

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-31/25

Roll No.: 9-9-022

By-law No.: To Be Assigned

Owners:	Sarah and Corey Dyer		
Address & Description:	1011 Beaumaris Road Unit 5 Part of Lot 25, Concession 8 (Monck)		
Zoning:	Waterfront Residential (WR1-7)	Lake Muskoka (Category 1 Lake)	Schedule: 38
Meeting Date: Thursday, February, 12th, 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.

Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to permit the construction of a dock addition and boatport that will exceed the maximum cumulative width provisions.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width (dock addition)	65.7 ft.	69.7 ft.	4 ft.	Construct a Dock Addition
B		Maximum Cumulative Boathouse Width (boatport)	42.1 ft.	51.2 ft.	9.1 ft.	Construct a Boatport



A key map of the subject property, the applicant's site plan and any drawings, 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: **February 5th, 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.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.

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@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 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, 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 13th day of January, 2026.

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



SITE PLAN



1678 Beatrice Townline,
Bracebridge, ON P1L 1X4
p: (705) 349-0897
e: bryanm@mdcmuskoka.com

1101 Baumaurs Rd., U5
Milford Bay, ON

Baumaurs Road
Boat Port

Dyer

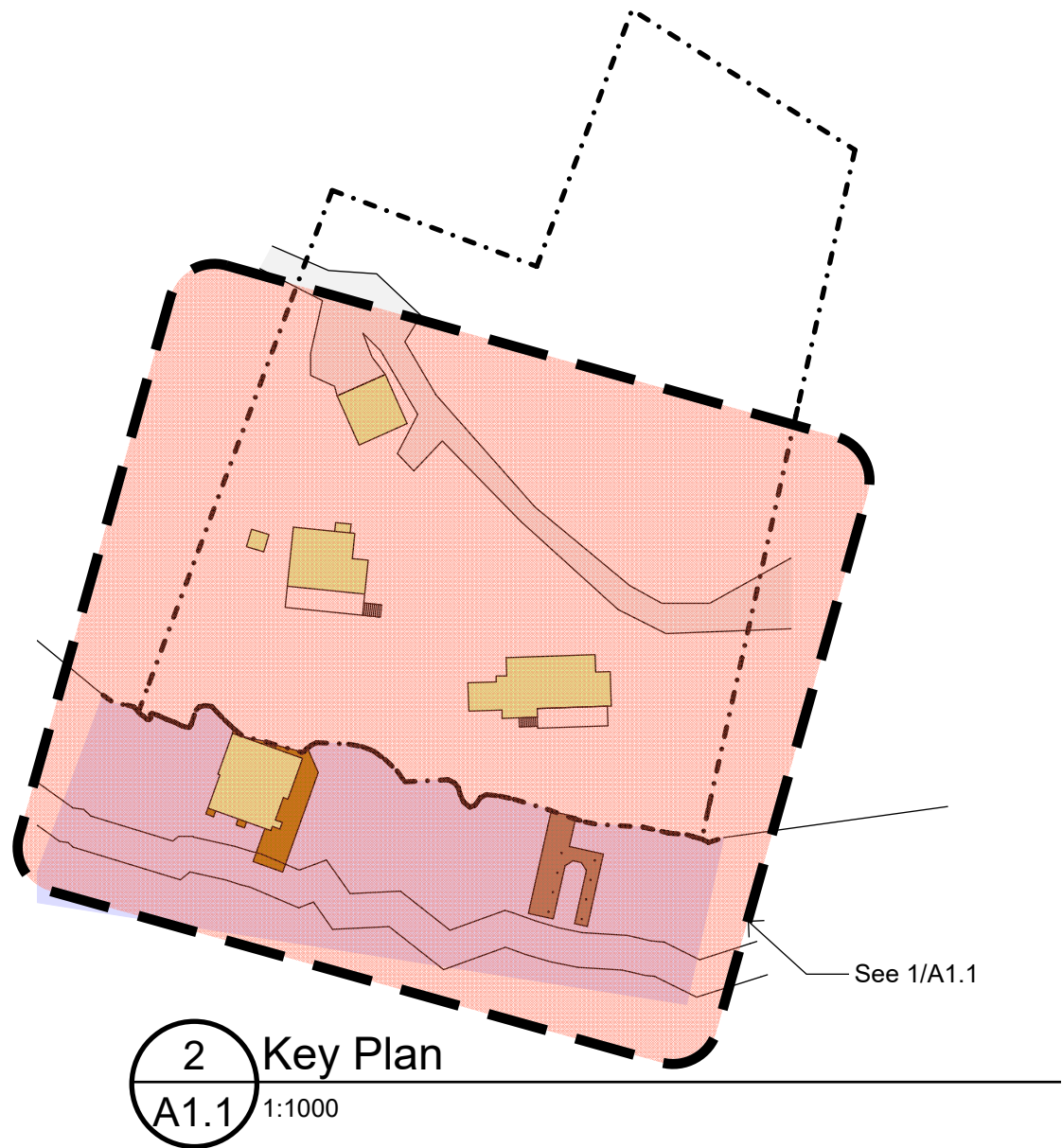
Document Date:
July 21, 2025

Document Phase:
Schematic Design

rev.	date	remark
1	05/05/25	Review
2	07/21/25	Zoning Amendment
