

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 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.: B/04/25/ML & ZBA-01/25

Roll No.: 6-27-006

By-law: To Be Assigned

Owners:	Peter & Patti Hnatiw, 35 Kingsford Place, Oakville, ON, L6J 5X8		
Address & Description:	1 Victoria Island M5 Part of Victoria Island, Part 1, Plan BR-1320, Parcels 10953 and 23825, (Medora)		
Zoning:	Waterfront Residential – Water Access (WR3)	Lake Muskoka (Category 1)	Schedule: 35
Meeting Date: Thursday, January, 15th, 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 Consent/Severance Application B/04/25/ML has been submitted to create one new lot with frontage on Lake Muskoka. The proposed Retained Lot contains two dwelling units and accessory structures; a third dwelling unit was recently demolished. The applicants are proposing to convert one of the existing dwelling units (labelled as dwelling #3 on the submitted consent sketch) to a sleeping cabin. The proposed Severed Lot contains a sleeping cabin and accessory structures. The applicants are proposing to convert the existing sleeping cabin to a dwelling unit. The proposal will result in the Retained Lot containing one dwelling and one sleeping cabin and the Severed Lot containing one dwelling.

A Zoning By-law Amendment Application ZBA-01/25 has been submitted to permit the Retained and Severed Lot to have undersized lot areas and to permit the Severed Lot to have an undersized frontage. The applicants are also proposing to amend the definition of lot frontage on the Retained Lot. Additionally, ZBA-01/25 will permit the change of use for the existing dwelling (Retained Lot) and existing sleeping cabin and associated sundeck (Severed Lot) at their existing front yard setbacks. Finally, ZBA-01/25 will also repeal By-law 2023-133.



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.3	Minimum Lot Area Requirements	2 ac.	1.1 ac. (Retained Lot)	0.9 ac.	Create One New Lot
B				0.9 ac. (Severed Lot)	1.1 ac.	
C	4.1.3	Minimum Lot Frontage Requirements (Severed Lot)	300 ft.	192 ft.	108 ft.	
D	11.93 a)	Definition of Lot Frontage – Retained Lot	“...the distance between the points where the lot lines or their straight line projections intersect the high water mark.”	The greatest straight-line distance between any point on the front lot line and any point on the rear lot line.	-	Permit the Straight-Line Frontage of the Retained Lot to be Measured in Accordance with a Site- Specific Definition of Lot Frontage
E	4.1.3	Minimum Front Yard Setback	66 ft.	20 ft. (Sleeping Cabin)	46 ft.	Permit Dwelling #3 (as labeled on the submitted consent sketch) to be Converted to a Sleeping Cabin on the Retained Lot
F				26 ft. (Dwelling)	40 ft.	Permit a Sleeping Cabin to be Converted to a Dwelling on the Severed Lot



