



1 Bailey Street
Port Carling, ON P0B 1J0

E: 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-14/26
Roll No.: 2-24-070

Owner:	Christopher Clapperton
Address:	1117 Purdy Road, Unit #15
Description:	Part of Lots 31 and 32, Concession 9, Parts 9, 11, 12, 14, 17 to 21, and 26, Plan 35R-24941, (Watt)
Zoning:	Waterfront Residential - No Constraints (WR1-7), Waterfront Residential - Steep Slopes and/or Narrow Waterbody (WR5-7) & Open Space - Private (OS2) Lake Rosseau (Category 1 Lake) Schedule: 22

Hearing Date: Monday, June 8th, 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 applicant proposes to construct a dock (accessory use) prior to construction of a dwelling (main use) on a property that is not water-access only. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed
A	3.5.1 & 4.1.2	Construction Sequence	Establishment of a Main Use Prior to an Accessory Use	Construct a Dock Prior to the Establishment of a Main Building (Dwelling)

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 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: **June 3, 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.

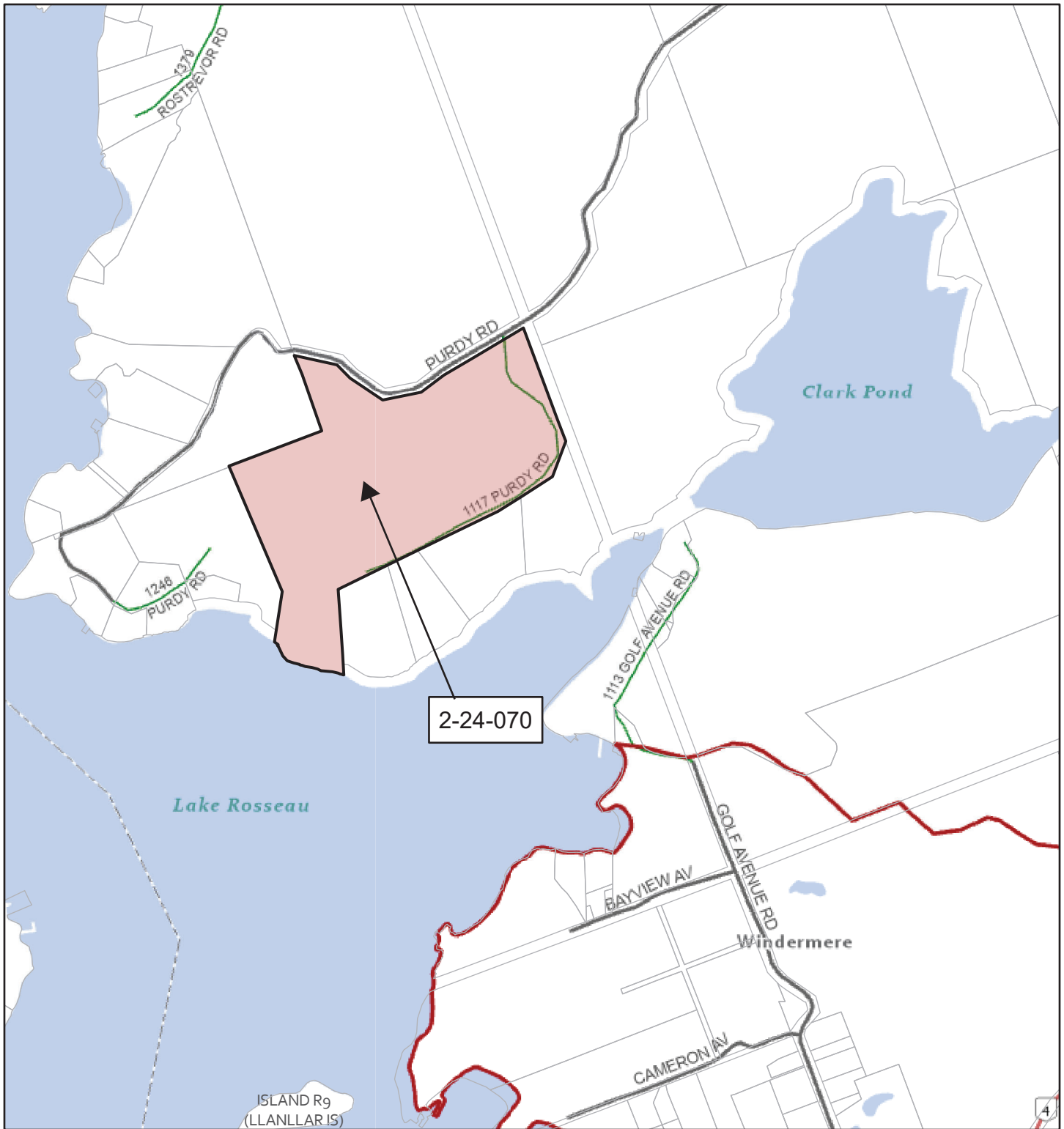
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 21st day of May, 2026.

