



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

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-35/25
Roll No.: 4-25-040-10
By-law No.: To Be Assigned

Owners:	Claire and Tyler MacNamara	
Address:	2 Island J2	
Description:	Part 2, Plan 35R24302, Eagle Island (Medora)	
Zoning:	Waterfront Residential (WR4) Lake Joseph (Category 1 Lake)	Schedule: 20
Meeting Date: Thursday, June 11, 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. Please note

there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted permit the construction of a single storey boathouse and associated dock and permit an as-built swim dock which will exceed the maximum permitted cumulative width requirements. The application also proposes to permit an as-built sport court to be located closer to the high water mark than permitted.

The proposed draft by-law will also have the effect of repealing site specific zoning by-law 2021-061 and carrying forward the relevant sections. By-law 2021-061 defines and permits a dining hall on the subject property. The owners no long wish to construct the approved dining hall. By-law 2021-061 permits a sleeping cabin to be located on the second storey of a boathouse on a property with two dwelling units. The applicants are proposing to carry this permission forward as part of the proposed draft by-law. By-law 2021-061 restricts shoreline structures to the envelope shown hatched on Schedule II. The current application proposes the construction of a new single storey boathouse and associated dock on the north side of the island. This provision is proposed to be replaced by the proposed dock and boathouse configuration proposed through the current application. By-law 2021-061 also repealed Section 1. ii) of By-law 2012-149. The proposed draft by-law proposes to carry this forward. Section 1. ii) of By-law 2012-149 approved a different



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ZBA-35/25, MACNAMARA

shoreline structure envelope in a similar location where the dock and boathouse are currently proposed.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	3.23.3	Setback from the High Water Mark – Sport Court	200 ft.	152 ft.	48 ft.	Permit an as-built sport court
B	4.1.7 & 4.1.7.12 a)	Maximum Permitted Cumulative Dock Width	75 ft.	141 ft.	66 ft.	Construct a dock and single storey boathouse and recognize as-built swim dock
C	4.1.7 & 4.1.7.12 a) & c)	Maximum Permitted Cumulative Single Storey Boathouse Width	75 ft.	120.5 ft.	45.5 ft.	
D	Site Specific By-law 2021-061	Repeal By-law 2021-061 and Carry Forward Relevant Section in Proposed Draft By-law	-	-	-	Permit One Sleeping Cabin on a Lot That Contains Two Dwellings and Repeal Section 1.ii) of By-law 2012-149

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.



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



If you wish to provide a response to this application, please 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: **June 4, 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, 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.

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.



