



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 the Official Plan of the Corporation of the Township of Muskoka Lakes pursuant to the provisions of Sections 17 and 21; 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-61

Roll No.: 8-3-018

By-law: To Be Assigned

Owner:	Joseph Salvatore, 5-2220 Highway 7, Concord, ON., L4K 1W7		
Address & Description:	1008 Lidsey Road, Unit 8 Lot 4, Concession 3, Lot 13, Plan 16, Wood		
Zoning:	Waterfront Residential (WR1)	Lake Muskoka (Category 1 Lake)	Schedule: 44
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:

An Official Plan Amendment Application (OPA-61) has been submitted to amend the Township's 2013 Official Plan. The purpose of this amendment is to permit the property to be redeveloped with a greater lot coverage than what the 2013 Official Plan supports.

Section B.9.6 a) of the Township's 2013 Official Plan identifies that a lot coverage exceeding 1/10th of the maximum permitted lot coverage requires an Official Plan Amendment. In this case, the property fronts onto Lake Muskoka and the maximum permitted lot coverage is 10%, this can be increased to 11% without an Official Plan Amendment, and the applicant is proposing lot coverage amounts exceeding 11%.

The purpose of OPA-61 is to permit a lot coverage on the property that exceeds 1/10th of the maximum permitted lot coverage over the area of the entire lot and over the area of the lot within 200 feet of the high water mark. The application proposes to permit a lot coverage of 18% over the entire lot which in this case is all within 200 feet of the high water mark.



A key map of the subject property, the applicant's site plan and a draft Official Plan Amendment 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

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 & 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.

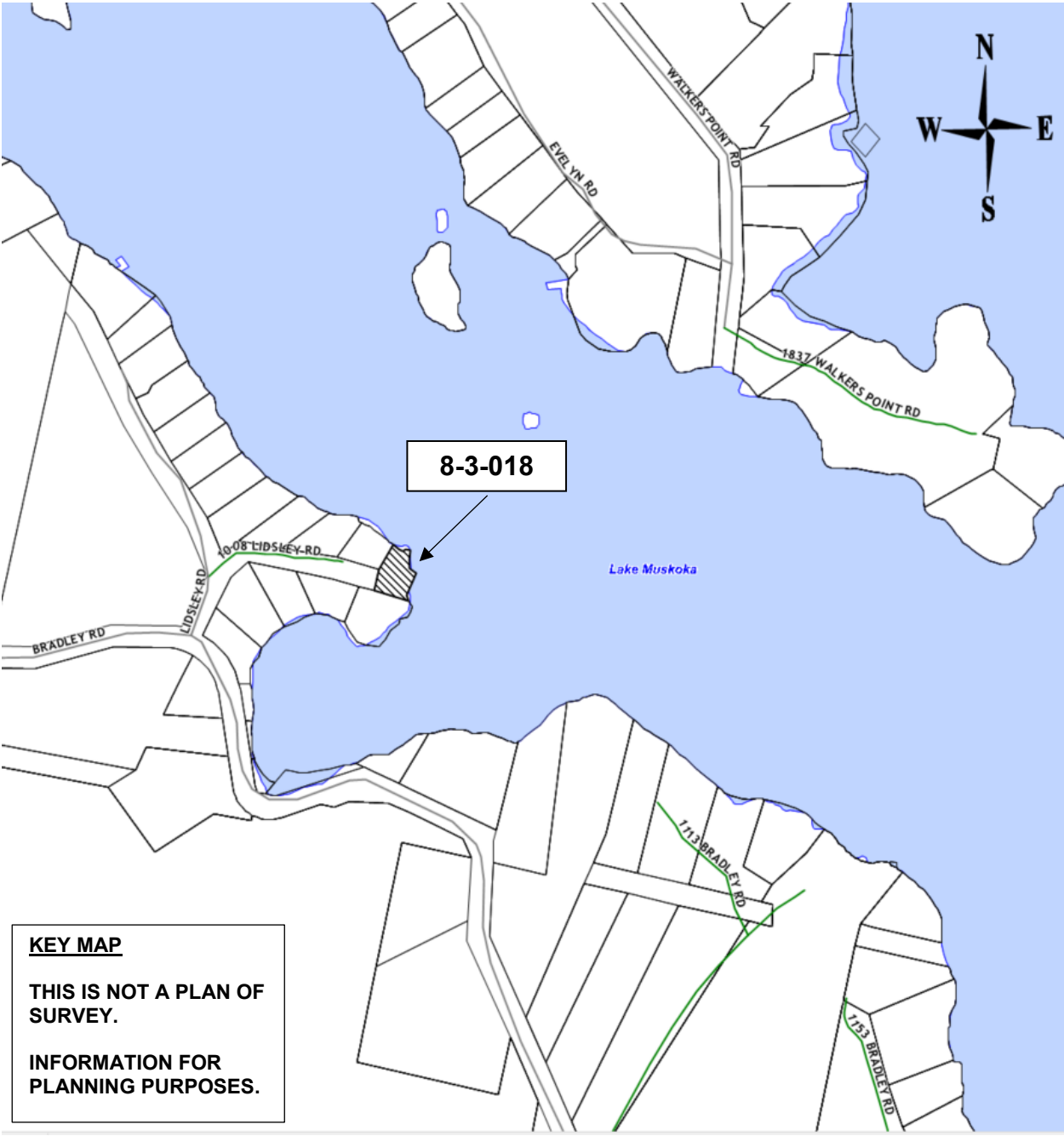
Notwithstanding the above, subsection 21(7) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 12th day of September, 2025.

