

PLANNING COMMITTEE

NOTICE OF PUBLIC MEETING & COMPLETE APPLICATION

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.: ZBA-32/25

Roll No.: 4-22-064

By-law No.: To Be Assigned

Owner:	1000845502 Ontario Inc.		
Address:	1 Island M47		
Description:	Crete or Hillcrest Island (Medora)		
Zoning:	Waterfront Residential – Water Access (WR3-7) Lake Muskoka (Category 1 Lake)		Schedule: 37
Meeting Date: Thursday, September 17, 2026, 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. Please note

there may be a delay when the physical notice signs are posted and when the electric copy of the Notice is available online.

Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to demolish an existing dwelling and to construct a new, larger dwelling (referred to as Dwelling #2), a set of stairs, and a landing.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	3.2 a) i.	Increase in Floor Area Where More Than One Dwelling Exists	Existing Gross Floor Area	Increase in Gross Floor Area (Increase of 3,558.5 sq. feet)	Increase in Floor Area of a Dwelling on a Lot Containing Two Dwellings	Demolish 'Dwelling #1' and Replace with a New, Larger Dwelling



Notice of Public Meeting
ZBA-32/25, 1000845502 ONTARIO INC

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
B	3.33	One Dwelling Permitted Per Lot	1 Dwelling	2 Dwellings		
C	3.45	Maximum Number of Habitable Buildings on a Lot	1 Sleeping Cabin and 1 Dwelling	2 Dwellings and 3 Sleeping Cabins		
D	4.1.3	Minimum Required Front Yard Setback for a Dwelling	66 ft.	27.5 ft.	38.5 ft.	
E	4.1.3	Minimum Front Yard Setback for Stairs	66 ft.	27.5 ft.	38.5 ft.	Construct a Set of Stairs
F	4.1.3	Minimum Front Yard Setback for a Landing	66 ft.	34.5 ft.	31.5 ft.	Construct a Landing
G	Repeal Site-Specific By-laws 2014-47 and 2017-126	Multiple Dwellings and Sleeping Cabins, Front Yard Setback, Shoreline Structure Width	-	Repeal By-laws 2014-47 and 2017-126	-	Repeal By-laws 2014-47 and 2017-126 and Gain New Exemptions/Carry Forward Existing Exemptions

A key map of the subject property, the applicant's zoning sketch, any drawings, and a draft By-law 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@muskokalak.es.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@muskokalak.es.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 10, 2026.**

Please note that comments can still be submitted after the agenda has been published. 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.muskokalak.es.ca/zoom

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact planning@muskokalak.es.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.muskokalak.es.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.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS: Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board), in accordance with O.Reg 545/06.

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@muskokalak.es.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 is passed, the person or public body is not



Notice of Public Meeting
ZBA-32/25, 1000845502 ONTARIO INC

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.