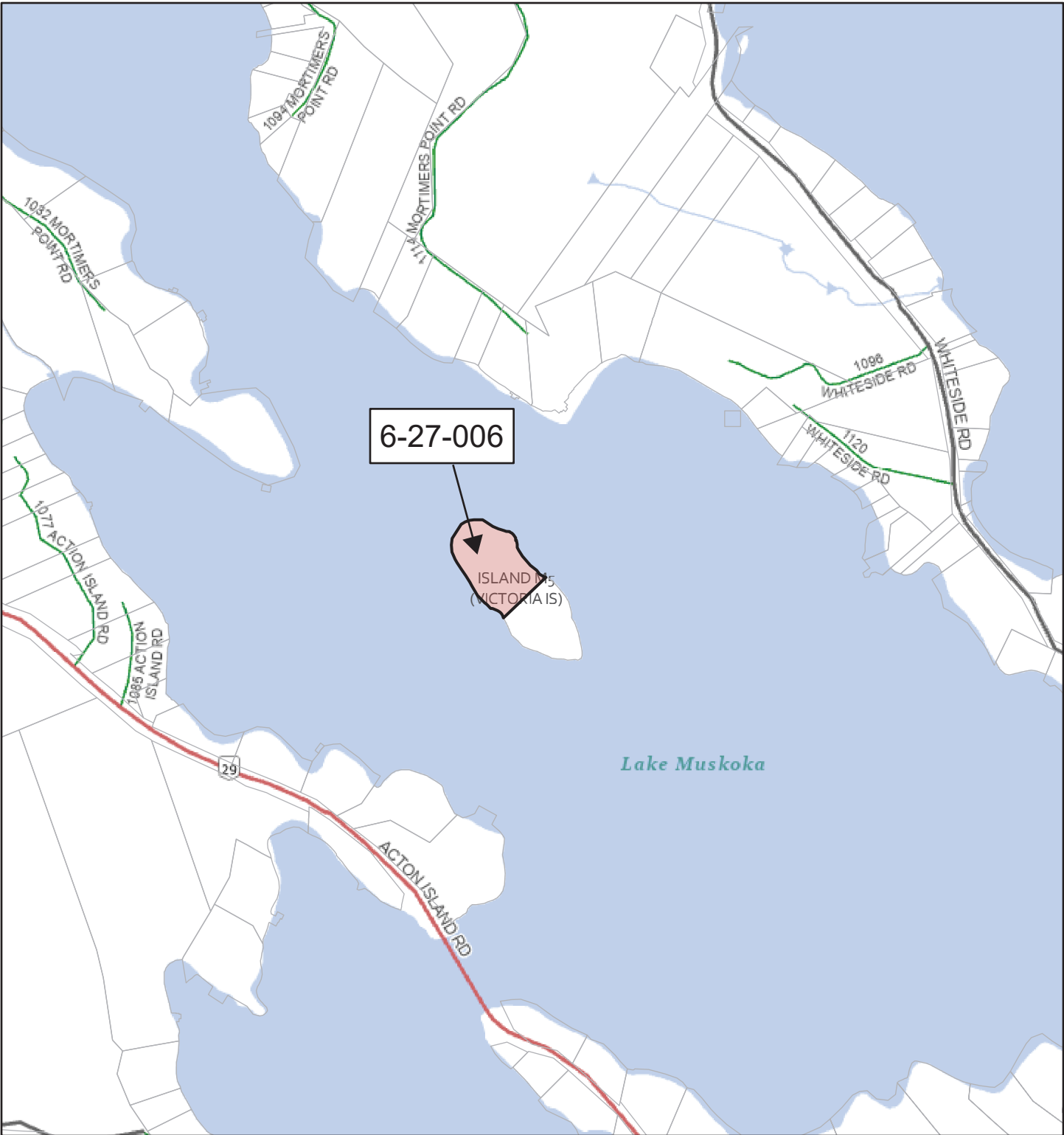
Notice of Public Meeting
B/04/25/ML, ZBA-01/25, Hnatiw

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
G	4.1.3 & 4.1.3.5	Minimum Front Yard Setback (Sundeck)	40 ft.	18.5 ft.	21.5 ft.	Repeal By- law 2023-133 and Recognize the Location of the Existing Sundeck (Severed Lot)
H	Site- Specific By-law 2023-133	Repeal By-law 2023-133				

A key map of the subject property, the applicant's site plan and any drawing, and a draft By-law are included in this notice.













Key Map, B/04/25/ML, ZBA-01/25 (HNATIW)

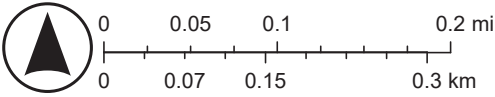


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- | | |
|--|--|
|  Parcel: Assessment |  Township |
|  District Municipality |  Private |
|  Area Municipality |  Stream |
|  Geographic Township |  Waterbody |
| Road Network | |
|  District |  Major Lake |



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

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: January 8, 2026.

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, please visit www.muskokalakes.ca/speaking-at-a-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.

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.

