



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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/54/55/56/24/ML & ZBA-53/24**

**Roll No.: 2-16-038 & 2-16-066**

**By-law: To Be Assigned**

|   |  |                       |                    |
|---|--|-----------------------|--------------------|
| <b>Owner:</b>   | FH Developments Inc., 5524 Watson Road North, Guelph, ON, N1H 6J1  |                       |                    |
| <b>Address &amp; Description:</b>                             | 1096 Sandwood Road, 1110 Sandwood Road & Not Assigned<br>Part of Lots 14 and 15, Concession 7, Part of Part 47, Plan BR-773 & Part of Part 45, Plan BR-787 (Watt)<br>Part of Lot 14, Concession 7, Parts 29 & 30, Plan BR-787 (Watt) |                       |                    |
| <b>Zoning:</b>  | Waterfront Commercial – Tent and Trailer Park (WC3) and Open Space – Private (OS2)   | Lake: Three Mile Lake | Schedules: 23 & 24 |
| <b>Meeting Date: Thursday, April, 17th, 2025 at 9:00 a.m.</b> |  |                       |                    |

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:

Three Consent/Severance Applications (B/54/55/56/24/ML) and a concurrent Zoning By-law Amendment Application (ZBA-53/24) have been submitted by FH Developments Inc. The subject lands consist of a Waterfront Lot and a Backlot separated by Sandwood Road. The purpose of these applications is to create three new waterfront residential backlots (Severed Lots A-C plus one Retained Lot) fronting onto Sandwood Road, to re-zone the Waterfront and Backlots, and to gain zoning exemptions from minimum lot frontage requirements. If the applications are approved, the existing Tent and Trailer Park is intended to cease operation and be removed.

The Retained Lot and Severed Lot C are currently vacant and are intended to be developed for waterfront residential purposes in the future. Severed Lot A contains a dwelling with an attached sundeck, and a private on-site sewage disposal system. Severed Lot B contains 15 trailers and is intended to be redeveloped for waterfront residential purposes in the future. The Waterfront Lot fronting onto Three Mile Lake contains a shed with an attached sundeck, two standalone sundecks, and a dock and is intended to be developed for waterfront residential purposes in the future.



A Zoning By-law Amendment Application (ZBA-53/24) has been submitted to rezone the Waterfront Lot from Waterfront Commercial – Tent and Trailer Park (WC3) to Waterfront Residential Holding – Highly Sensitive or Over Threshold Lakes (WR4-H). No development of buildings or structures will be permitted until the ‘Holding’ (-H) symbol is lifted. The application proposes that the ‘Holding’ (-H) symbol not be lifted until such time as an Environmental Impact Study is completed to evaluate fish habitat. This application also seeks to rezone Severed Lots A-C and the Retained Lot from Waterfront Commercial – Tent and Trailer Park (WC3) and Open Space – Private (OS2) to Waterfront Residential – Backlot (WR2).

The purpose of Application ZBA-53/24 is also to permit undersized lot frontages for Severed Lots A-C and the Retained Lot.

Table 1: Proposed Exemptions from By-law 2014-14

| Exemption | ZBL 2014-14 Section | Description  | Permitted | Proposed                           | Relief  | Proposal  |
|-----------|---------------------|--|-----------|------------------------------------|---------|---|
| A         | 4.1.3               | Minimum Lot Frontage Requirement for Lands Zoned WR2 | 660 Feet  | 656 Feet (Severed Lots A, B and C) | 4 Feet  | Permit Severed Lots A-C, and the Retained Lot to Have Less Than the Required Lot Frontage for a WR2 Zoned Lot |
|           |                     |  |           | 636 Feet (Retained Lot)            | 24 Feet |   |

