

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 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; and a proposed amendment to Zoning By-law 2014-14 pursuant to the provisions of Section 34; Planning Act, R.S.O., 1990., as amended.

File No.: OPA-65, ZBA-36/25

Roll No.: 6-24-015

By-law: Not Yet Assigned

Owner:	Katie and Mark Fasken		
Address & Description:	1094 Mortimers Point Road, Unit #22 Lot 19, Concession G, Lot 14, Plan 29 (Medora)		
Zoning:	Waterfront Residential – No Constraints (WR1)	Lake Muskoka (Category 1 Lake)	Schedule: 35
Meeting Date: Thursday, March 12, 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 electric copy of the Notice is available online.

Explanation of the Purpose and Effect:

An application to amend the Township's 2013 Official Plan has been submitted concurrently with a Zoning By-law Amendment Application for the subject lands known municipally as 1094 Mortimer's Point Road, Unit #22.

The purpose of Official Plan Amendment Application OPA-65 and Zoning By-law Amendment Application ZBA-36/25 is to construct a single-storey boathouse and attached dock.

Section B.9.6 a) of the Township's 2013 Official Plan identifies that a variation not exceeding 1/10 of the permitted coverage does not require 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 by way of a zoning by-law amendment or minor variance application. The application seeks to permit a lot coverage of 12.1%, which exceeds 1/10 of the



permitted coverage over the entire area of the lot and within 200 ft. of the high-water mark; therefore, an amendment to the Official Plan is being requested.

Concurrent Zoning By-law Amendment Application ZBA-36/25 has been submitted to permit a lot coverage of 12.1% over the entire area of the lot and within 200 ft. of the high-water mark, and to permit a cumulative dock width of 49 feet.

Details of the requested exemptions are as follows:

Table 1. Summary of Requested Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.3, 4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage (Entire Lot & Within 200 ft. of the High Water Mark)	10% (1,596 sq. ft.)	12.1% (1,934.5 sq. ft.)	338.5 sq. ft.	Construct a Single-Storey Boathouse
B	4.1.7 & 4.1.7.12 a.	Maximum Permitted Cumulative Dock Width	25% (31.2 ft.)	39.3% (49 ft.)	17.8 ft.	Construct a Dock

A key map of the subject property, the applicant's zoning sketch and any drawings as well as a draft By-law and 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 **Thursday, March 5, 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 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) and 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 18th day of February, 2026.

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



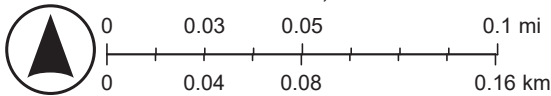
Key Map, ZBA-36/25 (FASKEN)

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



2/2/2026, 11:27:42 AM

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



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

**Being a by-law to adopt Amendment #65 to the Official Plan of
the Township of Muskoka Lakes**

(Official Plan Amendment #65 – Site Specific – FASKEN)

WHEREAS Council recommends that the Township of Muskoka Lakes adopt Amendment Number 65 to the Official Plan of the Muskoka Lakes Planning Area;

AND WHEREAS the Council of the Township of Muskoka Lakes has fulfilled the requirements of Section 17 of the Planning Act, R.S.O., 1990, as amended;

AND WHEREAS Official Plans may be repealed or amended in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
MUSKOKA LAKES ENACTS AS FOLLOWS:**

1. THAT Amendment Number 65 to the Official Plan of the Township of Muskoka Lakes, consisting of the attached explanatory text and map being Schedule A, is hereby adopted;
2. THAT the Mayor and Clerk are hereby authorized and directed to affix the seal of the Corporation to Amendment Number 65 and to make application to the District Municipality of Muskoka for approval of the said Amendment; and
3. THAT this By-law shall come into force and take effect on the final passing thereof.

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

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

**AMENDMENT NUMBER 65
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF
MUSKOKA LAKES
(FASKEN)**

SECTION 1 **TITLE AND COMPONENTS OF THE AMENDMENT**

- 1.1 Section 5 herein and Schedule A attached hereto shall constitute Amendment 65 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 19, Concession G (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Lot 14, Plan 29, 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 12.1% (1,934.5 sq. feet) lot coverage on the subject property to permit the replacement of the existing single-storey boathouse with a new, expanded single-storey boathouse. The maximum permitted lot coverage is 10%.