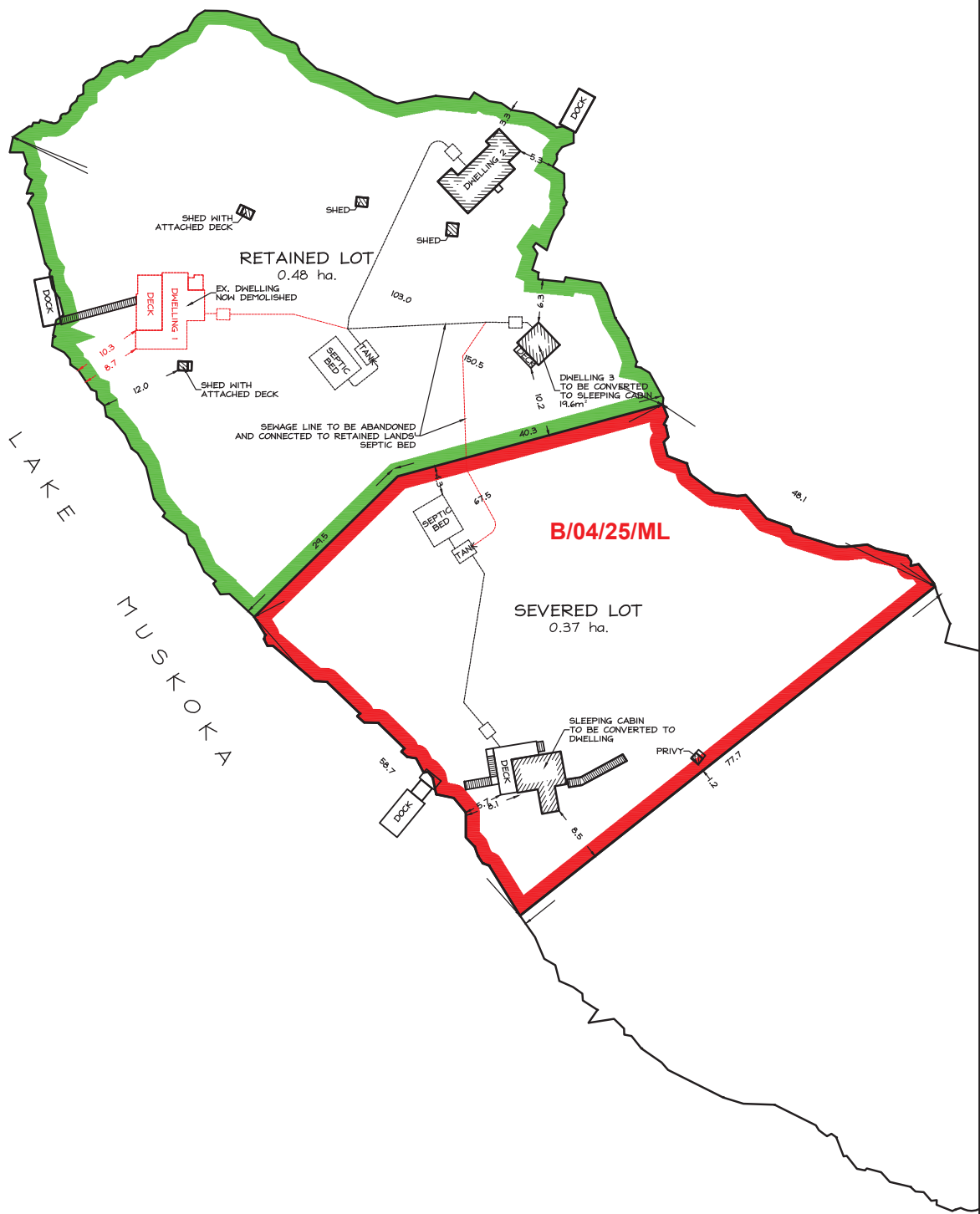
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 17th day of December, 2025.

