



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 Amendment to Zoning By-law 2014-14 pursuant to Section 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.: OPA-58, ZBA-20/24

Roll No.: 2-3-048

By-law No.: To Be Assigned

Owner:	590379 Ontario Inc., c/o Sal Abdelati, 21 Highgate Drive, Markham, ON, L3R 3R5		
Address & Description:	1294 Windermere Road Lots 8 and 9, Concession 5, Part 1, Plan BR-1516, (Watt)		
Zoning:	Waterfront Commercial – Resort Waterfront Commercial (WC1) & Open Space – Private (OS2)	Three Mile Lake (Category 4 Lake)	Schedule: 24
Meeting Date: Thursday, April 17th, 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 of Proposed Official Plan Amendment and Zoning By-law Amendment:

An application to amend the Township’s Official Plan (2023) has been submitted along with a Zoning By-law Amendment application for the subject lands commonly known as “The Heart of Muskoka Cottage Resort”.

The purpose of Official Plan Amendment Application OPA-58/24 and Zoning By-law Amendment Application ZBA-20/24 is to recognize two as-built Housekeeping Units (referred to as the ‘West Housekeeping Unit’ and ‘East Housekeeping Unit’) and attached as-built sundecks.

Policy F3.4.2 e) ix) of the Township’s 2023 Official Plan directs that a minimum 49.2 foot (15 metre) waterfront vegetative buffer and a minimum 65.6 foot (20 metre) building setback from the high water mark be incorporated to protect water quality and natural shoreline character. In this case, the as-built ‘West Housekeeping Unit’ and attached sundeck are setback 29.5 feet and 17.7