Notice of Public Meeting
ZBA-35/25, MACNAMARA

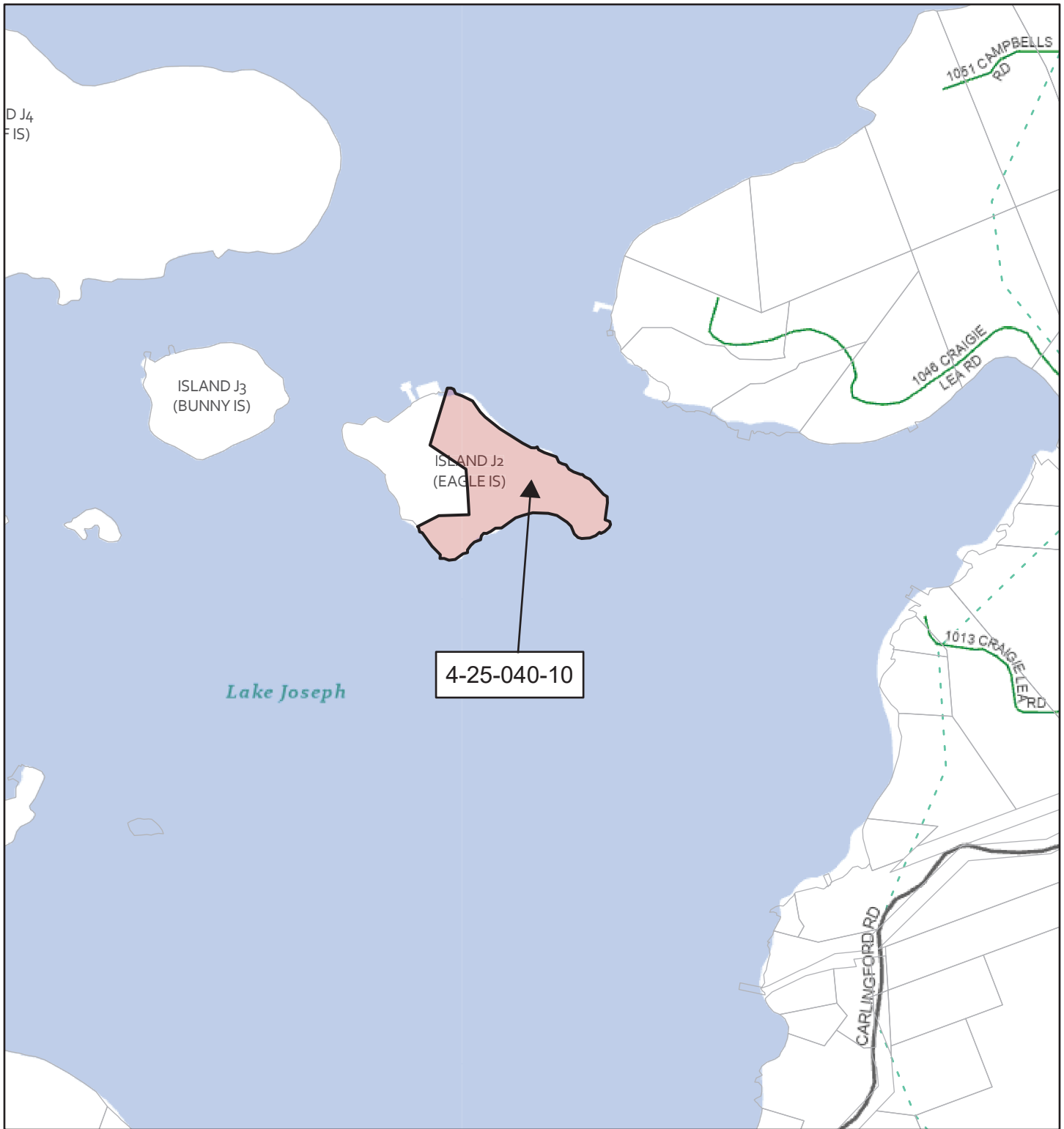
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 21st day of May, 2026.