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



CONSENT SKETCH



NOT TO SCALE

PROJECT:	LEGAL DESCRIPTION:	DATE:	DECEMBER 9, 2025
CONSENT SKETCH	PART OF VICTORIA ISLAND TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA	SCALE:	1:600
CUENT:	LOCATION:	FILE NO.:	24024
HNATIW	I ISLAND M5, LAKE MUSKOKA	FILE NAME:	24024-SP-2



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 Victoria Island M5, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1, Plan BR-1320, Parcels 10953 and 23825, as shown highlighted in red on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted lot area for the Retained Lot in Consent Application B/04/25/ML, shall be 1.1 acres 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 Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot area and frontage for the Severed Lot in Consent Application B/04/25/ML shall be 0.9 acres and 192 feet, respectively, as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - iv) Despite the provisions of Section 11.93 a) of Zoning By-law 2014-14, as amended, for those lands described above, lot frontage shall be defined as the greatest straight-line distance between any point on the front lot line and any point on the rear lot line for the Retained Lot in Consent Application B/04/25/ML, as shown on Schedule II to By-law 2026-XXX.
 - v) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a sleeping cabin on the Retained Lot in Consent Application B/04/25/ML, is 20 feet, as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - vi) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, the minimum permitted front yard setback for a dwelling on the Severed Lot in Consent Application B/04/25/ML, is 26 feet, as shown in the

location and extent on Schedule II to By-law 2026-XXX.

- vii) Despite the provisions of Section 4.1.3 and 4.1.3.5 of Zoning By-law 2014-14, the minimum permitted front yard setback for a sundeck associated with a dwelling on the Section Lot in Consent Application B/04/25/ML is 18.5 feet as shown in the location and extent on Schedule II to By-law 2026-XXX.
- viii) By-law 2023-133 is hereby repealed.

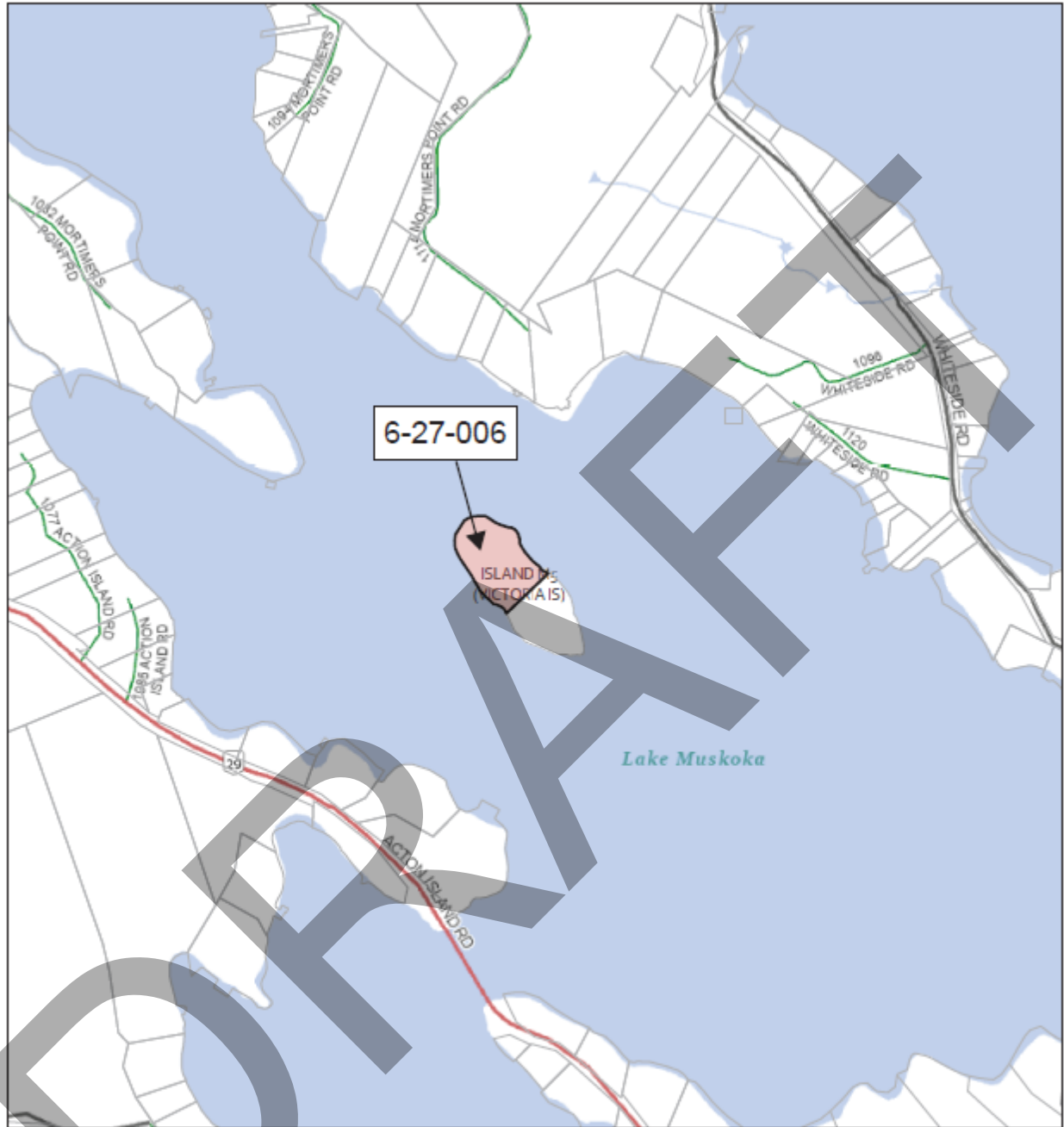
- 2. Schedules I and II attached hereto are hereby made part of this By-law.
- 3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2026-XXX and By-law 2014-14, as amended, the provisions of By-law 2026-XXX shall apply.