3	11/19/25	Town Comments

Existing Site
Plan

A1.1



GENERAL NOTES:

- DRAWINGS ARE NOT TO BE SCALED.
- GRADE ADJACENT TO ALL NEW FOUNDATIONS ARE TO SLOPE A MIN. OF 2% AWAY FROM ALL EXISTING AND NEW BUILDINGS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MANAGEMENT OF EROSION CONTROL MEASURES SILT FENCE AND ANY OTHER MEASURES DEEMED NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING A BODY OF WATER.
- CONTRACTOR TO MINIMIZE EXPOSURE TIME OF DISTURBED SOIL AREAS BY PHASED CONSTRUCTION ACTIVITIES AND STABILIZING THE SOILS PROMPTLY.
- A GEOTECHNICAL SOILS REPORT MAY BE REQUIRED BY THE GENERAL CONTRACTOR OR LOCAL AUTHORITIES, AND IF SO, SHALL BE PROVIDED BY OTHERS.
- THIS SITE PLAN HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED ON AS A LEGAL SURVEY. A LEGAL SURVEY MAY BE REQUIRED, AND IF SO, SHALL BE PROVIDED BY OTHERS.
- REFERENCE INFORMATION HEREIN IS DERIVED IN PART FROM:
<https://www.ontario.ca/page/topographic-maps>,
<https://www.google.com/maps>, and Survey dated November 27, 2017 from Coote, Hiley, Jemmett Ltd., Ontario Land Surveyors

Not To Scale
For Informational Purposes Only

COVERAGE

BUILDING COVERAGE (<200' from Shoreline):	
EXISTING SLEEPING CABIN:	966 SF (89.7 m ²)
EXISTING 2 STOREY COTTAGE:	1382 SF (128.3 m ²)
EXISTING BOATHOUSE:	1019 SF (94.6 m ²)
EXISTING GARAGE:	590 SF (54.8 m ²)
EXISTING SHED / STORAGE:	66 SF (6.1 m ²)
PROPOSED BOATPORT:	448 SF (41.6 m ²)
PROPOSED COVERAGE:	4471 SF (415.1 m ²)

SITE COVERAGE (200' FROM HIGH WATER MARK):	
PARCEL COVERAGE:	60,660 SF (5635m ²)
COVERAGE 200' FROM SHORELINE:	50,780 SF (4717.6) (100%)
TOTAL ALLOWABLE COVERAGE:	5,078 SF (471.7 m ²) (10%)
PROPOSED COVERAGE	4471 SF (415.1 m ²) (7.3%)

