

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 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.'s: B/25/26/27/28/29/30/31/32/33/25/ML & ZBA-28/25

Roll No.: 7-1-027 & 7-1-033

By-law: To Be Assigned

Owners:	Carol Battaglini, 14571 Dufferin Street, King City, ON, L7B 1K5 (7-1-027)		
	693170 Ontario Limited, 14571 Dufferin Street, King City, ON, L7B 1K5 (7-1-033)		
Address & Description:	1057 Hesners Lake Road (7-1-027) Part of Lot 39, Concession 7, (Wood)		
	1016 Eldo Lane (7-1-033) Lot 40, Concession 7, Part 1, Plan BR-639, Parts 1, 8, and 9, Plan BR-144, (Wood)		
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5) & Open Space – Private (OS2)	Hesner's Lake (Category 2 Lake)	Schedules: 41 & 47
Meeting Date: Thursday, September 11th, 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:

Consent/Severance Applications B/25/26/27/28/29/25/ML have been submitted to grant rights-of-way over the proposed lots described above.

Nine Consent/Severance Applications (B/25-33/25/ML) have been submitted by 693170 Ontario Ltd and Carol Battaglini. The purpose and effect of these applications is to create four new waterfront residential lots and to grant rights-of-ways over the proposed new lots.

The purpose of Consent/Severance Applications B/25/26/25/ML is to create two new waterfront residential lots (Severed Lots #1 and 2) on the lands known as 1016 Eldo Lane which front onto



Hesners Lake. In applications B/27/28/29/25/ML, 693170 Ontario Ltd proposes to grant rights-of-ways over proposed Severed Lots #1 and 2 and Retained Lot #1 (see Consent Sketch #1).

The purpose of Consent/Severance Applications B/30/31/25/ML is to create two new waterfront residential lots (Severed Lots #3 and 4) on the lands directly abutting 1016 Eldo Lane to the east which front onto Hesners Lake. In Consent Applications B/32/33/ML/25, Carol Battaglini proposes to grant rights-of-way over proposed Severed Lots #3 and 4 (see Consent Sketch #2).

Consent Applications B/27/28/29/32/33/25/ML will provide rights-of-way on title at the Muskoka Land Registry office.

In addition to the submitted consent applications, a Zoning By-law Amendment Application ZBA-28/25 has been submitted concurrently. ZBA-28/25 seeks to rezone the lands in the ownership of 693170 Ontario Ltd (the lot abutting 1016 Eldo Lane to the east, no municipal address assigned) from Open Space – Private (OS2) to Waterfront Residential – No Constraints (WR1) and Environmental Protection (EP1). Staff would note that these lands were previously zoned Waterfront Residential (WR4) and were rezoned to Open Space – Private (OS2) as part of site-specific By-law 2003-188. This By-law is the result of Consent Application B/103/03 and Zoning By-law Amendment Application ZBA-79/03 (Nesbitt), which were approved in 2004 to permit the transfer of development rights from a lot on the south side of the lake in order to create a new lot on the north side of the lake. The lot from which development rights were transferred is the lot proposed to be rezoned through this application to create two new lots, resulting in three new lots with residential development potential. This lot does not have a municipally assigned address.

The purpose of ZBA-28/25 is also to implement the recommendations made within the submitted Scoped Environmental Impact Study and Addendum, prepared by SLR Consulting and dated April 17, 2025 and July 29, 2025, respectively. The details of the proposed exemptions are as follows:

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.3	Waterfront Residential Zone Provisions	Requireme nts of Section 4.1.3 of Zoning By- law 2014- 14, as Amended	Impose a Minimum Setback of 49.2 Feet from an Identified Watercourse for Development of All On-Land Buildings and Structures, Including a Septic System Leaching Bed Distribution Pipe	-	Require All On-Land Development to be Setback 49.2 Feet from the Identified Watercourse Per the EIS and Addendum