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
Key Map, B/04/25/ML, ZBA-01/25 (HNATIW)

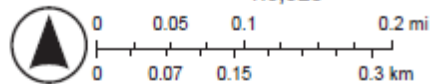


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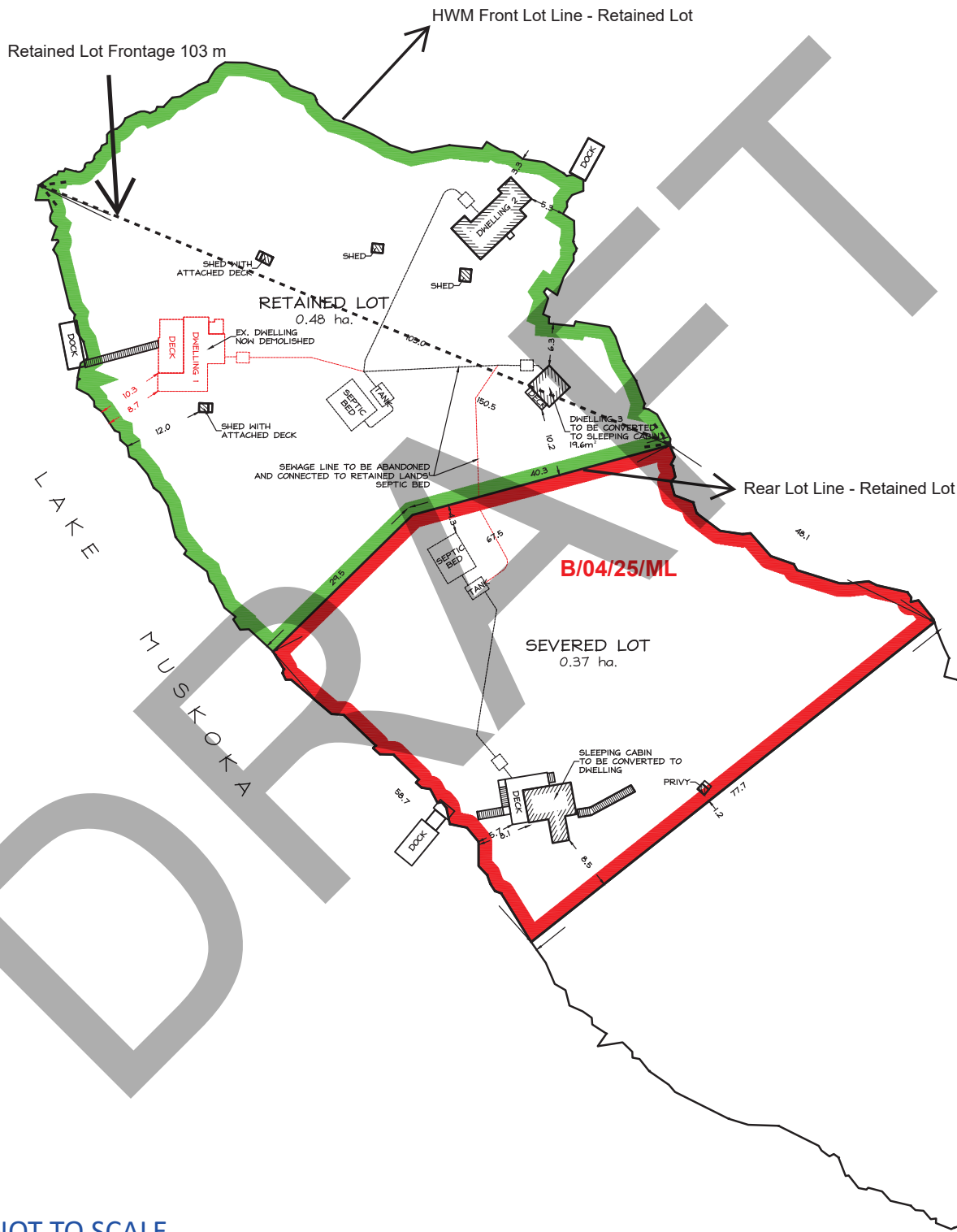
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- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Road Network
- District
- Township
- Private
- Stream
- Waterbody
- Major Lake