CUMULATIVE DOCK WIDTH (25% of Strait Line Frontage):	
STRAIT LINE FRONTAGE:	263 F (80.1m)
ALLOWABLE	65.8 F (20.0m)
PROPOSED	69.6 F (21.2m)



PROPOSED EXTERIOR PERSPECTIVES



37 Homestead Lane
Huntsville, Ontario P1H 2N8
p: (705) 349-0897
e: bryanm@mdcmuskoka.com

Not To Scale

For Informational Purposes Only



1 Perspective
A0.1 NTS



4 Perspective
A0.1 NTS



2 Perspective
A0.1 NTS

Baumauris Road
Boat Port

1101 Baumauris Rd., U5
Milford Bay, ON

Dyer

Document Date:
July 14, 2025

Document Phase:
Schematic Design

rev.	date	remark
1	06/06/25	Client Review
2	07/14/25	Client Review R1
3	07/21/25	Zoning Amendment

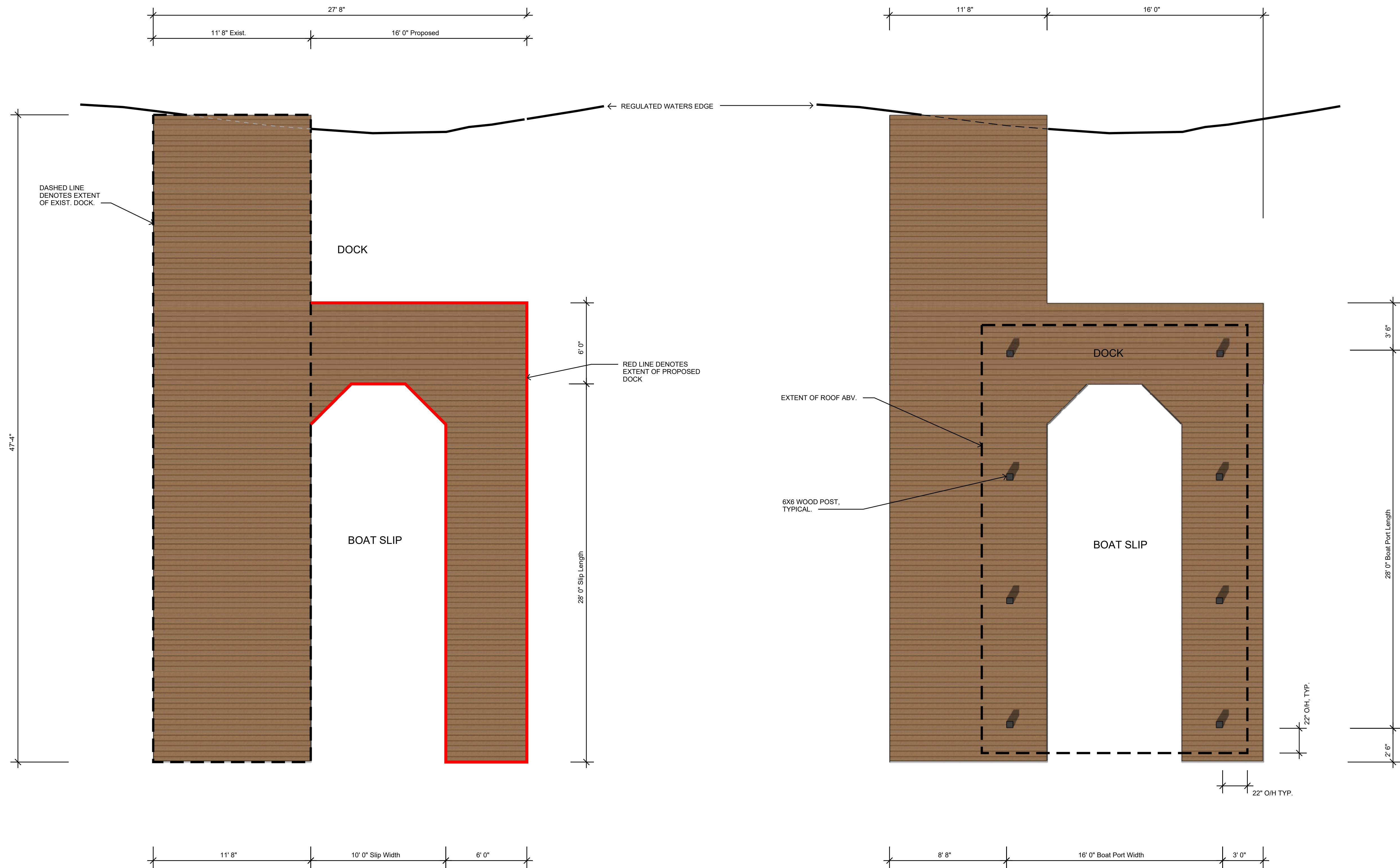
Exterior
Perspectives

A0.1

PROPOSED FIRST FLOOR/DOCK PLAN



37 Homestead Lane
Huntsville, Ontario P1H 2N8
p: (705) 349-0897
e: bryanm@mdcmuskoka.com



1 Dock Plan
A2.1 1/4" = 1'-0"

1 First Floor Plan
A2.1 1/4" = 1'-0"

Not To Scale
For Informational Purposes Only

Baumauris Road
Boat Port
1101 Baumauris Rd., U5
Milford Bay, ON
Dyer

Document Date:
July 21, 2025

Document Phase:
Schematic Design

rev.	date	remark
1	06/06/25	Client Review
2	07/14/25	Client Review R1
3	07/21/25	Zoning Amendment

