 2, Plan 35R-21486, (Wood)		
Zoning:	Waterfront Residential – No Constraints (WR1)	Lake Muskoka (Category 1 Lake)	Schedule: 42
Hearing Date: Monday, December 8th, 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 new two-storey dwelling with attached sundecks. The proposed dwelling measures 28 ft. in height within 50 ft. of the high-water mark. The applicant has recently demolished a one-storey dwelling. 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 & 4.1.3.7	Maximum Permitted Lot Coverage Entire Lot & Within 200 ft. of HWM	10% (1,960.2 sq. ft)	10.9% (2,145.2 sq. ft)	0.9% (185 sq. ft)	Construct a New Two-Storey Dwelling
B	4.1.3 & 4.1.3.5	Minimum Required Front Yard Setback (Two-Storey Dwelling)	50 ft.	37 ft.	13 ft.	Construct a Two-Storey Dwelling Measuring 28 ft. in Height



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
						Within 50 ft. of the High-Water Mark
C	4.1.4. iv.	Minimum Required Front Yard Setback (First-Storey Sundeck)	50 ft.	30 ft.	20 ft.	Construct a New Sundeck on the First-Storey of the Dwelling
D	4.1.4. iv.	Minimum Required Front Yard Setback (Second-Storey Sundeck)	50 ft.	45 ft.	5 ft.	Construct a New Sundeck on the Second-Storey of the Dwelling
E	4.1.3	Minimum Required Rear Yard Setback (Pergola)	15 ft.	13 ft.	2 ft.	Construct a Two-Storey Dwelling

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: **December 3, 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 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.

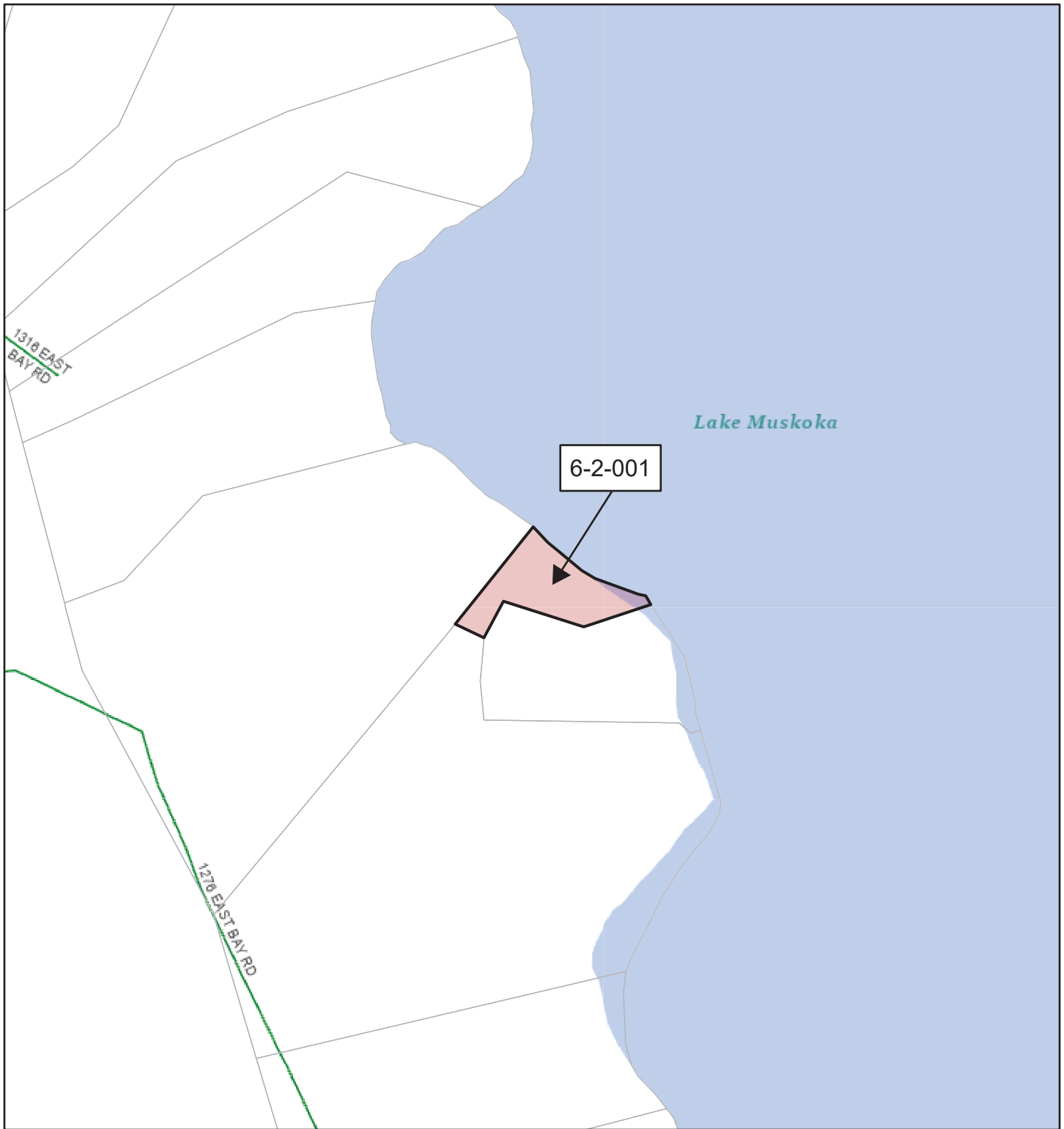
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