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



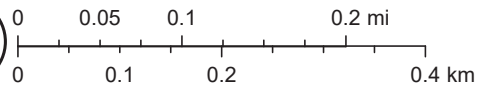
KEY MAP (ZBA-35/25)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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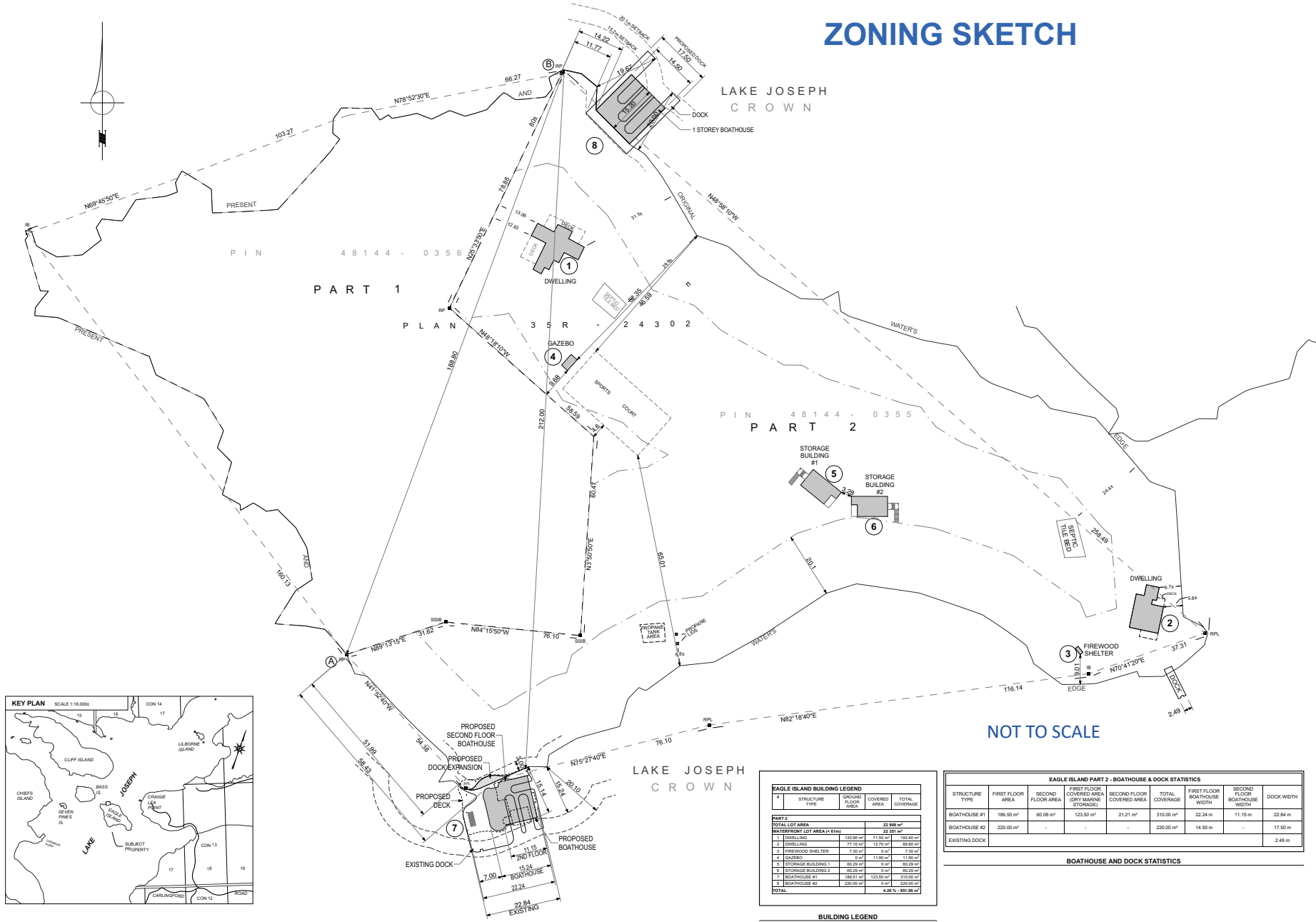
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|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | Township | Waterbody |
| Area Municipality | Private | Major Lake |
| Geographic Township | Wetland With Significance | Canada_Hillshade |
| | Evaluated-Provincial | World_Hillshade |



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

ZONING SKETCH

GENERAL NOTES



NOT TO SCALE

EAGLE ISLAND BUILDING LEGEND

STRUCTURE TYPE	FIRST FLOOR AREA	SECOND FLOOR AREA	COVERED AREA	TOTAL COVERAGE
PART 1				
TOTAL LOT AREA	22 200 m ²			
WATERFRONT LOT AREA (± 6m)	22 200 m ²			
1 DWELLING	120.00 m ²	21.50 m ²	141.50 m ²	141.50 m ²
2 DWELLING	171.00 m ²	12.00 m ²	183.00 m ²	183.00 m ²
3 FIREWOOD SHELTER	7.50 m ²	0 m ²	7.50 m ²	7.50 m ²
4 GAZEBO	0 m ²	11.80 m ²	11.80 m ²	11.80 m ²
5 STORAGE BUILDING 1	60.00 m ²	0 m ²	60.00 m ²	60.00 m ²
6 STORAGE BUILDING 2	60.00 m ²	0 m ²	60.00 m ²	60.00 m ²
7 BOATHOUSE #1	188.50 m ²	0 m ²	188.50 m ²	188.50 m ²
8 BOATHOUSE #2	200.00 m ²	0 m ²	200.00 m ²	200.00 m ²
TOTAL	668.00 m²	33.30 m²	701.30 m²	701.30 m²