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
B	4.1.7	Accessory Structures Over Water Zone Provisions	Requirements of Section 4.1.7 of Zoning By-law 2014-14, as Amended	Restrict Development of Shoreline Structures to Specific Envelopes	-	Prohibit Development of Shoreline Structures Between Transects 3-5, 13, 18-27 and 34-36 per the EIS and Addendum
C	4.1.7 & 8.1.1	Permitted Uses Abutting an EP1 Zone	A Dock, Sun Shelter, Boathouse or Boatport Within a Waterbody Open Space Zone (WOS) Where it Abuts a Waterfront Residential Zone or in a Waterfront Residential Zone Provided it is Accessory to the Main Use in the Waterfront Residential Zone	Permit Docks Within a WOS Zone Where it Abuts an EP1 Zone or in a EP1 Zone in a Specific Location and Extent	-	Permit the Development of Docks Only Within Transects 1-2, 6-12, 14-17 and 28-33 Where the Abutting Zone is EP1
D	8.1	Environmental Protection Zone Provisions	Requirements of Section 8.1 of Zoning By-law	Impose a Minimum Setback of 98.4 Feet from an Environmental Protection (EP1) Zone for All	-	Require a Minimum Setback of 98.4 Feet for Development of On-Land



Notice of Public Meeting
B/25/26/27/28/29/30/31/32/33/25/ML,
ZBA-28/25, Battaglini & 693170 Ontario Ltd.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
			2014-14, as Amended	Development of Buildings and Structures, Including a Septic System Leaching Bed Distribution Pipe		Buildings and Structures from the Identified Wetlands per the EIS and Addendum

A key map of the subject property, the applicant's consent sketches and zoning sketch, 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@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: **September 4, 2025.**

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.

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.

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.

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 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.

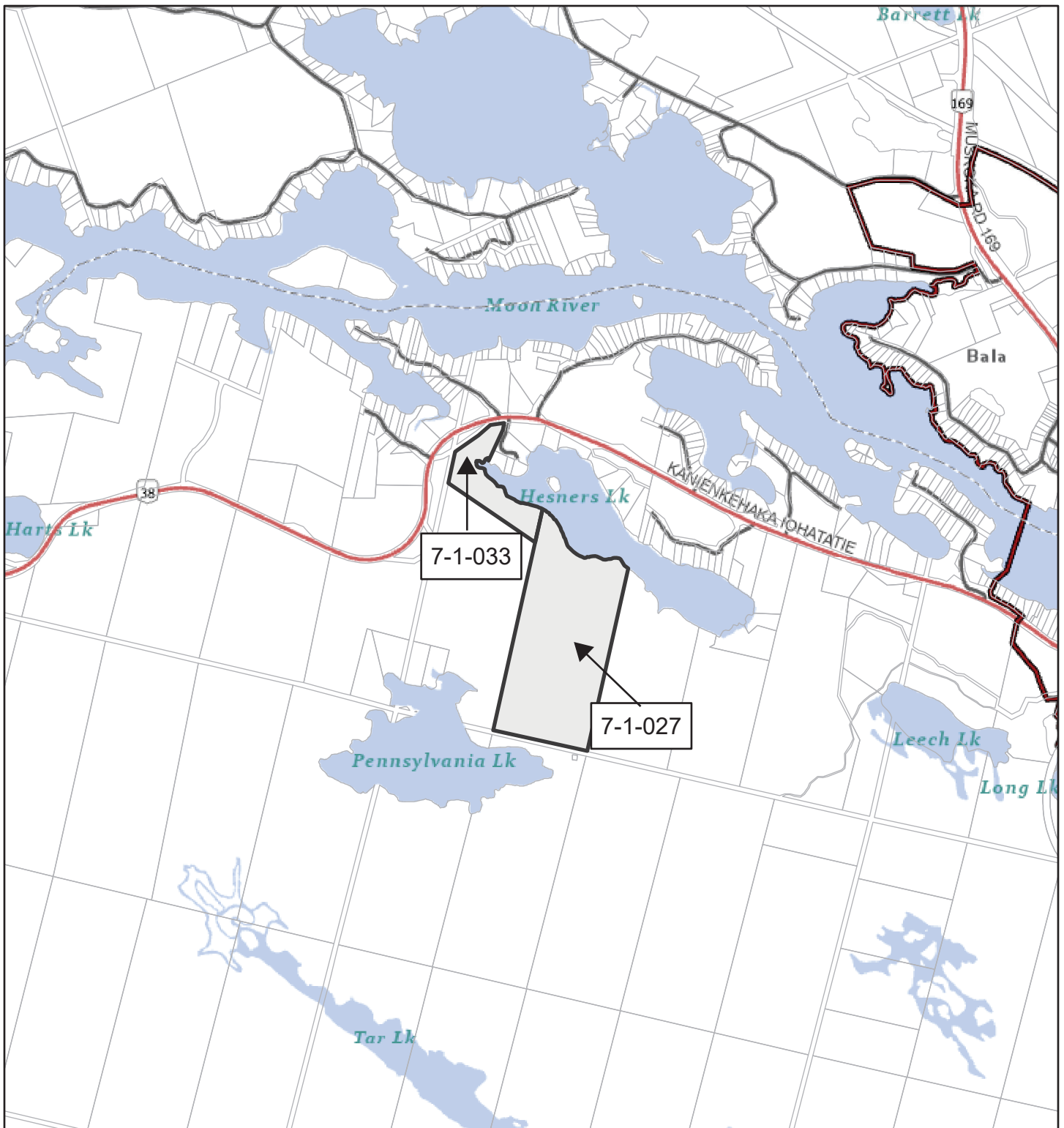
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 20th day of August, 2025.