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

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

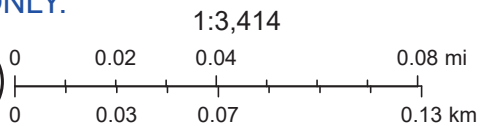


KEY MAP, A-63/25 (DOMANSKI)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

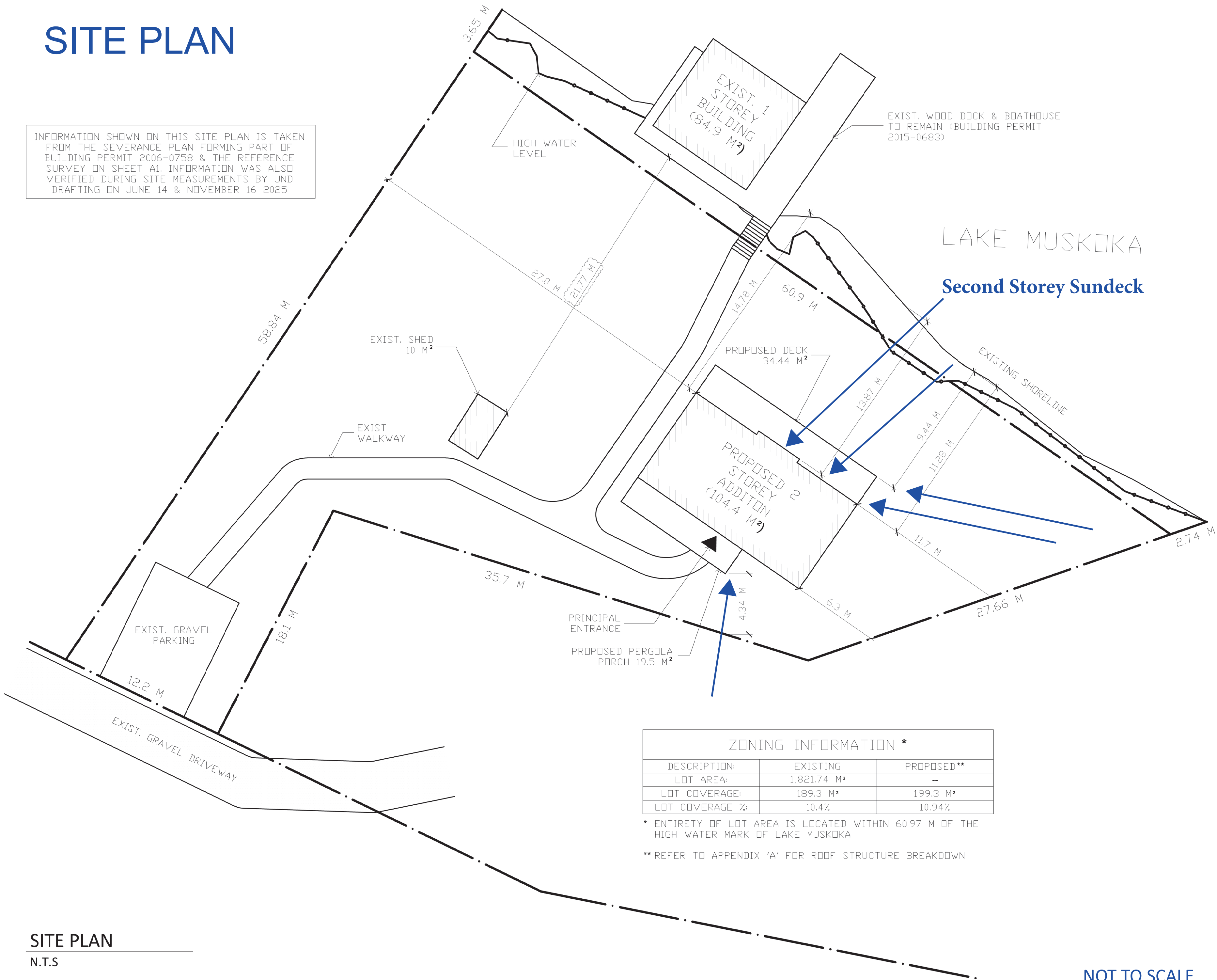
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|---------------------|-----------------------|--|-----------------|
| | Parcel: Assessment | | Stream |
| | District Municipality | | Waterbody |
| | Area Municipality | | Major Lake |
| | Geographic Township | | World_Hillshade |
| Road Network |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



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

SITE PLAN

INFORMATION SHOWN ON THIS SITE PLAN IS TAKEN FROM THE SEVERANCE PLAN FORMING PART OF BUILDING PERMIT 2006-0758 & THE REFERENCE SURVEY ON SHEET A1. INFORMATION WAS ALSO VERIFIED DURING SITE MEASUREMENTS BY JND DRAFTING ON JUNE 14 & NOVEMBER 16 2025