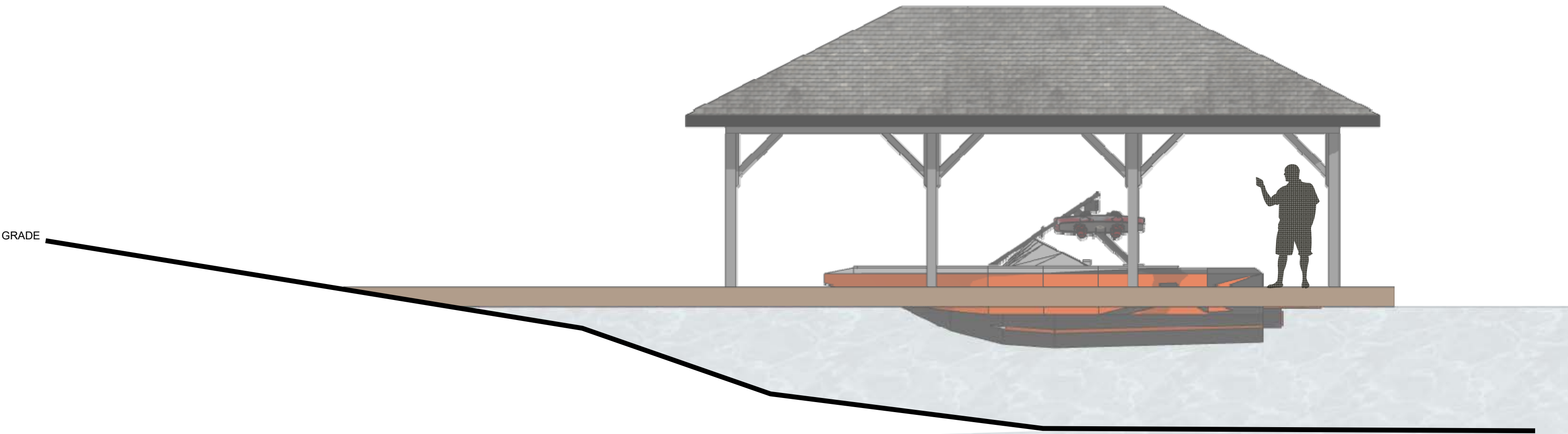
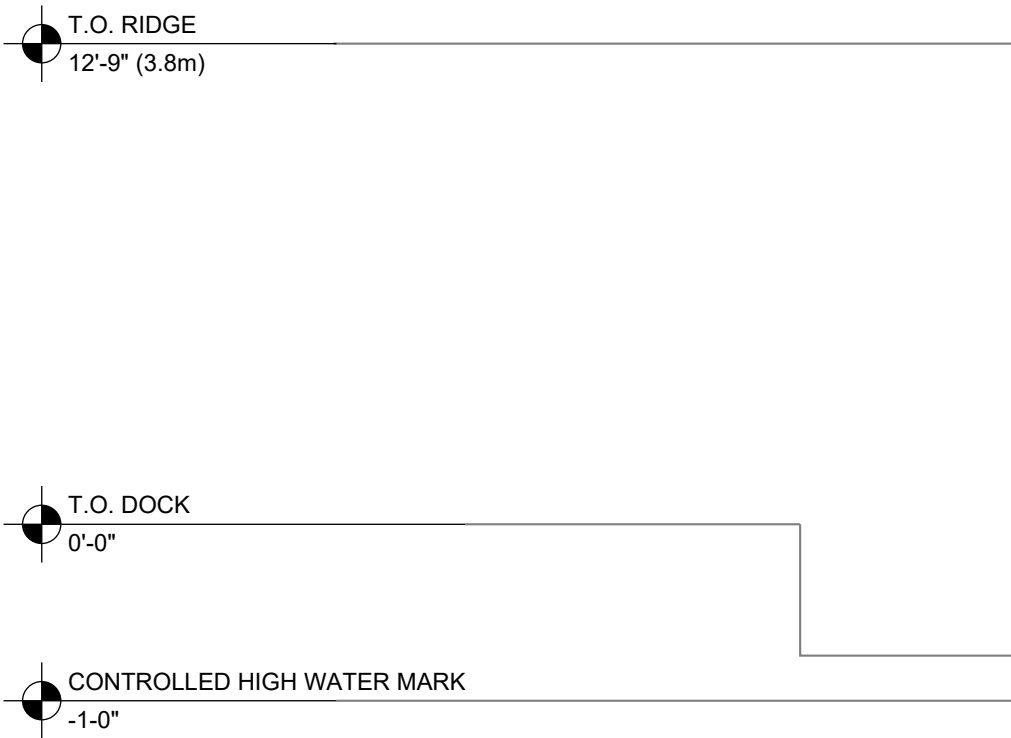
First Floor Plan