Table 1: Summary of Rezoning Permissions for the Waterfront Backlot

| Existing Zoning (WC3) Permitted Uses   | Existing Zoning (OS2) Permitted Uses   | Proposed Zoning (WR2) Permitted Uses  |
|--|--|---|
| <u>Main Uses:</u> <ul style="list-style-type: none"> <li>Tent &amp; Trailer Park</li> </ul> <u>Accessory Uses:</u> <ul style="list-style-type: none"> <li>Artist Studio</li> <li>Convenience Store</li> <li>Cultural Centre</li> <li>Residential – Dwelling Unit</li> <li>Home Based Business</li> <li>Marina</li> <li>Open Space Recreation</li> <li>Parking Areas</li> <li>Parking Spaces</li> <li>Restaurant</li> <li>Roofed Recreation Facility</li> <li>Storage Facilities</li> <li>Office</li> </ul> | <ul style="list-style-type: none"> <li>Agricultural Uses</li> <li>Conservation</li> <li>Forestry Operation</li> <li>Hunt Camp</li> <li>Open Space Recreation</li> <li>Wayside Pit or Quarry</li> </ul> | <u>Main Uses:</u> <ul style="list-style-type: none"> <li>Residential</li> </ul> <u>Accessory Uses:</u> <ul style="list-style-type: none"> <li>Bed and Breakfast</li> <li>Home Based Business</li> <li>Sleeping Cabin</li> <li>Accessory Uses</li> </ul> |



Table 3: Summary of Rezoning Permissions for the Waterfront Lot

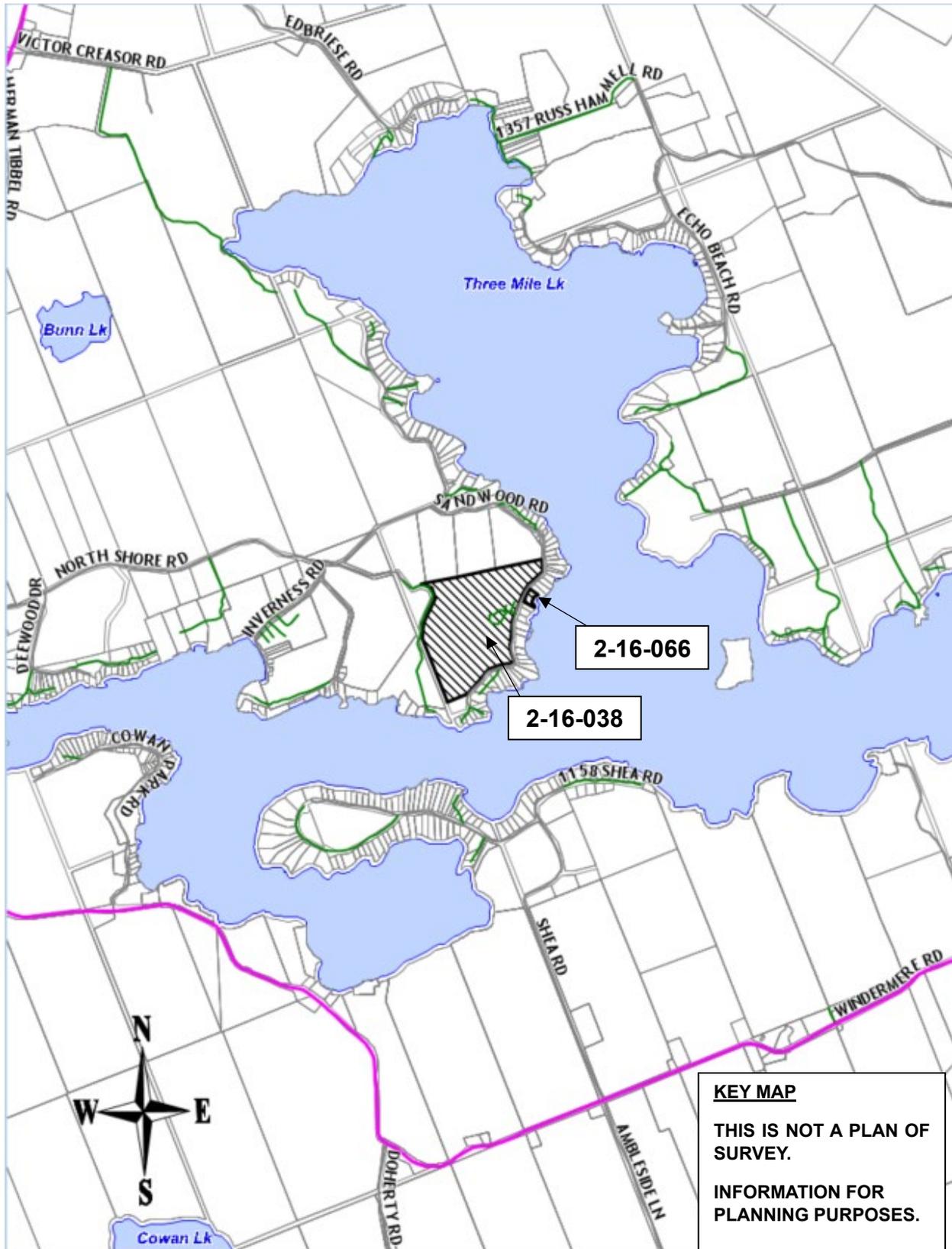
| Existing Zoning (WC3) Permitted Uses   | Proposed Zoning (WR4-H)* Permitted Uses   |
|--|---|
| <p><u>Main Uses:</u></p> <ul style="list-style-type: none"> <li>• Tent &amp; Trailer Park</li> </ul> <p><u>Accessory Uses:</u></p> <ul style="list-style-type: none"> <li>• Artist Studio</li> <li>• Convenience Store</li> <li>• Cultural Centre</li> <li>• Residential – Dwelling Unit</li> <li>• Home Based Business</li> <li>• Marina</li> <li>• Open Space Recreation</li> <li>• Parking Areas</li> <li>• Parking Spaces</li> <li>• Restaurant</li> <li>• Roofed Recreation Facility</li> <li>• Storage Facilities</li> <li>• Office</li> </ul> | <p><u>Main Uses:</u></p> <ul style="list-style-type: none"> <li>• Residential</li> </ul> <p><u>Accessory Uses:</u></p> <ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Home Based Business</li> <li>• Sleeping Cabin</li> <li>• Accessory Uses</li> </ul> |