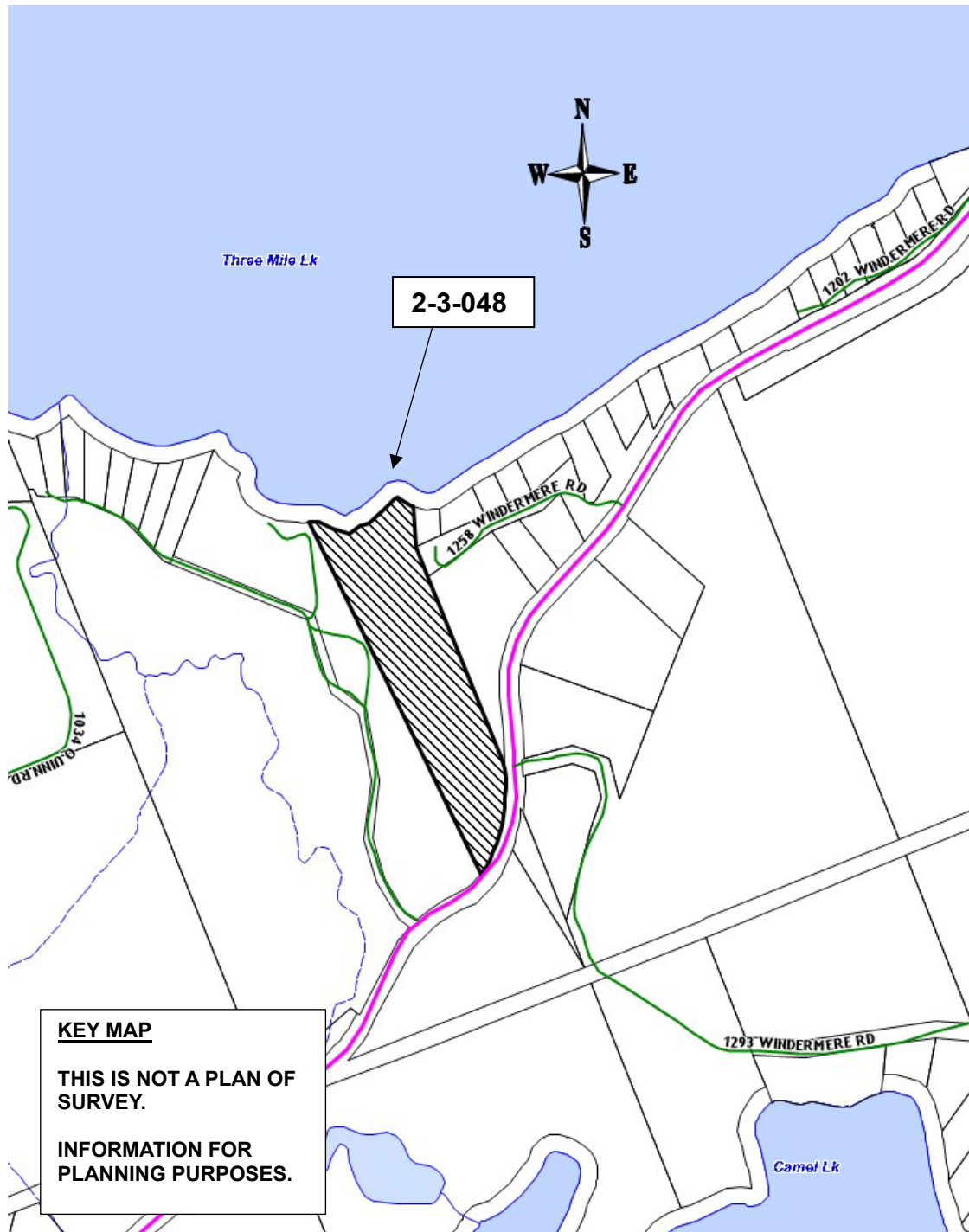
feet, respectively, from the high water mark of Three Mile Lake. The as-built 'East Housekeeping Unit' and attached sundeck are setback 33 feet and 23.3 feet, respectively, from the high water mark of Three Mile Lake. An Official Plan Amendment (OPA 58) has been submitted to address this policy along with a Zoning By-law Amendment application to seek zoning exemptions as detailed below.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.2.3	Minimum Front Yard Setback for 'West Housekeeping Unit'	66 Feet	29.5 Feet	36.5 Feet	Recognize As-Built West and East Housekeeping Units Constructed within the Required Front Yard Setback from the High Water Mark of Three Mile Lake
		Minimum Front Yard Setback for 'East Housekeeping Unit'		33 Feet	33 Feet	
B	4.2.5 iii)	Minimum Front Yard Setback for a Sundeck Attached to the 'West Housekeeping Unit'	50 Feet	17.7 Feet	32.3 Feet	Recognize As-Built Sundecks Constructed within the Required Front Yard Setback from the High Water Mark of Three Mile Lake
		Minimum Front Yard Setback for a Sundeck Attached to the 'East Housekeeping Unit'		23.3 Feet	26.7 Feet	
C	4.2.10 a.	Maximum Permitted Development Allowance of 500 Square Feet of Gross Floor Area per Acre of Land Zoned WC1	1,850 Square Feet	7,492 Square Feet	5,642 Sq Feet	Permit a Development Allowance Greater Than That Permitted for Lands Zoned WC1

