

## 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 a proposed amendment to the Official Plan of the Corporation of the Township of Muskoka Lakes pursuant to the provisions of Sections 17 and 21; and a proposed amendment to Zoning By-law 2014-14 pursuant to the provisions of Section 34; Planning Act, R.S.O., 1990., 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-60, ZBA-45/24**

**Roll No.: 4-25-034-01**

**By-law: Not Yet Assigned**

<b>Owner:</b>	Daniel Joseph Daviau Units 2601 and 2602 – 2 Saint Thomas St, Toronto, ON., M5S 2Z1		
<b>Address &amp; Description:</b>	2 Island J7 Part of Morton Island/Home Island, Parts 1 to 3, Plan 35R-4931 (Medora)		
<b>Zoning:</b>	Waterfront Residential (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 20
<b>Meeting Date: Thursday, August 14<sup>th</sup>, 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:

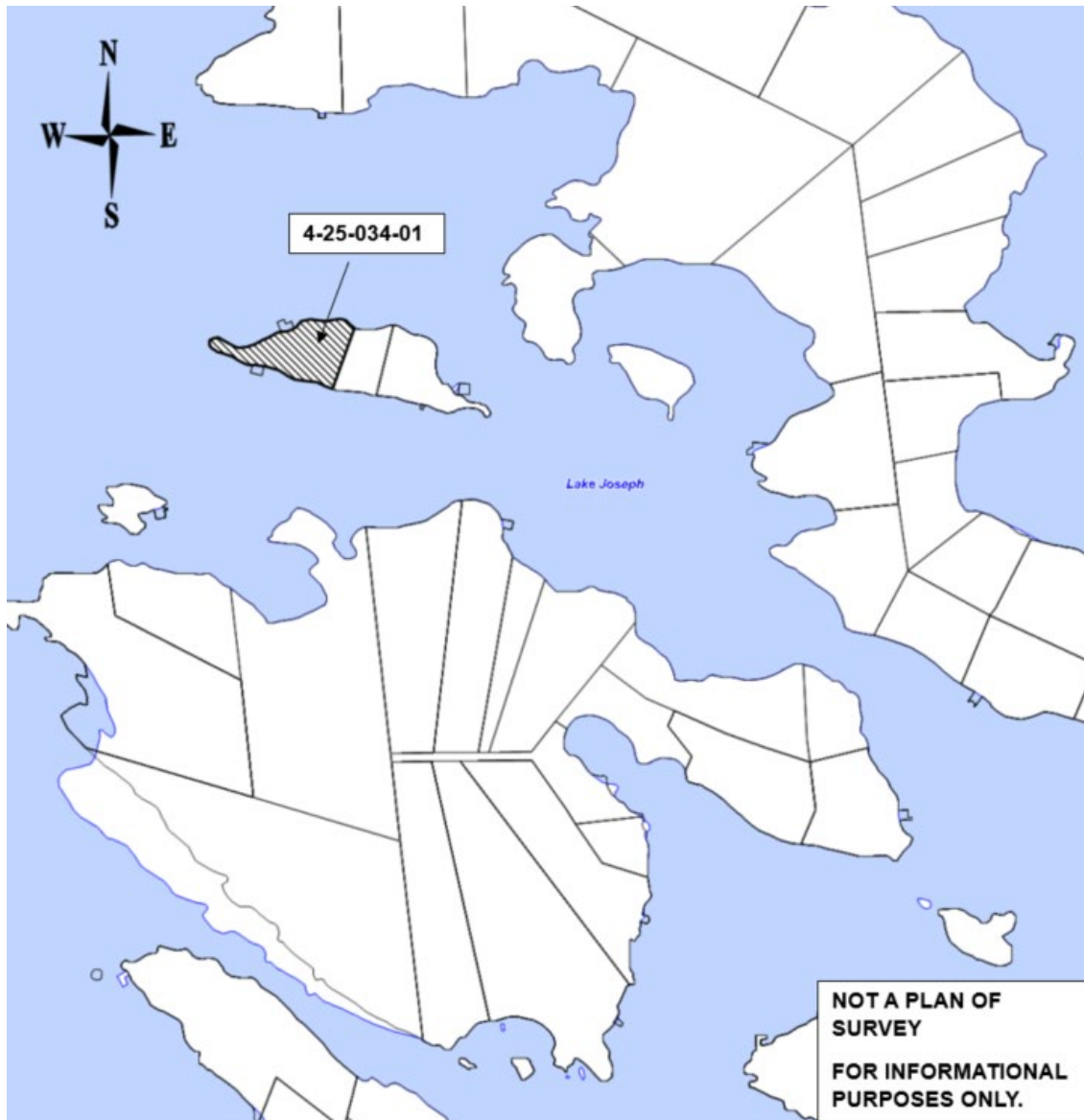
An Official Plan Amendment Application (OPA-60) and a concurrent Zoning By-law Amendment Application (ZBA-45/24) have been submitted to permit the development of a second residential dwelling. The subject property is currently developed with an existing residential dwelling, an accessory sleeping cabin, a gazebo, a sauna, and a shed. The requested zoning exemptions are detailed below.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Proposal
A	3.33, 3.45 & 4.1.5	Maximum Number of Habitable Buildings Per Lot	2 (One Dwelling and One Sleeping Cabin)	3 (Two Dwellings and One Sleeping Cabin)	Construct a Second Dwelling