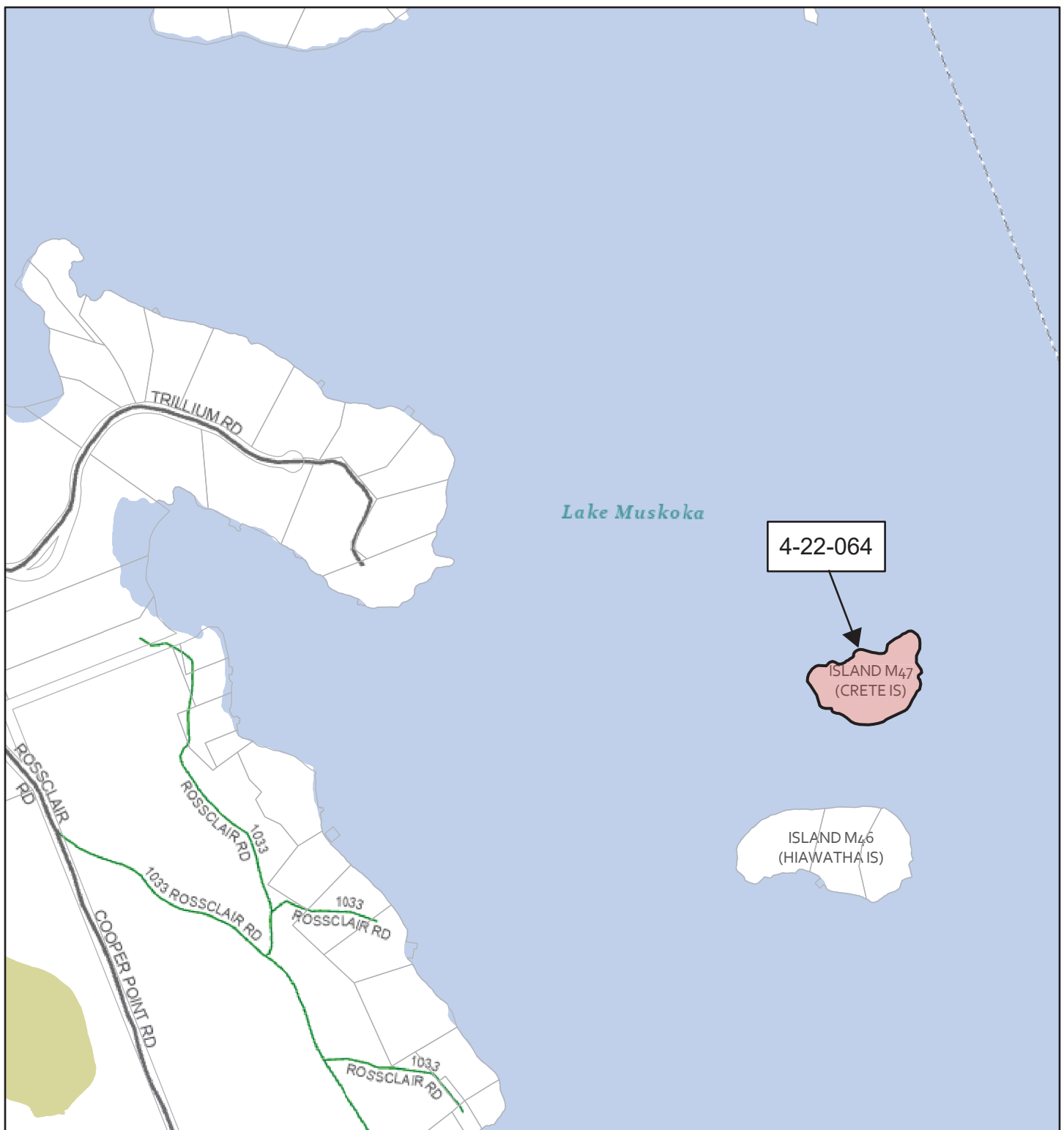
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 4th day of August, 2026.

Crystal Best-Sararas, Clerk
Corporation of the Township of Muskoka Lakes

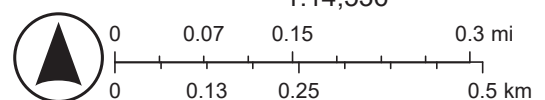


Key Map, ZBA-32/25 (1000845502 ONTARIO INC)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