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 comments by: **April 10, 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 & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca.

Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes 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 or proposed official plan 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.

Notwithstanding the above, subsections 17(36) and 34(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 21st day of March, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



1294 Windermere Road

N.T.S. NOT A PLAN OF SURVEY

Produced by Marie Ploner Planning & Associates Inc.
 Source of Boundary & Dimension of structures is & adjacent to the OSRA Property survey produced by KPK surveying



SCALE 1 : 500

THE INTENDED PLOT SIZE OF THIS PLAN IS 609.6mm IN WIDTH BY 914.4mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.



Legend

- New Structure
- Original Structures
- Decks

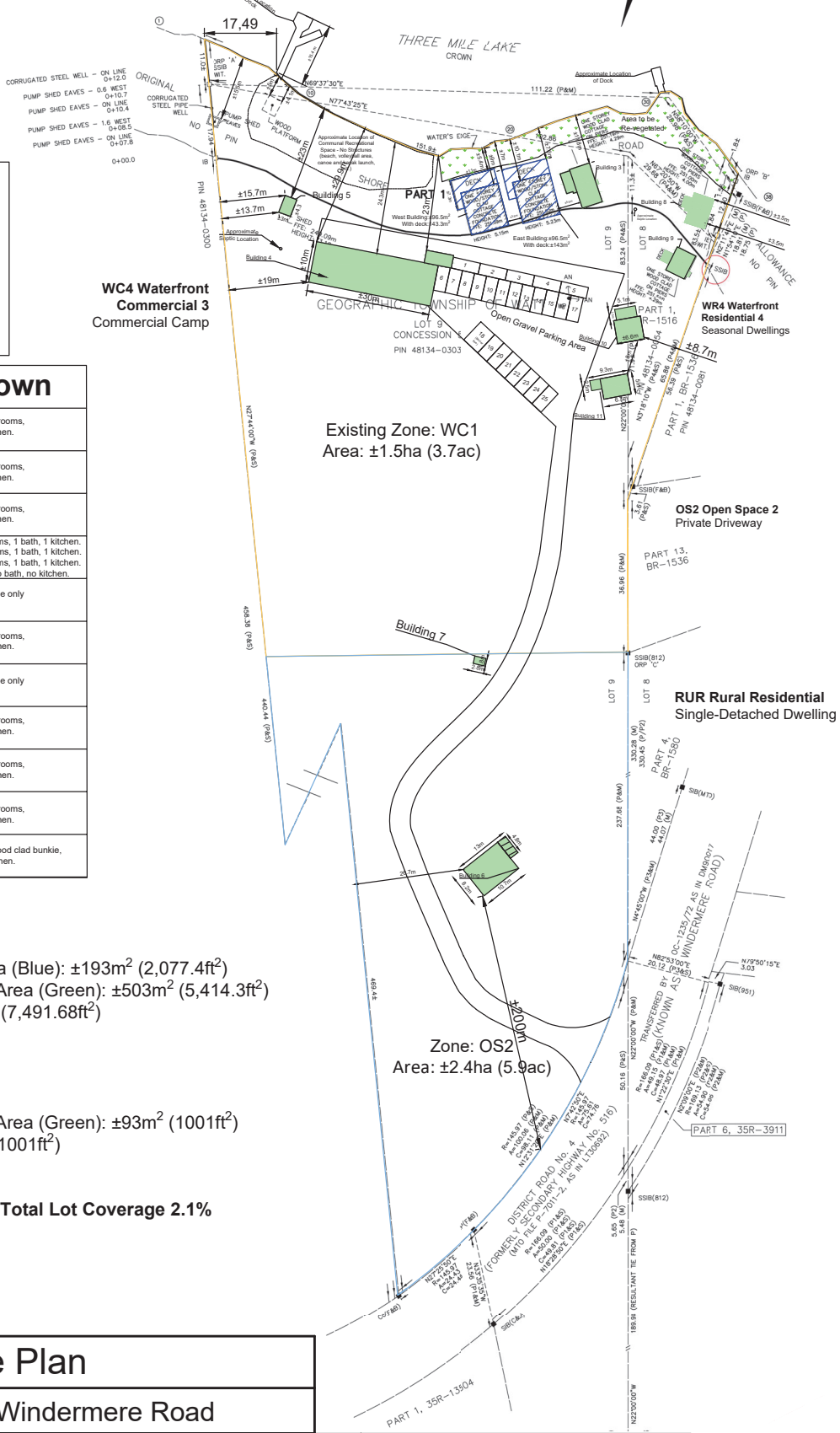
Building Breakdown

1	West Building Re-built Structure	1-storey, 3 bedrooms, 1bath, 1 kitchen.
2	East Building Newly built Structure	1-storey, 3 bedrooms, 1bath, 1 kitchen.
3	N/A - Vacant Building not shown as available on resort map. Pre-Existing	1-storey, 2 bedrooms, 1bath, 1 kitchen.
4	Cedarview, Beachview, Mapleview, Office Pre-Existing (All connected as one structure)	Cedarview: 1-storey, 4 bedrooms, 1 bath, 1 kitchen. Beachview: 1-storey, 4 bedrooms, 1 bath, 1 kitchen. Mapleview: 1-storey, 3 bedrooms, 1 bath, 1 kitchen. Office: 1-storey, 1 room, no bath, no kitchen.
5	Storage Shed A Pre-Existing	1-storey, storage only
6	N/A - Vacant Building Not shown on resort map. Pre-Existing	1-storey, 2 bedrooms, 1bath, 1 kitchen.
7	Storage Shed B Pre-Existing	1-storey, storage only
8	Evergreen Pre-Existing	1-storey, 2 bedrooms, 1bath, 1 kitchen.
9	Rockaway Pre-Existing	1-storey, 2 bedrooms, 1bath, 1 kitchen.
10	Lookout Pre-Existing	1-storey, 2 bedrooms, 1bath, 1 kitchen.
11	Birchview Pre-Existing	1-storey, 1 bedrooms, wood clad bunkie, 1 bath, 1 kitchen.