\* None of these uses are permitted until the Holding (-H) symbol is lifted.

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



**KEY MAP**  
THIS IS NOT A PLAN OF SURVEY.  
INFORMATION FOR PLANNING PURPOSES.



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](mailto: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](mailto: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.

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### **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](http://www.muskokalakes.ca/zoom)

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

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### **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](http://www.muskokalakes.ca)

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**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 Tribunal, but does not make written



Notice of Public Meeting  
B/54/55/56/24/ML, ZBA-53/24, FH Developments Inc.

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.

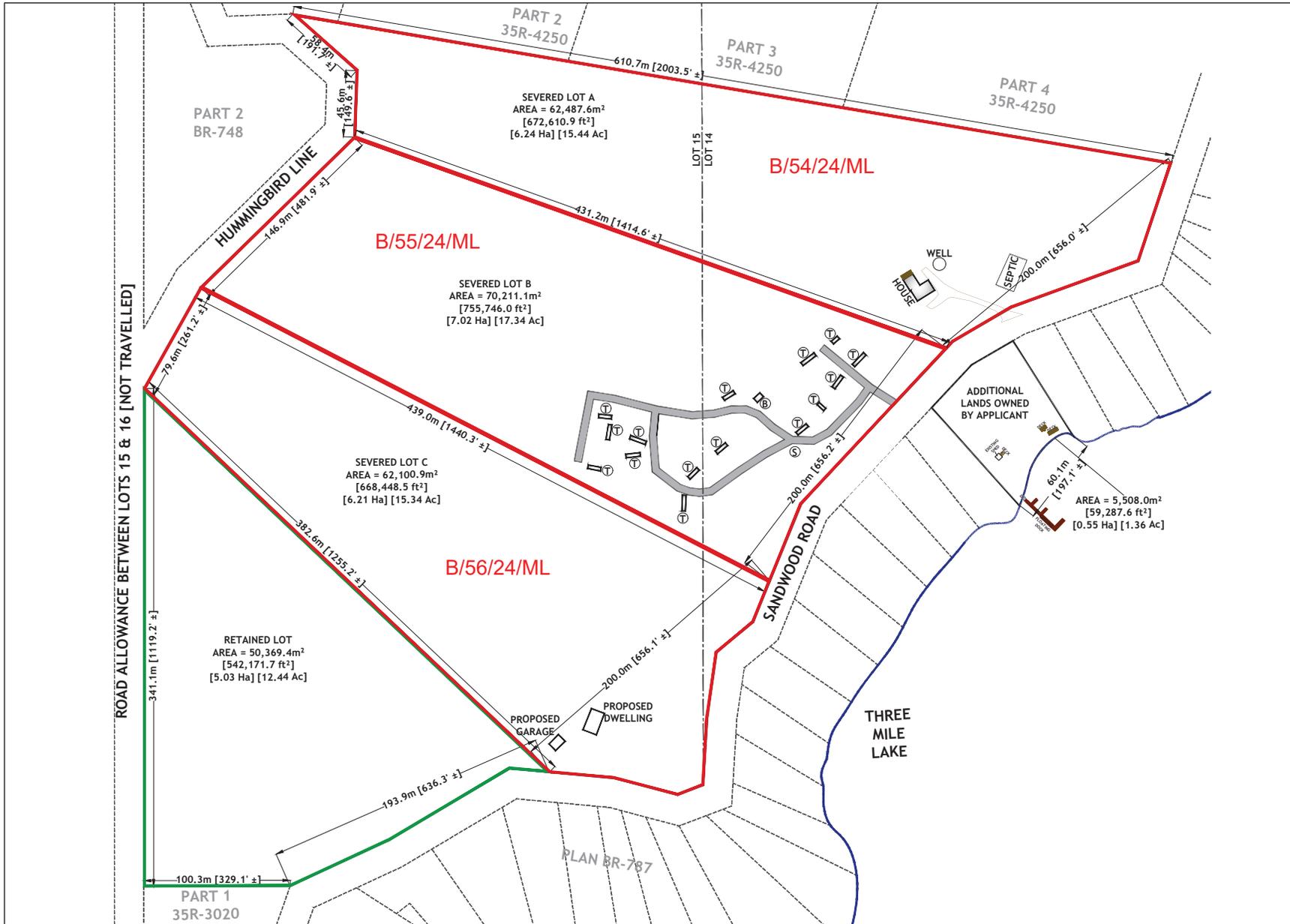
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 21<sup>st</sup> day of March, 2025.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes



**CONSENT SKETCH**



**SEVERANCE SKETCH**  
 1096 SANDWOOD ROAD  
 PART OS LOTS 14 & 15, CONCESSION 7  
 GEOGRAPHIC TOWNSHIP OF WATT  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

WHITESSELL

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 LAND SURVEYORS - ENGINEERS

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**PLANSCAPE**  
 BUILDING COMMUNITY THROUGH PLANNING

| SCALE     | PROJECT NO. | DATE INITIATED | BY |
|-----------|-------------|----------------|----|
| 1 : 2 500 | 175700      | MARCH 17, 2025 | JT |

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
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BASE MAP SOURCE:  
 VAN HARTEN LAND SURVEYORS - ENGINEERS -  
 2024

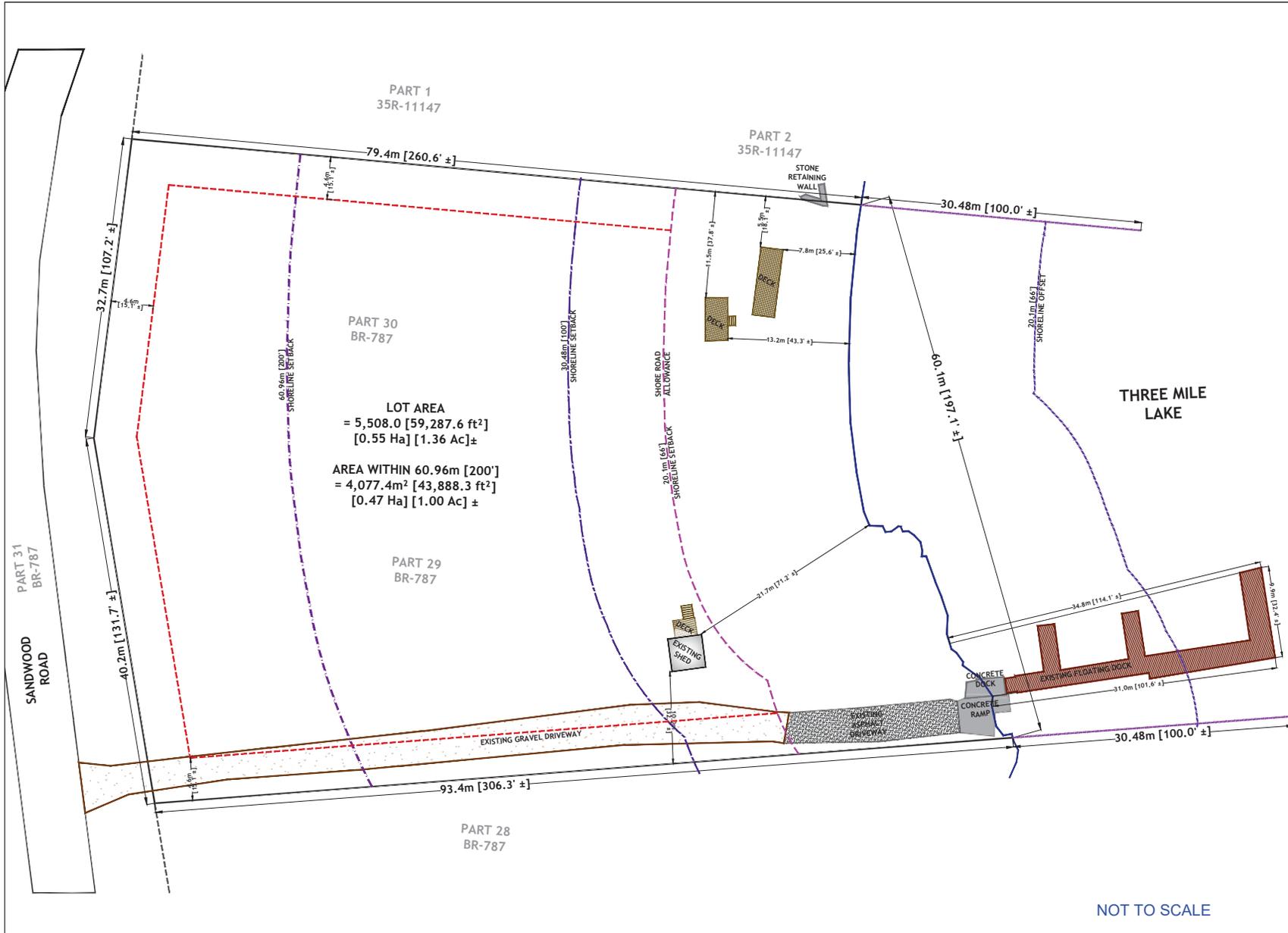
NOT TO SCALE

# ZONING SKETCH



NOT TO SCALE

**ZONING SKETCH - WATERFRONT LOT (ENLARGED)**



NOT TO SCALE

**SITE PLAN**  
1096 SANDWOOD DRIVE  
PART OF LOT 14, CONCESSION 7  
GEOGRAPHIC TOWNSHIP OF WATT  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA  
  
WHITESELL

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BASE MAP SOURCE:  
TOMPSETT - PLAN 35R-16281  
RANDY SKIDMORE - 2024  
T.A. BUNKER SURVEYING LTD. - 2019

**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. Schedules 23 & 24 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lots 14 and 15, Concession 7, Part of Part 47, Plan BR-773, Part of Part 45, Plan BR-787 (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched on Schedule II to By-law 2025-XXX, from Waterfront Commercial – Tent and Trailer Park (WC3) and Open Space - Private (OS2) to Waterfront Residential - Backlot (WR2).
2. Schedule 24 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 14, Concession 7, Parts 29 & 30, Plan BR-787 (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown cross-hatched on Schedule II to By-law 2025-XXX, from Waterfront Commercial – Tent and Trailer Park (WC3) to Waterfront Residential – Highly Sensitive or Over Threshold Lakes Holding (WR4-H).