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



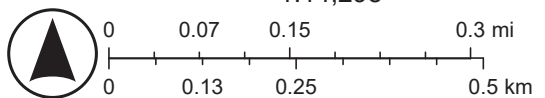
KEY MAP, (A-14/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:14,298

- | | | |
|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | District | Waterbody |
| Area Municipality | Township | Major Lake |
| Geographic Township | Private | Canada_Hillshade |
| Settlement Areas | Wetland With Significance | World_Hillshade |
| Community | Evaluated-Provincial | |



Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

SITE PLAN LEGEND

- PROPERTIES**
- PROPERTY LINE - MAJOR
 - PROPERTY LINE - MINOR
 - PRIMARY CONTOUR
 - SECONDARY CONTOUR
 - SETBACKS
 - EASEMENTS
 - EXISTING STRUCTURES
 - TO BE DEMOLISHED
 - SUBJECT TO VARIANCE
- NEW**
- TP - TREE PROTECTION
 - O - EROSION CONTROL
 - X - FENCE
 - P - PLUMBING
 - E - ELECTRIC
 - G - GAS
 - W - WATER



- EXISTING STRUCTURES**
- EXISTING STRUCTURES
 - ADDITION
 - COVERED STRUCTURES
 - UNCOVERED STRUCTURES
 - OTHER
- NEW**
- WATER
 - DRIVEWAY
 - PERM. HARDSCAPE
 - NONPERM. HARDSCAPE
 - SOFTSCAPE

- MARKERS**
- SURVEY MONUMENT
 - PRIMARY ENTRANCE
 - FINISHED FLOOR ELEVATION
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - CRITICAL ELEVATION / A.G.

ZONING SUMMARY

ZONE:
FULL LOT: WR1-7, WR5-7, OS2
PROPOSED DEVELOPMENT ON: WR ZONES

WOLF #: 488000000
LEGAL DESC.: LOTS 31 & 32, COIN. P & 10

BYLAW: 2014-14
EXEMPTIONS:
87-1615, 87-1868

SITE STATISTICS

	METRIC (m)	IMPERIAL (ft)	
LOT AREA (TOTAL LOT)	180,724.47	1,945,523.03	44.67 ACRES
LOT AREA (W/IN ZONE OF SHORE)	8,363.50	90,004.90	2.07 ACRES
LOT FRONTAGE	138.07	452.98	

COVERAGE

USE COVERAGE			
MAX. ALLOWABLE COVERAGE			
TOTAL LOT	18,072.64	194,523.00	105(WR) 59(OS)
W/IN ZONE OF SHORE	836.59	9,004.96	105(WR) 59(OS)
BUILDABLE AREA PER SCHEDULE II BY-LAW 2014-137			
	19,385.34	208,642.12	

SETBACKS COVERAGE

TOTAL LOT	139.35	1,500.00	0.078%
W/IN ZONE OF SHORE	19.00	1.00	0%

PROPOSED COVERAGE

TOTAL LOT	487.07	7,395.63	0.38%
W/IN ZONE OF SHORE	12.07	14.74	
PROPOSED COVERAGE	547.22	5,993.63	6.55%
PROPOSED COVERAGE	147.72	684.41	

