



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Consent and Amendment to Zoning By-law 2014-14 pursuant to Sections 53 and 34 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.: B/53/24/ML & ZBA-52/24

Roll No.: 8-18-033

By-law: To Be Assigned

Owner:	Duncan McGregor, 95 Dunvegan Road, Toronto, ON, M4V 2P8		
Address & Description:	8 Island M83 (Christmas Island) Part Island C, Part 1, Plan 35R-25785, (Wood)		
Zoning:	Waterfront Residential (WR3)	Lake Muskoka (Category 1)	Schedule: 44
Meeting Date: Thursday, March 13th, 2025 at 9:00 a.m.			

Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting 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 Public Meeting for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.



Explanation of the Purpose and Effect:

A Consent/Severance Application (B/53/24/ML) has been submitted by Duncan McGregor to sever a portion of property (Severed Lot) and add it to an abutting lot to the west (Benefiting Lot) in the ownership of Christmas Island Holdings. The Benefiting Lot is vacant. The proposed Retained Lot contains a one storey dwelling, a one storey dwelling (Cabin 1), a one storey dwelling (Cabin 2), a one storey sleeping cabin (Cabin 3), a one storey garage, two one storey boathouses, and docks. No new development is proposed at this time.

A Zoning By-law Amendment Application (ZBA-52/24) has been submitted to recognize the existing over width legal non-complying shoreline structures on the Retained Lot. The proposed Zoning By-law Amendment Application also proposes to repeal By-law 2018-082 which recognizes the widths of the existing legal non-complying shoreline structures at the subject property's current dimensions.

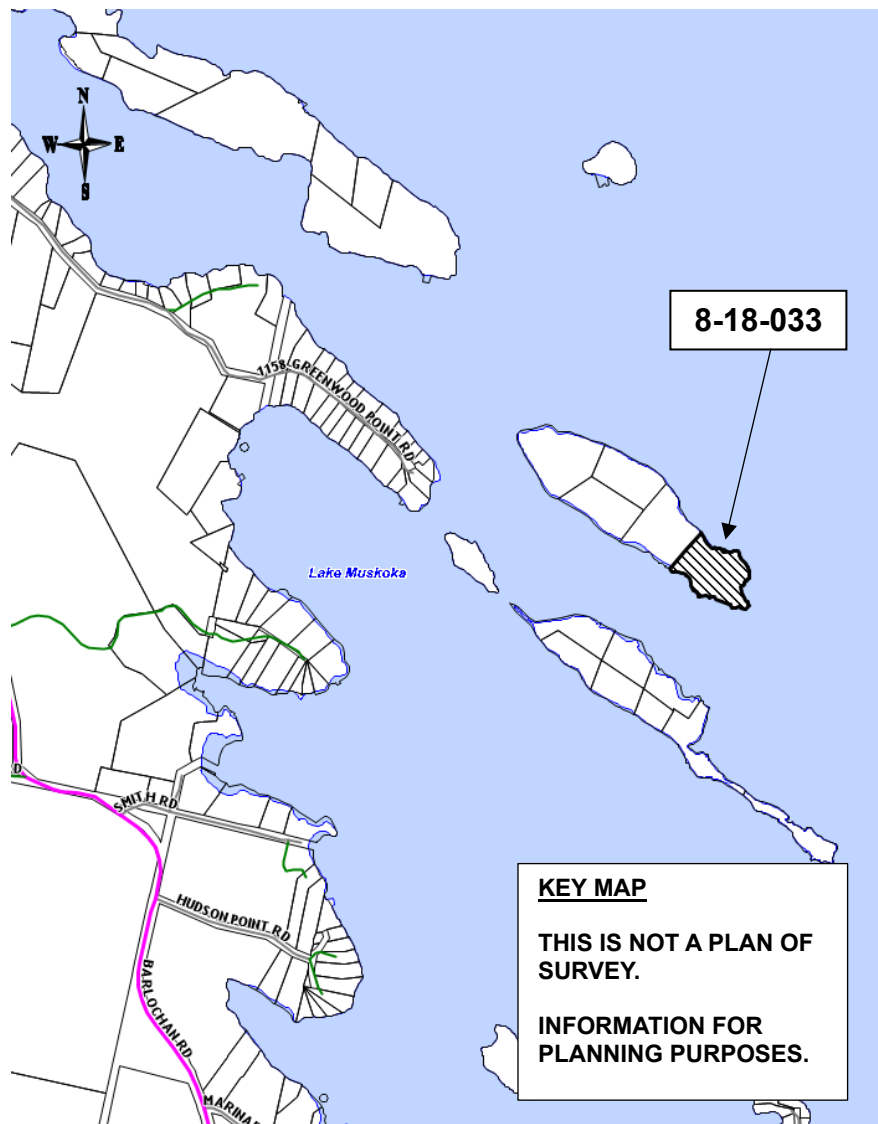
Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	4.1.7 & 4.1.7.12	Maximum Cumulative Dock Width	75 ft.	386 ft.	311 ft.
B	4.1.7 & 4.1.7.12	Maximum Cumulative Boathouse Width	75 ft.	131 ft.	56 ft.