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

- 4.1 The subject property is located on Lake Muskoka and is known municipally as 1094 Mortimer's Point Road, Unit #22.
- 4.2 The total area of the subject is 15,960 square feet (0.37 acres) with 124.7 feet of straight-line frontage on Lake Muskoka. The entirety of the subject property is located within 200 ft. of the high-water mark.

- 4.3 The subject property is currently developed with a seasonal waterfront residence with an attached sundeck, an accessory single-storey boathouse and associated dock, and two separate docks.
- 4.4 A Minor Variance Application (A-20/18) was approved for the subject property on May 16, 2018, which permitted a lot coverage of 11.7% (1,863 sq. feet).
- 4.5 A Site Plan Agreement Application (SPA-47/28) was approved for the subject property on September 12, 2018, which permitted a lot coverage of 11.6% (1,853 sq. feet).
- 4.6 The subject property contains an existing, non-compliant lot coverage of 12.1% (1,938.25 sq. feet).
- 4.7 The subject property is to be redeveloped with a larger one-storey boathouse to improve the ability to accommodate modern boats, which are larger in length.
- 4.8 A Zoning By-law Amendment Application (ZBA-36/25) is being processed concurrently with the Official Plan Amendment to implement the proposed Official Plan policy change.
- 4.9 The Amendment is consistent with the Provincial Planning Statement, 2024, and conforms to the Official Plan of the District Municipality of Muskoka, the Township of Muskoka Lakes 2013 Official Plan, and the Township of Muskoka Lakes 2023 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:

B9.6.a) Notwithstanding Section B9.6.a) of the Township of Muskoka Lakes 2013 Official Plan, the subject lands, described as Lot 19, Concession G (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Lot 14, Plan 29 as shown hatched on Schedule A attached hereto, are permitted a maximum lot coverage of 12.1% (1,934.5 square feet) over the entire lot and within 200 feet of the high water mark.

SECTION 6 IMPLEMENTATION

- 6.1 The changes to the 2013 Official Plan of the Township of Muskoka Lakes as described in this Amendment shall be implemented in accordance with the 2013

Official Plan of the Township of Muskoka Lakes and Sections 17 and 21 of the *Planning Act* R.S.O 1990.

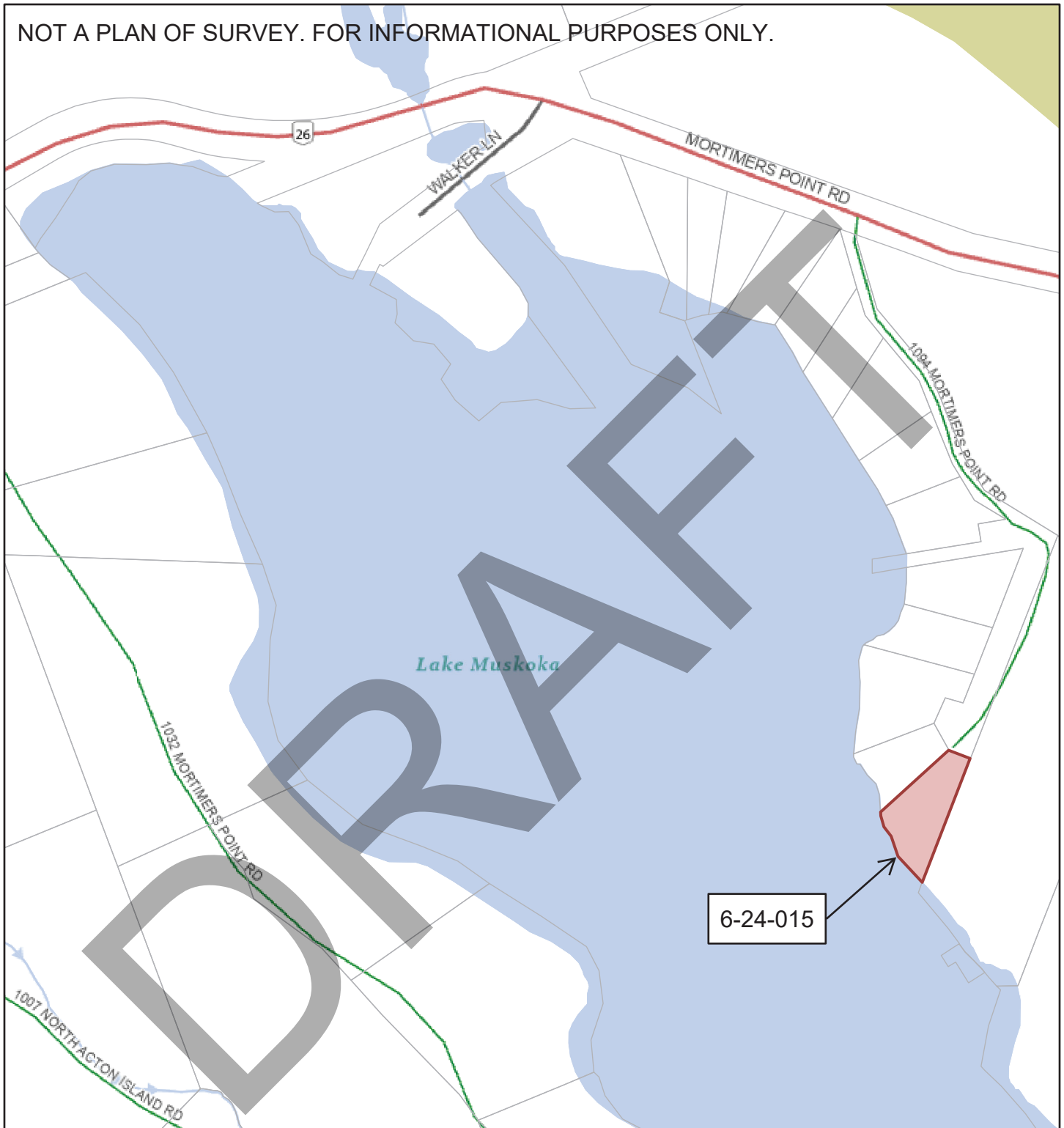
- 6.2 The provisions of this Amendment shall be implemented through a site-specific zoning amendment pursuant to Section 34 of the *Planning Act* R.S.O. 1990.

