

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-59/25
Roll No.: 4-15-019-02

Owners:	Robert & Marilyn Clarke, 2 Bruce Wilson Drive, Port Carling, ON, P0B 1J0		
Address & Description:	1029 Oak Bank Point Road Lot 28 and 29, Concession 10, Lot 3, Plan M531, Part 1, Plan 35R-10637, (Medora)		
Zoning:	Waterfront Residential (WR5)	Lake Rosseau (Category 1)	Schedule: 21
Hearing Date: Monday, January, 12th, 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.

Explanation of the Purpose and Effect:

The applicants propose to construct a two storey detached garage, tennis storage building, gazebo and swim 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 Lot Coverage (Entire Lot)	10% (9,347.8 sq. ft.)	10.7% (9,980 sq. ft.)	0.7% (632.2 sq. ft.)	Construct Detached Two Storey Garage, Gazebo & Tennis Storage Building
B	4.1.3 & 4.1.3.7	Maximum Lot Coverage (Within 200 ft. of High Water Mark)	10% (9,073 sq. ft.)	11% (9,980 sq. ft.)	1% (907 sq. ft.)	
C	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width	75 ft.	93.5 ft.	18.5 ft.	Construct a Swim Dock

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: January 7, 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.

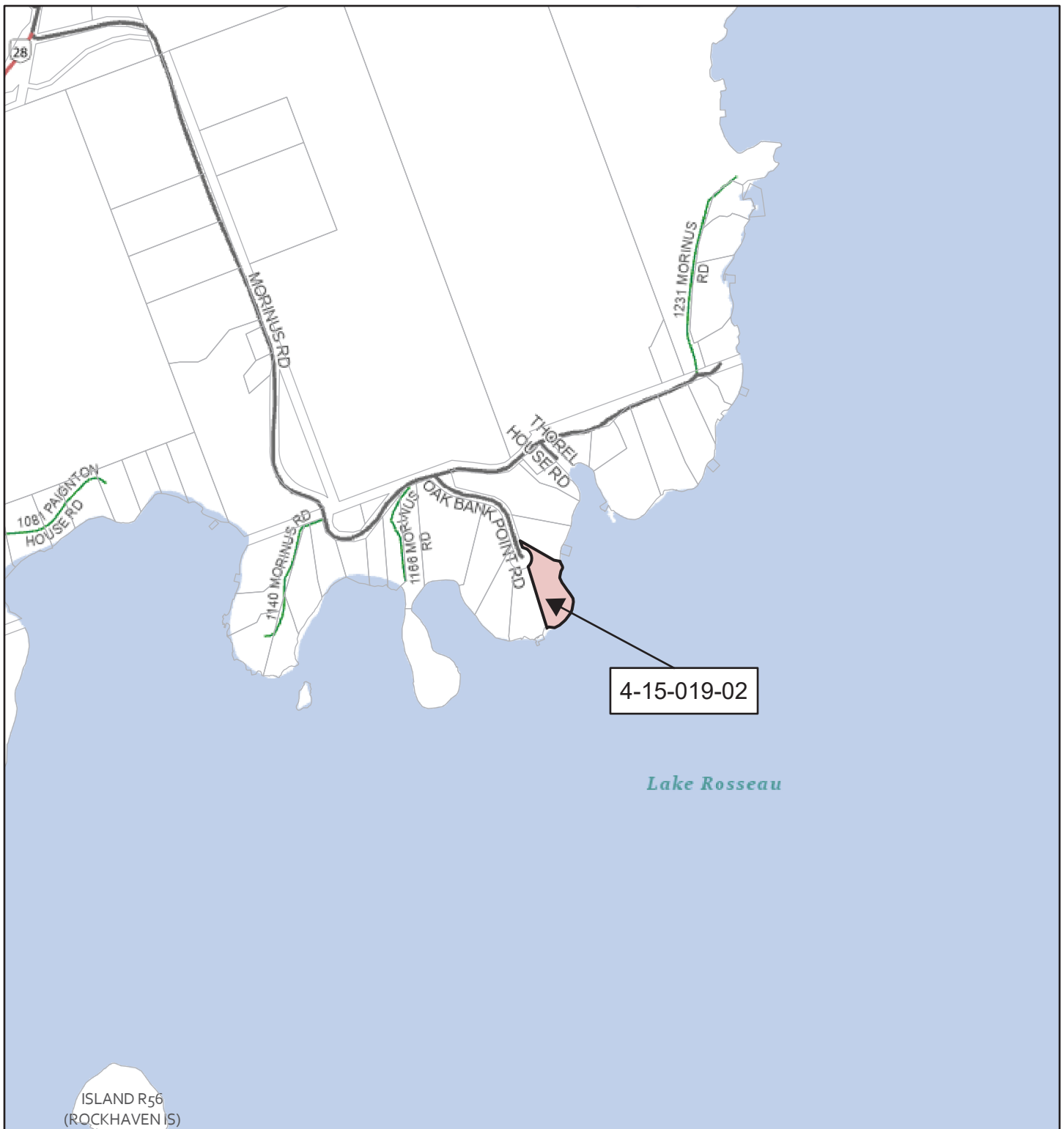
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 10th day of December, 2025.