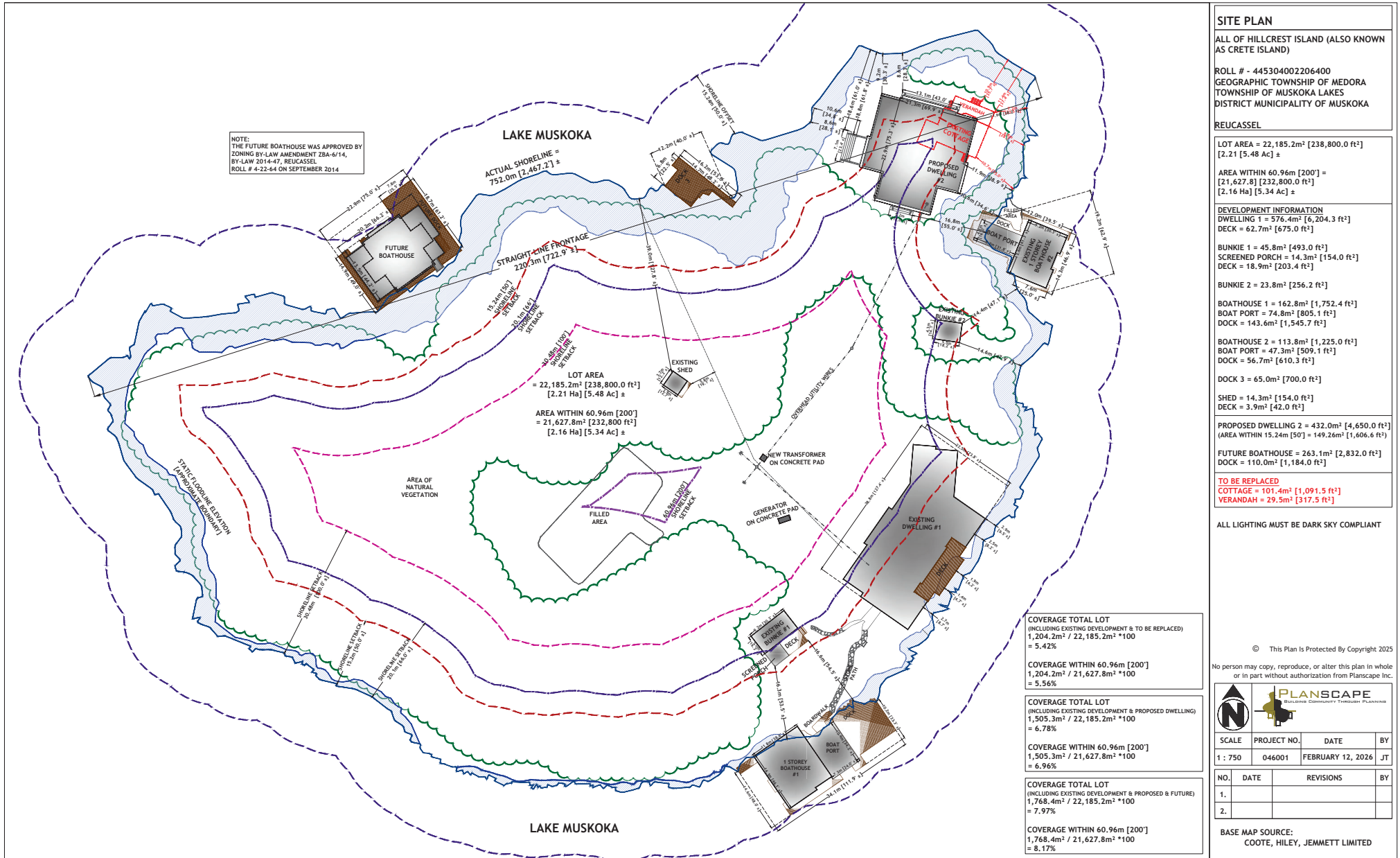
- | | |
|-----------------------|------------------|
| Parcel: Assessment | Road Network |
| District Municipality | Township |
| Area Municipality | Private |
| Geographic Township | Waterbody |
| Civic Addresses | Major Lake |
| | Canada_Hillshade |
| | World_Hillshade |



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

ZONING SKETCH



ELEVATIONS



Front Elevation
Scale:

1/4" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



Rear Elevation
Scale:

1/4" = 1'-0"

PROGRESS PRINTS
NOT FOR CONSTRUCTION
PROGRESS PRINTS

Brian Gille
ARCHITECT
BRIAN GILLE ARCHITECTURAL SERVICES
A PROFESSIONAL CORPORATION
1000 HILLCREST DRIVE
NEW BRUNSWICK, NEW JERSEY 07001
TEL: 908.800.2022 FAX: 908.800.2023

A NEW GUEST COTTAGE ON
Hillcrest Island
LAKE MUSKOKA
MUSKOKA LAKES, ONTARIO

DATE: 8 MAY 2025
DRAWN BY: DMP
CHECKED BY: BJC
PROJECT NUMBER:
1600

SHEET NUMBER:
A6
OF 16

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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

Being a by-law to amend Comprehensive Zoning By-law 2014-24, 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 Crete or Hillcrest Island (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX.

ii) Despite the provisions of Section 3.2.a) i., and 3.45 of Zoning By-law 2014-14, as amended, for those lands described above, the enlargement of a dwelling referred to as "Dwelling #2" on a lot where two dwellings exist shall be permitted, as shown in the location and extent on Schedule II to By-law 2026-XXX.