WC1 (Orange)
 Area: ±1.4ha (3.4ac)
 New Structures Gross Floor Area (Blue): ±193m² (2,077.4ft²)
 Original Structures Gross Floor Area (Green): ±503m² (5,414.3ft²)
 Total Gross Floor Area: ±696m² (7,491.68ft²)
 Lot Coverage: 5%

OS12 (Blue)
 Area: ±2.4ha (5.9ac)
 Original Structures Gross Floor Area (Green): ±93m² (1001ft²)
 Total Gross Floor Area: ±93m² (1001ft²)
 Lot Coverage 103.8m² = 0.4%

Total Area 3.9ha (9.6ac) Total Lot Coverage 2.1%



Site Plan

Civic Address: 1294 Windermere Road
Owner: 590379 Ontario Inc.
Date: Feb 13, 2025
Drawing By: Maeve Crowe

MP PLANNING INC.
 44-A King William Street, Huntsville, ON, P1G 1G3
 Ph: 705-789-9860 E: marie@mpplanning.com

NOT TO SCALE

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 Lots 8 and 9, Concession 5, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan BR-1516, as shown hatched on Schedule I to By-law 2025-XXX.
 - ii) Despite the provisions of Section 4.2.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for the West and East Housekeeping Units shall be 29.5 feet and 33 feet, respectively, as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - iii) Despite the provisions of Section 4.2.5 iii) of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for the sundecks attached to the West and East Housekeeping Units shall be 17.7 feet and 23.3 feet, respectively, as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - iv) Despite the provisions of Section 4.2.10 a. of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted development allowance within the Waterfront Commercial – Resort Waterfront Commercial (WC1) shall be 7,492 square feet, as shown in the location and extent on Schedule II to By-law 2025-XXX.
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.

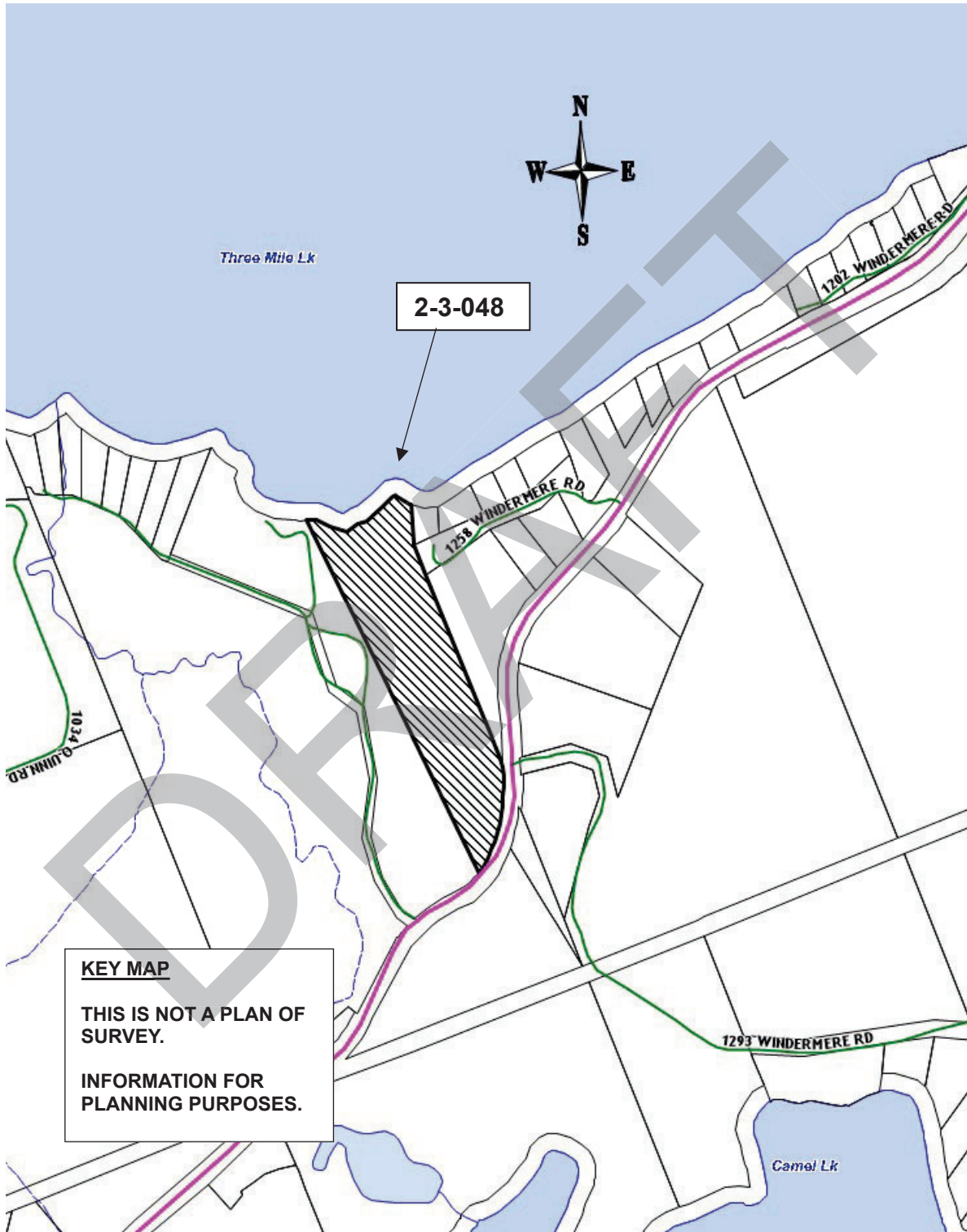
Read a **first, second and third time** and **finally passed** this _____ day of _____, **2025**.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2025-XXX