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
C	2018-082	Permits a Cumulative Dock and Boathouse Width of 386 ft. and 131 ft. respectively.	-	Repeal By-law 2018-082	

A key map of the subject property, the applicant's site plan and any drawing, and a draft By-law are included in this notice.

KEY MAP



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: March 6th, 2025. Personal information collected in response to this Notice of Public Meeting 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 via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled meeting.

Watch the Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting 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.

NOTICE OF PASSING & DECISION: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent or zoning by-law amendment, you must submit a written request to the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

ZONING AMENDMENT: If a person or public body would otherwise have an ability to appeal the decision of Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. The person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent to the Ontario Land



Notice of Public Meeting
B/53/24/ML, ZBA-52/24, McGregor

Tribunal, but does not make written submissions to the Council of the Township of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 14th day of February, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



Consent/Zoning Sketch

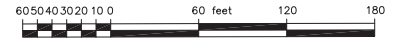
Area in Front 200' of Retained Parcel = 161620 ft²±

Areas of Roofed Structures

Cottage	=	4386 ft ²
Deck on Cottage	=	656 ft ²
Cabin 1	=	594 ft ²
Cabin 2	=	928 ft ²
Cabin 3	=	270 ft ²
Small Boathouse	=	835 ft ²
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SKETCH FOR CONSENT APPLICATION PURPOSES