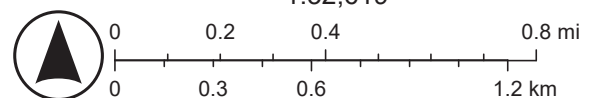
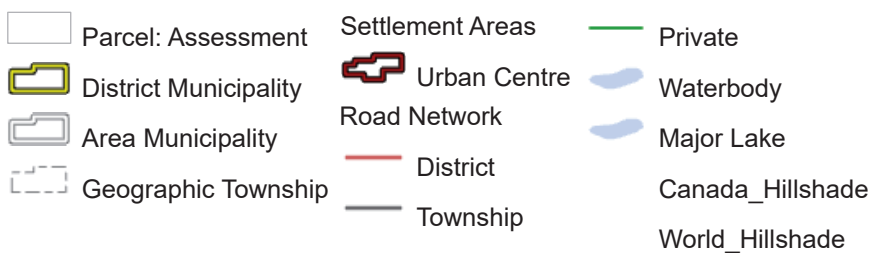
Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



KEY MAP (B/25-29/30-33/25/ML, ZBA-28/25)



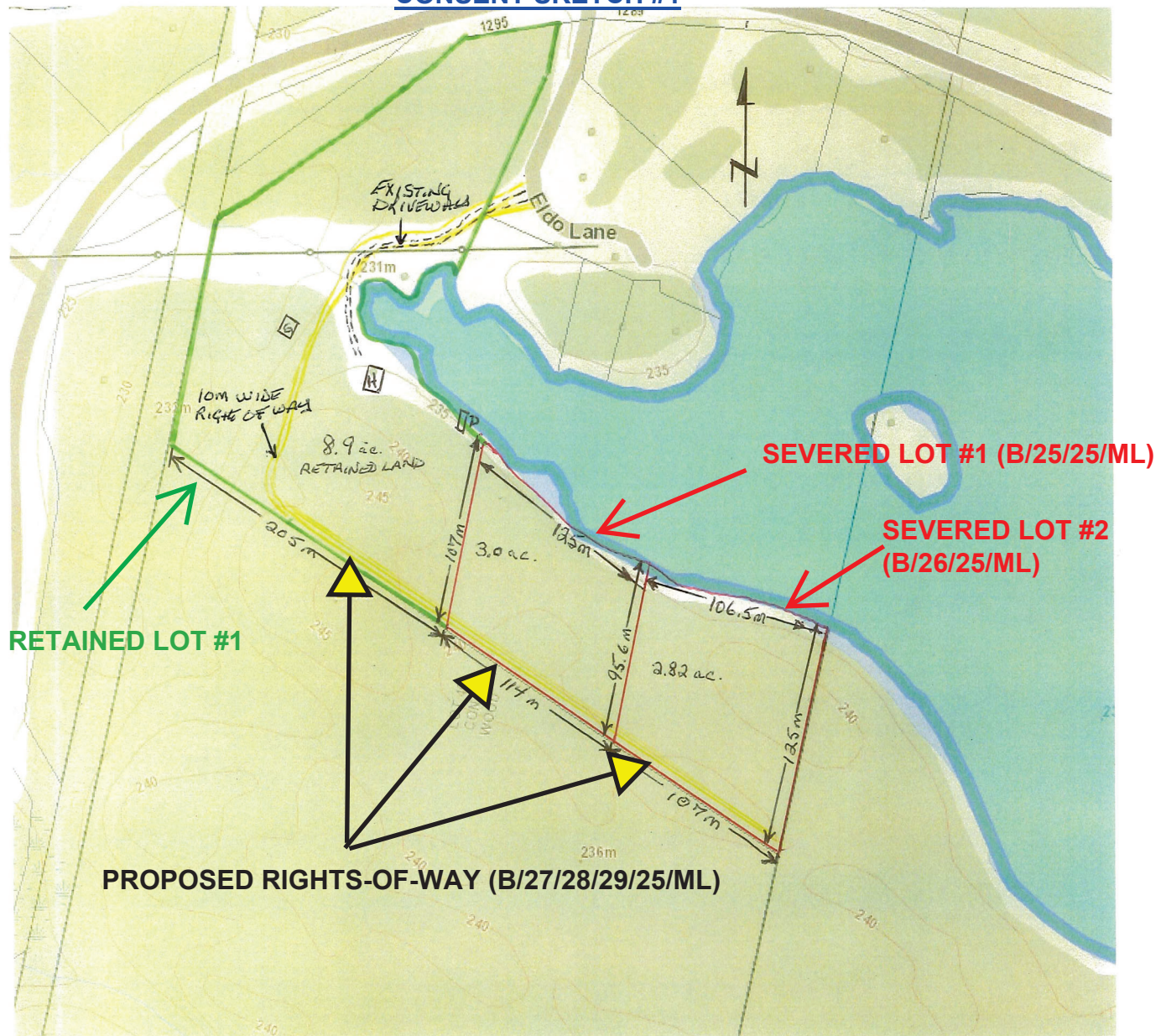
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