A key map of the subject property, the applicant's site plan and any drawings, and a draft Official Plan Amendment and 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](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 your comments by **August 8th, 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 & 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](mailto: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 21(7) 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 23rd day of July, 2025.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes

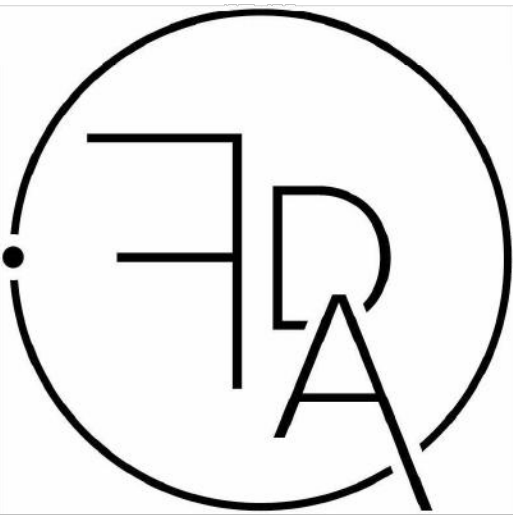
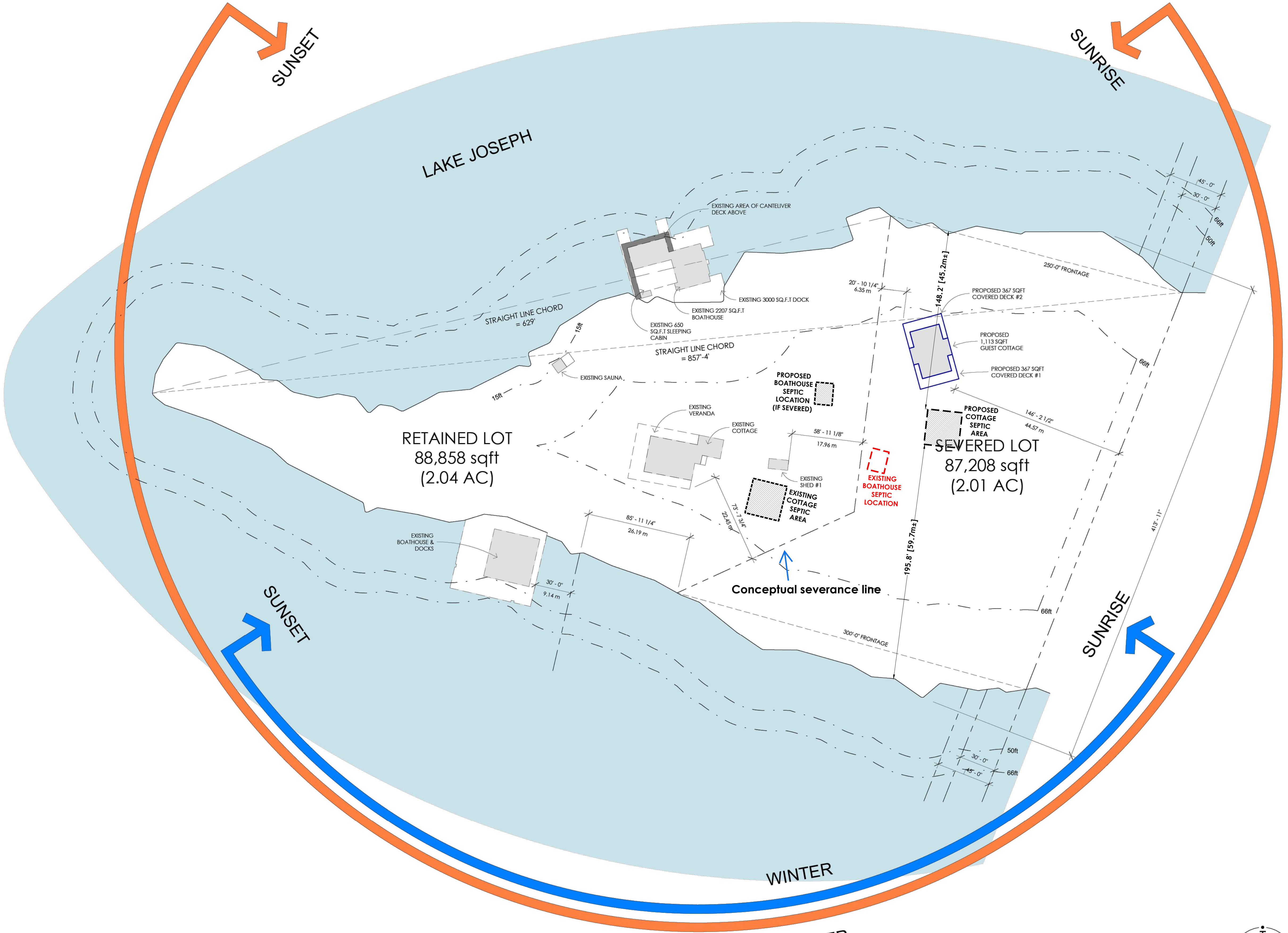