EAGLE ISLAND PART 2 - BOATHOUSE & DOCK STATISTICS

STRUCTURE TYPE	FIRST FLOOR AREA	SECOND FLOOR AREA	FIRST FLOOR COVERED AREA (KEY MARINE STORAGE)	SECOND FLOOR COVERED AREA	TOTAL COVERAGE	FIRST FLOOR BOATHOUSE WIDTH	SECOND FLOOR BOATHOUSE WIDTH	DOCK WIDTH
BOATHOUSE #1	188.50 m ²	60.08 m ²	123.50 m ²	21.21 m ²	315.00 m ²	22.24 m	11.15 m	22.84 m
BOATHOUSE #2	200.00 m ²	-	-	-	200.00 m ²	14.50 m	-	17.50 m
EXISTING DOCK	-	-	-	-	-	-	-	2.49 m

BOATHOUSE AND DOCK STATISTICS

13.05.2025 ISSUED FOR REVIEW
08.01.2026 ISSUED FOR REVIEW

DESIGN AND VERIFY ALL DIMENSIONS AND ELEVATIONS. CONSULT WITH THE CLIENT AND ARCHITECT FOR ANY CHANGES TO THE SKETCH. ALL RIGHTS RESERVED. THIS SKETCH IS THE PROPERTY OF RICHARD MANN ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM RICHARD MANN ARCHITECTURE INC.



EAGLE ISLAND BOATHOUSE 2P2
PART 2: EAGLE ISLAND, LAKE JOSEPH
MUSKOKA LAKES ONTARIO, P.O. BOX 102

SITE PLAN

ISSUED TITLE AS SHOWN

SCALE 01/2025

DATE

DRAWN BY RM

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

Being a by-law to amend Comprehensive Zoning By-law 2014-24, 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 2, Plan 35R-24302, (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Section 3.23.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted setback from the high water mark for a sport court shall be 152 feet as shown in the location and extent of Schedule II to By-law 2026-XXX.
 - iii) Despite the provisions of Section 3.45 of By-law 2014-14, as amended, for those lands described above, a sleeping cabin in the upper level of a two storey boathouse shall be permitted on a lot with two dwellings, as shown in the location and extent of Schedule II to By-law 2026-XXX
 - iv) Despite the provisions of Section 4.1.7 of Zoning By-law 2014-14, as amended, for those lands described above, shoreline structures shall be restricted to the shoreline structure envelopes as shown in the location and extent of Schedule II to By-law 2026-XXX.
 - iv) Despite the provisions of Section 4.1.7 and 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 141 feet as shown in the location and extent of Schedule II to By-law 2026-XXX.
 - v) Despite the provisions of Section 4.1.7 and 4.1.7.12 a) and c) of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative single storey boathouse width shall be 120.5 feet as shown in the location and extent of Schedule 11 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.
4. REPEAL OF BY-LAWS
 - 4.1 By-law 2021-061, Section 1.ii) of By-law 2012-149 of the Corporation of the Township of Muskoka Lakes are hereby repealed.