3. For the purposes of this By-law, no new buildings or structures shall be permitted on the lands identified with the 'Holding' (-H) symbol, until such time as a further By-law is passed to remove the 'Holding' (-H) symbol in accordance with Section 36 of the Planning Act, R.S.O. 1990, as amended.
4. In this respect, Council shall only consider a By-law to remove the 'Holding' (-H) symbol when Council is satisfied the following details are provided:
  - i. That a Scoped Environmental Impact Study prepared by a qualified environmental professional has been prepared which concludes that the proposed rezoning and future development of the lands will not result in any adverse impacts to natural heritage features or their ecological functions (more specifically, fish habitat), to the satisfaction of the Township of Muskoka Lakes; and
  - ii. That a satisfactory site-specific assessment be undertaken by a qualified professional to address the enhanced protection measures as outlined in Section C2.6.7.1 of the Muskoka Official Plan.
5. 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 of Lots 14 and 15, Concession 7, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as Part of Part 47, Plan BR-773, Part of Part 45, Plan BR-787, as shown hatched on Schedule I to By-law 2025-

XXX.

- ii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage for Severed Lots A, B and C of Consent Applications B/54/55/56/24/ML shall be 656 feet, as shown in the location and extent on Schedule III to By-law 2025-XXX.
- iii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage for the Retained Lot of Consent Applications B/54/55/56/24/ML shall be 636 feet, as shown in the location and extent on Schedule III to By-law 2025-XXX.
- iv) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot frontage of the 'Waterfront Lot' shall be 195 feet, as shown in the location and extent on Schedule III to By-law 2025-XXX.