ZONING INFORMATION *		
DESCRIPTION:	EXISTING	PROPOSED**
LOT AREA:	1,821.74 M²	--
LOT COVERAGE:	189.3 M²	199.3 M²
LOT COVERAGE %:	10.4%	10.94%

* ENTIRETY OF LOT AREA IS LOCATED WITHIN 60.97 M OF THE HIGH WATER MARK OF LAKE MUSKOKA

** REFER TO APPENDIX 'A' FOR ROOF STRUCTURE BREAKDOWN

SITE PLAN

N.T.S

NOT TO SCALE

NOTES:	DATE:
COMMITTEE OF ADJUSTMENT	7/28/25
COMMITTEE OF ADJUSTMENT	11/06/25
COMMITTEE OF ADJUSTMENT	11/10/25
COMMITTEE OF ADJUSTMENT	11/11/25
COMMITTEE OF ADJUSTMENT	11/12/25
COMMITTEE OF ADJUSTMENT	11/17/25



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.

J. DOMANSKI	47122
NAME	SIGNATURE BCIN

PROJECT:

DOMANSKI COTTAGE REBUILD

ADDRESS: 1276 EAST BAY RD., LOT 3 TORRANCE, ON	
DRAWN BY: JD	BCIN: 47122
DRAWING: SITE PLAN	
SHEET NO.	