iii) Despite the provisions of Section 4.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a dwelling shall be 27.5 feet, as shown in the location and extent on Schedule II to By-law 2026-XXX.

iv) Despite the provisions of Section 4.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a set of stairs and a landing shall be 27.5 feet and 34.5 feet, respectively, as shown in the location and extent on Schedule II to By-law 2026-XXX.

v) Despite the provisions of Sections 3.2, 3.33, 3.45, and 4.1.6 i) and iii) of By-law 2014-14, as amended, for those lands described above, two dwellings and three sleeping cabins shall be permitted, as shown in the location and extent on Schedule II to By-law 2026-XXX.

vi) Despite the provisions of Sections 4.1.7 and 4.1.7.12 a. of By-law 2014-14, as amended, for those lands described above, the maximum cumulative shoreline structure width shall be 290 feet, as shown in the location and extent on Schedule II to By-law 2026-XXX.

vii) Despite the provisions of Sections 4.1.7 and 4.1.7.12 c) of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative width for the first storey of boathouses shall be 170 feet, as shown in the location and extent on Schedule II to By-law 2026-XXX.

viii) Despite the provisions of Sections 3.4 and 4.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum lot area shall be as existing on the date of passage of this By-law.

- ix) Despite the provisions of Section 4.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a dwelling referred to as “Dwelling #1” shall be 6 feet, as shown in the location and extent on Schedule II to By-law 2026-XXX.
- x) Despite the provisions of Section 4.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a sundeck attached to the dwelling referred to as “Dwelling #1” shall be 3 feet, as shown in the location and extent on Schedule II to By-law 20126-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 2026-XXX and By-law 2014-14, as amended, the provisions of By-law 2026-XXX shall apply.

4. REPEAL OF BY-LAWS

4.1 By-law 2014-047 and By-law 2017-126 of the Corporation of the Township of Muskoka Lakes are hereby repealed.

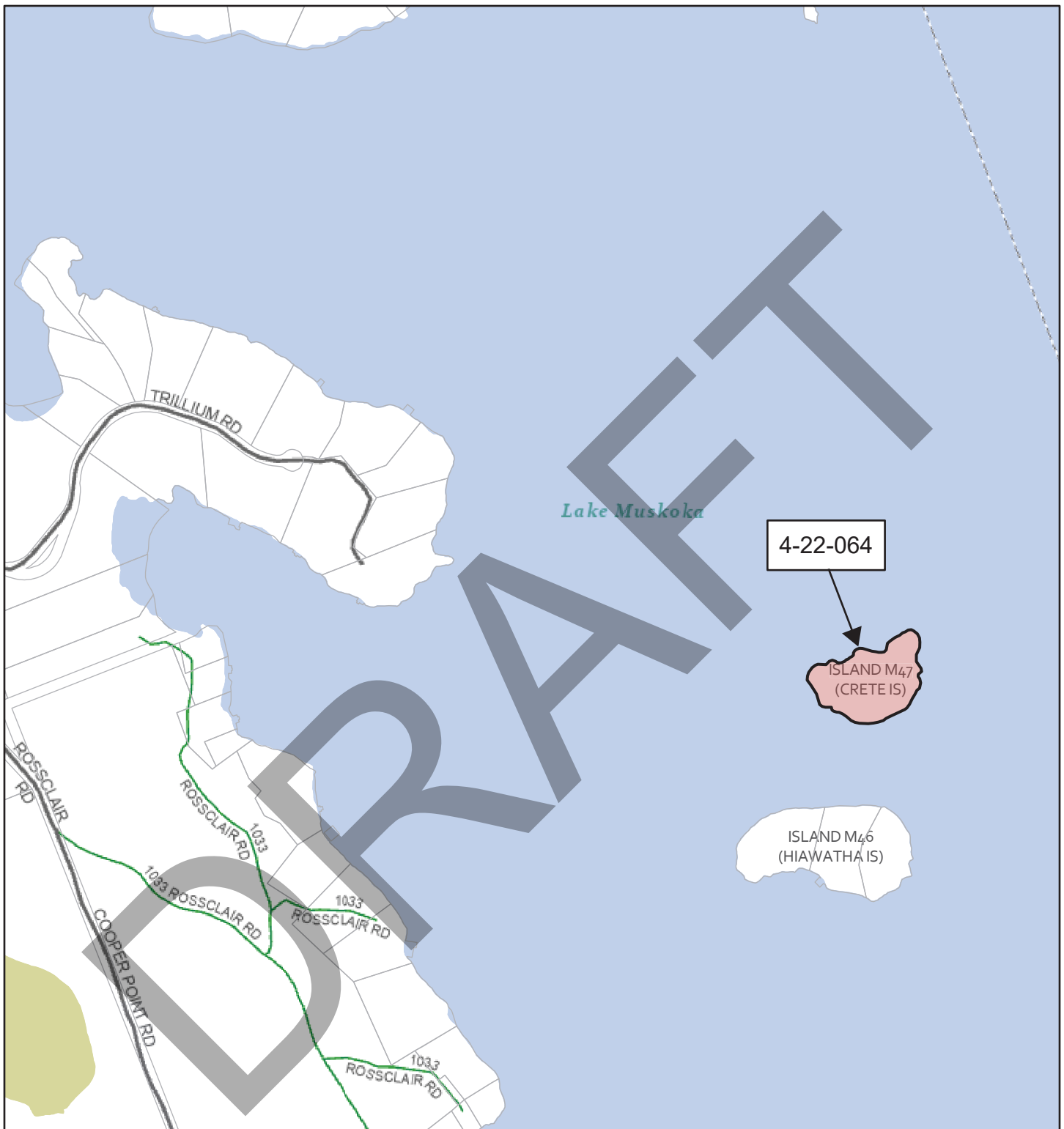
- 5. That this by-law shall come into force and take effect _____, 2026.