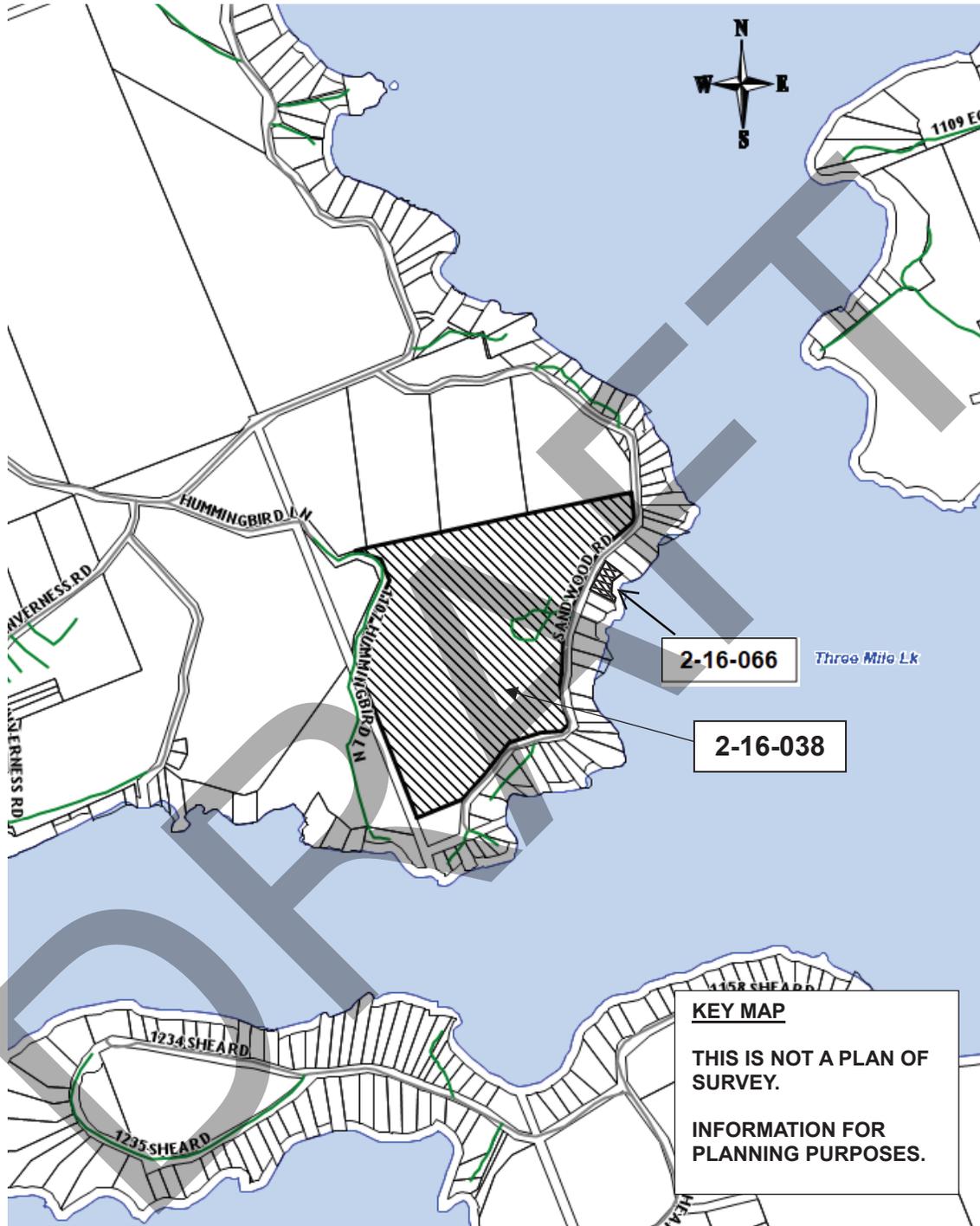
- 6. Schedules I, II and III attached hereto are hereby made part of this By-law.
- 7. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025 -XXX shall apply.