1:32,619

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

CONSENT SKETCH #1



PROPOSED SEVERANCE 1016 ELDO LANE
 CONY LOT 40 RP BR 639
 PART 1 AND RP BR 144
 PART 1 PART 8 PART 9

SCALE 1" TO 200'

PREPARED BY:
 G. BATTAGLINI
 MAR. 29/25

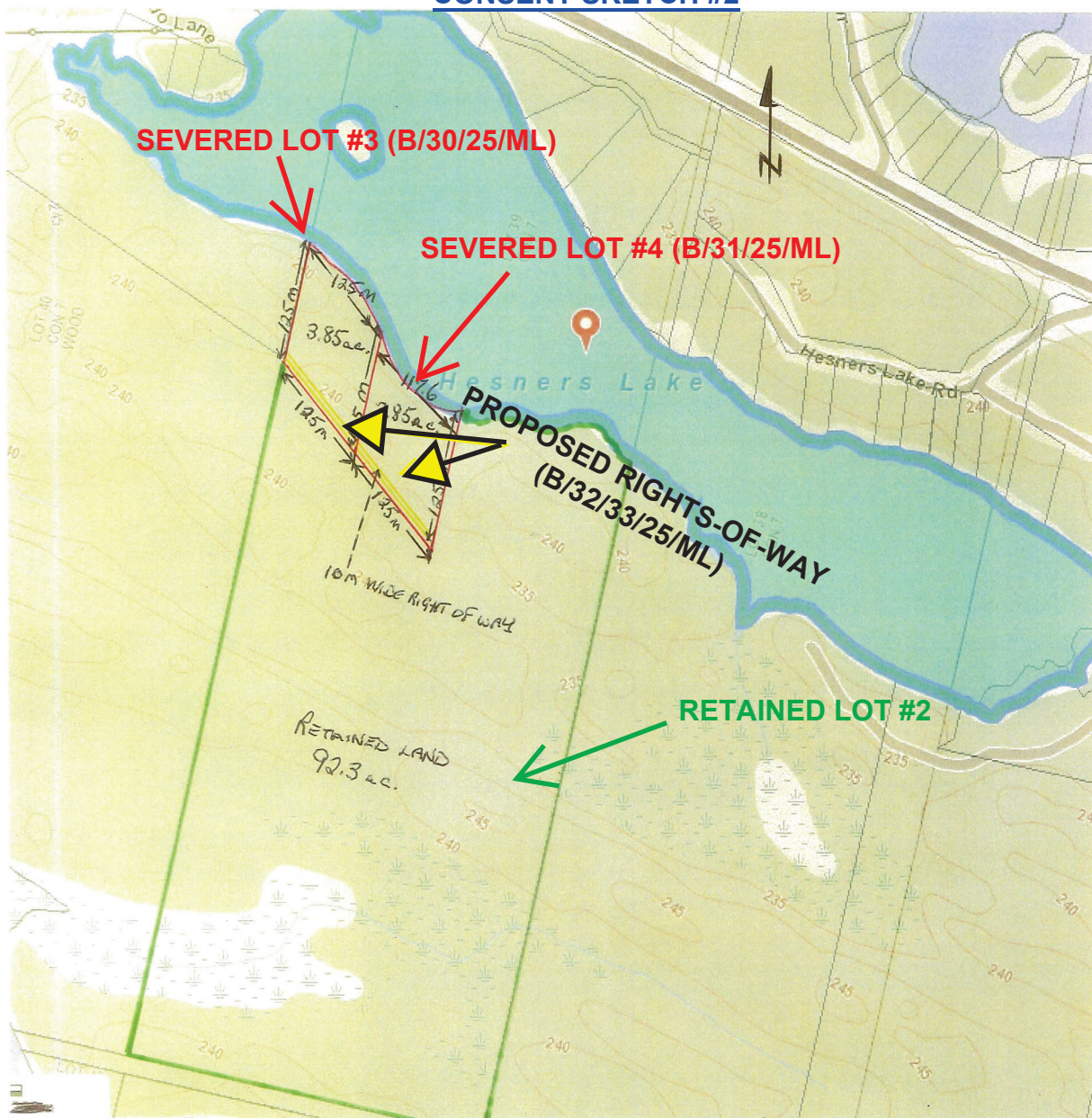
SITE DESCRIPTION:
 LOT IS LOCATED ON THE SOUTH WEST
 SIDE OF ELDO LANE 3.5 KM FROM
 HWY 169 AND MUSKOKA SS SOUTH SIDE
 OF HESNERS LAKE DRIVEWAY IS
 MARKED 1016 ELDO LANE