BYLAWS

	METRIC (m)	IMPERIAL (ft)
WR ZONE		
TYP. STRUCTURES		
MIN. FRONT YARD SETBACK	20.1	66
MIN. SIDE YARD SETBACK	4.6	15
MIN. REAR YARD SETBACK	4.6	15
MAX. HEIGHT	10.7	35

OS ZONE		
TYP. STRUCTURES		
MIN. FRONT YARD SETBACK	20.1	66
MIN. SIDE YARD SETBACK	9.1	30
MIN. REAR YARD SETBACK	9.1	30
MAX. HEIGHT	12.2	40

ROCKS		
MAX. LENGTH	20.1	66
MAX. CUMULATIVE WIDTH	22.9	75
MIN. SIDE YARD SETBACK	9.1	30

BOARDSHEDS		
MAX. LENGTH	15.2	50
MAX. CUM. WIDTH LOWER	22.9	72.48
MAX. CUM. WIDTH UPPER	17.94	58.89
MAX. HEIGHT	7.4	24
MIN. SIDE YARD 1 STOREY	9.1	30
MIN. SIDE YARD 2 STOREY	15.2	49

SHORELINE BUFFER		
MIN. BUFFER DEPTH	15.2	50

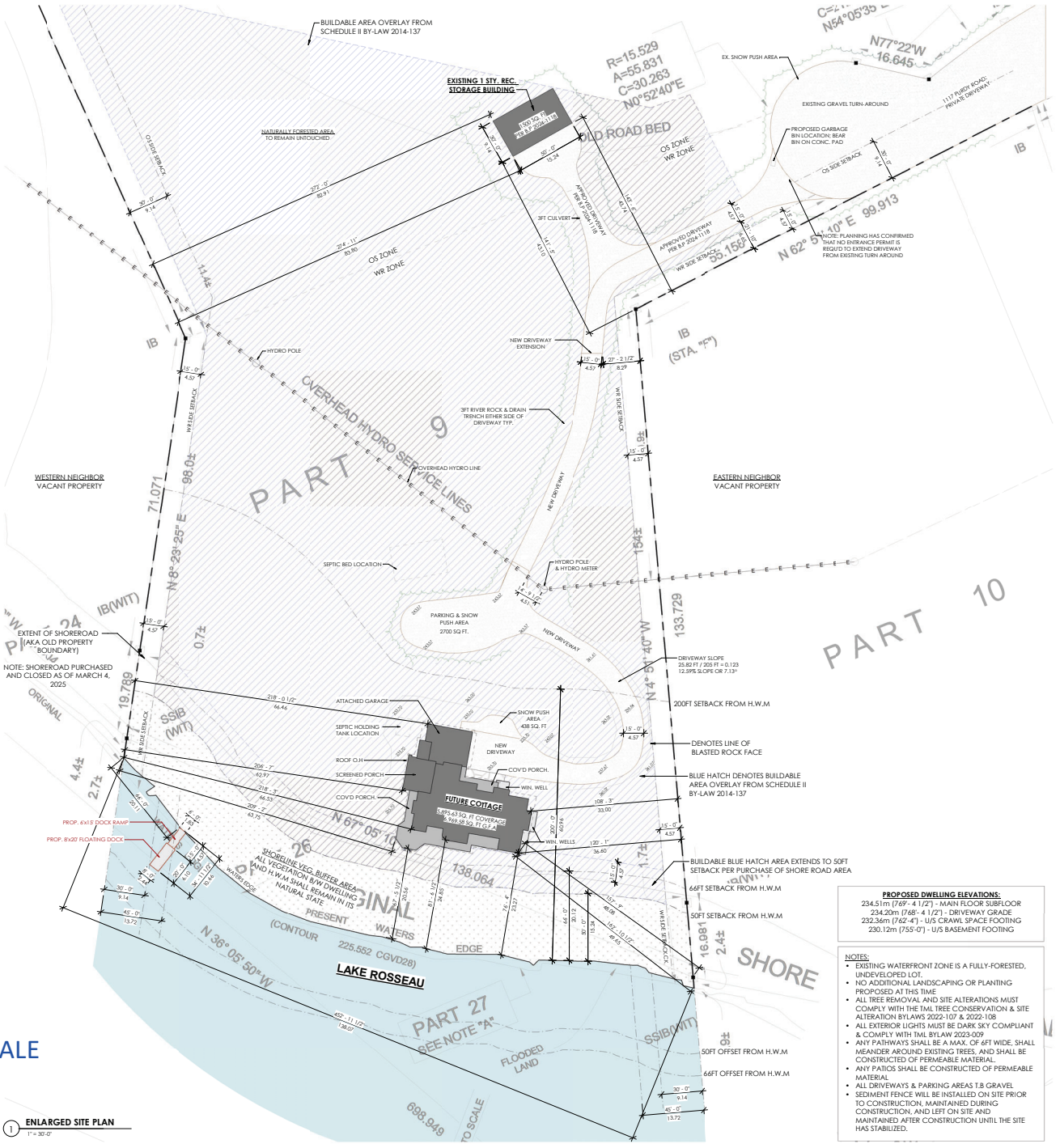
PROPOSED

	METRIC (m)	IMPERIAL (ft)
FLOATING DOCK		
LENGTH	15.66	51.39
CUMULATIVE WIDTH	2.44	8
SIDE YARD SETBACK	9.14	30

NOTE: THIS MINOR VARIANCE SUBMISSION IS FOR THE PROPOSED FLOATING DOCK ONLY. THE PROPOSED FUTURE COTTAGE IS SUBJECT TO MINOR VARIANCE AND IS COVERED UNDER A SEPARATE BUILDING PERMIT. THE PROPOSED COTTAGE WILL BE CONSTRUCTED AFTER THE PROPOSED FLOATING DOCK.

THE SIZE AND LOCATION OF THE PROPOSED FLOATING DOCK COMPLY WITH THE APPLICABLE ZONING BY-LAW REQUIREMENTS. RELIEF IS SOUGHT ONLY TO PERMIT CONSTRUCTION OF THE DOCK PRIOR TO REMOVAL OF THE FUTURE COTTAGE.

SITE PLAN



ENLARGED SITE PLAN
