

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.**

Roll No's.: 6-19-058-03, 6-19-058, 6-19-058-02, & 6-19-058-01

File No.: ZBA-22/25

By-law No.: To Be Assigned

Owners:	1250214 Ontario Limited, 14 Jerseyville Road W, Ancaster, ON., L9G 1A2 Peter Kenny, Joanne Kenny, Maureen Monaghan & Ed Frackowiak PO BOX 232, Bala, ON., P0C 1A0		
Address & Description:	<p>No Civic Address Assigned – (6-19-058-03) Part Lot 22, Concession C, Part 8 and Part of Part 9, Registered Plan 35R10665, Medora</p> <p>No Civic Address Assigned – (6-19-058) Part Lot 22, Concession C, Part 13, Registered Plan 35R10665 and Parts 1 & 2, Registered Plan 35R19593, Medora</p> <p>1247 INNISFREE RD UNIT 24 – (6-19-058-02) Part Lot 22, Concession C, Part 12, Registered Plan 35R10665 and Part 1, Registered Plan 35R22652, Medora</p> <p>1247 INNISFREE RD UNIT 20 – (6-19-058-01) Part Lot 22, Concession C, Parts 10 and 11, Registered Plan 35R10665 and Part 1, Registered Plan 35R22653, Medora</p>		
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7)	Lake Muskoka (Category 1 Lake)	Schedule: 42
Meeting Date: Thursday, October 16th, 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:

A Zoning By-law Amendment Application has been submitted to repeal By-law 1998-192.

Zoning By-law Amendment Application ZBA-91/98 (Kenny Family Trust) was approved by Council on November 30th, 1998. The site-specific by-law (1998-192) permits an exemption to Section 3.1.2.d.iii) a) of By-law 87-87, being the maximum cumulative width of a dock and boathouse. By-law 1998-192 permits a maximum cumulative dock width of 110 feet, as shown in the location and extent on Schedule II and Schedule III to By-law 1998-192.

An application has been submitted to repeal the entirety of By-law 1998-192. The application is intended to permit future shoreline development in accordance with the lot development standards of the Waterfront Residential – Steep Slopes and/or Narrow Waterbody Zone (WR5-7) in the Township's Zoning By-law. No buildings or structures are proposed at this time.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	By-law 1998-192	Maximum Permitted Cumulative Dock and Boathouse Width	110 ft.	-	Repeal By-law 1998- 192	Permit Future Shoreline Development On Parts in Accordance with Zoning By-law 2014- 14

A key map of the subject property, the applicant's site plan 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: **October 10th, 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.

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



Notice of Public Meeting

ZBA-22/25, 1250214 Ontario Limited, Kenny, Frackowiak & Monaghan

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.

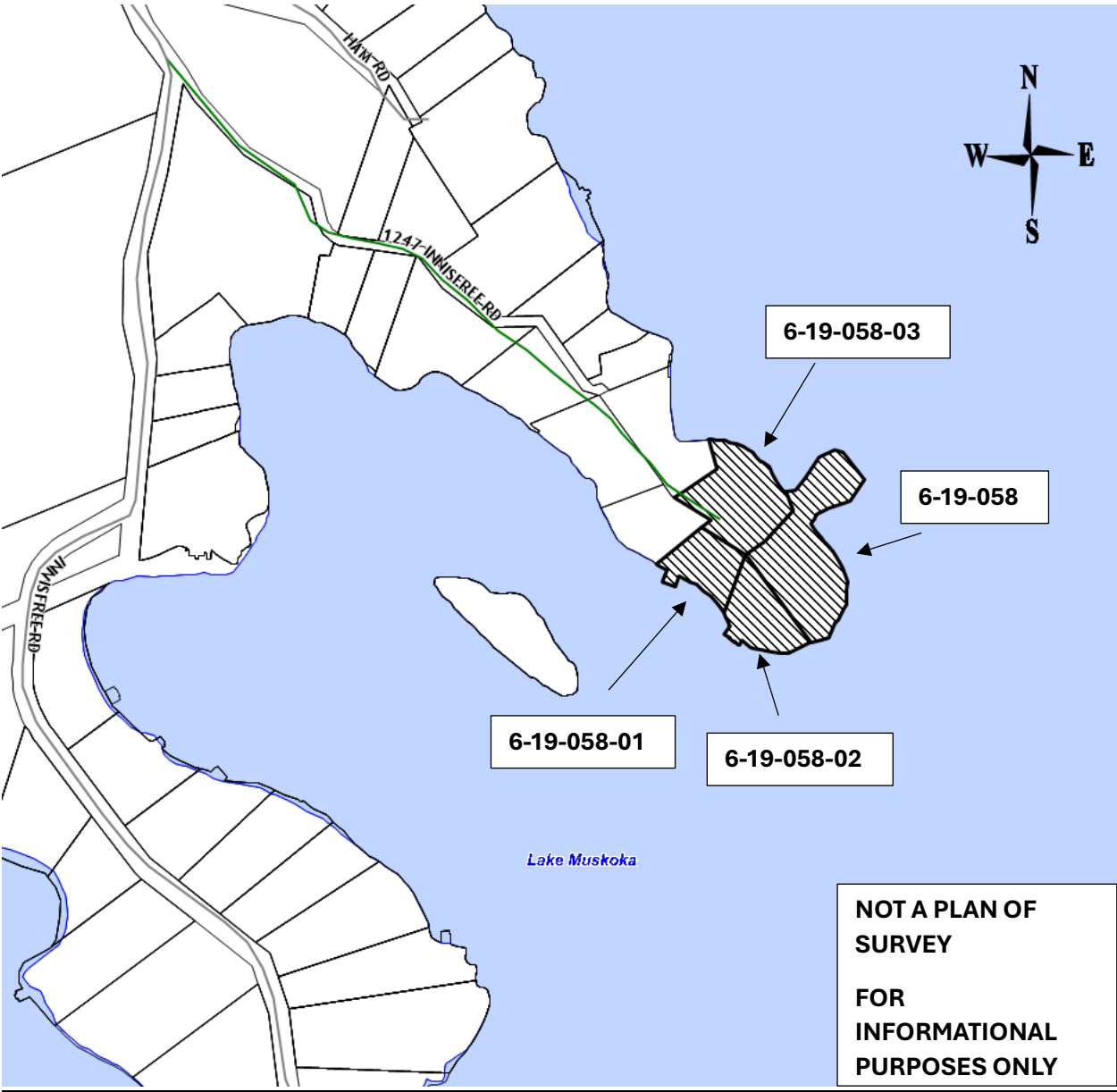
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 15th day of September, 2025.