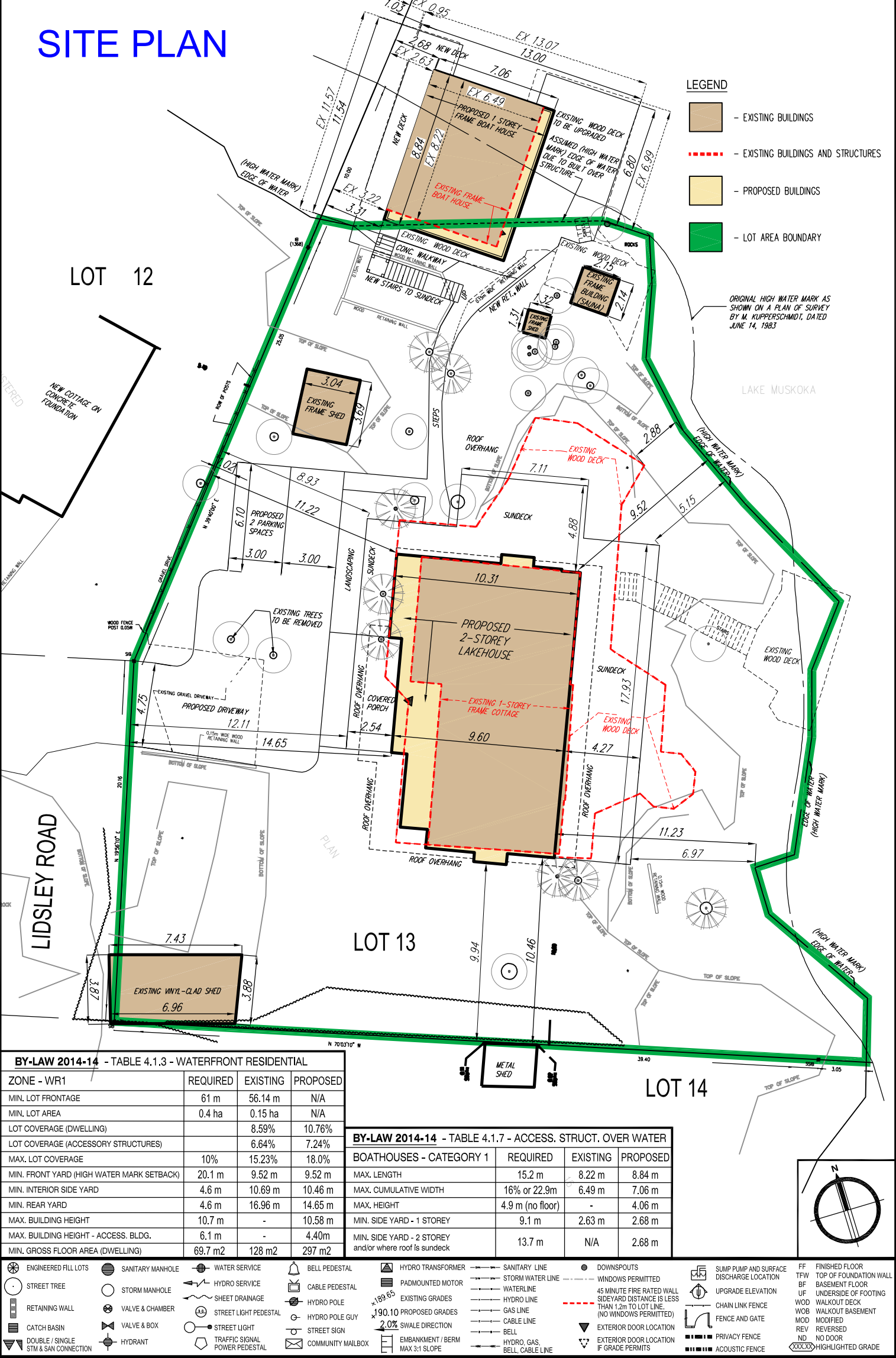
Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