5. That this by-law shall come into force and take effect _____, 2026.

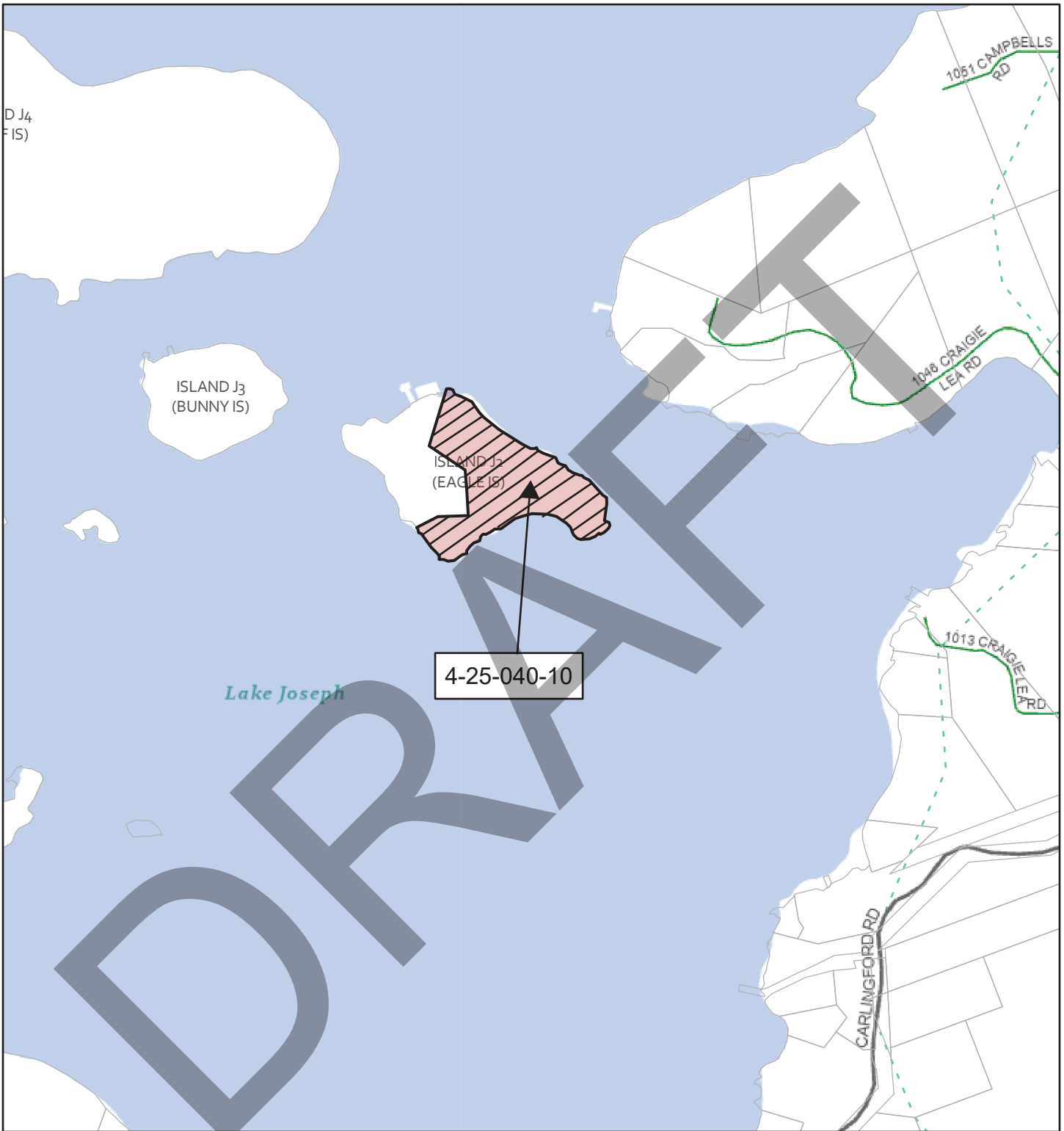
Read a **first, second and third time** and **finally passed** this ___th day of _____, **2026**.

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

DRAFT

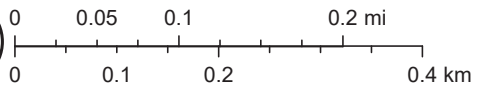
SCHEDULE I TO BY-LAW 2026-XXX



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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- | | | |
|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | Township | Waterbody |
| Area Municipality | Private | Major Lake |
| Geographic Township | Wetland With Significance | Canada_Hillshade |
| | Evaluated-Provincial | World_Hillshade |



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

