

BRINGING BOATHOUSE VISIONS TO LIFE

Going from a simple dock to a functional, beautiful boathouse is more than a construction project; it is a commitment to the waterfront lifestyle. Whether you are situated in a sheltered cove on Lake Rosseau or exposed to the full power of Lake Simcoe or Georgian Bay, the right structure does more than house a boat: it creates a sanctuary at the water's edge.

Patty Mac has spent over 18 years perfecting the art of the luxury build. While boathouses are a hallmark of Muskoka's history, Patty Mac also brings that same elevated shoreline expertise to property owners in Simcoe County, Collingwood, and surrounding areas.

A multi-functional retreat
Throughout Muskoka and beyond, the

concept of a boathouse is evolving. It is no longer just a garage on the water; it is a guesthouse, an entertainment hub, and a private retreat. Patty Mac specializes in boathouses with guesthouses that bridge the gap between function and style.

Features can include integrated audio-visual systems, roll-up glass doors and expansive windows, full kitchen setups, rooftop games rooms, and much more, all designed to allow seamless modern living on the shoreline.

In areas where two-storey boathouses are less common – or banned entirely under local zoning restrictions – Patty Mac focuses on making efficient use of the shoreline footprint to create an outdoor oasis. This can involve creating expansive outdoor lounges, waterside fire pits, and indoor-outdoor bar windows that allow for entertaining regardless of the weather.

The goal is to create a space that suits the owner's lifestyle, while also grounding it in its unique landscape.

Navigating the elements
Building on the water requires a specialized understanding of local conditions and a rigorous approach to planning. In Muskoka, that might mean navigating complex lot-coverage requirements and height restrictions. In Georgian Bay or Simcoe, it means designing for varying water levels and more exposed, high-energy shorelines.

"We are very good at navigating all the steps that are required to get a building permit," says Steve MacDonald, co-owner of Patty Mac. This includes handling the invisible work that ensures a shoreline project is actually realizable, such as environmental reports, grading studies, and complex consultant coordination.

These requirements vary wildly between municipalities. It can involve working with



different levels of government as well as conservation authorities and other decision-making authorities. Steve notes that Patty Mac navigates all the different pieces needed to acquire these complex permits, leveraging long-standing relationships with various townships and local consultants to move projects across the finish line.

This is particularly relevant for property owners who have a vision for their property, only to find themselves navigating a tangle of regulatory hurdles. Steve and

his team specialize in taking those complex situations and making them a possibility, through coordinated planning efforts and special approvals.

A unified design-build philosophy

The secret to a successful waterfront build – especially one as technically demanding as a boathouse – is the synergy between the architect and the builder. Patty Mac owns a separate design firm, and because the two operate as sister companies, the design intent is never lost in translation between the drawing board and the job site.

However, Steve notes, the Patty Mac team is equally adept at working with other designers and architects.

"Regardless of who we're working with, our process removes many of the typical gaps between concept and construction," he explains. This ensures that every design is grounded in the site's development parameters from the very beginning.

Whether the vision calls for traditional Muskoka

aesthetics or a contemporary structure with lots of glass and metal, the final build reflects the original design with remarkable precision.

Creating continuity

From the initial planning stages through to the final interior finishes, Patty Mac provides a streamlined, full-service experience that provides clarity and continuity. By managing the complexities of shoreline regulations and site-specific engineering, they

allow homeowners to focus on the vision: a perfect summer evening on the water.

For property owners across Simcoe, Muskoka, and Georgian Bay, the partnership with Patty Mac means more than just a new building. It means the security of knowing that their dream of a waterfront sanctuary is in the hands of specialists who know their way through the maze and have the expertise to build a legacy on any shore. ds



Scan to see what superb waterfront craftsmanship looks like



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