LEGEND
 [H] HOUSE
 [G] GARAGE
 [D] DOCK



NOT TO SCALE

CONSENT SKETCH #2



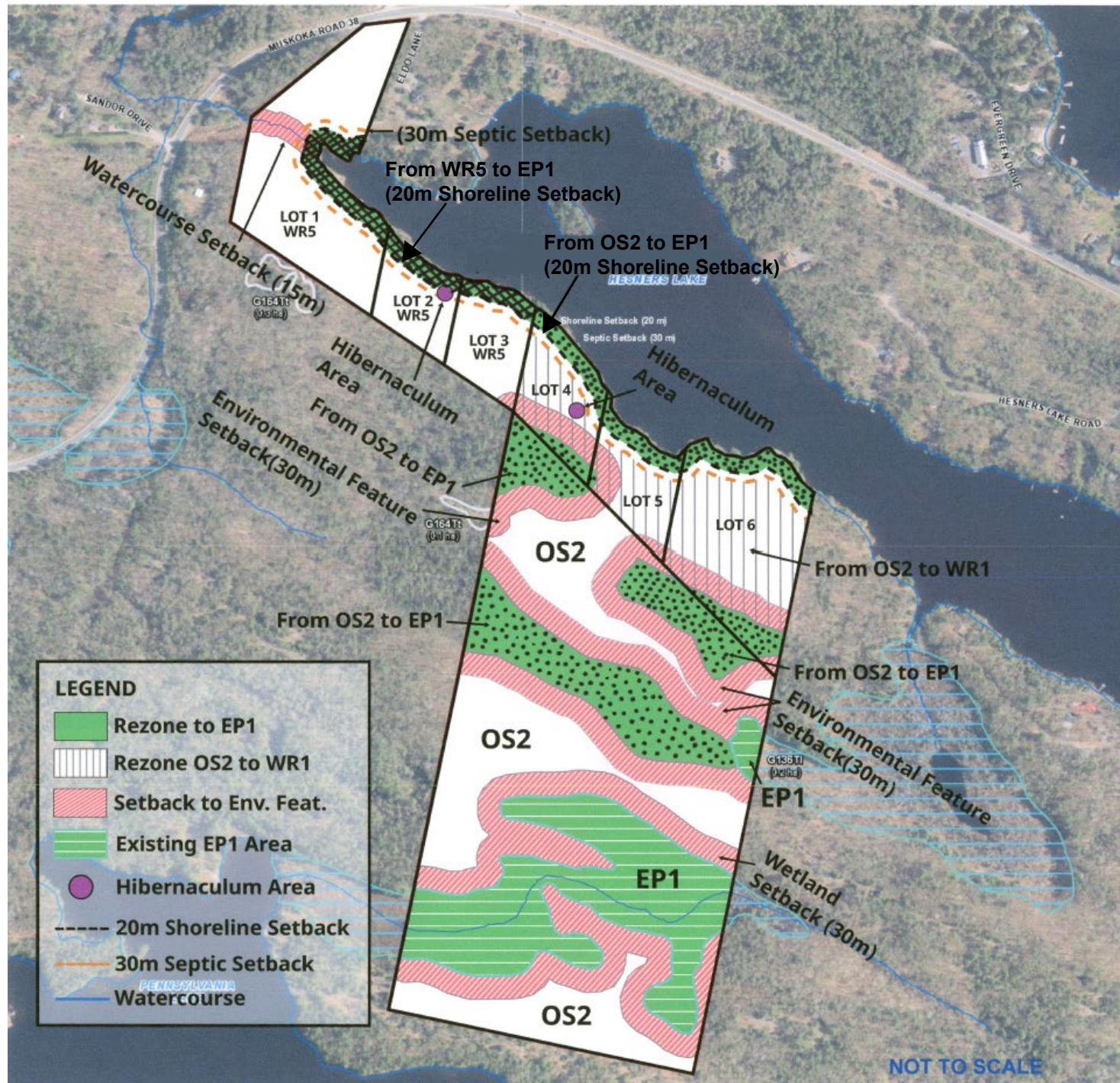
PROPOSED SEVERANCE 1057 HESNERS LAKE RD
CON 7 PT LOT 39
PCL 12531 PT