KEY MAP
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INFORMATION FOR PLANNING PURPOSES.

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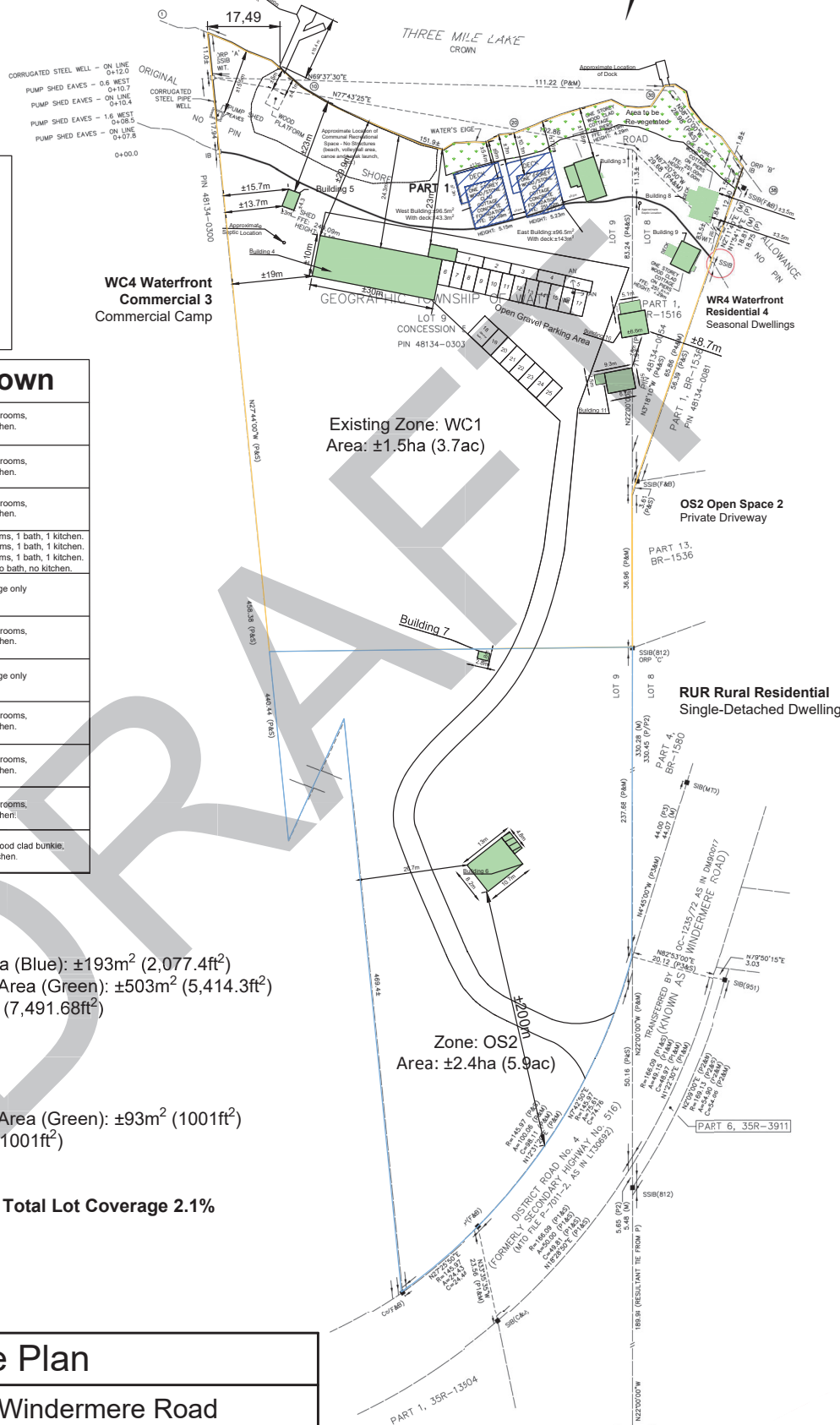
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NOT TO SCALE