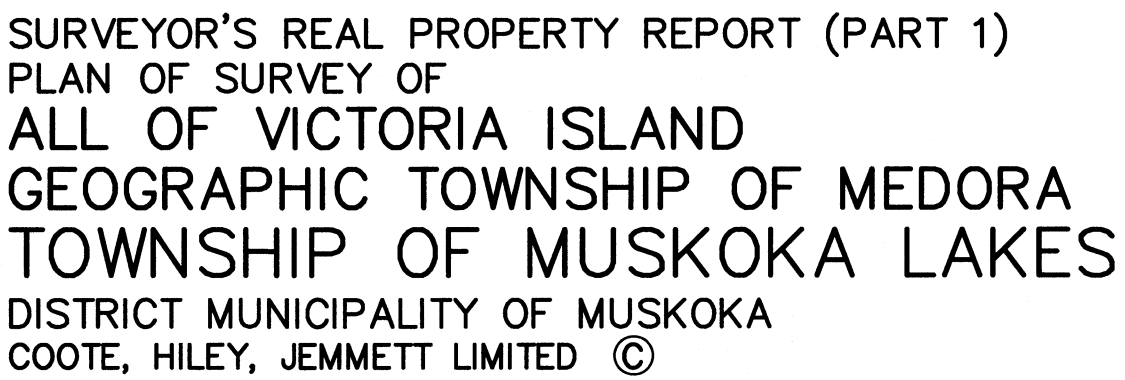


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SCHEDULE II TO BY-LAW 2026-XXX



PROJECT:	LEGAL DESCRIPTION:	DATE:
CONSENT SKETCH	PART OF VICTORIA ISLAND TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA	DECEMBER 9, 2025
CIENT:	LOCATION:	SCALE:
HNATIW	1 ISLAND M5, LAKE MUSKOKA	1:600
		FILE NO.:
		24024
		FILE NAME:
		24024-SP-2



DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE
CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

Cottage	24.5	feet
privy	8.5	feet

Westerly cottage	19.5	feet
Shed	7.5	feet
Westerly privy	8.0	feet
Easterly privy	9.0	feet
Easterly cottage	23.0	feet
Metal shed	6.0	feet
Bunkie	11.0	feet

There are no registered easements or rights of way affecting the fee lands.

This report does not address any issue of by-law compliance, but provides an illustration of the details necessary to obtain pertinent comments from the Corporation of the Township of Muskoka Lakes.

John W. Hiley, O.L.S

Drawn by: JVG	File: MUS2020-095
Archived Survey Plans: www.landsurveyrecords.com	

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