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 the 2013 Official Plan of the Township of Muskoka Lakes is maintained, minor adjustments to the boundaries for the purposes of the zoning by-law implementing the Official Plan may be permitted without the requirement of an amendment to the Plan.

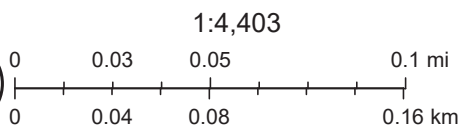
SCHEDULE A TO DRAFT OPA-65 (FASKEN)

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



2/2/2026, 11:27:42 AM

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



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

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;

AND WHEREAS a concurrent Official Plan Amendment Application (OPA-65) has been applied for to permit a variation exceeding 1/10 of the permitted coverage over the entire lot and within 200 feet of the high water mark.

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 Lot 19, Concession G (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Lot 14, Plan 29, as shown hatched on Schedule I to By-law 2026-XXX.

 ii) Despite the provisions of Sections 4.1.3, 4.1.3.6, and 4.1.3.7 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage shall be 12.1% (1,934.5 sq. feet), as shown in the location and extent on Schedule II to Bylaw 2026-XXX.

 iii) Despite the provisions of Sections 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 49 feet, as shown in the location and extent on Schedule II 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. Pursuant to subsection 24(2.1) of the Planning Act, R.S.O. 1990, as amended, this By-law does not come into force and effect unless or until OPA-65 is approved by the District Municipality of Muskoka and such OPA-65 is in full force and effect.
5. That this by-law shall come into force and take effect _____, 2026.

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

Peter Kelley, Mayor

Crystal Best-Sararas, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2026-XXX



