

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.

File No.: ZBA-03/26 & Roll No.: 2-21-020

By-law No.: To Be Assigned

Owner:	Tracy and Brian Williamson		
Address:	1051 Joshs Bay Road Unit 1		
Description:	Part Lot 9, Concession 12, Parts 1, 2, 5 and 6, Plan BR910 (Watt)		
Zoning:	Open Space (OS2)	Schedule: 17	
Meeting Date: Thursday, September, 17th, 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 Zoning By-law Amendment Application has been submitted to rezone a portion of the subject property from Open Space – Private (OS2) to Waterfront Residential – Backlot (WR2) and recognize the existing frontage of the subject property.

Table 1: Proposed Rezoning

Permitted Uses in Existing OS2 Zone	Permitted Uses in Proposed WR2 Zone
Main Uses: • Agricultural Uses • Conservation • Forestry Operation • Hunt Camp • Open Space Recreation • Wayside Pit or Quarry	Main Uses: • Residential Accessory • Bed and Breakfast • Home Based Business • Sleeping Cabin • Accessory Uses

Table 2: Proposed Exemption

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Proposal
A	4.1.3	Minimum Lot Frontage – WR2 Zone	660 ft.	Permit the Minimum Lot Frontage for the Subject Lot to be the Existing Lot Frontage	Rezone Portion of Subject Property to WR2

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: **September 10th, 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.



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.

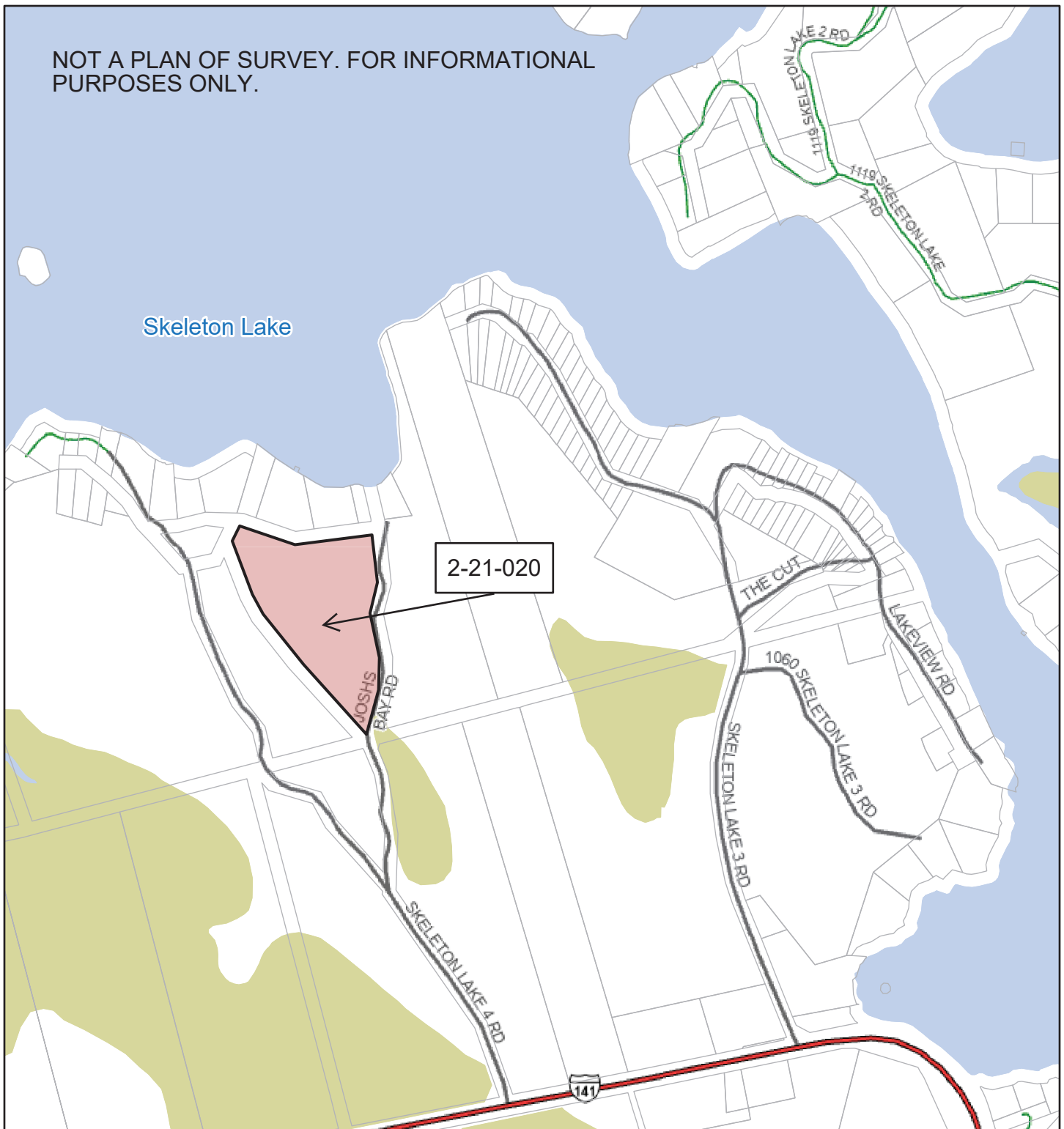
Dated at the Township of Muskoka Lakes this 17th day of July, 2026.

