

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
	By-law 2009-102, Section 2. iv)	and Maximum Cumulative Dock Width	Width (to a Maximum of 75 Feet)	law 2009- 102, Section 2. iv)		102, Section 2. iv)

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.



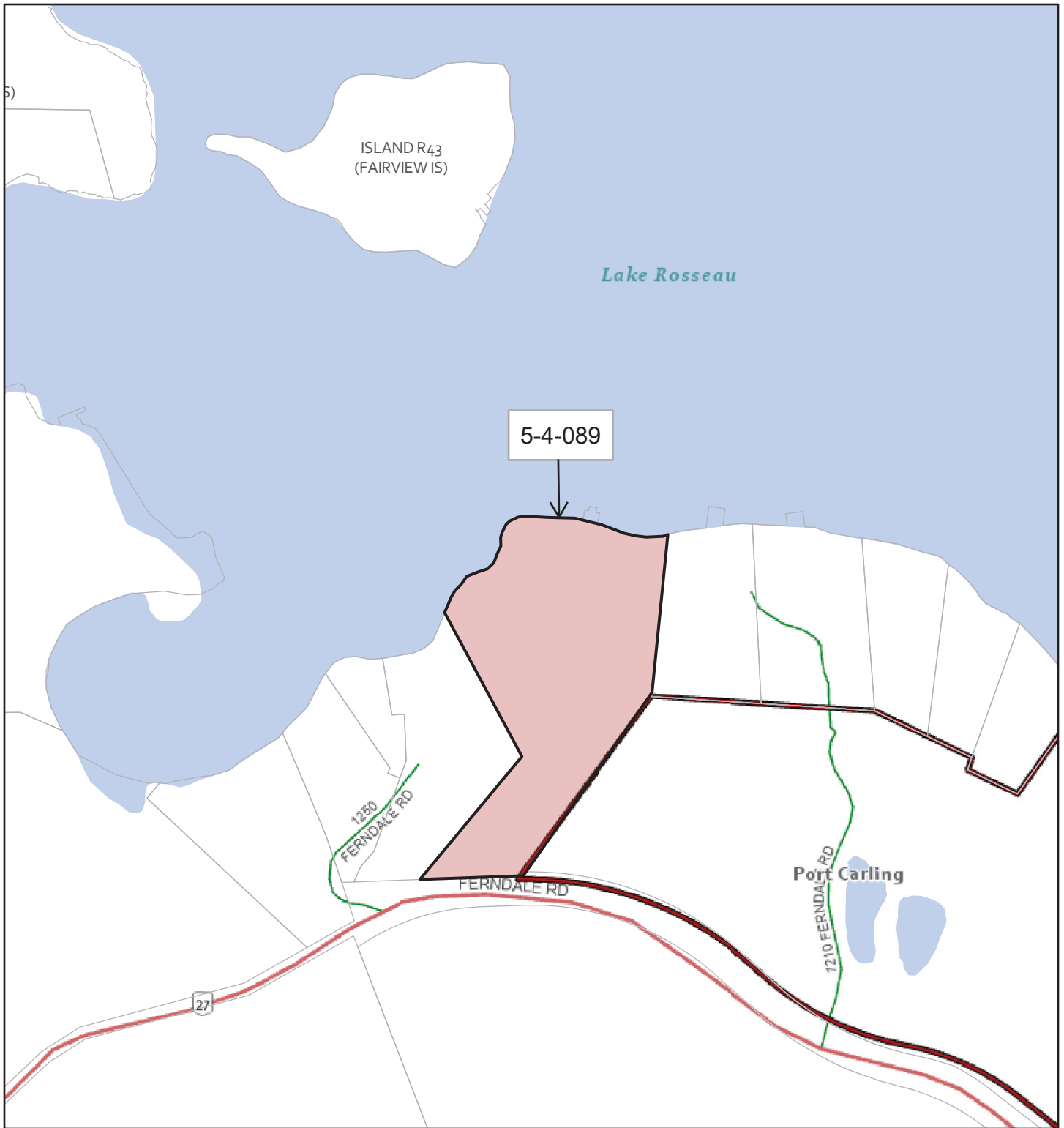
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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-13/26 (MARS PROPERTIES HOLDINGS LTD.)

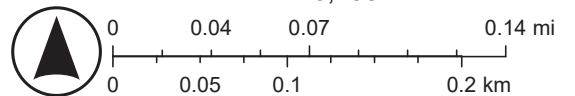


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NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

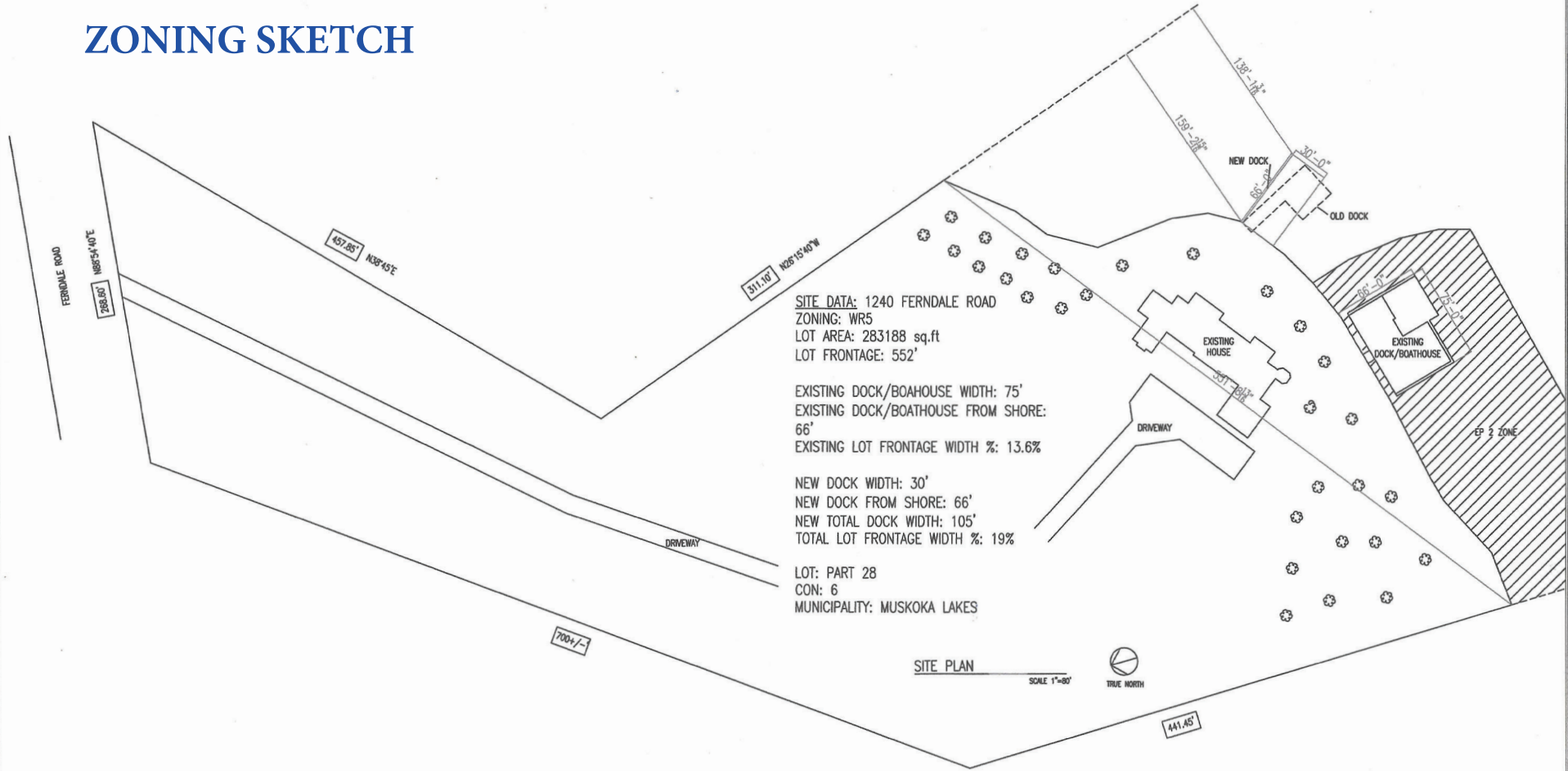
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|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Civic Addresses | Evaluated-Other |
| District Municipality | Road Network | Stream |
| Area Municipality | District | Waterbody |
| Geographic Township | Private | Major Lake |
| Settlement Areas | Wetland With Significance | Canada_Hillshade |
| Urban Centre | Evaluated-Provincial | World_Hillshade |



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

ZONING SKETCH



SITE DATA: 1240 FERNDALE ROAD
 ZONING: WR5
 LOT AREA: 283188 sq.ft
 LOT FRONTAGE: 552'

EXISTING DOCK/BOAHOUSE WIDTH: 75'
 EXISTING DOCK/BOAHOUSE FROM SHORE: 66'
 EXISTING LOT FRONTAGE WIDTH %: 13.6%

NEW DOCK WIDTH: 30'
 NEW DOCK FROM SHORE: 66'
 NEW TOTAL DOCK WIDTH: 105'
 TOTAL LOT FRONTAGE WIDTH %: 19%

LOT: PART 28
 CON: 6
 MUNICIPALITY: MUSKOKA LAKES

SITE PLAN
 SCALE 1"=80'
 TRUE NORTH

NOT TO SCALE

DATE ISSUED: _____

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 SIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE ONTARIO BUILDING CODE.

NAME: JOHN JARICK SIGNATURE: _____ 2400 BCN

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE ONTARIO BUILDING CODE.

FILE NAME: _____ BCN

NO.	ISSUED	DATE	BY

NO.	REVISIONS	DATE	BY

PROJECT NORTH: _____

OWNER:
 MAC MCKENNA
 LOT, CON

MUNICIPALITY:
 MUSKOKA LAKES

PROJECT NAME:
 NEW DOCK

DRAWN BY:
 JOHN JARICK

DATE:
 JAN.20/2026

DATE OF ISSUE: _____

SCALE:
 1"=80'

JJ DESIGN AND CONTRACTING

JOHN JARICK
 ARCHITECTURAL TECHNOLOGIST

2676 MUSKOKA ROAD 169
 TORRANCE, ONTARIO
 POC 1MO
 TEL: (705) 644-2072
 EMAIL: jj.jarick@hotmail.com

DRAWING TITLE:
 SITE PLAN

PROJECT NO: _____

DRAWING NO:
 A1.01

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:**

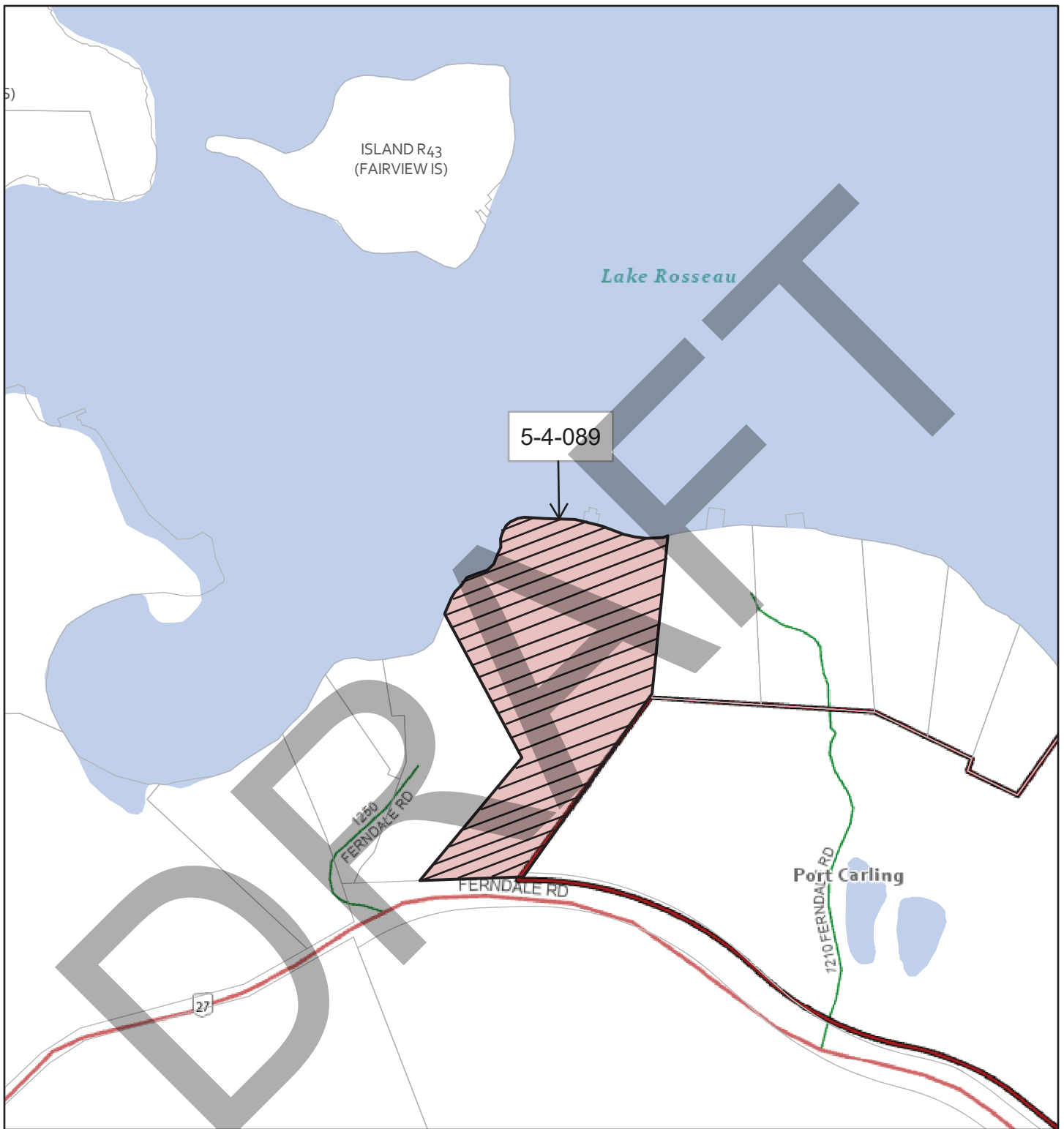
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The lands affected by this amendment are described as Part of Lot 28, Concession 6, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-24236, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) 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 105 feet, as shown in the location and extent of 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. **REPEAL OF BY_LAWS**
 - 4.1 By-law 2009-102, Section 2. iv) of the Corporation of the Township of Muskoka Lakes is 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

SCHEDULE I TO BY-LAW 2026-XXX

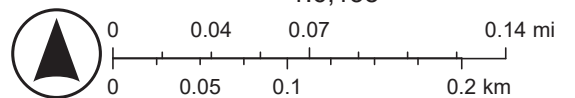


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