

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-35/26

Roll No.: 4-14-022

Owner:	Barbara Bridgeman		
Address:	1080 Cedar Rail Drive		
Description:	Part of Lot 22, Concession 10, (Medora)		
Zoning:	Waterfront Residential – No Constraints (WR1) Lake Rosseau (Category 1 Lake)		Schedule: 21
Hearing Date: Monday, September 14 th , 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 an addition to an existing dwelling. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage (Within 200 Feet of the High Water Mark)	10% (3,486 sq. ft.)	10.7% (3,724 sq. ft.)	238 sq. ft.	Construct a Dwelling Addition

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: **September 9, 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.

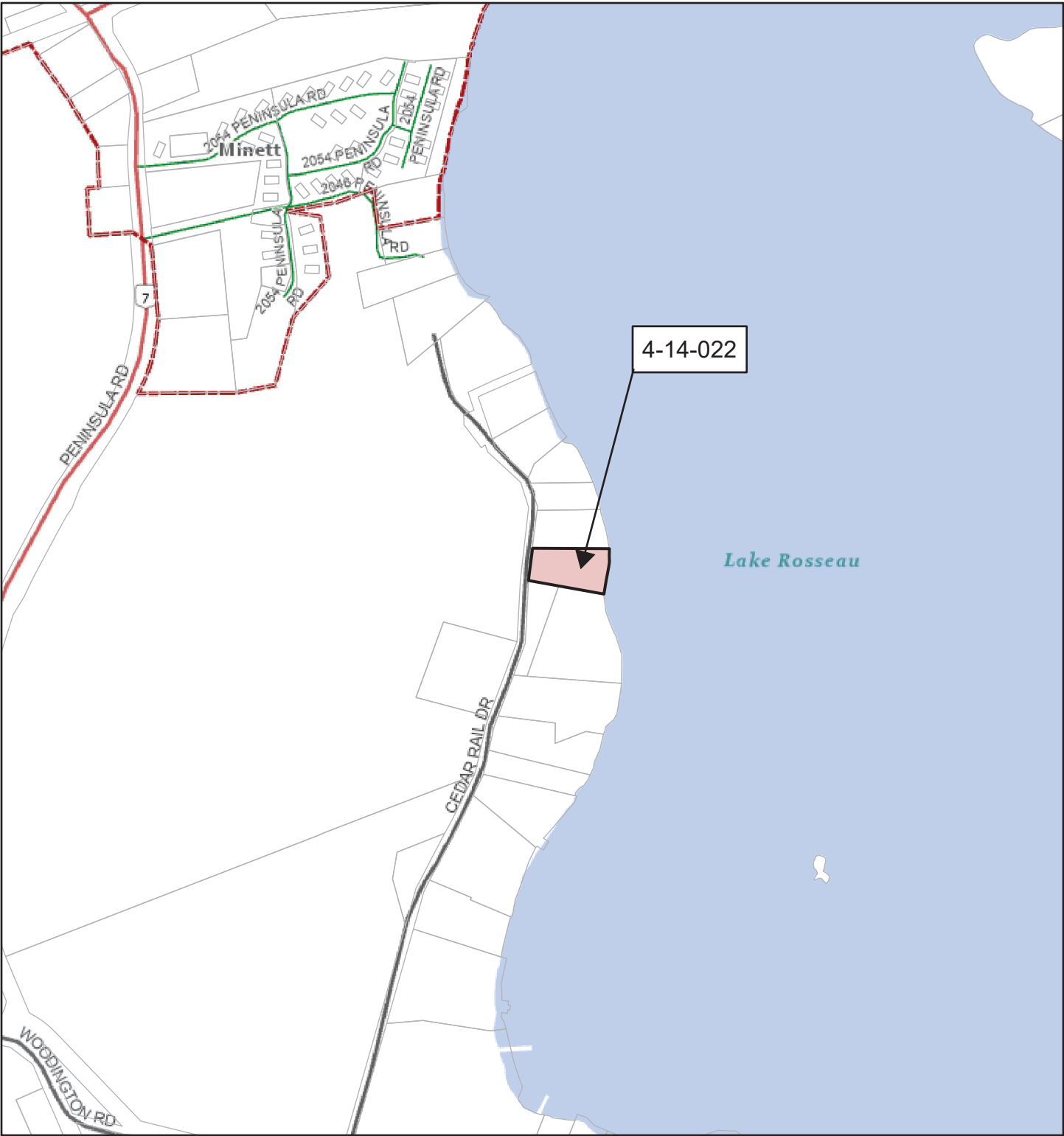
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 7th day of August, 2026.

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



KEY MAP (A-35/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

Parcel: Assessment

District Municipality

Area Municipality

Geographic Township

Settlement Areas

Special Policy Area

District

Township

Private

Wetland With Significance

Evaluated-Provincial

Evaluated-Other

Waterbody

Major Lake

Canada_Hillshade

World_Hillshade

00.050.10.2 mi

00.070.150.3 km

1:9,484

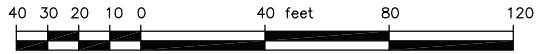
Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

SITE PLAN

PART OF LOT 22, CONCESSION 10
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES

DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 40'



DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE
CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

BARBARA BRIDGEMAN PROPERTY

1080 CEDAR RAIL DRIVE

PIN: 48148-0262(LT)

ZONE: WR1

ROLL#: 4453-040-014-02200

AREA ANALYSIS

TOTAL SITE AREA:	47159 S.F.	1.08 Ac.
LOT AREA WITHIN 200' OF SHORE	34865 S.F.	0.80 Ac.