AMENDMENT NUMBER 58
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF
MUSKOKA LAKES

SECTION 1 **TITLE AND COMPONENTS OF THE AMENDMENT**

- 1.1 Section 5 herein and Schedule A attached hereto shall constitute Amendment 58 to the Official Plan of the Township of Muskoka Lakes.
- 1.2 Sections 1, 2, 3, 4, 6 and 7 herein do not constitute part of the formal amendment but provide more detailed information respecting the amendment.

SECTION 2 **LANDS SUBJECT TO THIS AMENDMENT**

- 2.1 The lands subject to this amendment are described as Lots 8 and 9, Concession 5, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as, Part 1, Plan BR-1516, as shown hatched on Schedule A attached hereto.

SECTION 3 **PURPOSE OF THE AMENDMENT**

- 3.1 This amendment has been prepared to recognize as-built housekeeping units and attached sundecks within the required front yard setback from the high water mark of Three Mile Lake.

SECTION 4 **BACKGROUND AND BASIS OF THE AMENDMENT**

- 4.1 The subject lands have frontage on Three Mile Lake and contains an existing resort commonly referred to as "The Heart of Muskoka Cottage Resort".
- 4.2 The property is serviced by private individual on-site services.
- 4.3 The purpose of this amendment is to recognize two as-built housekeeping units with attached sundecks. These units are referred to as 'West Housekeeping Unit' and 'East Housekeeping Unit'.

- 4.4 A Stormwater Management Brief prepared by Duke Engineering, dated February 11, 2025 has been submitted in support of the amendment, which concludes that the as-built development will provide a negligible rise in runoff, that the quality of runoff will be similar to pre-development conditions, and that there is no longer any need to address sediment control from the construction process.
- 4.5 A Revegetation Plan prepared by David Sustr, dated June 13, 2022 has been submitted in support of the amendment, which proposes a number of plantings to renaturalize the area between the as-built West and East Housekeeping Units and the high water mark of Three Mile Lake.
- 4.6 The amendment is consistent with the Provincial Planning Statement, 2024.
- 4.7 A Zoning By-law Amendment application is being processed concurrently with the Official Plan Amendment to implement the proposed Official Plan policy change.
- 4.8 The proposed development will be subject to Site Plan Control to address the recommendations of the Stormwater Management Brief and to implement the Revegetation Plan.

SECTION 5 THE AMENDMENT

- 5.1 Part F “Commercial Accommodation” of the 2023 Official Plan of the Township of Muskoka Lakes is hereby amended by the addition of the following subsection:

Notwithstanding Section F3.4.2 e) ix) of the 2023 Official Plan of the Township of Muskoka Lakes, for the lands described as Lots 8 and 9, Concession 5, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as Part 1 on Plan BR-1516, as shown hatched on Schedule A attached hereto, the following policy shall apply:

F3.4.2.1 Two housekeeping units, identified as West and East Housekeeping Units, and attached sundecks shall be permitted at setbacks less than 49.2 feet (15 metres) and 65.6 feet (20 metres) from the high water mark of Three Mile Lake.

SECTION 6 IMPLEMENTATION

- 6.1 The changes to the 2023 Official Plan of the Township of Muskoka Lakes as described in this Amendment shall be implemented in accordance with the Official Plan of the Township of Muskoka Lakes and Sections 17 and 21 of the *Planning Act* R.S.O 1990.