A2.1

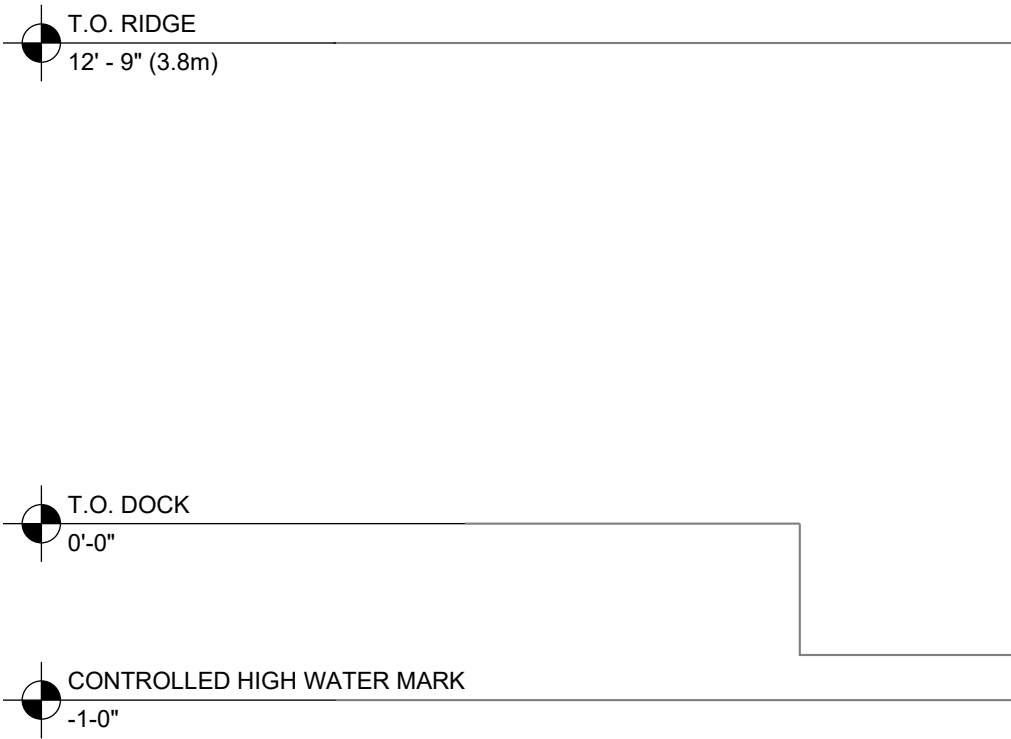
PROPOSED ELEVATIONS



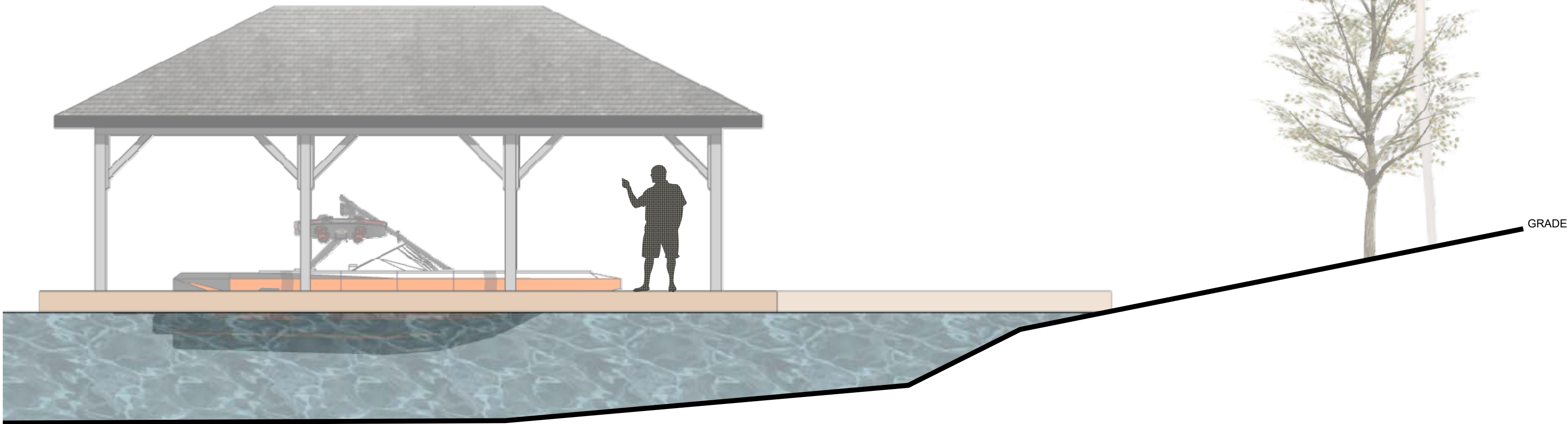