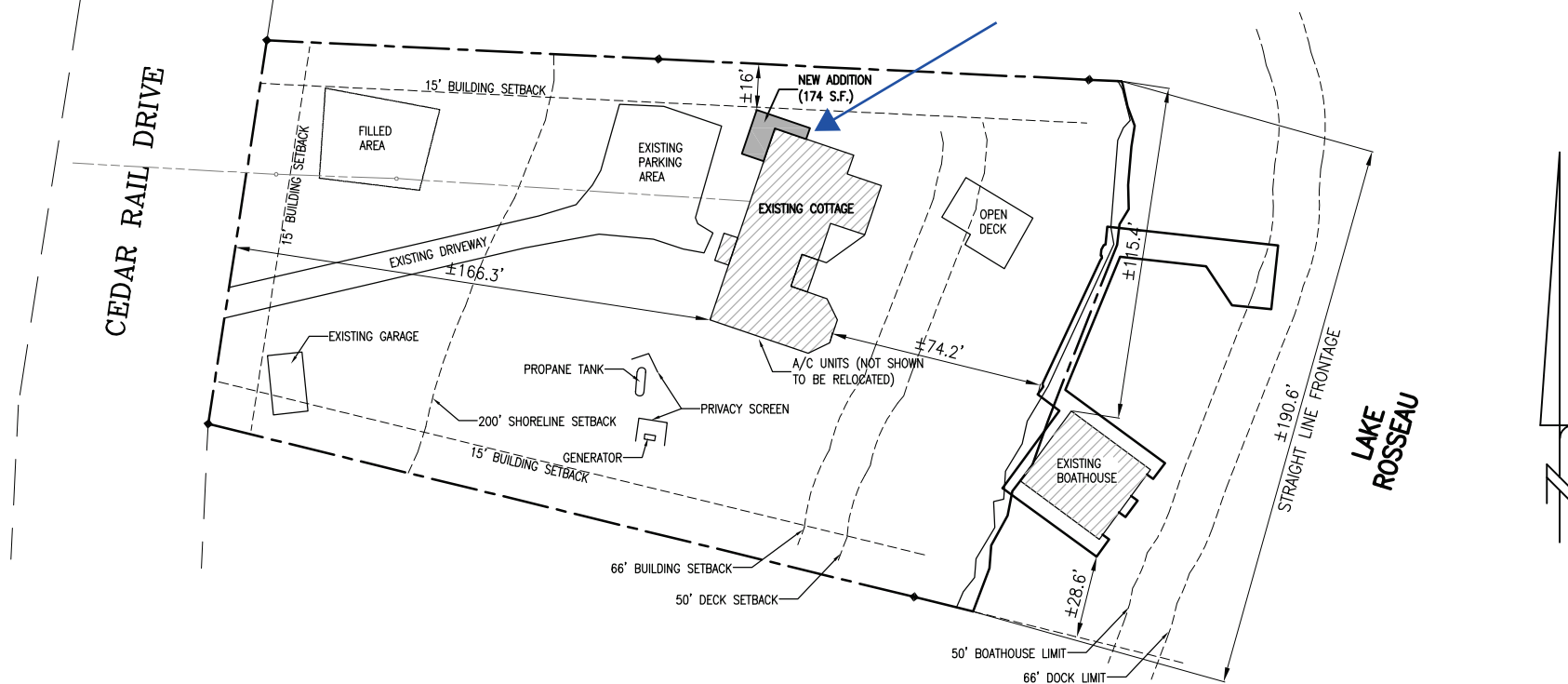
EXISTING COTTAGE COVERAGE AREA: (INCLUDES PORCHES, MUSK. ROOM)	2519 S.F.
COTTAGE ADDITION COVERAGE AREA:	174 S.F.
EXISTING BOATHOUSE COVERAGE AREA:	1031 S.F.

TOTAL LOT COVERAGE	3724 S.F.
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PERCENT COVERAGE WITHIN 200' OF SHORE:	10.7%
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EXISTING GARAGE COVERAGE AREA:	247 S.F.
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TOTAL LOT COVERAGE AREA (10% MAX.):	8.4%
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NOT TO SCALE

[illegible]

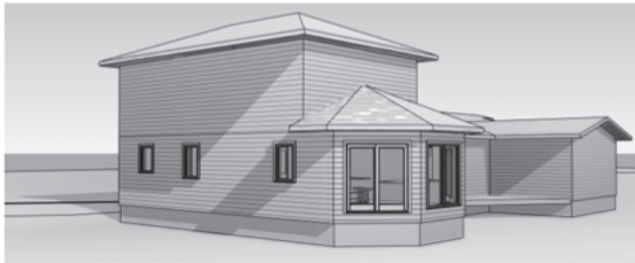
FOR INFORMATIONAL PURPOSES ONLY

ELEVATIONS

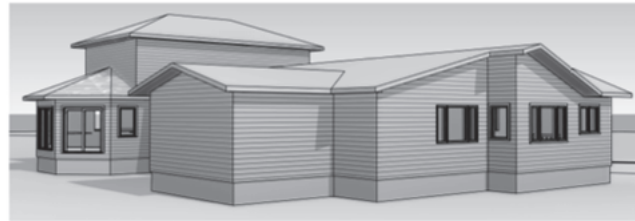
New COTTAGE ADDITION for the Bridgeman Family

NOT TO SCALE
FOR INFORMATIONAL PURPOSES ONLY

1080 Cedar Rail Drive, Minett



1 FRONT LEFT
NOT TO SCALE



2 FRONT RIGHT
NOT TO SCALE