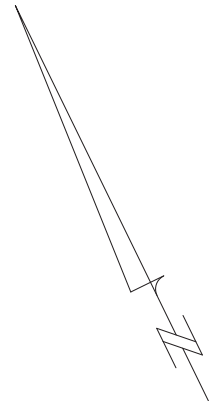
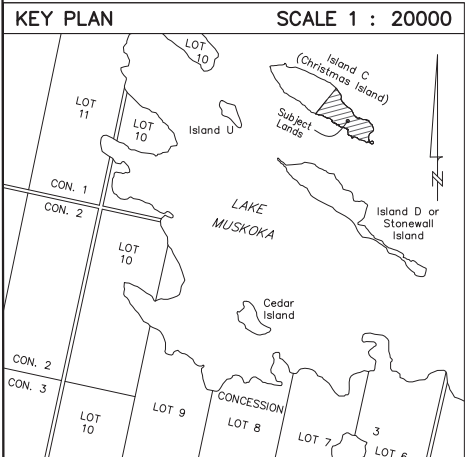
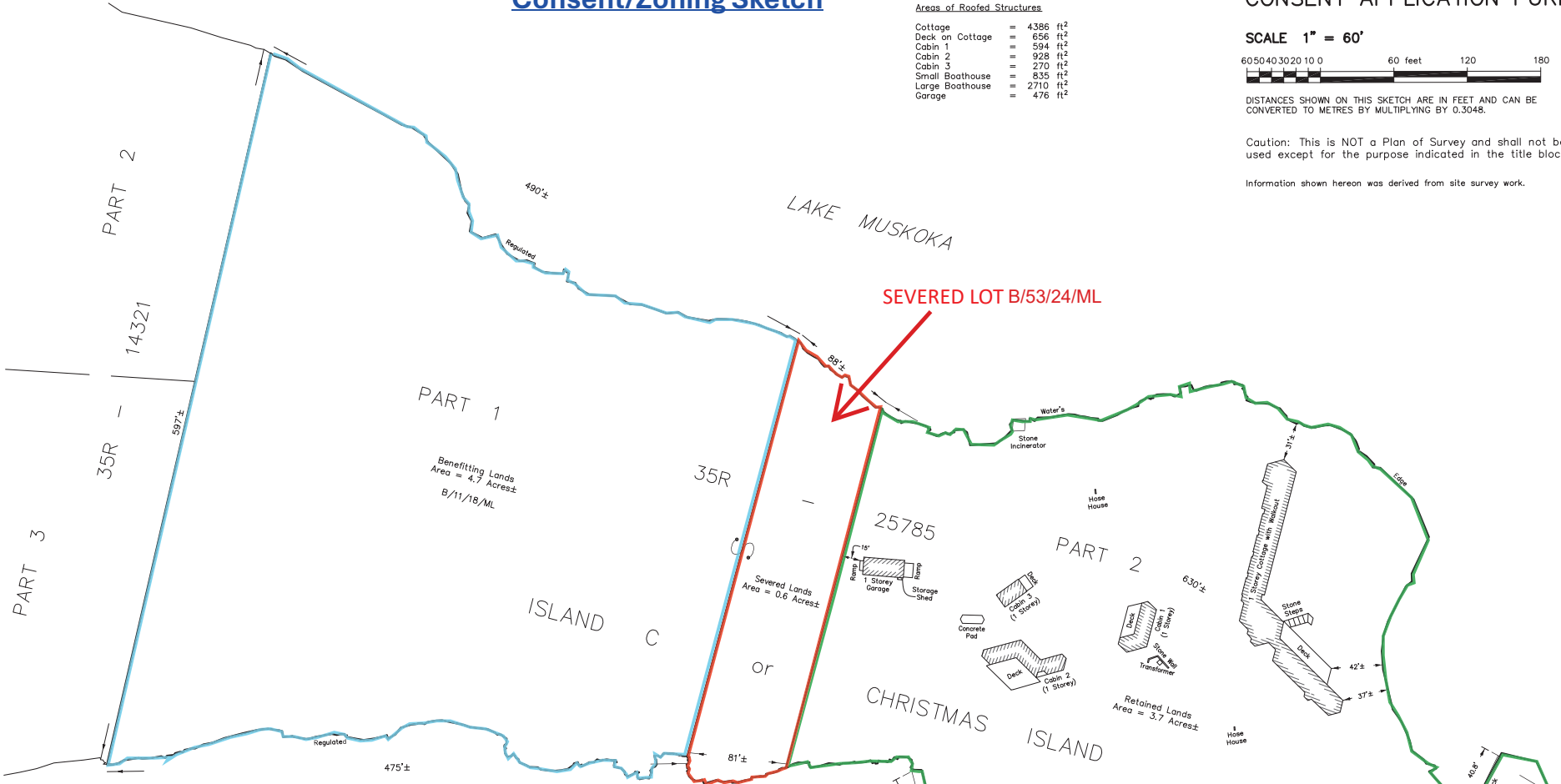
SCALE 1" = 60'



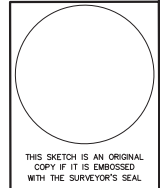
DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

Caution: This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

Information shown herein was derived from site survey work.



January 21, 2025
File: MUS2024-148



NOT TO SCALE

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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2025-XXX

**Being a By-law to amend Comprehensive Zoning By-law
2014-14, as amended, in the Township of Muskoka Lakes**

WHEREAS the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and amendments thereto;

AND WHEREAS By-law 2014-14 was enacted by the Corporation of the Township of Muskoka Lakes to regulate land use within the Municipality;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it advisable to further amend By-law 2014-14;

NOW THEREFORE the Council of the Corporation of the Township of Muskoka Lakes enacts as follows:

1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The lands affected by this amendment are described as Part Island C, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-25785, as shown hatched on Schedule I to By-law 2025-XXX.
 - ii) Despite the provisions of Section 4.1.7 & 4.1.7.12 a) & c) of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width on the Retained Lot in Consent Application B/53/24/ML shall be 386 feet and the maximum permitted single storey boathouse width on said lot shall be 131 feet, as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - iii) Despite the provisions of Section 4.1.7 and 3.2 g) of By-law 2014-14, as amended, for those lands described above, no additions or expansions shall be permitted to the existing docks or single storey boathouses on the Retained Lot in Consent Application B/53/24/ML, as shown on Schedule II to By-law 2025-XXX.
 - iv) Notwithstanding Section 1 iii) above, the existing docks and single storey boathouses on the Retained Lot in Consent Application B/53/24/ML, as shown on Schedule II to By-law 2025-XXX, are permitted to be demolished and replaced provided the resultant cumulative dock and single storey boathouse width do not exceed 75 feet and all other zoning provisions are complied with.
 - v) By-law 2018-082 is hereby repealed.
2. Schedules I and II attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.

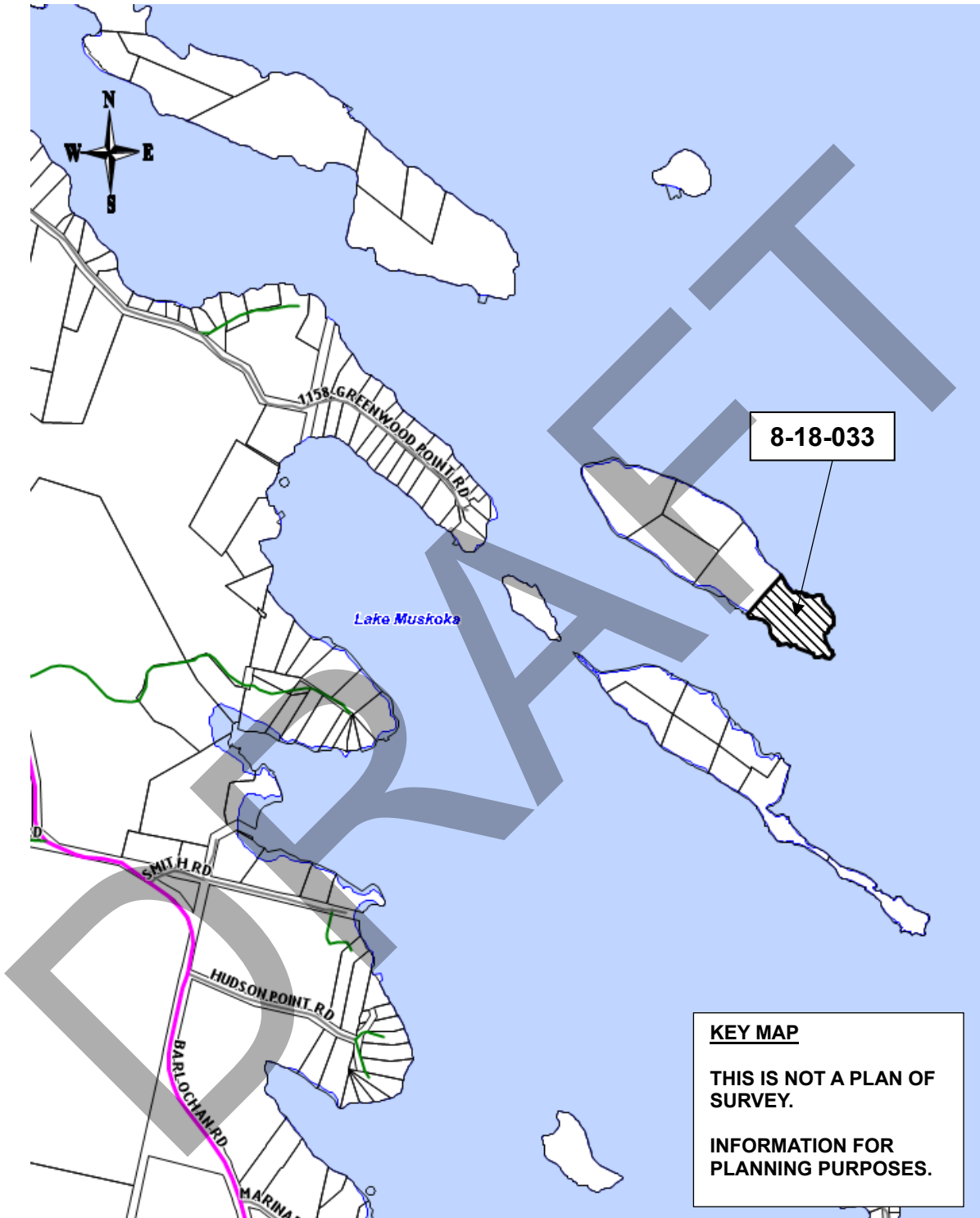
Read a **first, second and third time** and **finally passed** this _____ day of _____, **2025**.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2025-XXX