SITE PLAN

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY (SECONDARY)
- PROPERTY BOUNDARY (SETBACK)
- EASEMENT
- CONTOURS (MAJOR)
- CONTOURS (MINOR)
- CONTOURS (PROPOSED)
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
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design@foreshewda.com

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PROFESSIONAL ENGINEER

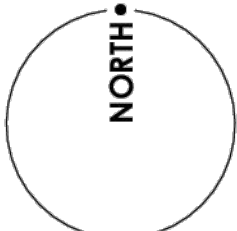
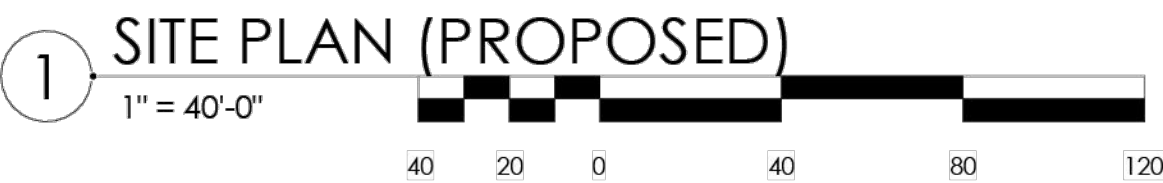
HOME ISLAND GUEST COTTAGE  
2 HOME ISLAND  
LAKE JOSEPH

REV. DESCRIPTION DATE

DRAWN BY  
ACF / AMS  
PROJECT NUMBER  
FDA23048  
SHEET NAME  
SITE PLAN

SHEET NUMBER  
A1-1

NOT TO SCALE



PLANNING SET : 09/19/2024



**AMENDMENT NUMBER 60**  
**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 60 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 Part of Morton Island/Home Island, (in the former Township of Medora), now in the Township of Muskoka Lakes, more specifically described as, Parts 1 to 3, Plan 35R-4931, as shown hatched on Schedule A attached hereto.