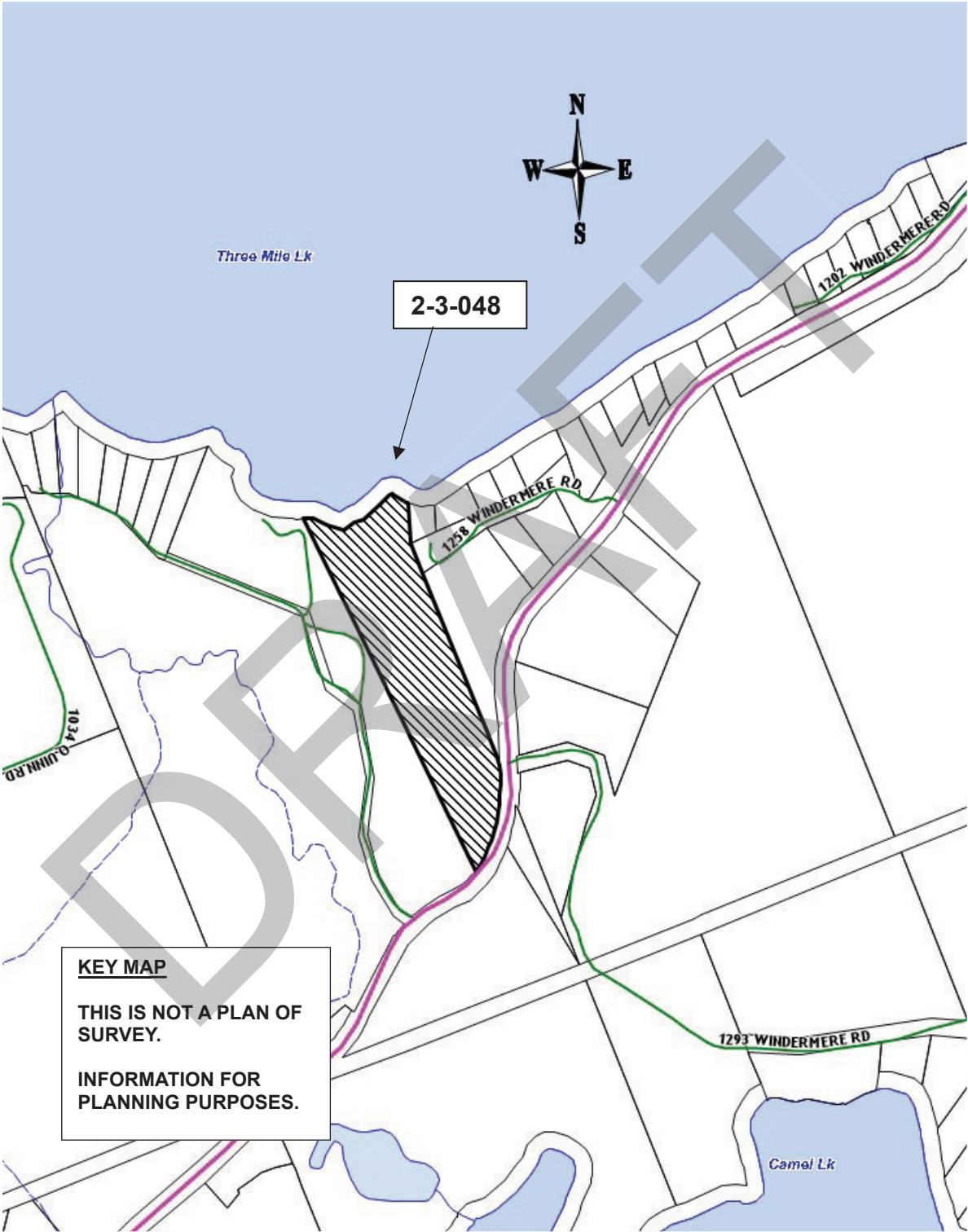
6.2 The provisions of this Amendment shall be implemented through a site-specific zoning amendment pursuant to Section 34 of the *Planning Act* R.S.O. 1990.

SECTION 7 INTERPRETATION

The boundaries as shown on Schedule A attached to this Amendment are approximate only and not intended to define the exact limits of the defined area except where they coincide with roadways, watercourses and other clearly defined physical features. Where the general intent of the 2023 Official Plan of the Township of Muskoka Lakes is maintained, minor adjustments to the boundaries for the purposes of the zoning by-law implementing the Official Plan may be permitted without the requirement of an amendment to the Plan.

DRAFT

SCHEDULE A TO OPA 58



KEY MAP
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