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



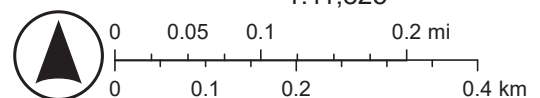
Key Map, ZBA-03/26 (WILLIAMSON)

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



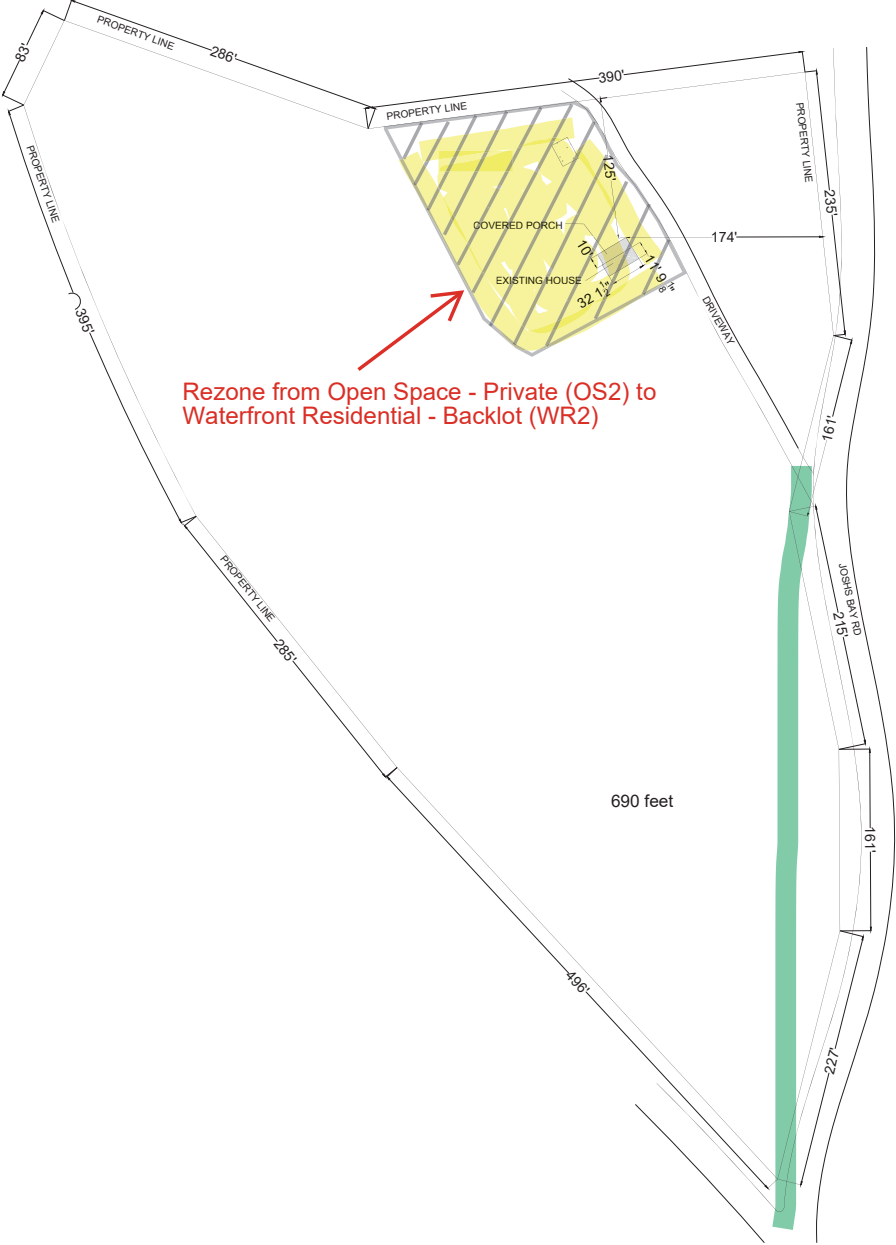
1/26/2026, 3:16:25 PM

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|--|-----------------------|--|------------------|
| | Parcel: Assessment | | Road Network |
| | District Municipality | | Provincial |
| | Area Municipality | | Township |
| | Geographic Township | | Private |
| | Civic Addresses | | Canada_Hillshade |
| | | | World_Hillshade |



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

ZONING SKETCH



NOT TO SCALE

*NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" x 17"

NOTES:

SITE PLAN

ADDRESS:
1051 JOSHS BAY RD
UTTERSON, ON P0B 1M0

LOT AREA: 8.9 ACRES

PLOT SIZE: 11" X 17"

WEBSITE: SITEPLANS.CA

DRAWING SCALE: 1"=110'



1051 JOSHS BAY ROAD

MUSKOKA LAKES



FOR INFORMATIONAL PURPOSES ONLY

STANDARD NOTES:
BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGES THAT THE GENERAL NOTES HAVE BEEN PART OF ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND MUST CONFORM TO THE LATEST ONTARIO BUILDING CODE AND ITS REVISIONS.

THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.
ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL OR LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.

MB DESIGNS SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE FINAL CONSTRUCTION DRAWINGS AND SPECIFICATIONS OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITION ENCOUNTERED ON THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

WOOD FRAMING
-ALL STRUCTURAL FRAMING TO BE S.P.F. No. 2 KILN DRIED
-ALL COLUMNS IN FRAMED WALLS TO BE NAILED WELL INTO ADJACENT FRAMING TO RESIST LATERAL MOVEMENT
-PLACE DOUBLE JOISTS OR BLOCKING UNDER ALL PARALLEL PARTITIONS OVER 6' LONG