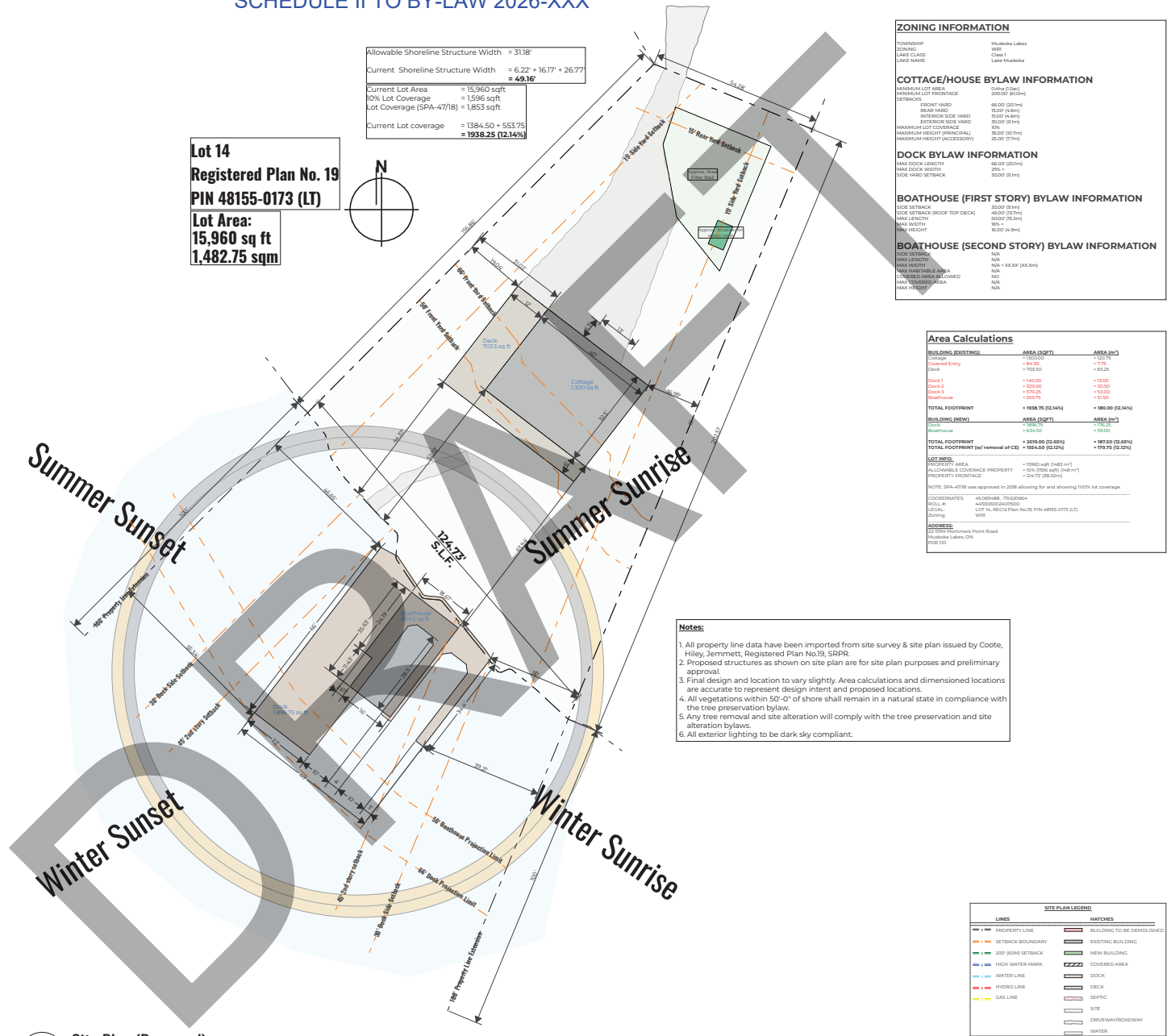
SCHEDULE II TO BY-LAW 2026-XXX



1 Location Map
Scale 1/2" = 1'-0"

Lot 14
Registered Plan No. 19
PIN 48155-0173 (LT)
Lot Area:
15,960 sq ft
1,482.75 sqm

Allowable Shoreline Structure Width = 31.18'
Current Shoreline Structure Width = 6.22' + 16.17' + 26.77' = **49.16'**
Current Lot Area = 15,960 sqft
10% Lot Coverage = 1,596 sqft
Lot Coverage (SPA-47/18) = 1,853 sqft
Current Lot coverage = 1384.50 + 553.75 = **1938.25 (12.14%)**



- Notes:**
1. All property line data have been imported from site survey & site plan issued by Coote, Hiley, Jemmett, Registered Plan No.19, SRPR.
 2. Proposed structures as shown on site plan are for site plan purposes and preliminary approval.
 3. Final design and location to vary slightly. Area calculations and dimensioned locations are accurate to represent design intent and proposed locations.
 4. All vegetation within 50'-0" of shore shall remain in a natural state in compliance with the tree preservation bylaw.
 5. Any tree removal and site alteration will comply with the tree preservation and site alteration bylaws.
 6. All exterior lighting to be dark sky compliant.