Read a **first, second and third time** and **finally passed** this ____th day of _____, 2026.

Mayor Peter Kelley

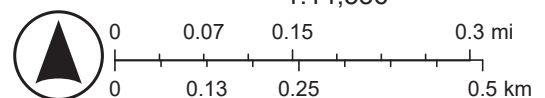
Crystal Best-Sararas, Clerk

SCHEDULE I TO DRAFT BY-LAW 2026-XXX



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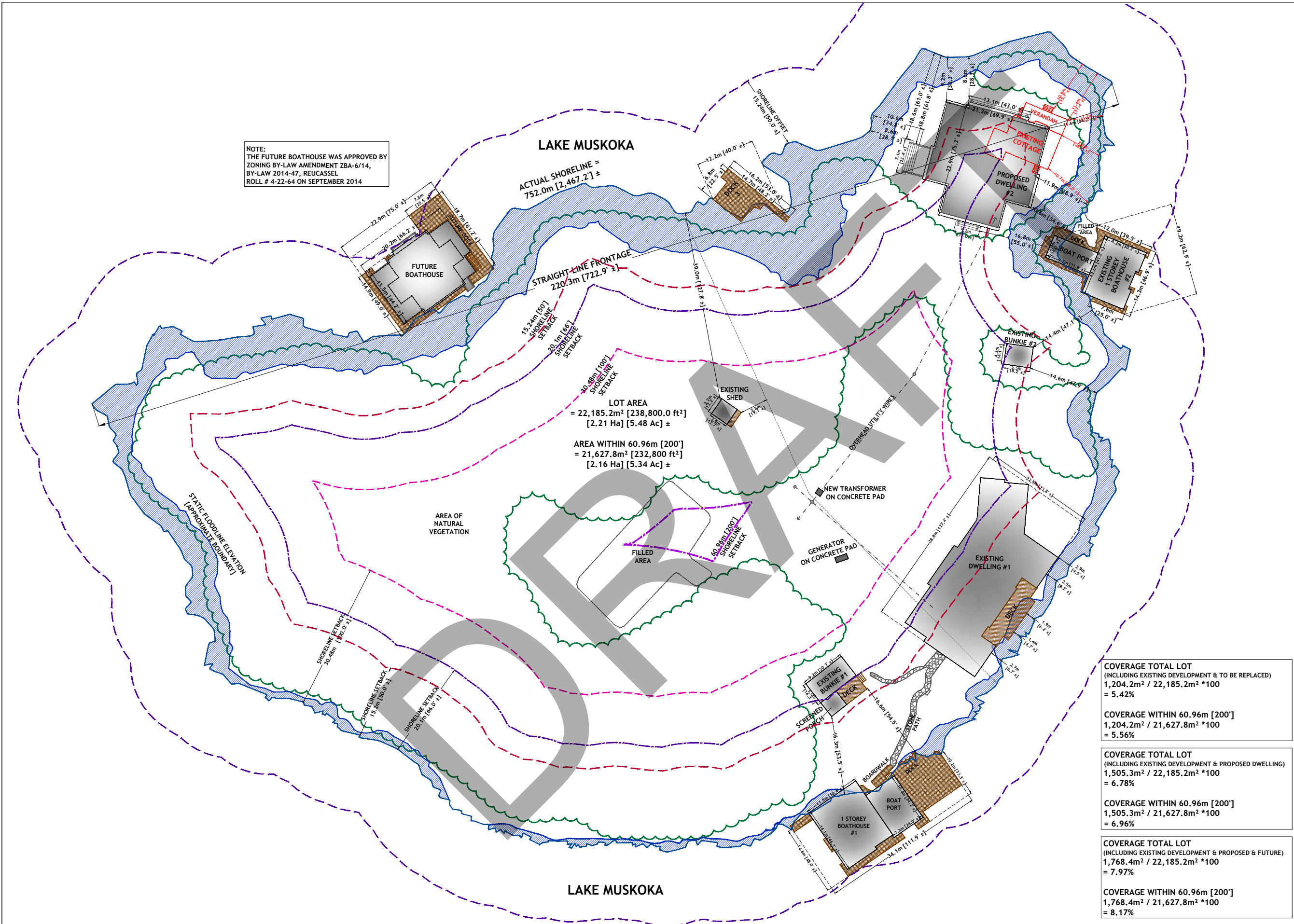
- | | |
|------------------------|---------------------|
| Parcel: Assessment | Road Network |
| District Municipality | Township |
| Area Municipality | Private |
| Geographic Township | Waterbody |
| Civic Addresses | Major Lake |
| | Canada_Hillshade |
| | World_Hillshade |