SCHEDULE II TO DRAFT BY-LAW 2025-XXX

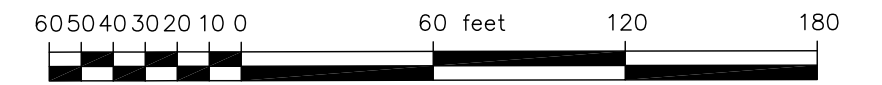
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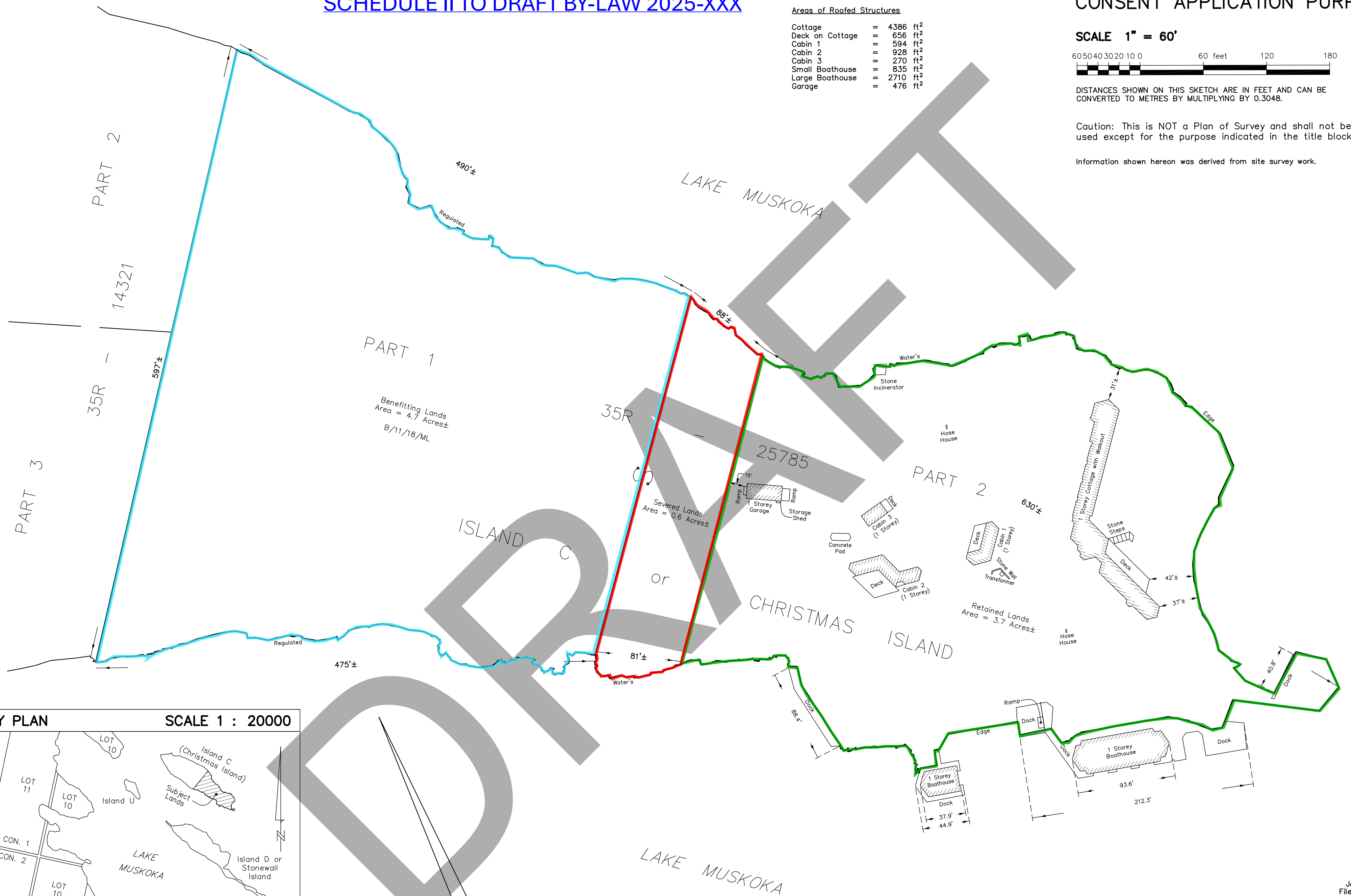
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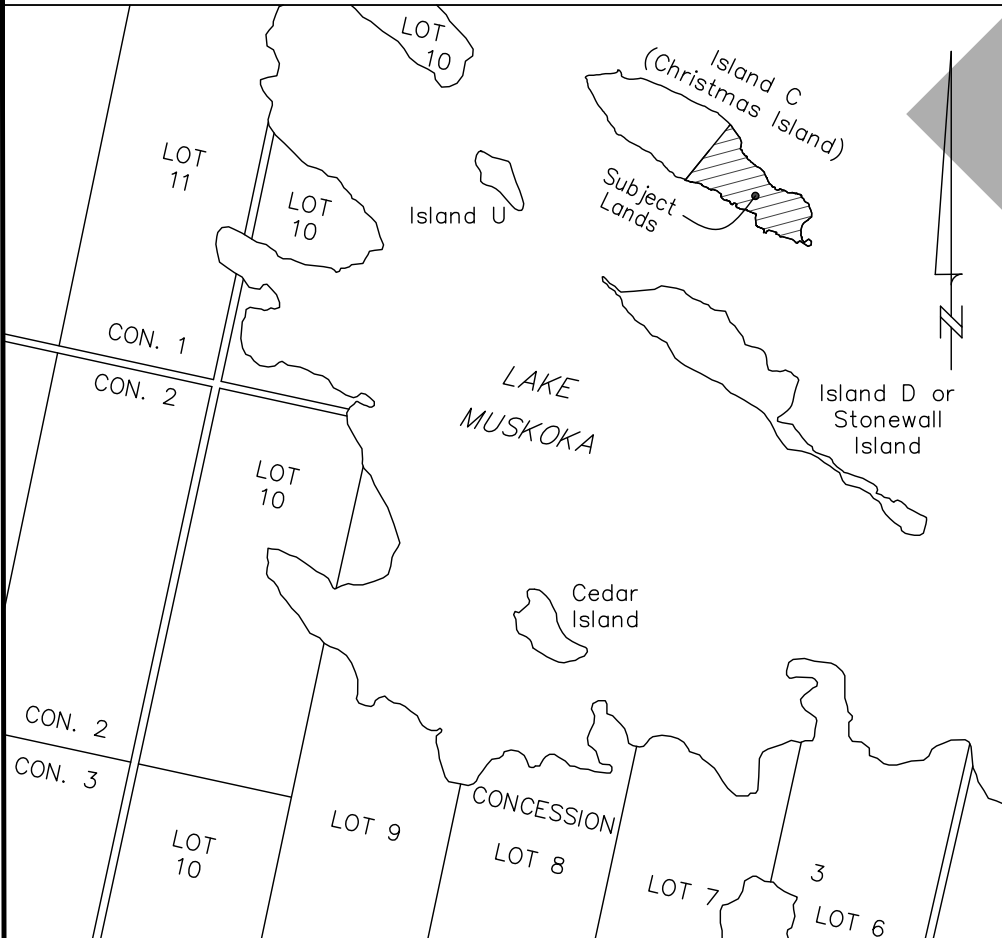
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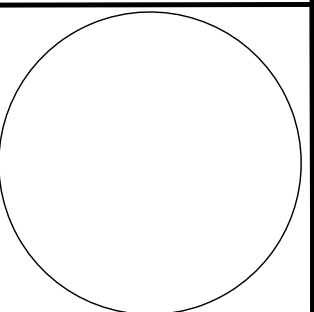
Information shown hereon was derived from site survey work.



KEY PLAN SCALE 1 : 20000



January 21, 2025
File: MUS2024-149



NOT TO SCALE

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