ZONING INFORMATION	
TOWNSHIP	Muskoka Lakes
ZONING	R200
LAKE CLASS	Class 1
LAKE NAME	Lake Muskoka

COTTAGE/HOUSE BYLAW INFORMATION	
MINIMUM LOT AREA	34.00 (2.40a)
MINIMUM LOT FRONTAGE	200.00 (80.0m)
SETBACKS	
FRONT YARD	80.00 (30.4m)
REAR YARD	50.00 (19.4m)
WATERFRONT YARD	20.00 (7.6m)
EXTENSIVE SIDE YARD	30.00 (11.3m)
MAXIMUM LOT COVERAGE	30.00 (19.7m)
MAXIMUM HEIGHT (PRINCIPAL)	26.00 (7.9m)
MAXIMUM HEIGHT (ACCESSORY)	10.00 (3.7m)

DOCK BYLAW INFORMATION	
MAX DOCK LENGTH	60.00 (20.1m)
MAX DOCK WIDTH	20.00 (7.6m)
SIDE YARD SETBACK	30.00 (11.3m)

BOATHOUSE (FIRST STORY) BYLAW INFORMATION	
SIDE SETBACK	40.00 (15.2m)
SIDE SETBACK (ROOF TOP DECK)	40.00 (15.2m)
MAX LENGTH	40.00 (15.2m)
MAX WIDTH	30.00 (11.3m)
MAX HEIGHT	10.00 (3.7m)

BOATHOUSE (SECOND STORY) BYLAW INFORMATION	
SIDE SETBACK	N/A
MAX LENGTH	N/A
MAX WIDTH	N/A
MAX HEIGHT	N/A
COVERED AREA NOT COVERED	N/A
MAX TOWER/STAIRWAY	N/A
MAX HEIGHT	N/A

Area Calculations		
BUILDING (EXISTING)	AREA (SQFT)	AREA (m ²)
Cottage	+ 15000	+ 1375
Covered Entry	+ 84	+ 7.75
Dock 1	+ 1400	+ 130
Dock 2	+ 1200	+ 110
Dock 3	+ 570.25	+ 52.80
Boathouse	+ 1853.75	+ 171.50
TOTAL FOOTPRINT	+ 19382.75 (12.14%)	+ 1797.75 (12.14%)
BUILDING (NEW)	AREA (SQFT)	AREA (m ²)
Dock	+ 1853.75	+ 171.50
Boathouse	+ 634.50	+ 58.90
TOTAL FOOTPRINT	+ 2488.25 (16.32%)	+ 228.40 (16.32%)
TOTAL FOOTPRINT (w/ removal of CE)	+ 18849.50 (12.12%)	+ 1739.35 (12.12%)
LOT INFO		
LOT AREA	+ 12960 sqft (1184 m ²)	
ALLOWABLE COVERAGE PROPERTY	+ 1296 sqft (118.4 m ²)	
FREQUENCY OF PROPERTY	+ 1296 sqft (118.4 m ²)	
NOTE: SPA-47/18 was approved in 2018 allowing for and showing 116% lot coverage.		
COORDINATES	45.09484, -75.62064	
LEGAL	LOT 14, REG'D Plan No.19, PIN 48155-0173 (LT)	
ADDRESS	22 10th Mortimer's Point Road Muskoka Lakes, ON P0B 1D0	

SITE PLAN LEGEND	
LINE	HATCH
PROPERTY LINE	BUILDING TO BE DEMOLISHED
SETBACK BOUNDARY	EXISTING BUILDING
200' (60M) SETBACK	NEW BUILDING
HIGH WATER MARK	COVERED AREA
WATER LINE	DOCK
HYDRO LINE	SEPTIC
GAS LINE	SITE
	CONCRETE/CONCRETE
	WATER

2 Site Plan (Proposed)
Scale 1" = 30'

NOT TO SCALE

Winstone DESIGN
win@winstonedesign.ca
905.882.8877
8204 BURNHAMTHORPE RD. UNIT 10
SCARBOROUGH, ONTARIO M1V 4Y6

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Fasken Boathouse

25.006

24.Mar.2025

1094 Mortimer's Point Road, Unit 22
Muskoka Lakes, ON, P0B 1D0

Site Plan (Proposed)

A0.3