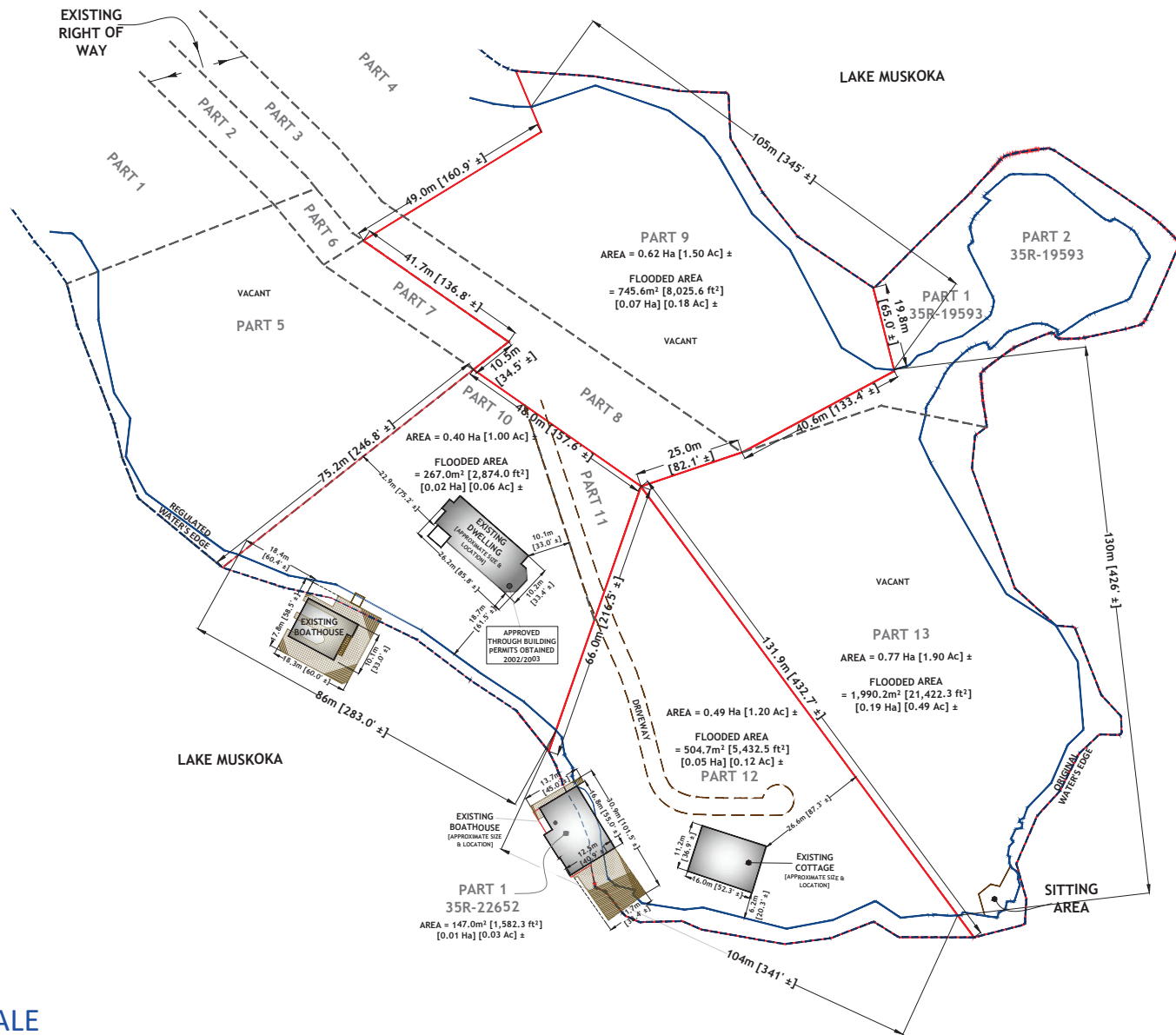
Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



KEY MAP



SITE PLAN



NOT TO SCALE

PROPERTY INFORMATION SKETCH

1247 INNISFREE ROAD
PLANS 35R-10665 & 35R-19593
PART OF LOT 22, CONCESSION C
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

KENNY

DISCLAIMER

THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.

ALL DEVELOPMENT IS APPROXIMATE IN SIZE & LOCATION.

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE TREATED AS SUCH.

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PLANSCAPE
BUILDERS COMMUNITY TRADING PLANS

SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 1 000	176800	SEPTEMBER 11, 2025	JT

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			

BASE MAP SOURCE:
COOTE, HILEY, JEMMETT LIMITED -
JUNE 16, 2025

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 Lots 22, Concession C, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 8 to 13 on Registered Plan 35R10665, as shown hatched on Schedule I to By-law 2025-XXX.
 - ii) That By-law 1998-192 be repealed.
2. Schedule I attached hereto is 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