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

SCHEDULE II TO DRAFT BY-LAW 2026-XXX



SITE PLAN

ALL OF HILLCREST ISLAND (ALSO KNOWN AS CRETE ISLAND)

ROLL # - 445304002206400
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

REUCASSEL

LOT AREA = 22,185.2m² [238,800.0 ft²]
[2.21 [5.48 Ac] ±

AREA WITHIN 60.96m [200'] =
[21,627.8] [232,800.0 ft²]
[2.16 Ha] [5.34 Ac] ±

DEVELOPMENT INFORMATION
DWELLING 1 = 576.4m² [6,204.3 ft²]
DECK = 62.7m² [675.0 ft²]

BUNKIE 1 = 45.8m² [493.0 ft²]
SCREENED PORCH = 14.3m² [154.0 ft²]
DECK = 18.9m² [203.4 ft²]

BUNKIE 2 = 23.8m² [256.2 ft²]

BOATHOUSE 1 = 162.8m² [1,752.4 ft²]
BOAT PORT = 74.8m² [805.1 ft²]
DOCK = 143.6m² [1,545.7 ft²]

BOATHOUSE 2 = 113.8m² [1,225.0 ft²]
BOAT PORT = 47.3m² [509.1 ft²]
DOCK = 56.7m² [610.3 ft²]

DOCK 3 = 65.0m² [700.0 ft²]

SHED = 14.3m² [154.0 ft²]
DECK = 3.9m² [42.0 ft²]

**PROPOSED DWELLING 2 = 432.0m² [4,650.0 ft²]
(AREA WITHIN 15.24m [50'] = 149.26m² [1,606.6 ft²)**

FUTURE BOATHOUSE = 263.1m² [2,832.0 ft²]
DOCK = 110.0m² [1,184.0 ft²]

TO BE REPLACED
COTTAGE = 101.4m² [1,091.5 ft²]
VERANDAH = 29.5m² [317.5 ft²]

ALL LIGHTING MUST BE DARK SKY COMPLIANT

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SCALE	PROJECT NO.	DATE	
1 : 750	046001	FEBRUARY 12, 2026	

NO.	DATE	REVISIONS	E
1.			
2.			

BASE MAP SOURCE:
COOTE, HILEY, JEMMETT LIMITED

NOT TO SCALE