1" = 30'-0"

NOT TO SCALE

PROPOSED DWELLING ELEVATIONS:

234.51m (769' - 4 1/2") - MAIN FLOOR SUBFLOOR
234.20m (768' - 4 1/2") - DRIVEWAY GRADE
232.36m (762' - 4 1/2") - U/S CRAWL SPACE FOOTING
230.12m (755' - 0") - U/S BASEMENT FOOTING

- NOTES:**
- EXISTING WATERFRONT ZONE IS A FULLY-FORESTED, UNDEVELOPED LOT.
 - NO ADDITIONAL LANDSCAPING OR PLANTING PROPOSED AT THIS TIME.
 - ALL TREE REMOVAL AND SITE ALTERATIONS MUST COMPLY WITH THE TML TREE CONSERVATION & SITE ALTERATION BYLAWS 2022-107 & 2022-108.
 - ALL EXTERIOR LIGHTS MUST BE DARK SKY COMPLIANT & COMPLY WITH TML BYLAW 2023-009.
 - ANY PATHWAYS SHALL BE A MAX. OF 4FT WIDE, SHALL MEANDER AROUND EXISTING TREES, AND SHALL BE CONSTRUCTED OF PERMEABLE MATERIAL.
 - ANY PATIOS SHALL BE CONSTRUCTED OF PERMEABLE MATERIAL.
 - ALL DRIVEWAYS & PARKING AREAS TO BE GRAVEL.
 - SEDIMENT FENCE WILL BE INSTALLED ON SITE PRIOR TO CONSTRUCTION, MAINTAINED DURING CONSTRUCTION, AND LEFT ON SITE AND MAINTAINED AFTER CONSTRUCTION UNTIL THE SITE HAS STABILIZED.

DATE: 05/15/2024



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	05/15/2024

CLAPPERTON COTTAGE
1117 PUROY RD. UNIT #15
WINDEMERE, ON P0B 1M0

ENLARGED SITE PLAN

PROJ. NO.	24010	DRAWN BY:	SC
DATE:	05.15.2024	CHECKED BY:	SC
HEET NO.:	30x42	SCALE:	As Indicated

SP