**SECTION 3**            **PURPOSE OF THE AMENDMENT**

- 3.1 This amendment has been prepared in response to an application to modify the subject land from “Waterfront” to “Waterfront with Site Specific Policies” to permit two residential dwellings on the subject property.

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

- 4.1 The subject lands are located on Lake Joseph are being developed with a new residential dwelling. The subject property currently contains an existing dwelling, a one-storey boathouse, a two-storey boathouse (with a second-floor sleeping cabin), a shed, a sauna, and a gazebo.
- 4.2 The property is serviced by private on-site services.
- 4.3 The purpose of this Amendment is to permit the development of a second dwelling on a lot containing a residential dwelling, which will remain. The result will be two dwellings on one lot.

- 4.4 The proposed Amendment is consistent with the Provincial Planning Statement, 2024, and conforms to the Official Plan of the District Municipality of Muskoka.
- 4.5 A Zoning By-law Amendment application is being processed concurrently with the proposed Amendment to implement the proposed Official Plan policy change.
- 4.6 The proposed development will be subject to Site Plan Control to address the recommendations of the Scoped Fish Habitat Assessment (Addendum) and the Scoped Species at Risk Assessment prepared by Beacon Environmental.
- 4.7 A Cultural Heritage Evaluation Report prepared by The Biglieri Group Ltd., dated September 2024, has been completed to evaluate the historical, architectural, and contextual significance of the property, with particular focus on the existing 136-year-old dwelling. The Report concludes that the existing dwelling satisfies five of the nine criteria outlined in O. Reg. 9/06, demonstrating notable merit in the areas of design, craftsmanship, technical achievement, associative value, and contextual value and recommends that consideration be given to designating the original portion of the existing dwelling under the *Ontario Heritage Act*.
- 4.8 Policies from the Township of Muskoka Lakes 2023 Official Plan are currently under appeal, and therefore, an amendment is required to the Township's 2013 Official Plan.

## SECTION 5      THE AMENDMENT

- 5.1 Part B "Waterfront" of the 2023 Official Plan of the Township of Muskoka Lakes is hereby amended by the addition of the following subsection:

Notwithstanding Section B.10.3 of the 2013 Official Plan of the Township of Muskoka Lakes, the following policy shall apply to the subject lands identified as, described as Part of Morton Island/Home Island, (in the former Township of Medora), now in the Township of Muskoka Lakes, more specifically described as, Parts 1 to 3, Plan 35R-4931, as shown hatched on Schedule A attached hereto:

**B.10.3 a)** A maximum of two dwellings and one sleeping cabin shall be permitted.

## SECTION 6      IMPLEMENTATION

- 6.1 The changes to the 2013 Official Plan of the Township of Muskoka Lakes as described in this Amendment shall be implemented in accordance with the Official