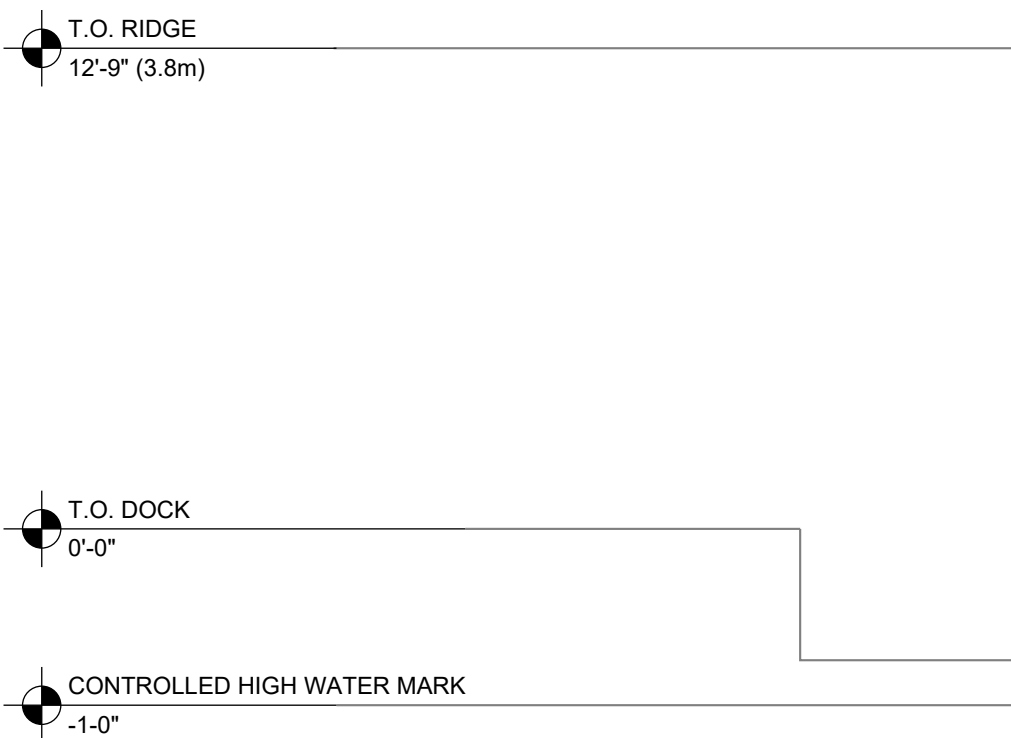
37 Homestead Lane
Huntsville, Ontario P1H 2N8
p: (705) 349-0897
e: bryanm@mdcmuskoka.com