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

\_\_\_\_\_  
Peter Kelley, Mayor

\_\_\_\_\_  
Crystal Paroschy, Clerk

**SCHEDULE I TO DRAFT BY-LAW 2024-XXX**



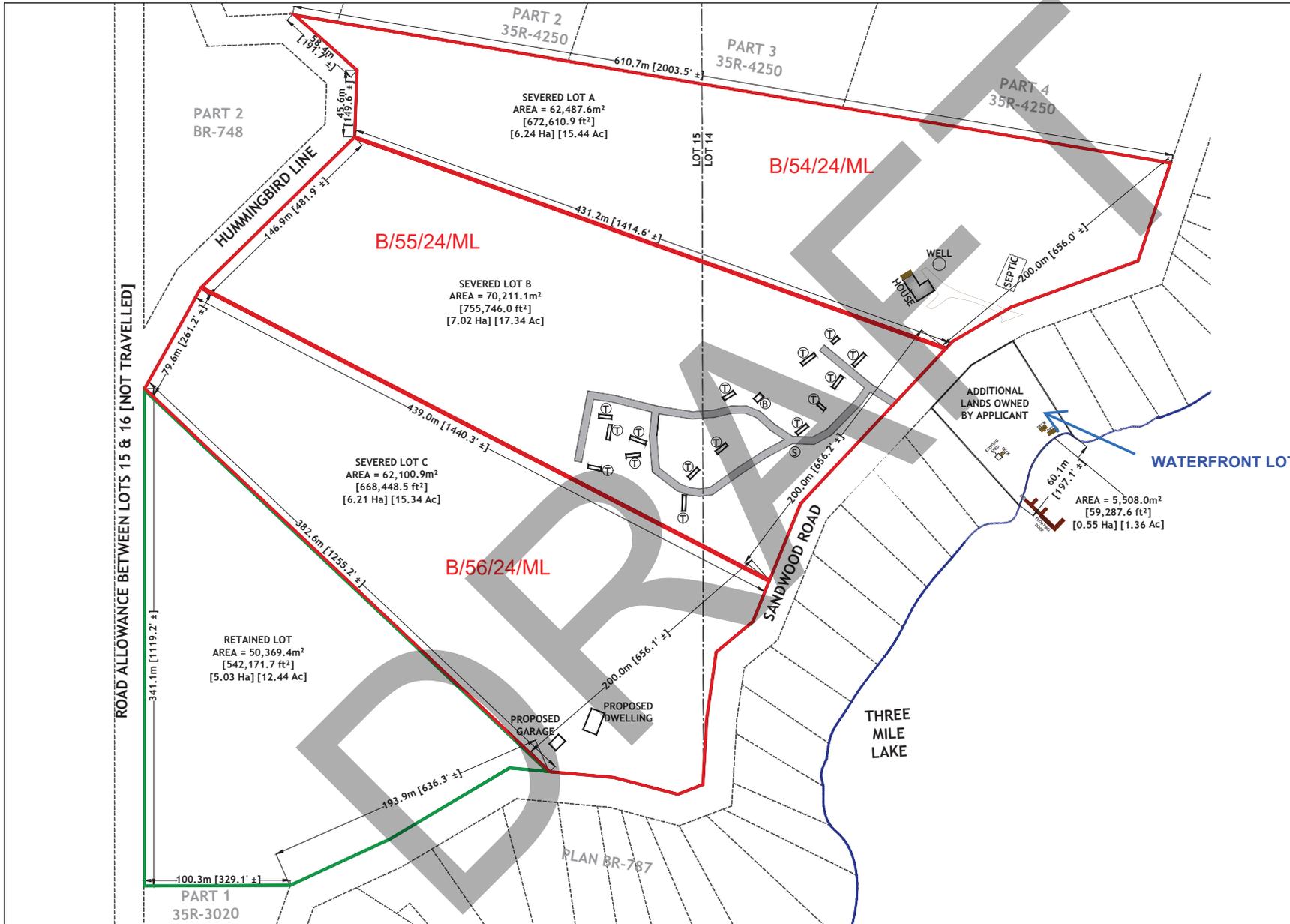
**SCHEDULE II TO DRAFT BY-LAW 2025-XXX**



Zoning Amendment Sketch  
1096/1110 Sandwood Road  
02/Nov/2024

NOT TO SCALE

**SCHEDULE III TO DRAFT BY-LAW 2025-XXX**



**SEVERANCE SKETCH**  
 1096 SANDWOOD ROAD  
 PART OS LOTS 14 & 15, CONCESSION 7  
 GEOGRAPHIC TOWNSHIP OF WATT  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

WHITESSELL

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