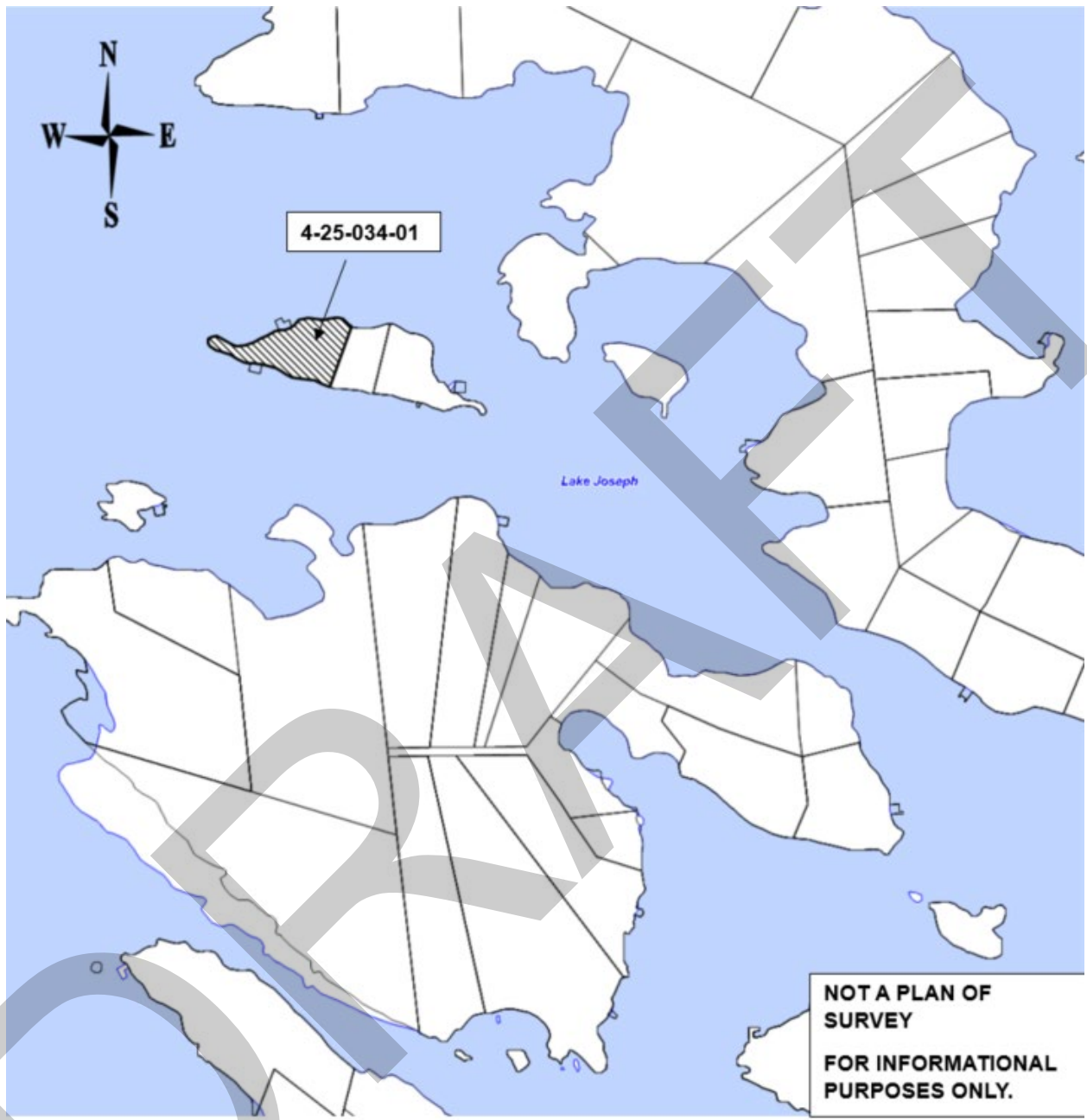
Plan of the Township of Muskoka Lakes and Sections 17 and 21 of the *Planning Act* R.S.O 1990.

- 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 this Plan is maintained, minor adjustments to the boundaries for the purposes of the zoning by-law implementing the Plan may be permitted without the requirement of an amendment to this Plan.

**SCHEDULE A TO OPA 60**





**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 Part of Morton Island/Home Island (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1 to 3, Plan 35R-4931, as shown hatched on Schedule I to By-law 2025-XXX.