SCALE 1" TO 400' PREPARED BY: G. BATTALINI
MAR 29/25

SITE DESCRIPTION:
LOT IS LOCATED ON THE SOUTH SIDE
OF HESNERS LAKE. 3.5 KM FROM
HWY 169 AND MUSKOKA BS ENTERING
FROM ELDO LANE THROUGH RIGHT OF WAY.
ON PROPERTY TO THE WEST. 1016 ELDO LANE



ZONING SKETCH



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 41 and 47 of By-law 2014-14, as amended, is hereby further amended by rezoning part of the lands known as Part of Lot 39, Concession 7, (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX, as follows:
 - a. From Open Space - Private (OS2) to Waterfront Residential (WR1), as shown hatched on Schedule II to By-law 2025-XXX; and
 - b. From Open Space – Private (OS2) to Environmental Protection (EP1), as shown stippled on Schedule II to By-law 2025-XXX.
2. Schedule 41 of By-law 2014-14, as amended, is hereby further amended by rezoning part of the lands known as Lot 40, Concession 7, Part 1 of Plan BR-639, Parts 1, 8, and 9, Plan BR-144, (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown cross-hatched on Schedule I to By-law 2025-XXX, as follows:
 - a. From Waterfront Residential (WR5) to Environmental Protection (EP1), as shown cross-hatched on Schedule II to By-law 2025-XXX.
3. 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 39, Concession 7, (in the former Township of Wood), now in the Township of Muskoka Lakes) and Lot 40, Concession 7, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan BR-639, and Parts 1, 8 and 9, Plan BR-144, shown hatched and cross-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, development of on-land buildings and structures, including a sewage system leaching bed distribution pipe, shall be setback a minimum of 49.2 feet from the identified watercourse on Retained Lot #1 of Consent Applications B/25/26/25/ML, as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - iii) Despite the provisions of Section 4.1.7 of Zoning By-law 2014-14, as amended, for those lands described

above, development of docks shall be prohibited within transects 3-5, 13, 18-27 and 34-36, as shown in the location and extent on Schedule III to By-law 2025-XXX.

- iv) Despite the provisions of Sections 4.1.7 and 8.1.1 of Zoning By-law 2014-14, as amended, for those lands described above, docks may be constructed abutting and within an Environmental Protection (EP1) Zone within transects 1-2, 6-12, 14-17 and 28-33, as shown in the location and extent on Schedule III to By-law 2025-XXX.
- v) Despite the provisions of Section 8.1 of Zoning By-law 2014-14, as amended, for those lands described above, development of on-land buildings and structures, including a sewage system leaching bed distribution pipe, shall be setback a minimum of 98.4 feet from the identified wetlands, as shown in the location and extent on Schedule II to By-law 2025-XXX.