-FACE OF EXTERIOR WALL AND FOUNDATION TO BE FLUSH
-WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 6MIL POLY. SIL GASKET OR OTHER APPROVED METHODS. PLATES TO BE ANCHORED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS, MAX. OF 48" O.C. EXTERIOR SILL PLATES TO BE LEVEL AND UNDERSIDE SEALED.

FOUNDATION
-FOUNDATION LAYOUT SHALL CONFORM TO FINAL DRAWINGS
-FOUNDATION SHALL BE ON SOLID UNDISTURBED BEARING AND BELOW FROST LINE
-FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIC 28 DAY STRENGTH OR UNTIL ADEQUATELY BRACED SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION
-ALL STRUCTURAL CONCRETE TO HAVE MIN. 28 DAY COMPRESSIVE STRENGTH 0 20 MPa, EXCEPT EXTERIOR STEPS, CARPORT & GARAGE FLOORS WHICH REQUIRE 32MPa AFTER 28 DAYS.

ERRORS AND OMISSIONS
-MB DESIGNS MAKE EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.
SHOULD ANY DISCREPENCIES BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICE AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE IF NECESSARY.

ELECTRICAL
ELECTRICAL LAYOUT SHOWN TO BE USED AS A GUIDE ONLY. ELECTRICAL CONTRACTOR MUST ENSURE THAT DESIGN AND SYSTEMS MEET LOCAL AND NATIONAL CODES.

ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED BETWEEN FLOORS.
INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH LOCAL CODES AND REGULATIONS AND WITH THE LOCAL ELECTRICAL POWER SUPPLIERS REGULATIONS IN ALL RESPECTS.

INSULATION AND VENTILATION
ATTIC OR ROOF SPACE TO BE VENTED 1/500 OF AREA. UNHEATED CRAWLSPACES TO BE VENTED A MIN. OF 1/50000 OF AREA WITH CLOSABLE VENTS.

6MIL POLY TO BE INSTALLED ON WARM SIDE OF INSULATION
WALL AND CEILING INSULATION MAY BE LOOSE FILL OR BATT TYPE
PROVIDE Baffle FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
ALL ROOFS SHALL BE VENTED WITH SOFFIT, ROOF, OR GABLE VENTS, OR A COMBINATION OF THESE. EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACE AND SOFFIT.

FINISHES
ALL MANUFACTURED PRODUCTS ARE TO BE INSTALLED USING THE MANUFACTURERS BEST PRACTICES PROCEDURES AND/OR INSTALLATION INSTRUCTIONS.

ALL INTERIOR AND EXTERIOR FINISHINGS SHALL BE SPECIFIED BY OWNER. ANY FINISHING PLANS SHALL BE CONFIRMED BY OWNER.

ALL EXTERIOR DOORS SHALL BE SOLID CORE AND WEATHER-STRIPPED. GARAGE DOORS PROVIDING ACCESS TO DWELLING SHALL BE SELF CLOSING.

INSTALL FLASHING ON ALL EXTERIOR OPENINGS.

ALL EXTERIOR FINISHES TO BE APPLIED WITH GALVANIZED NAILS.

ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.

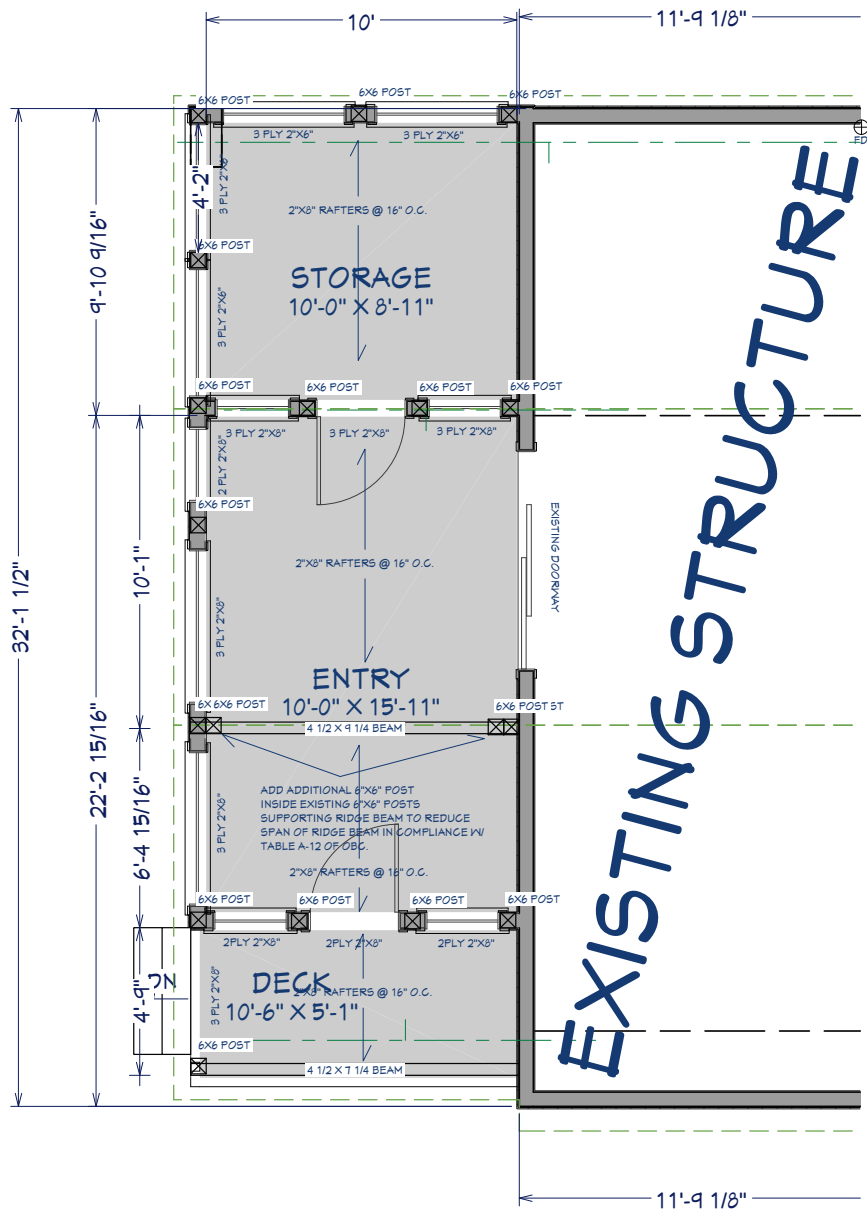
NOT TO SCALE

FIRST FLOOR FRAMING:
EXISTING DECK FRAMING 2"x8" JOISTS
@ 16" O.C., 3 PLY 2"x8" DECK BEAMS
3 PLY FLUSH DECK BEAMS UNDER ALL SUPPORTING WALLS

FLOOR PLANS

ALL OVERHANGS TO BE 16"

DRIP CAP FLASHING INSTALLED OVER ALL WINDOW AND DOOR OPENINGS



EXISTING STRUCTURE

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

A-3	SHEET:	3/16" = 1'	SCALE:	2/8/2024	DATE:	BRIAN WILLIAMSON
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1st FLOOR PLAN

1051 JOSH'S BAY ROAD

REVISION TABLE		
1	FOR PERMIT	2/8/2024



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:**

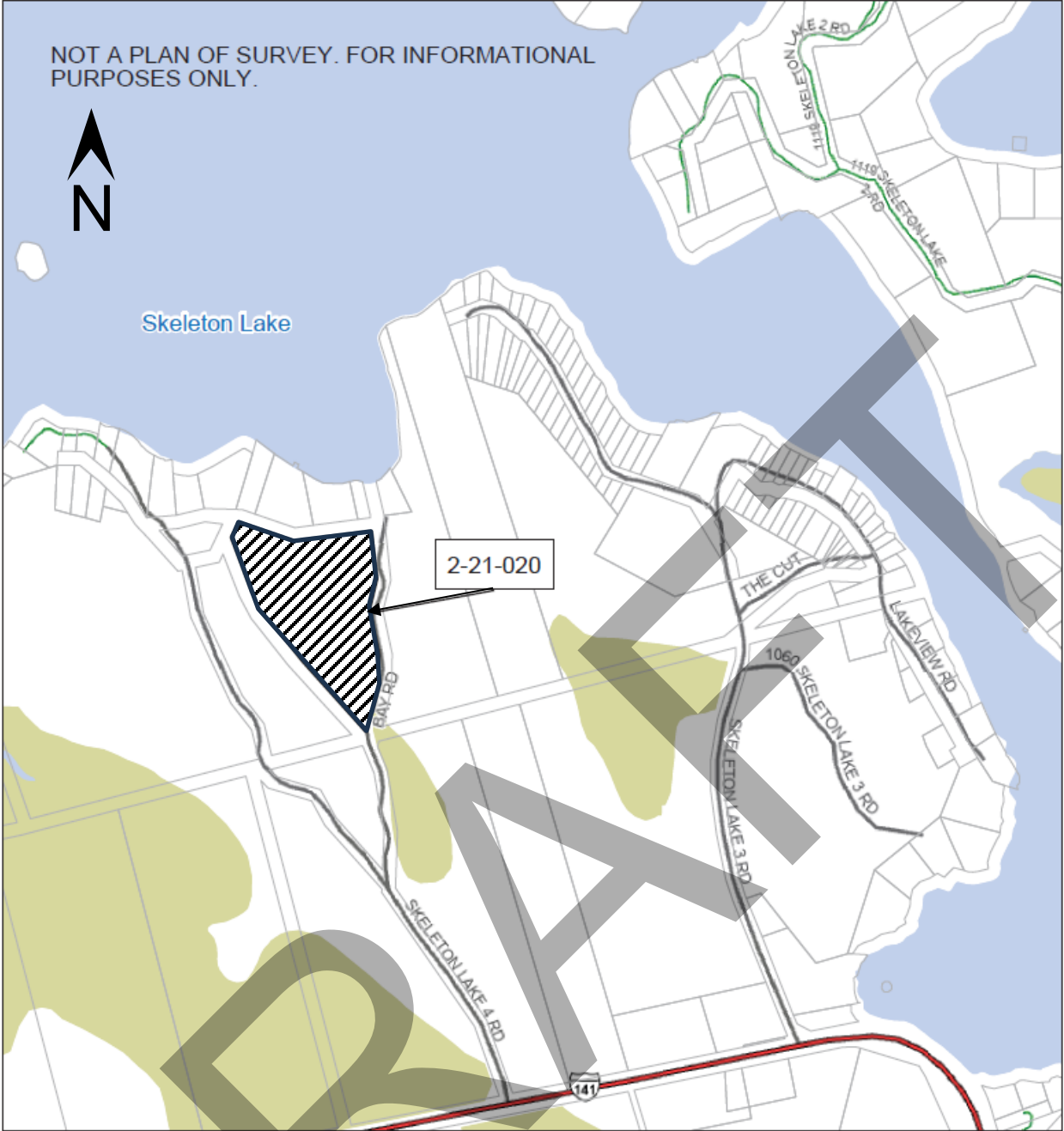
1. Schedule 17 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part Lot 9, Concession 12, Parts 1, 2, 5 and 6, Plan BR910 (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched on Schedule II to By-law 2026-XXX, from Open Space - Private (OS2) to Waterfront Residential – Backlot (WR2).
2. 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 Lot 9, Concession 12, Parts 1, 2, 5 and 6, Plan BR910 (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched 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 required lot frontage shall be the frontage existing on the date this By-law was passed.
3. Schedules I and II attached hereto are hereby made part of this By-law.
4. 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.**

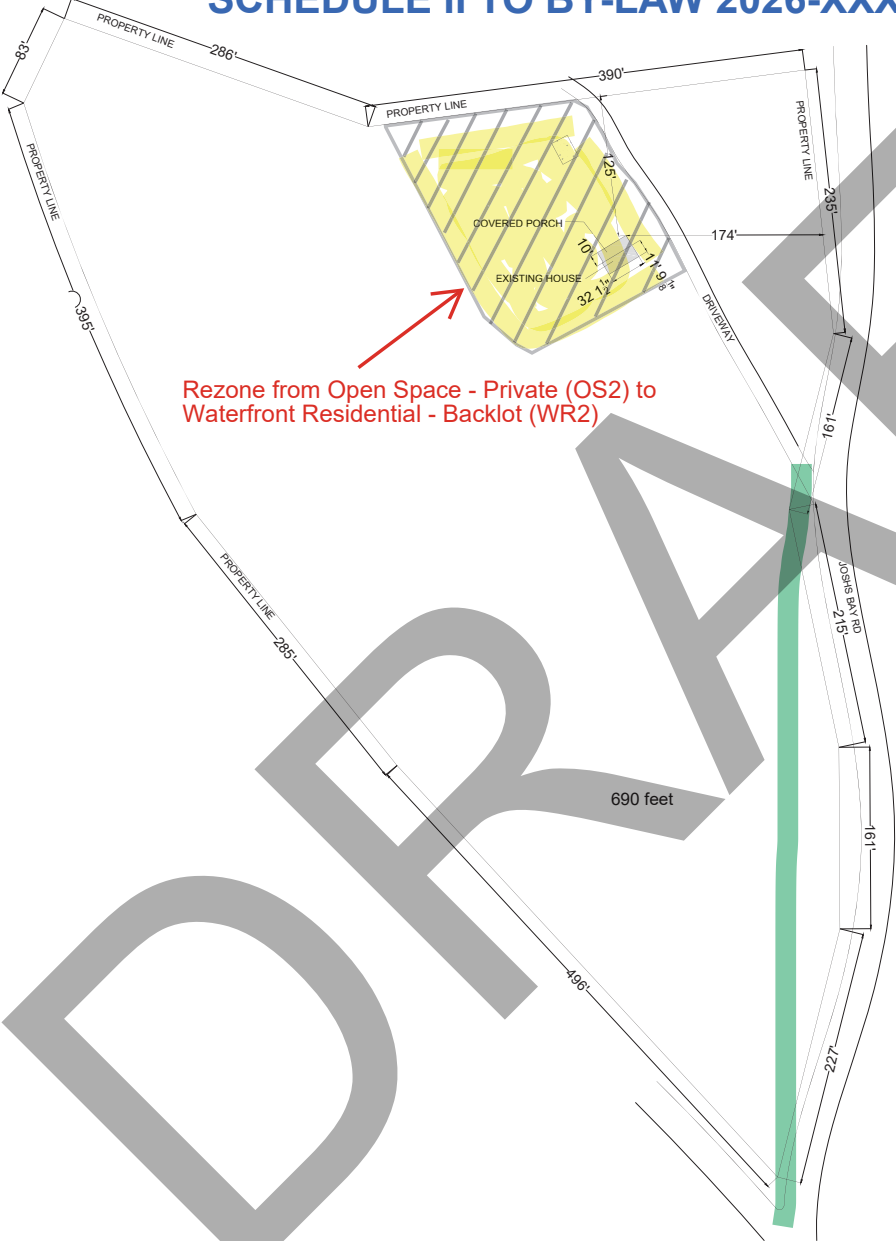
Peter Kelley, Mayor

Crystal Best-Sararas, Clerk

SCHEDULE I TO DRAFT BY-LAW 2026-XXX



SCHEDULE II TO BY-LAW 2026-XXX



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