A2

Appendix 'A'

Lot Coverage Calculations

1276 East Bay Rd., Lot 3

Torrance, ON

Total Lot Area = 1821.74 m²

Lot Coverage Calculations		
Roof Structure	Existing (m ²)	Proposed (m ²)
Cottage	104.4	104.4*
Boathouse	84.9	84.9
Shed	--	10.0**
Lot Coverage (Area)	189.3	199.3
Lot Coverage (%)	10.4%	10.94 %

*Proposed second floor exterior balcony excluded from calculation (no roof).

** Constructed after Building Permit 2015-0683 was issued.

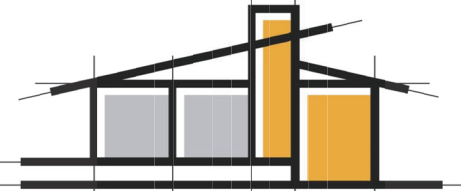
FOR INFORMATIONAL PURPOSES ONLY

ELEVATIONS




WEST ELEVATION (REAR)
N.T.S

NOTES:	DATE:
COMMITTEE OF ADJUSTMENT	7/28/25
COMMITTEE OF ADJUSTMENT	11/06/25
COMMITTEE OF ADJUSTMENT	11/12/25



JND DRAFTING

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.

J. DOMANSKI		47122
NAME	SIGNATURE	BCIN

PROJECT:

DOMANSKI COTTAGE REBUILD

ADDRESS: 1276 EAST BAY RD., LOT 3
TORRANCE, ON

DRAWN BY: JD	BCIN: 47122
-----------------	----------------

DRAWING: ELEVATIONS

SHEET NO. **A8**

ELEVATIONS



EAST ELEVATION (FRONT)
N.T.S

FOR INFORMATIONAL PURPOSES ONLY

NOTES:	DATE:
COMMITTEE OF ADJUSTMENT	7/28/25
COMMITTEE OF ADJUSTMENT	11/06/25



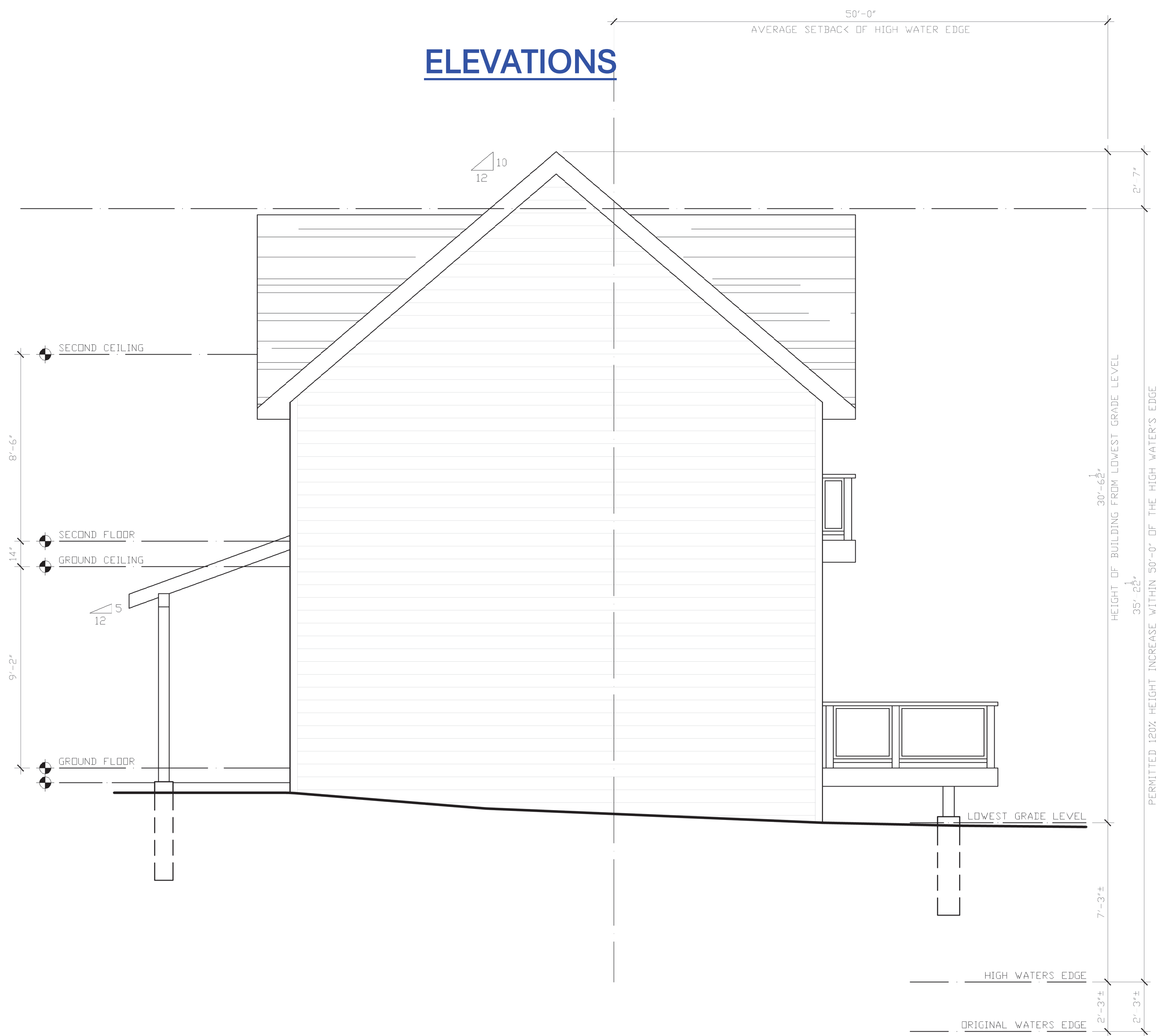
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J. DOMANSKI		47122
NAME	SIGNATURE	BCIN

PROJECT:
DOMANSKI COTTAGE REBUILD

ADDRESS:	1276 EAST BAY RD., LOT 3 TORRANCE, ON
DRAWN BY:	BCIN:
JD	47122
DRAWING:	ELEVATIONS
SHEET NO.	A9

ELEVATIONS



SOUTH ELEVATION
N.T.S

FOR INFORMATIONAL PURPOSES ONLY

NOTES:	DATE:
COMMITTEE OF ADJUSTMENT	7/28/25
COMMITTEE OF ADJUSTMENT	11/06/25
COMMITTEE OF ADJUSTMENT	11/11/25
COMMITTEE OF ADJUSTMENT	11/12/25