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



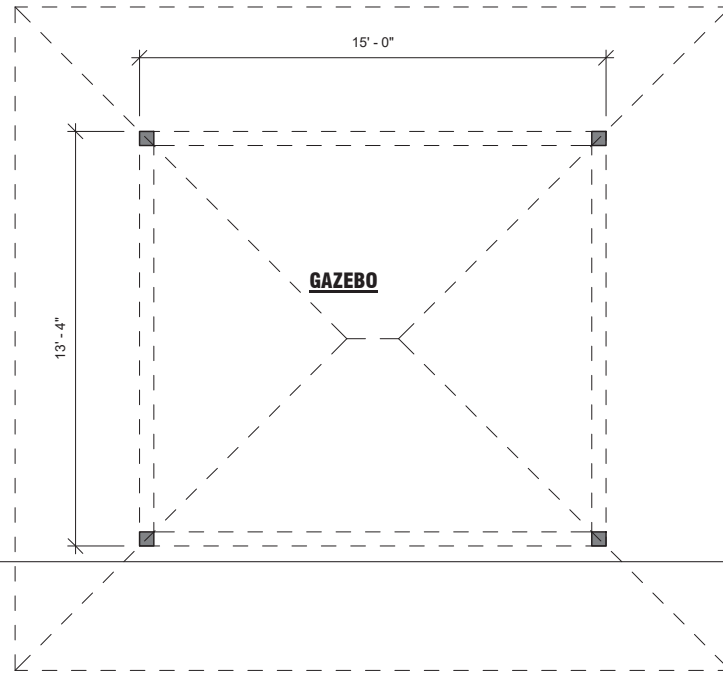
KEY MAP, A-59/25 (CLARKE)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