1 West Elevation
A3.1 1/4" = 1'-0"



2 South Elevation
A3.1 1/4" = 1'-0"



2 East Elevation
A3.1 1/4" = 1'-0"

Baumauris Road
Boat Port

1101 Baumauris Rd., U5
Milford Bay, ON

Dyer

Document Date:
July 21, 2025

Document Phase:
Schematic Design

rev.	date	remark
1	06/06/25	Client Review
2	07/14/25	Client Review R1
3	07/21/25	Zoning Amendment

Elevations

A3.1

Not To Scale
For Informational Purposes Only

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-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 of Lot 25, Concession 8 (in the former Township of Monck), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX.

ii) Despite the provisions of Section 4.1.7 & 4.1.7.12 a) of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width shall be 69.7 feet, as shown in the location and extent on Schedule II to By-law 2026-XXX.

iii) Despite the provisions of Section 4.1.7 & 4.1.7.12 a) of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative single storey boathouse/boatport width shall be 51.2 feet, as shown in the location and extent on Schedule II to By-law 2026-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.

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

Peter Kelley, Mayor

Crystal Best-Sararas, Clerk

SCHEDULE I TO DRAFT BY-LAW 2026-XXX



SCHEDULE II TO DRAFT BY-LAW 2026-XXX



1678 Beatrice Townline,
Bracebridge, ON P1L 1X4
p: (705) 349-0897
e: bryanm@mdcmuskoka.com

1101 Baumaurs Rd., U5
Milford Bay, ON

Baumaurs Road
Boat Port

Dyer

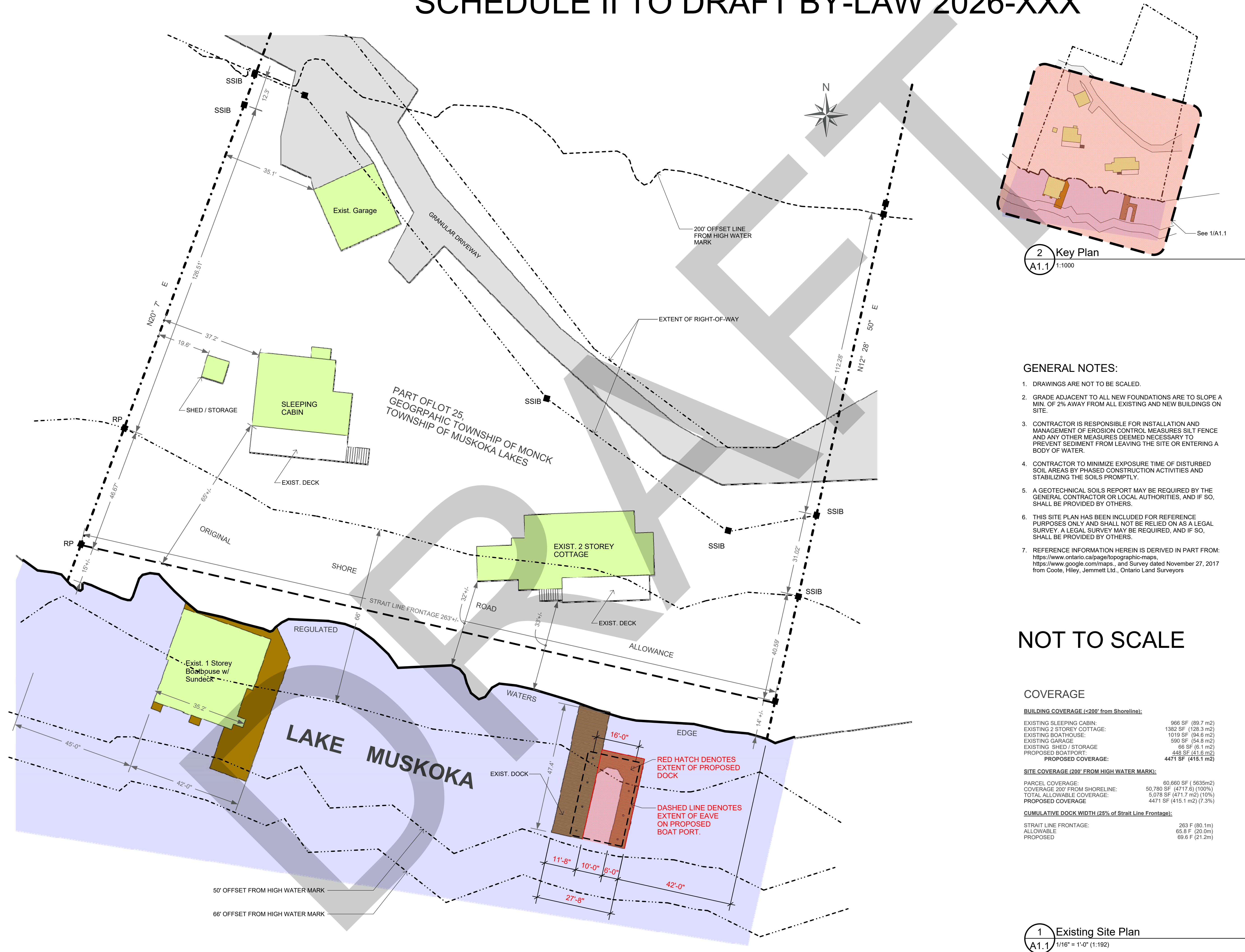
Document Date:
July 21, 2025

Document Phase:
Schematic Design

rev.	date	remark
1	05/05/25	Review
2	07/21/25	Zoning Amendment
3	11/19/25	Town Comments

Existing Site
Plan

A1.1



1 Existing Site Plan
A1.1 1/16" = 1'-0" (1:192)