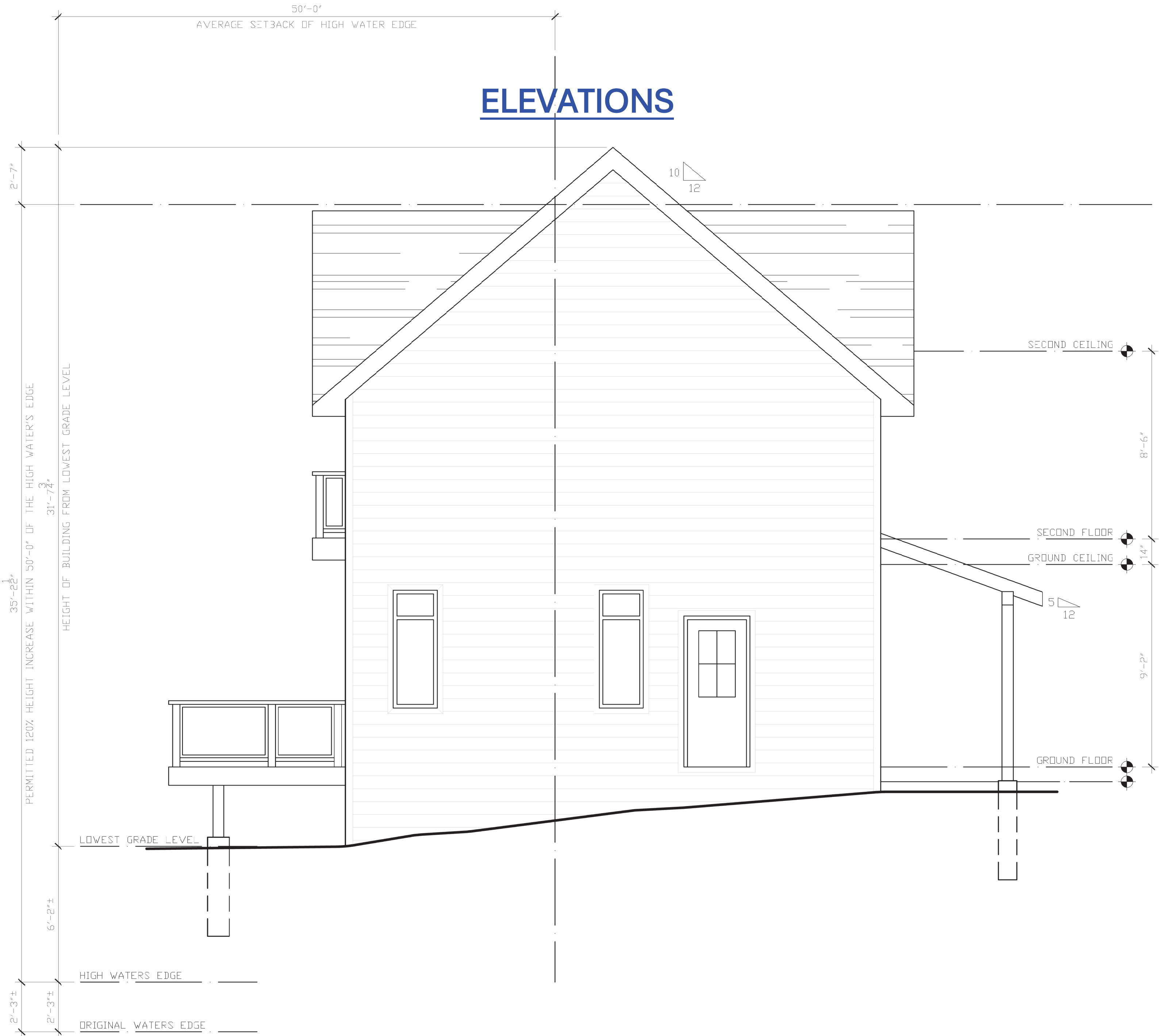
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J. DOMANSKI		47122
NAME	SIGNATURE	BCIN

PROJECT:	
DOMANSKI COTTAGE REBUILD	

ADDRESS: 1276 EAST BAY RD., LOT 3 TORRANCE, ON	
DRAWN BY: JD	BCIN: 47122
DRAWING: ELEVATIONS	
SHEET NO.	

A10



ELEVATIONS

NORTH ELEVATION
N.T.S

FOR INFORMATIONAL PURPOSES ONLY

NOTES:	DATE:
COMMITTEE OF ADJUSTMENT	7/28/25
COMMITTEE OF ADJUSTMENT	11/06/25
COMMITTEE OF ADJUSTMENT	11/11/25
COMMITTEE OF ADJUSTMENT	11/12/25



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J. DOMANSKI		47122
NAME	SIGNATURE	BCIN

PROJECT:	
DOMANSKI COTTAGE REBUILD	
ADDRESS: 1276 EAST BAY RD., LOT 3 TORRANCE, ON	
DRAWN BY: JD	BCIN: 47122
DRAWING: ELEVATIONS	
SHEET NO. A11	