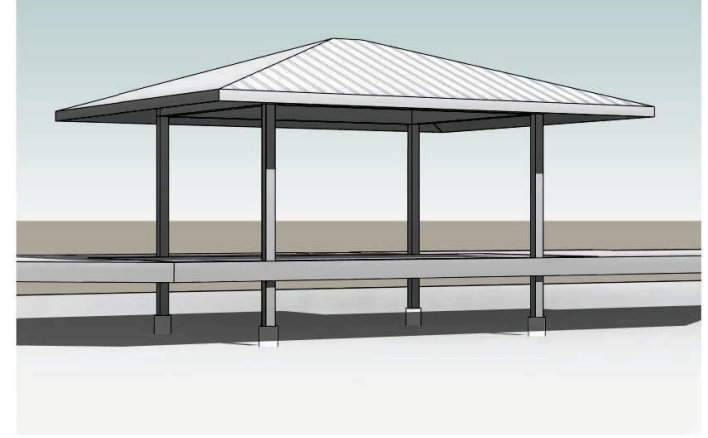


GAZEBO FLOOR PLAN & ELEVATION

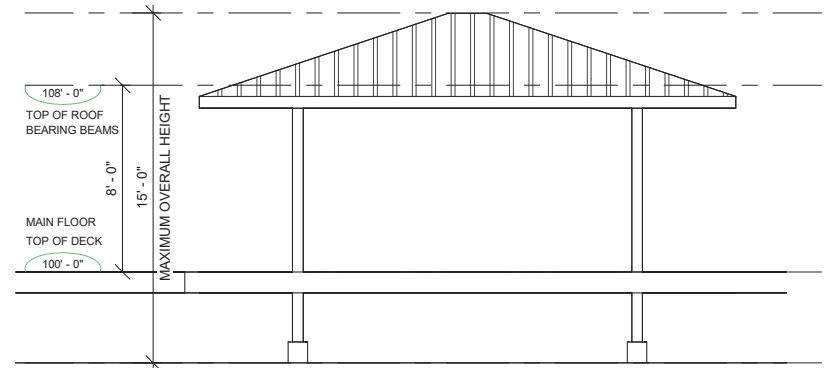


1 OPEN DECK FLOOR PLAN
A1 1/4" = 1'-0"

OPEN DECK



2 FRONT LEFT
A1

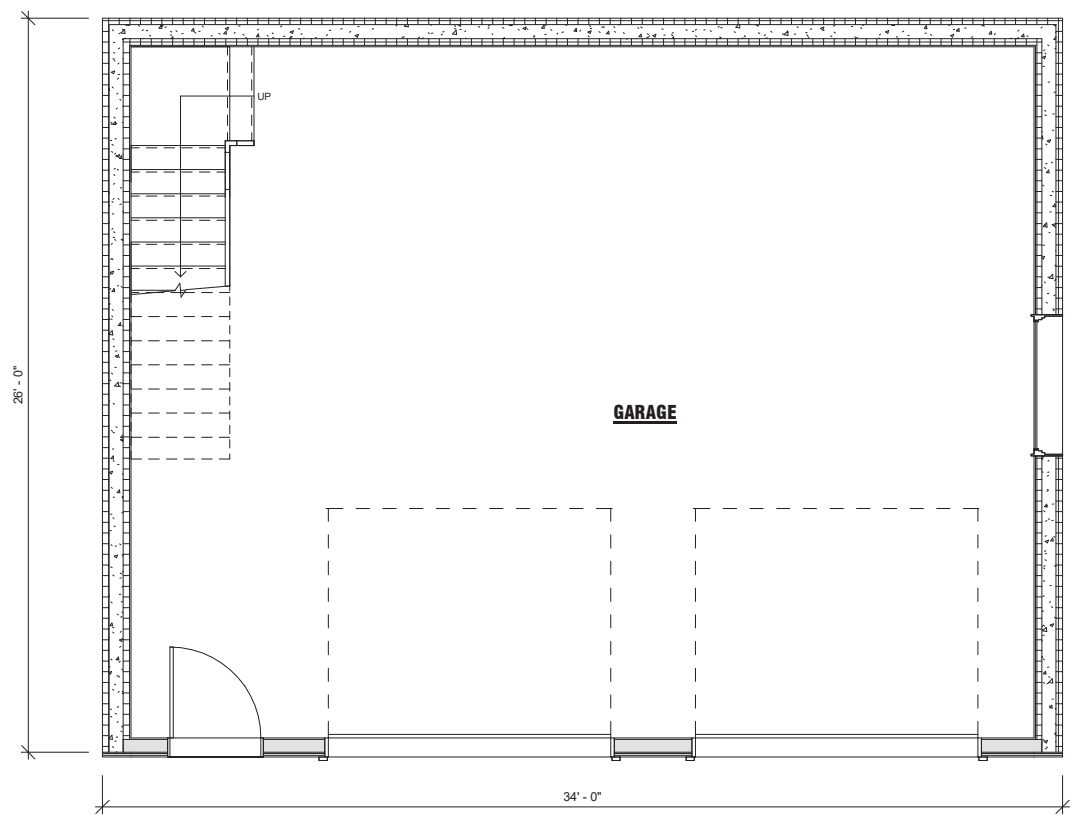


3 FRONT ELEVATION
