

## 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 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-23/25**

**Roll No.: 4-5-047**

**By-law No.: To Be Assigned**

<b>Owner:</b>	Margaret Maria Mills 1179 Hamills Point Road, Unit #2 Mactier, ON., P0C 1H0		
<b>Address &amp; Description:</b>	1179 Hamills Point Road, Unit #2 Lot 8, Concession 9, Part Blocks D & M, Plan M-114, Part Block D, Plan M-121, Parts 1 to 6, Registered Plan 35R-26256, Medora		
<b>Zoning:</b>	Waterfront Residential (WR4) & Open Space – Private (OS2)	Lake Joseph (Category 1 Lake)	Schedule: 27
<b>Meeting Date: Thursday, September 11th, 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:

A Zoning By-law Amendment Application has been submitted to rezone the easterly portion of the subject property from Open Space – Private (OS2) to Waterfront Residential (WR4). The intent The purpose of this application is to achieve consistent zoning across the property. Permitted main and accessory uses between the existing and proposed zoning categories are summarized below.

Existing Zoning (OS2) Permitted Uses	Property Zoning (WR4) Permitted Uses
<ul style="list-style-type: none"> <li>Agricultural Uses</li> <li>Conservation</li> <li>Forestry Operation</li> <li>Hunt Camp</li> <li>Open Space Recreation</li> </ul>	<ul style="list-style-type: none"> <li>Residential (Main)</li> <li>Bed and Breakfast (Accessory)</li> <li>Home Based Business (Accessory)</li> <li>Sleeping Cabin (Accessory)</li> <li>Accessory Uses (Accessory)</li> </ul>

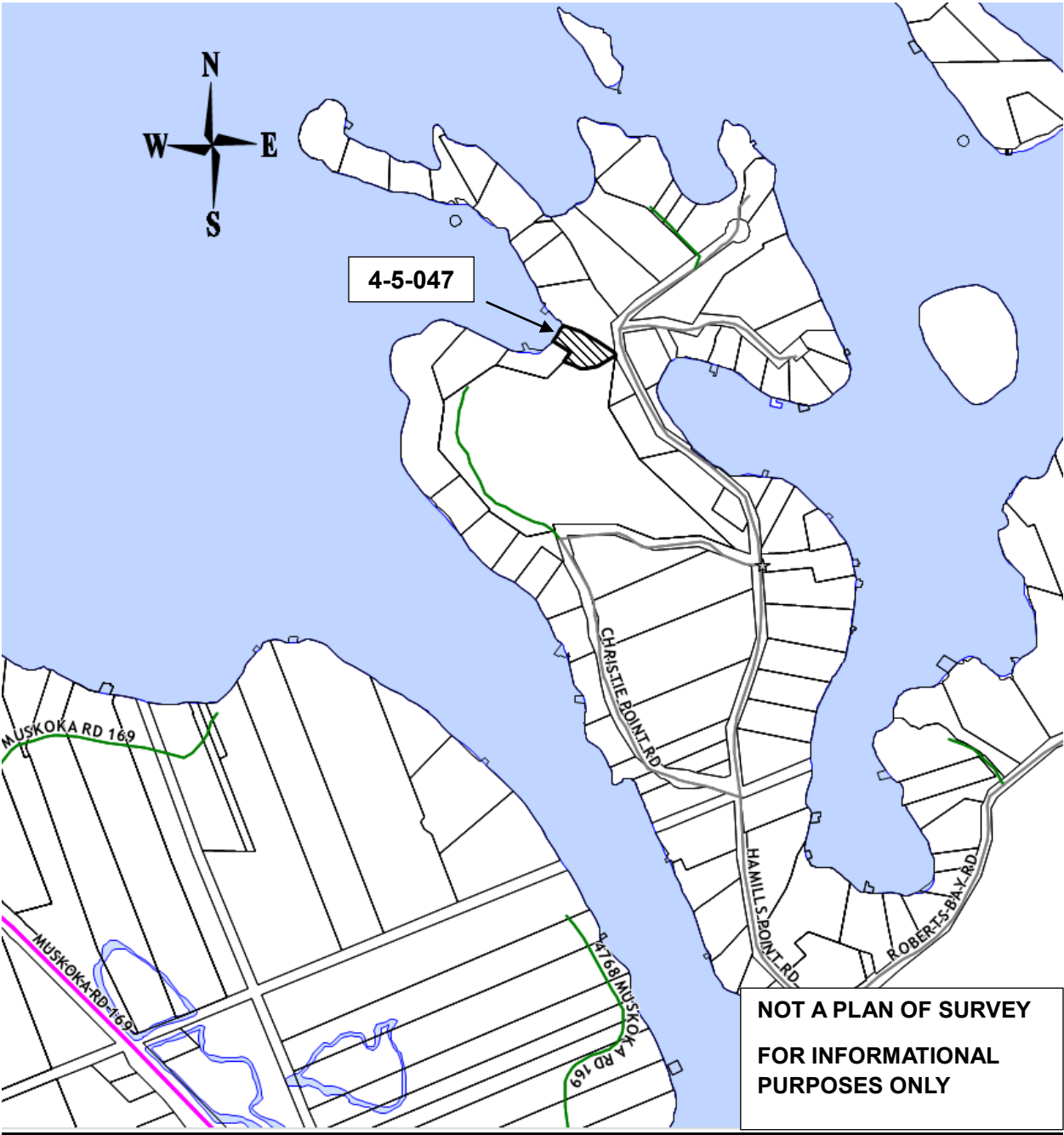


- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Wayside Pit or Quarry</li></ul> |  |
|---|--|

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**



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: September 4<sup>th</sup>, 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.