KEY MAP



SITE PLAN



BY-LAW 2014-14 - TABLE 4.1.3 - WATERFRONT RESIDENTIAL			
ZONE - WR1	REQUIRED	EXISTING	PROPOSED
MIN. LOT FRONTAGE	61 m	56.14 m	N/A
MIN. LOT AREA	0.4 ha	0.15 ha	N/A
LOT COVERAGE (DWELLING)		8.59%	10.76%
LOT COVERAGE (ACCESSORY STRUCTURES)		6.64%	7.24%
MAX. LOT COVERAGE	10%	15.23%	18.0%
MIN. FRONT YARD (HIGH WATER MARK SETBACK)	20.1 m	9.52 m	9.52 m
MIN. INTERIOR SIDE YARD	4.6 m	10.69 m	10.46 m
MIN. REAR YARD	4.6 m	16.96 m	14.65 m
MAX. BUILDING HEIGHT	10.7 m	-	10.58 m
MAX. BUILDING HEIGHT - ACCESS. BLDG.	6.1 m	-	4.40m
MIN. GROSS FLOOR AREA (DWELLING)	69.7 m ²	128 m ²	297 m ²

BY-LAW 2014-14 - TABLE 4.1.7 - ACCESS. STRUCT. OVER WATER			
BOATHOUSES - CATEGORY 1	REQUIRED	EXISTING	PROPOSED
MAX. LENGTH	15.2 m	8.22 m	8.84 m
MAX. CUMULATIVE WIDTH	16% or 22.9m	6.49 m	7.06 m
MAX. HEIGHT	4.9 m (no floor)	-	4.06 m
MIN. SIDE YARD - 1 STOREY	9.1 m	2.63 m	2.68 m
MIN. SIDE YARD - 2 STOREY and/or where roof is sundeck	13.7 m	N/A	2.68 m

SITE PLAN

16

13

1008 LIDSLEY RD - UNIT 8

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

HUNT DESIGN ASSOCIATES INC.

19695

www.huntdesign.ca

PRIVATE LAKEHOUSE - 221045 MUSKOKA, ONTARIO

Drawn By EK

Checked By -

Scale 1:250

File Number 221045DSP01

Lot / Page Number -

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133

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FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

AMENDMENT NUMBER 61
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 61 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 Lot 4, Concession 3, (in the former Township of Wood), now in the Township of Muskoka Lakes, more specifically described as, Lot 13, Plan 16, as shown hatched on Schedule A attached hereto.

SECTION 3 **PURPOSE OF THE AMENDMENT**

- 3.1 The purpose of the Amendment is to amend the 2013 Official Plan for the Township of Muskoka Lakes to permit an increase to the maximum allowable Lot Coverage which will allow for an enlargement of the dwelling and boathouse. The maximum permitted lot coverage is 10%. One tenth of this amount is 11%. The proposed lot coverage is 18%.

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

- 4.1 The subject property is located at the east end of a point of land extending out into Lake Muskoka and is located on Walker's Point.
- 4.2 Total area of the subject property is 0.15 hectares and is irregular in shape, primarily due to the waterfront defining the north and east property limits.
- 4.3 The subject property is located on Lake Muskoka and are being redeveloped. The subject property is currently developed with a seasonal waterfront residence, inclusive of a substantial wood deck that encompasses the residence on 3 sides, an accessory boathouse with adjacent deck, a separate dock and accessory structures. The existing

dwelling and boathouse are being reconstructed in a similar location but at a larger size.

- 4.5 The Amendment is consistent with the Provincial Policy Statement, 2024 and conforms to the Official Plan of the District Municipality of Muskoka.
- 4.6 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 Section B ("Waterfront") of the 2013 Official Plan of the Township of Muskoka Lakes is hereby amended by the addition of the following subsection:

B.9.6 a) i) Notwithstanding Section B.9.6 a) of the 2013 Official Plan of the Township of Muskoka Lakes, the subject lands, described Lot 4, Concession 3, (in the former Township of Wood), now in the Township of Muskoka Lakes, more specifically described as, Lot 13, Plan 16, as shown hatched on Schedule A attached hereto, are permitted maximum lot coverage amounts exceeding 11%.

SECTION 6 IMPLEMENTATION

- 6.1 The changes to the 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 61