A1 3/16" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

GARAGE FLOOR PLAN



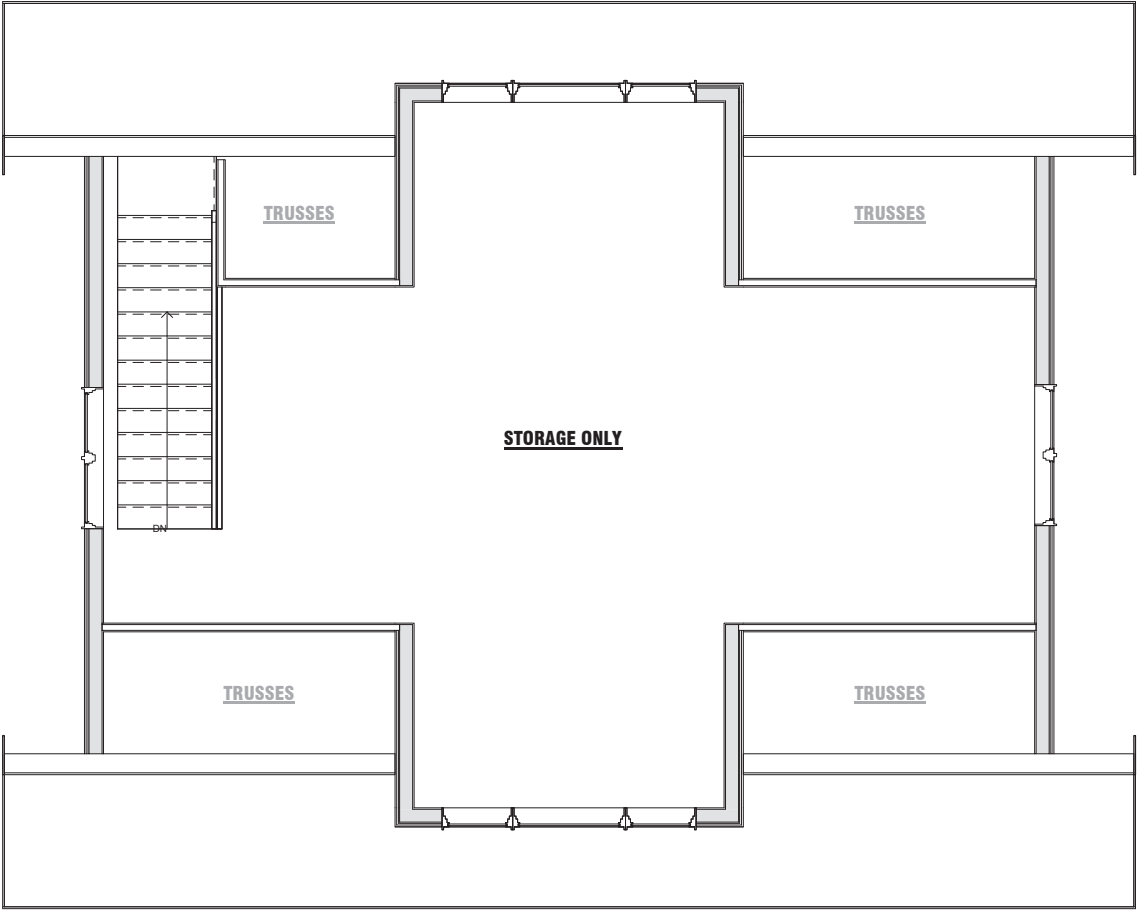
MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

**GARAGE UPPER
FLOOR PLAN**



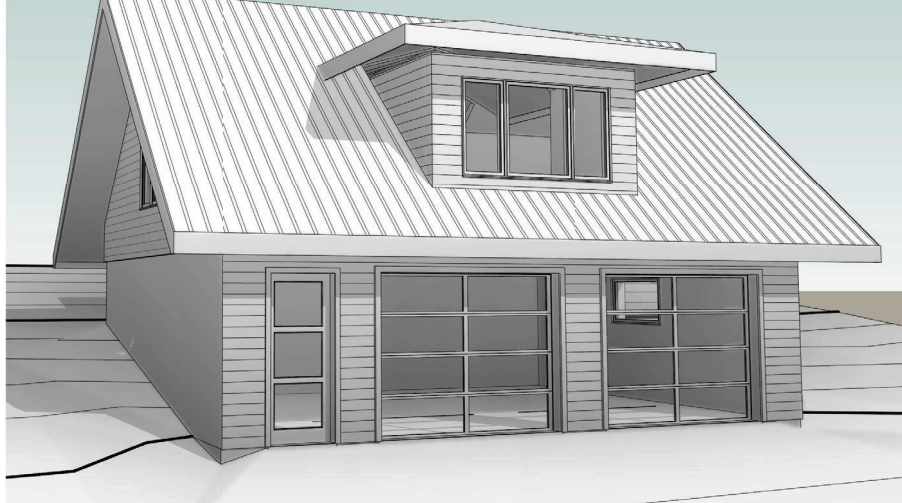
UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