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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.

**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](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 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

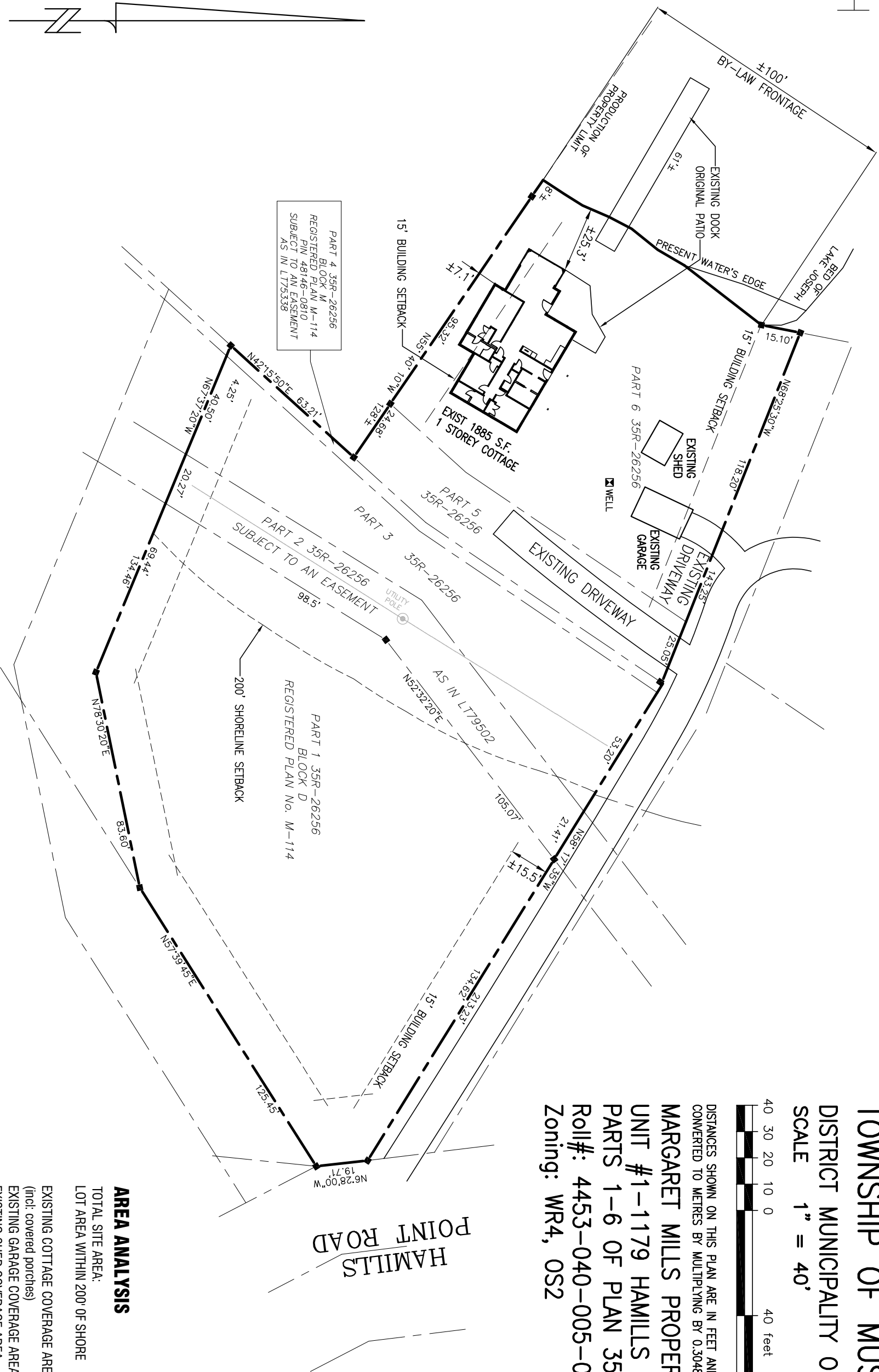
Dated at the Township of Muskoka Lakes this 19th day of August, 2025.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes

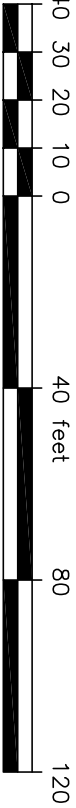


SITE PLAN

LAKE  
JOSEPH



PART OF LOT 8, CONCESSION 9  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA  
SCALE 1" = 40'



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

MARGARET MILLS PROPERTY  
UNIT #1-1179 HAMILLS POINT RD.  
PARTS 1-6 OF PLAN 35R-26256  
Roll#: 4453-040-005-04700  
Zoning: WR4, OS2