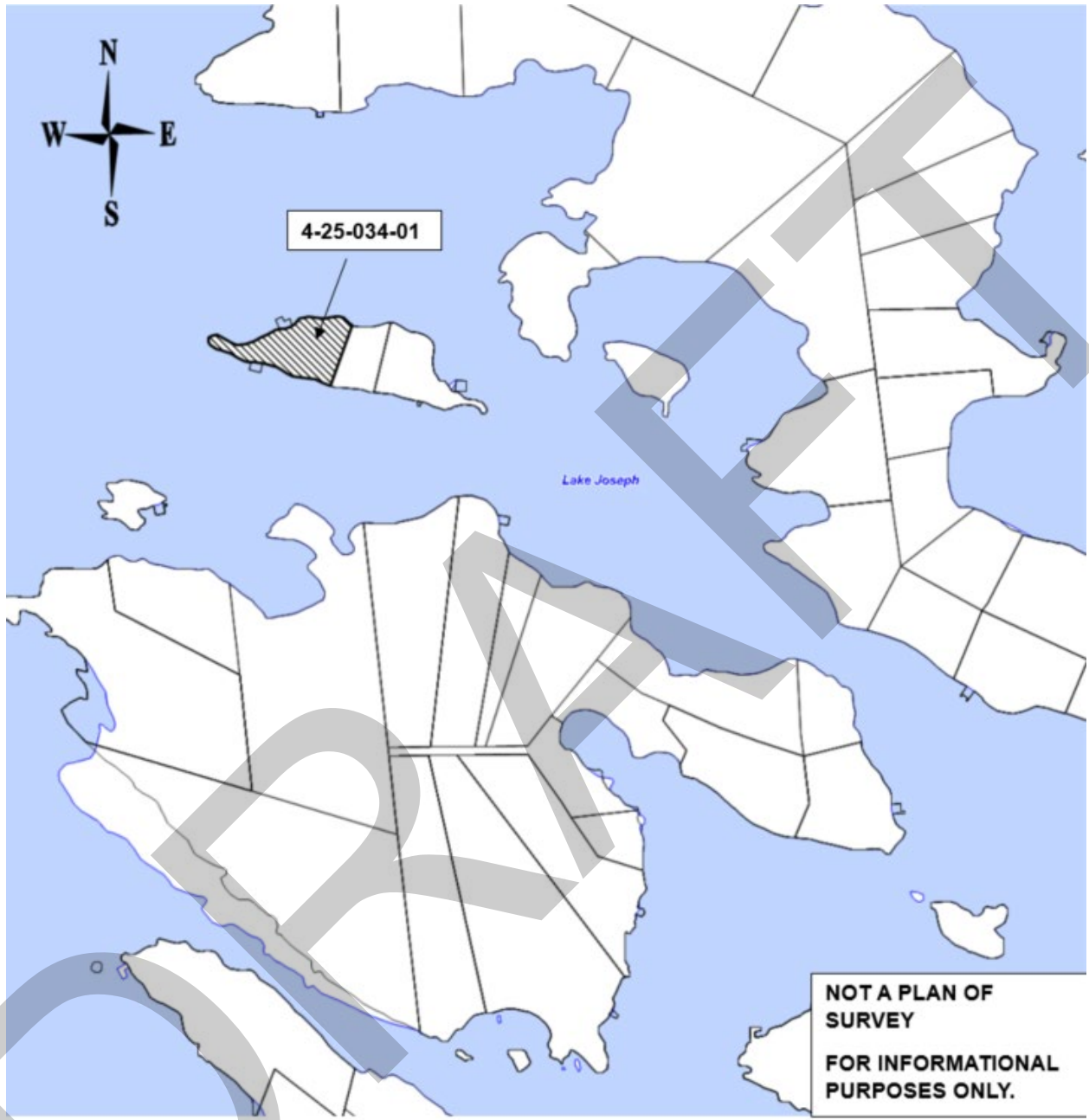
                  ii)    Despite the provisions of Sections 3.3, 3.45, and 4.1.5 of By-law 2014-14, as amended, for those lands described above, two *dwelling*s and one *sleeping cabin* shall be permitted, as shown in the location and extent on Schedule II to By-law 2025-XXX.
2. Schedules I and II attached hereto are 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