- c. Schedules I, II and III attached hereto are hereby made part of this By-law.
- d. 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.

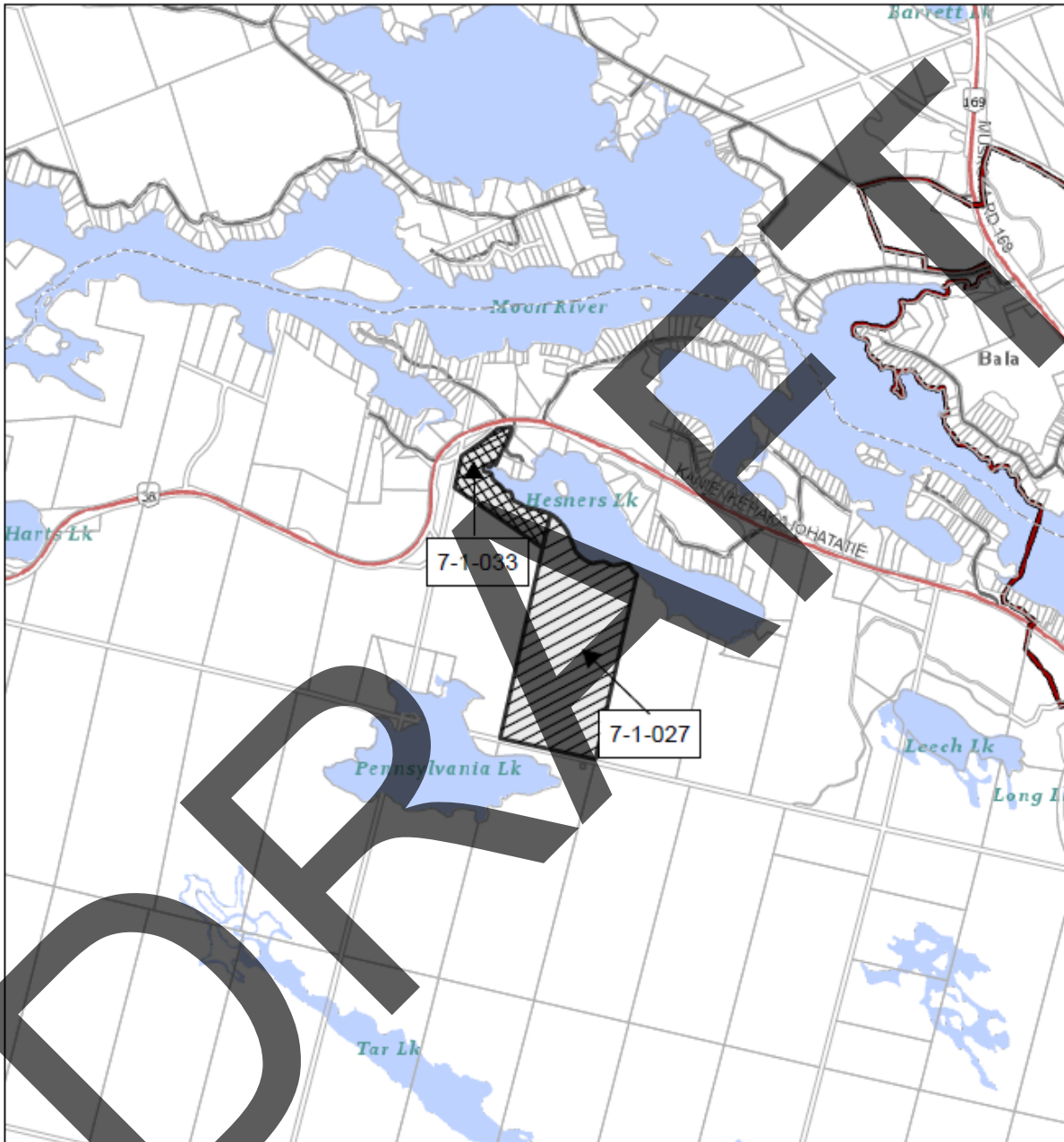
Read a **first, second and third time** and **finally passed** this _____ day of _____, **2025.**

Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO DRAFT BY-LAW 2025-XXX

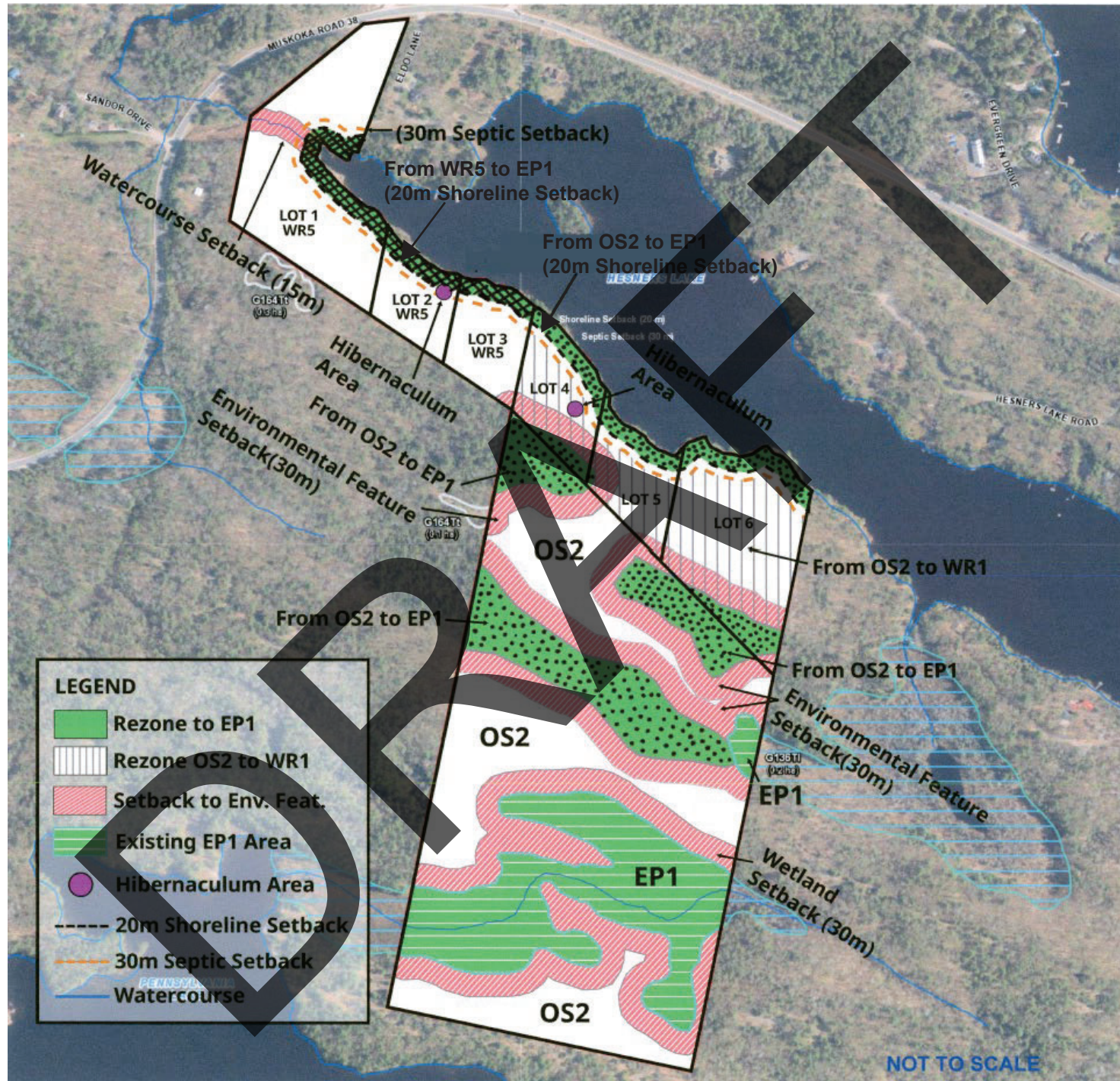
KEY MAP (B/25-29/30-33/25/ML, ZBA-28/25)



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SCHEDULE II TO BY-LAW 2025-XXX



SCHEDULE III TO DRAFT BY-LAW 2025-XXX