AREA ANALYSIS

TOTAL SITE AREA:	53790 S.F.	1.23485 Ac.
LOT AREA WITHIN 200' OF SHORE	30490 S.F.	0.69995 Ac.
EXISTING COTTAGE COVERAGE AREA: (incl: covered porches)	1885 S.F.	
EXISTING GARAGE COVERAGE AREA:	250 S.F.	
EXISTING SHED COVERAGE AREA:	144 S.F.	
LOT COVERAGE WITHIN 200' SHORE:	2279 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:		7.47%

Not To Scale

For Informational Purposes Only

**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:

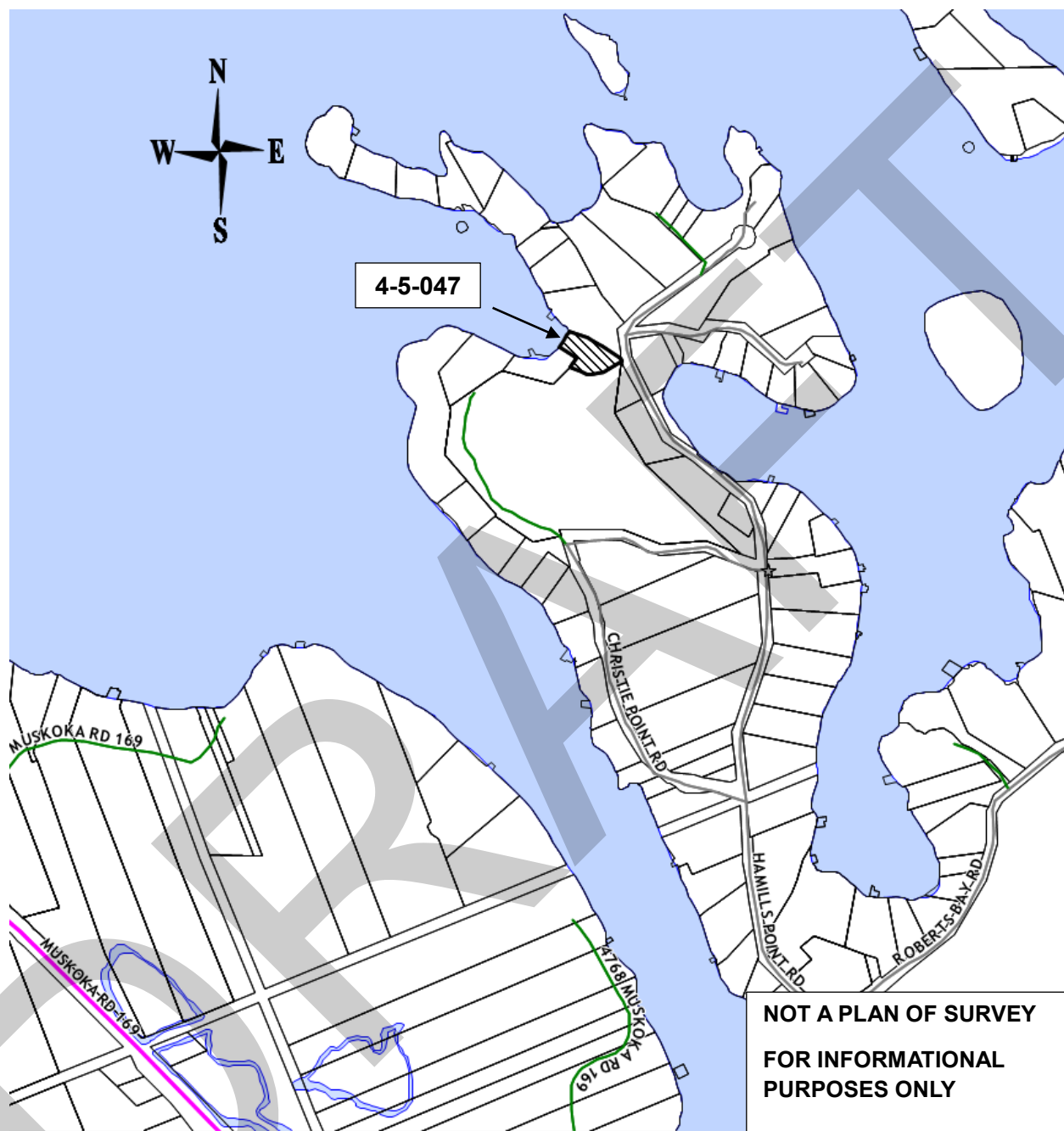
1. Schedule 27 of By-law 2014-14, as amended, is hereby further amended by rezoning, in part, lands known as Lot 8, Concession 9, Part Blocks D & M, Plan M-114, Part Block D, Plan M-121 and Parts 1 to 6, Registered Plan 35R-26256 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX from Open Space – Private (OS2) to Waterfront Residential (WR4), as shown crosshatched 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

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Crystal Paroschy, Clerk

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





SCHEDULE II TO DRAFT BY-LAW 2025-XXX