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

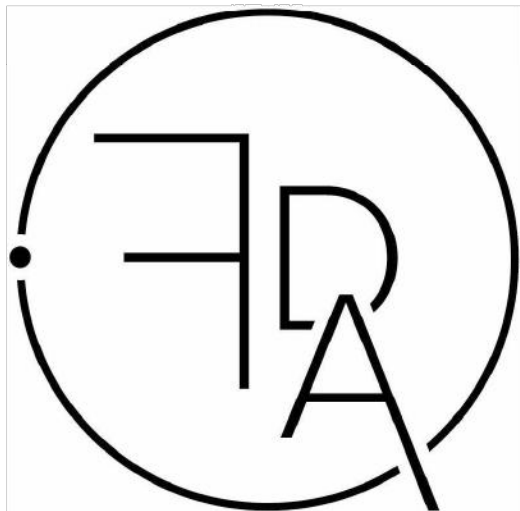




SCHEDULE II TO DRAFT BY-LAW 2025-XXX

SITE PLAN LEGEND

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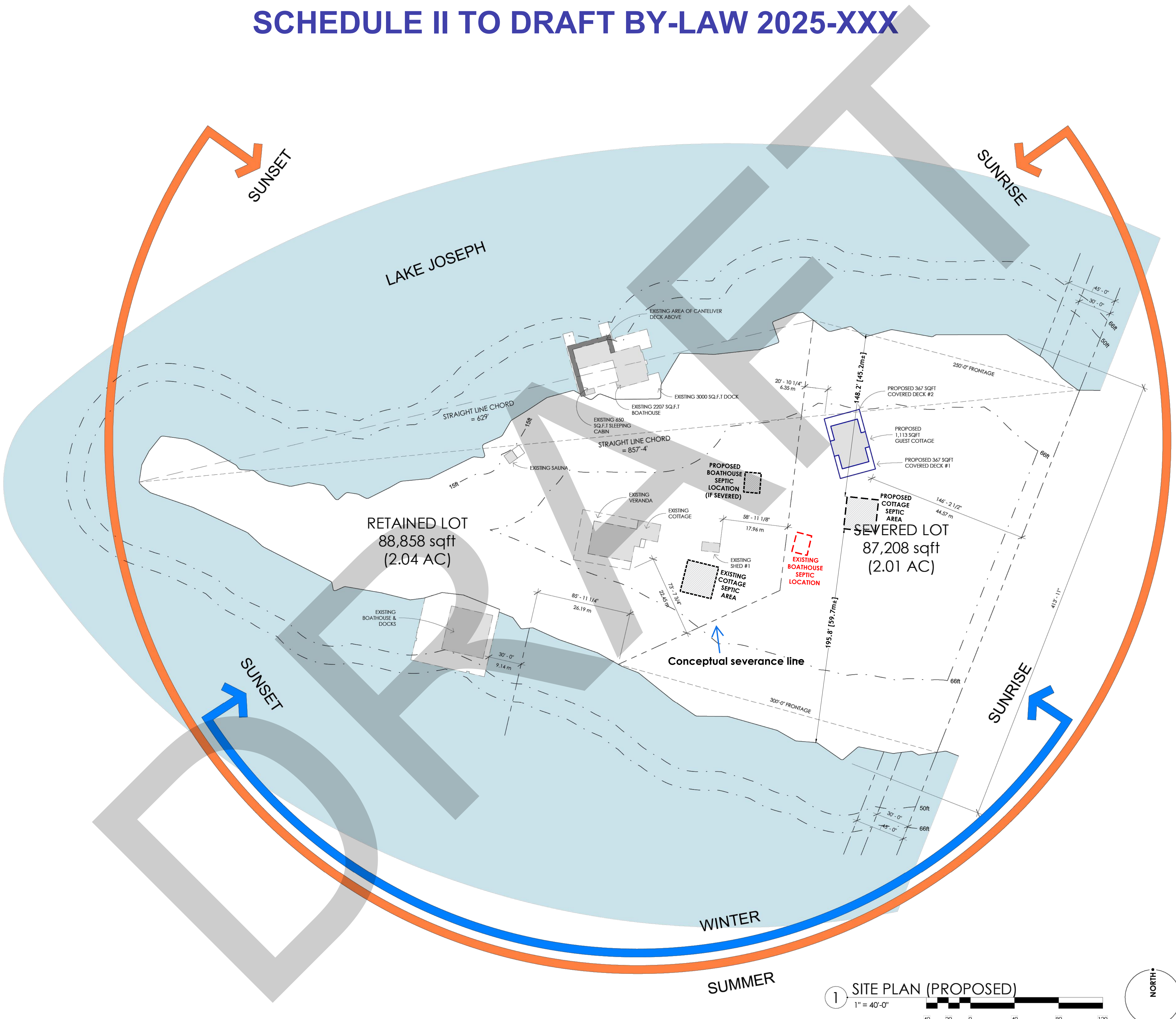
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ACF / AMS  
PROJECT NUMBER FDA23048  
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SITE PLAN

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PLANNING SET : 09/19/2024

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1 SITE PLAN (PROPOSED)  
1" = 40'-0"