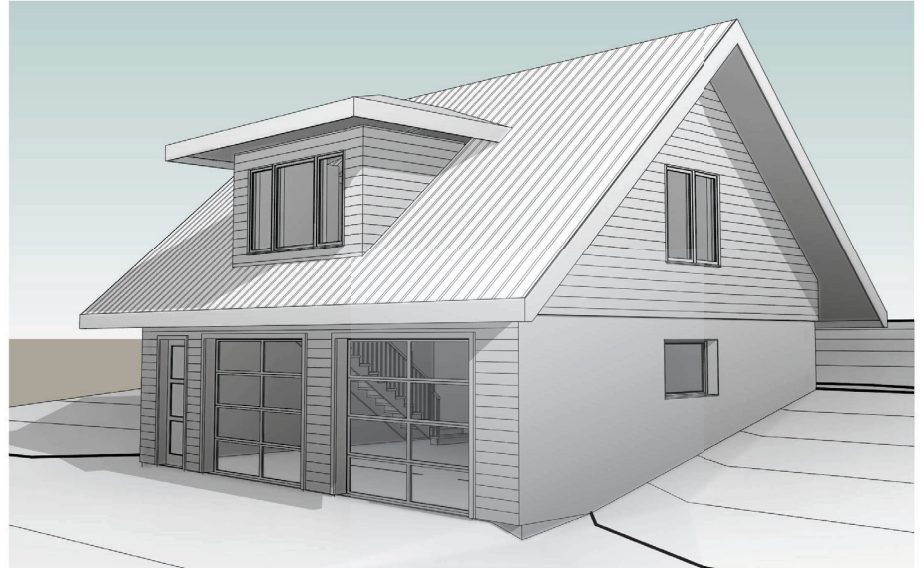
NOT TO SCALE

GARAGE DRAWINGS & ELEVATION



1 FRONT LEFT
SK3

NOT TO SCALE



2 FRONT RIGHT
SK3



3 REAR LEFT
SK3

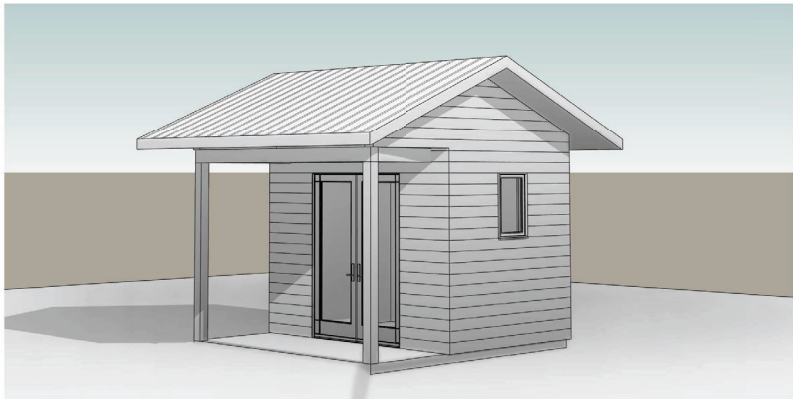


4 FRONT ELEVATION
SK3
1/8" = 1'-0"

MUSKOKA LUMBER
Oak Bank Point Garage
2025-12-02 10:07:38 AM

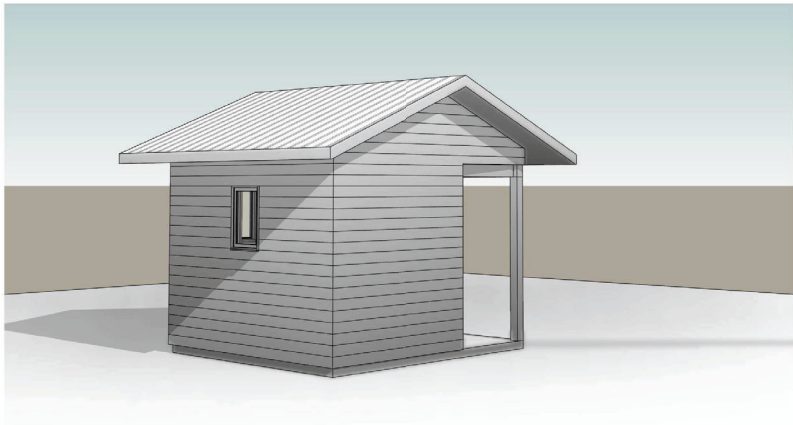
FOR INFORMATIONAL PURPOSES ONLY

TENNIS STORAGE BUILDING FLOOR PLAN & ELEVATION

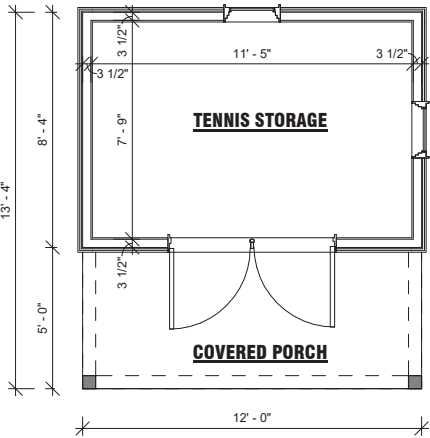


2 FRONT RIGHT
1 NOT TO SCALE

NOT TO SCALE



3 REAR LEFT
1 NOT TO SCALE



1 MAIN FLOOR PLAN
1 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY