

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-06/25

Roll No.: 9-15-023 & 9-15-024

By-law No.: To Be Assigned

Owner:	The Beaumaris Land Company Limited 1197 Beaumaris Rd, Beaumaris, ON., P1L 0M8		
Address & Description:	1022 Tondern Island Road & 1197 Beaumaris Road Part Island B (Tondern Island), Parts 1 to 8, Plan 35R15081 and Parts 1 to 5, Plan 35R9496, Monck		
Zoning:	1022 Tondern Island Road: Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) 1197 Beaumaris Road: Open Space – Commercial (OS3)	Lake Muskoka (Category 1 Lake)	Schedule: 37
Meeting Date: Thursday, July 17th, 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:

A Zoning By-law Amendment Application has been submitted by The Beaumaris Land Company Limited. The subject lands consist of two land holdings known municipally as 1197 Beaumaris Road and 1022 Tondern Island Road. 1197 Beaumaris Road currently contains a clubhouse, a golf course, sport courts, accessory buildings and structures, and docks. 1022 Tondern Island Road currently contains two dwellings, multiple sheds, a detached garage, and a one-storey boathouse with an associated dock. The purpose of the application is to accomplish the following:

- rezone part of the lands known as 1022 Tondern Island Road from Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) to Open Space – Commercial Holding



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ZBA-06/25, Beaumaris Land Company Limited

(OS3-H) and part of the nearshore area from Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) to Waterbody Open Space (WOS);

- rezone part of the lands known as 1197 Beaumaris Road from Open Space – Commercial (OS3) to Waterbody Open Space (WOS); and
- rezone part of the lands known as 1197 Beaumaris Road from Open Space – Commercial (OS3) to Environmental Protection (EP1).

The purpose of the Holding (-H) provision noted above is to ensure that no further buildings or structures are constructed, aside from the proposed dock addition, on the lands known as 1022 Tondern Island Road until such time as the lands are merged on title with the abutting lot to the north, known as 1197 Beaumaris Road, and until the existing buildings are demolished (with the exception of the existing detached garage, boathouse and dock).

In addition to the proposed rezonings described above, ZBA-06/25 seeks a number of zoning exemptions, as follows:

- a dock addition resulting in 1,141 feet of cumulative dock width (once 1197 Beaumaris Road and 1022 Tondern Island Road are merged on title);
- recognize an existing garage located on the lands known as 1022 Tondern Island Road to be 16.9 feet from the rear lot line (currently referred to as the front lot line per site-specific By-law 1992-114);
- prohibit a wayside pit or quarry on the subject lands;
- require a minimum front yard setback for on-land buildings and structures of 98.4 feet for the lands known as 1022 Tondern Island Road;
- require a minimum front yard setback for any new parking area with greater than 2 parking spaces to be 197 feet for the lands known as 1022 Tondern Island Road; and
- restrict the maximum lot coverage on the lands known as 1022 Tondern Island Road to 10% of the existing lot area, even once the lands are merged on title with the abutting lands known as 1197 Beaumaris Road.

Lastly, this application seeks to repeal By-law 1992-114, a site-specific By-law which was passed as part of concurrent Consent Applications B/296/297/91 which swapped lands between the two land holdings noted above. This By-law states that the minimum lot area of the lands known as 1197 Beaumaris Road shall be 12 acres, deems the front lot line of 1022 Tondern Island Road as the lot line abutting Beaumaris Road, and requires a minimum rear yard setback from the “lagoon” to be 35 feet.

A summary of the proposed rezonings and exemptions can be found in Tables 1-3 below.



Table 1: Proposed Exemptions from By-law 2014-14

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	3.23.3 & 9.2.2	Minimum Front Yard Setback	66 Feet	98.4 Feet	-	Increase the Front Yard Setback for Future Land- based Development of Buildings and Structures
B	3.28 i.	Minimum Setback from High Water Mark for Parking Areas	66 Feet	196.8 Feet (More Than 2 Spaces)	-	Increase the Required Setback from the High Water Mark for New Parking Areas with Greater Than 2 Parking Spaces
C	9.2.1	Permitted Uses in the OS3 Zone	Agricultural Uses, Conservation, Golf Course, Open Space Recreation, Private Club, Private Park, Wayside Pit or Quarry	Prohibit a Wayside Pit or Quarry Use	-	Prohibit a Wayside Pit or Quarry Use on the Subject Lands
D	9.2.2	Maximum Lot Coverage	5% of Total Lot Area	10% of Existing Lot Area (11,635.8 Square Feet)	-	Restrict the Permitted Lot Coverage to 10% of the Existing Lot Area of 1022 Tondern Island Road



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E	9.2.2	Minimum Rear Yard Setback	30 Feet	16.9 Feet	13.1 Feet	Recognize the Location of an Existing Garage within the Required Rear Yard Setback
F	9.2.4 c. ii. & 9.2.4 d. iii.	Maximum Cumulative Dock Width	25% (324.7 Feet)	87.8% (1,141 Feet)	816.3 Feet	Construct a Dock Addition
F	Repeal By-law 1992-114	Minimum Lot Area for the Lands Known as 1197 Beaumaris Road	12 Acres	Repeal By-law 1992-114	-	Repeal By-law 1992-114 and Gain New Exemptions as Detailed Above
		Definition of a Front Lot Line	Lot Line Abutting Beaumaris Road Shall be the Front Lot Line			
		Minimum Rear Yard Setback	35 Feet			

Table 2: Summary of Rezoning Permissions for 1022 Tondern Island Road

Existing Zoning (WR5-7) Permitted Uses	Proposed Zoning (OS3-H)* Permitted Uses	Proposed Zoning (WOS) Permitted Uses
<u>Main Uses:</u> <ul style="list-style-type: none"> Residential <u>Accessory Uses:</u> <ul style="list-style-type: none"> Bed and Breakfast Home Based Business Sleeping Cabin Accessory Uses 	<ul style="list-style-type: none"> Agricultural Uses Conservation Golf Course Open Space Recreation Private Club Private Park Wayside Pit or Quarry 	In the Case of Lands Under Water Abutting Lots Zoned Residential or Commercial: <ul style="list-style-type: none"> Docks, Boathouses, or Sun Shelters if they are an Accessory Use to the Permitted Uses of the Nearest Abutting Zone Above the High Water Mark and Subject to the



		Provisions of the Abutting Zone.
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*Aside from the proposed dock addition, none of these uses are permitted until the Holding (-H) symbol is lifted.

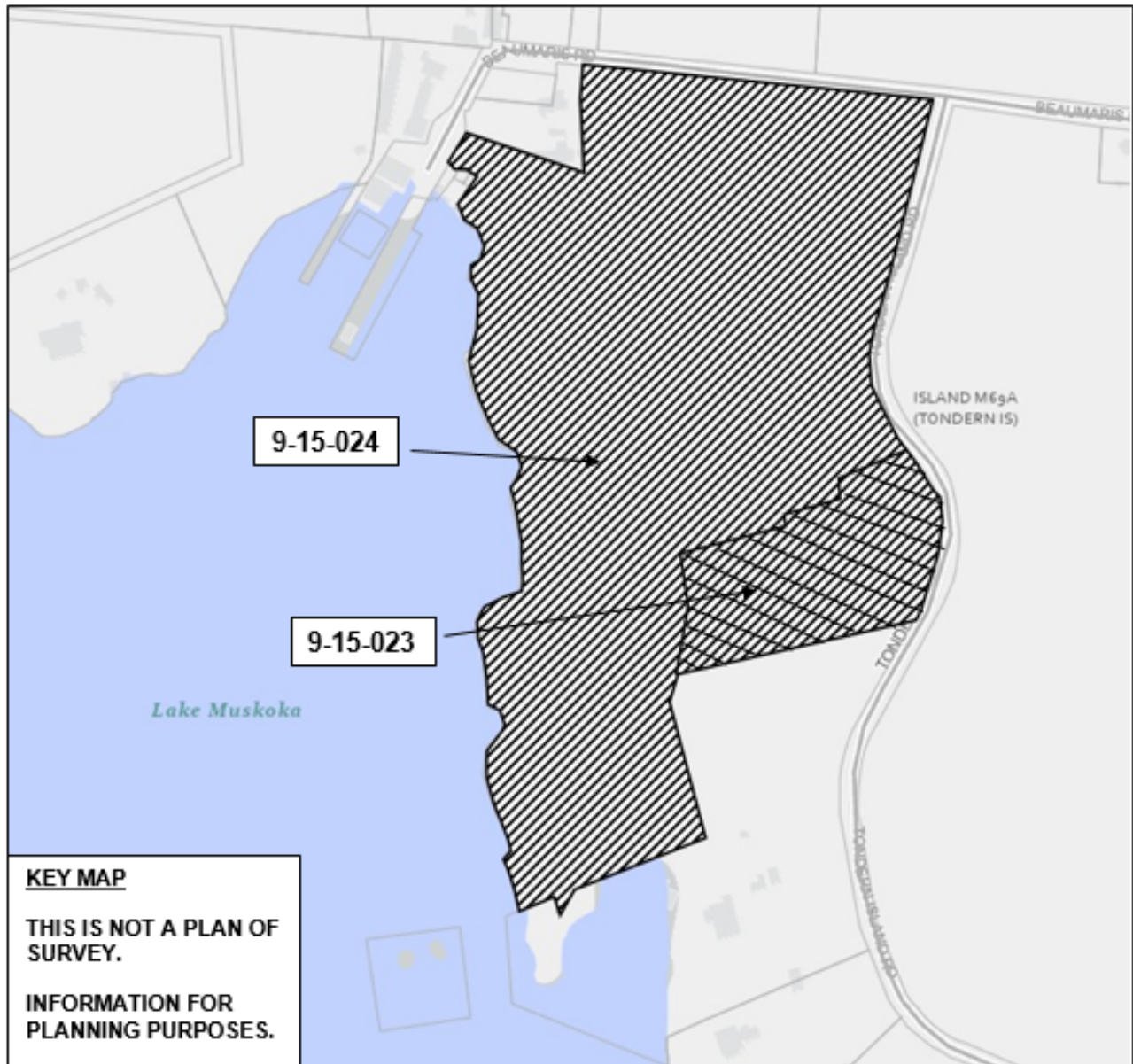
Table 3: Summary of Rezoning Permissions for 1197 Beaumaris Road

Existing Zoning (OS3) Permitted Uses	Proposed Zoning (EP1) Permitted Uses	Proposed Zoning (WOS) Permitted Uses
<ul style="list-style-type: none"> • Agricultural Uses • Conservation • Golf Course • Open Space Recreation • Private Club • Private Park • Wayside Pit or Quarry 	<p>All Buildings, Structures and Facilities Necessary in Conjunction with:</p> <ul style="list-style-type: none"> • The Production of Cranberries Excluding Buildings and Structures; • Flood Control; • Erosion Control; and • Provision of Pedestrian Access such as a Boardwalk but not Including Shoreline Structures. 	<p>In the Case of Lands Under Water Abutting Lots Zoned Residential or Commercial:</p> <ul style="list-style-type: none"> • Docks, Boathouses, or Sun Shelters if they are an Accessory Use to the Permitted Uses of the Nearest Abutting Zone Above the High Water Mark and Subject to the Provisions of the Abutting Zone. <p>In the Case of Lands Abutting an Environmental Protection (EP1) Zone all Buildings, Structures and Facilities Necessary in Conjunction with:</p> <ul style="list-style-type: none"> • The Production of Cranberries Excluding Buildings and Structures; • Flood Control; • Erosion Control; and • Provision of Pedestrian Access such as a Boardwalk but not Including Shoreline Structures.

A key map of the subject property, the applicant's zoning sketch, site plan and any drawings, 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 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

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.

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.



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ZBA-06/25, Beaumaris Land Company Limited

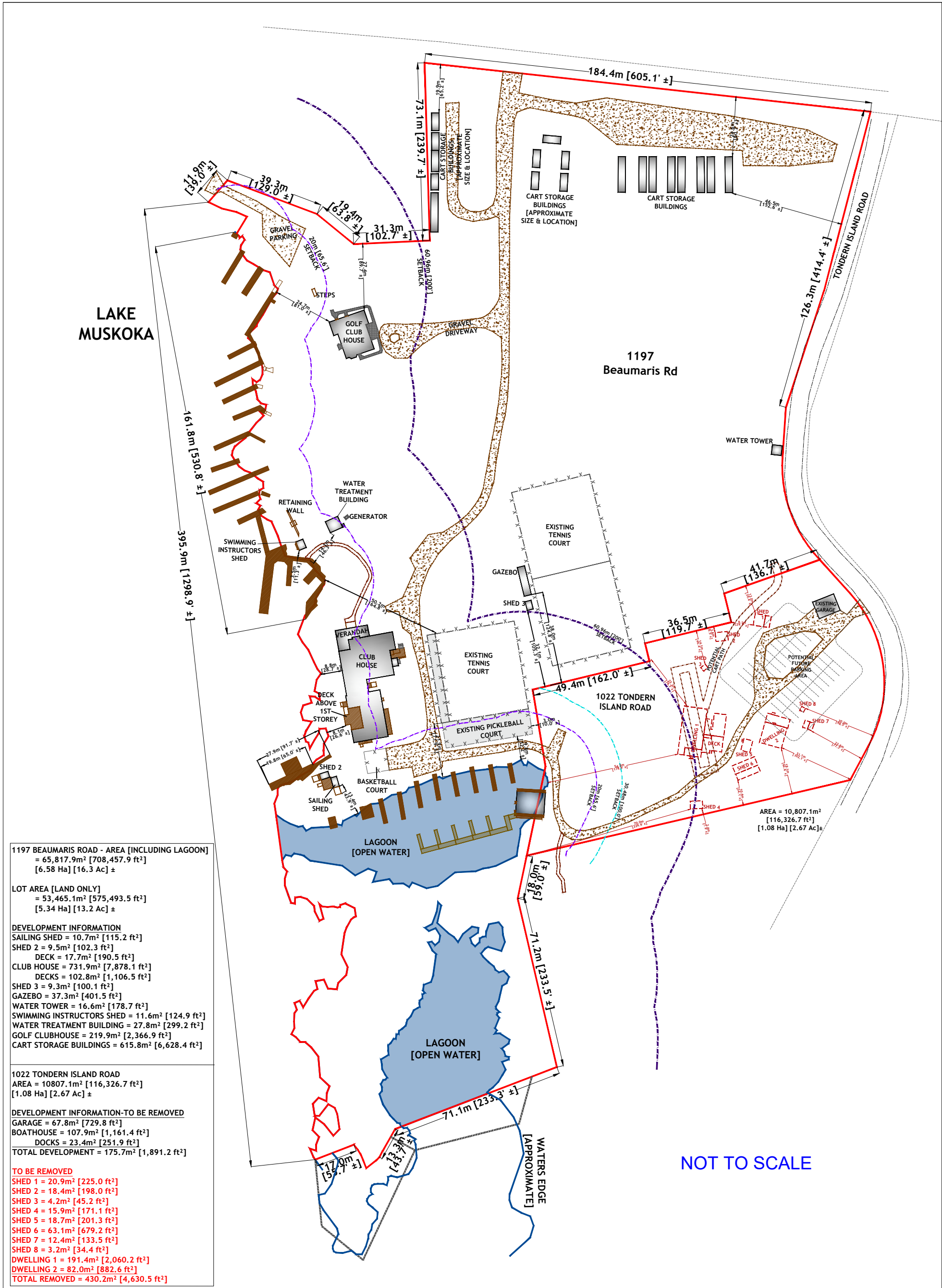
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



SITE PLAN



SITE PLAN

1197 BEAUMARIS ROAD &
1022 TONDERN ISLAND
PLAN 35R-15081
GEOGRAPHIC TOWNSHIP OF MONCK
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

THE BEAUMARIS LAND COMPANY LIMITED

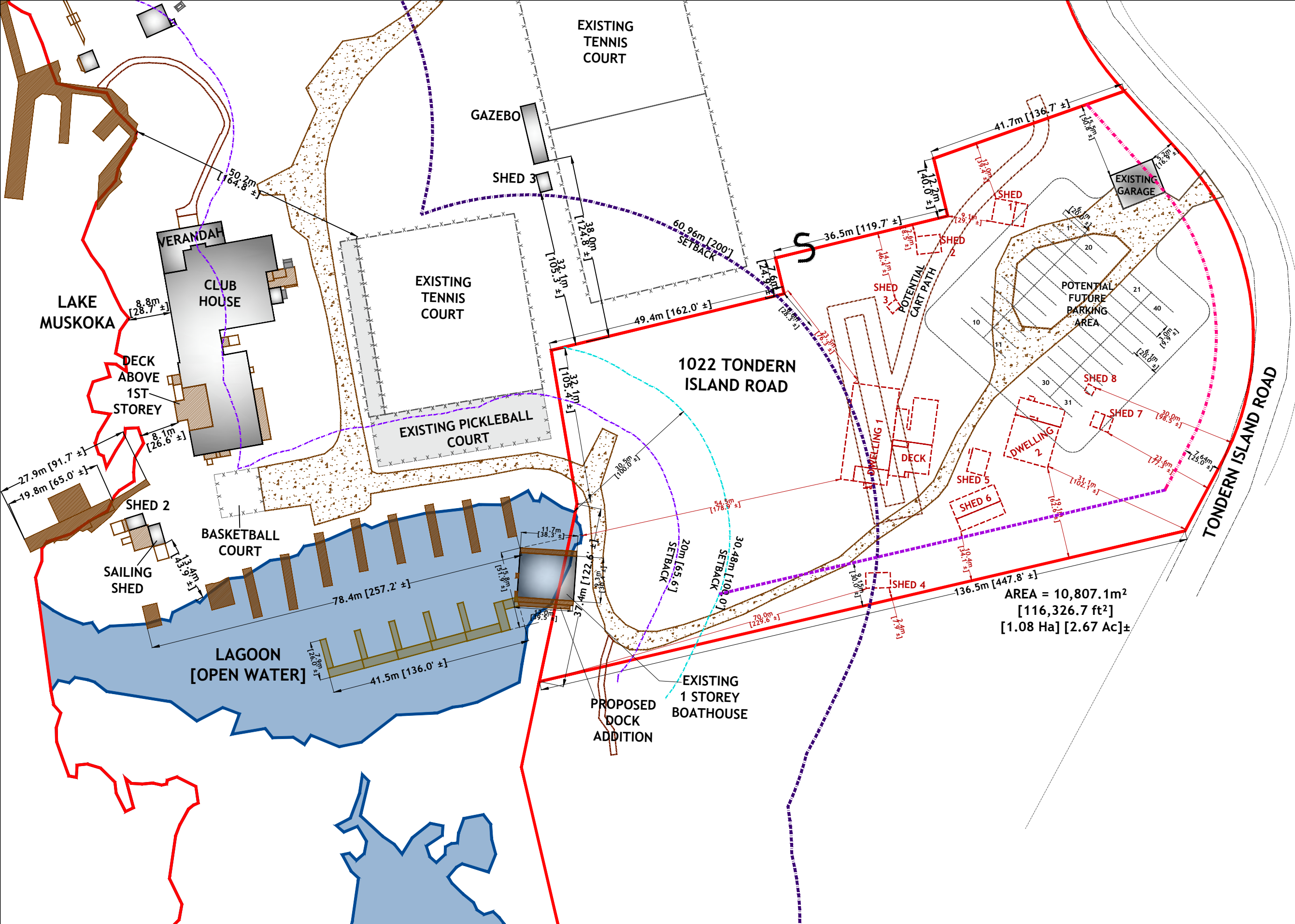
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		PLANSCAPE BUILDING COMMUNITY THROUGH PLANNING	
SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 1 500	071700	APRIL 28, 2025	JT

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BASE MAP SOURCE:
COOTE, HILEY JEMMETT LIMITED

SITE PLAN - ENLARGED



SITE PLAN - ENLARGEMENT

1022 TONDERN ISLAND
PLAN 35R-15081
GEOGRAPHIC TOWNSHIP OF MONCK
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

THE BEAUMARIS LAND COMPANY LIMITED

1022 TONDERN ISLAND ROAD
AREA = 10807.1m² [116,326.7 ft²]
[1.08 Ha] [2.67 Ac] ±

DEVELOPMENT INFORMATION-TO BE REMOVED
GARAGE = 67.8m² [729.8 ft²]
BOATHOUSE = 107.9m² [1,161.4 ft²]
DOCKS = 23.4m² [251.9 ft²]
TOTAL DEVELOPMENT = 175.7m² [1,891.2 ft²]

TO BE REMOVED
SHED 1 = 20.9m² [225.0 ft²]
SHED 2 = 18.4m² [198.0 ft²]
SHED 3 = 4.2m² [45.2 ft²]
SHED 4 = 15.9m² [171.1 ft²]
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SHED 7 = 12.4m² [133.5 ft²]
SHED 8 = 3.2m² [34.4 ft²]
DWELLING 1 = 191.4m² [2,060.2 ft²]
DWELLING 2 = 82.0m² [882.6 ft²]
TOTAL REMOVED = 430.2m² [4,630.5 ft²]

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PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

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BASE MAP SOURCE:
COOTE, HILEY, JEMMETT LIMITED

NOT TO SCALE

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

DRAFT 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 37 of By-law 2014-14, as amended, is hereby further amended by rezoning part of the lands known as Part Island B (Tondern Island), Parts 1 to 5, Plan 35R4946 and Parts 1 to 7, Plan 35R15081 (in the former Township of Monck), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX, as follows:
 - a. From Open Space – Commercial (OS3) to Waterbody Open Space (WOS), as shown cross-hatched on Schedule II to By-law 2025-XXX; and
 - b. From Open Space – Commercial (OS3) to Environmental Protection (EP1), as shown stippled on Schedule II to By-law 2025-XXX.
2. Schedule 37 of By-law 2014-14, as amended, is hereby further amended by rezoning part of the lands known as Part Island B (Tondern Island), Part 8, Plan 35R15081 (in the former Township of Monck), as shown cross-hatched on Schedule I to By-law 2025-XXX, as follows:
 - a. From Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) to Open Space – Commercial Holding (OS3-H), as shown hatched on Schedule II to By-law 2025-XXX; and
 - b. From Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) to Waterbody Open Space (WOS), as shown lined on Schedule II to By-law 2025-XXX.
3. For the purposes of this By-law, no new buildings or structures, except the dock addition shown in the location and extent on Schedule III to By-law 2025-XXX, shall be permitted on lands identified with the Holding (-H) symbol, as shown hatched on Schedule II to By-law 2025-XXX, until such time as a further By-law is passed to remove the Holding (-H) symbol in accordance with Section 36 of the Planning Act, R.S.O. 1990, as amended.

In this respect, Council shall only consider a By-law to remove the Holding (-H) symbol when Council is satisfied the following matters are addressed:

- a. 1022 Tondern Island Road and 1197 Beaumaris Road are merged on title to form one singular lot, and evidence of such merger is provided to the satisfaction of the Township of Muskoka Lakes; and
 - b. All existing buildings and structures are removed from the lands known as 1022 Tondern Island Road, with the exception of the existing garage, boathouse and dock, as shown on Schedule IV to By-law 2025-XXX, to the satisfaction of the Township of Muskoka Lakes.
4. 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 Island B (Tondern Island), in the former Township of Monck, now in the Township of Muskoka Lakes more particularly described as Parts 1 to 8, Plan 35R15081 and Parts 1 to 5, Plan 35R9496, as shown hatched and cross-hatched on Schedule I to By-law 2025-XXX.

For those lands shown hatched and cross-hatched on Schedule I to By-law 2025-XXX, the following provisions shall apply:

- ii) Despite the provisions of Section 9.2.1 of Zoning By-law 2014-14, as amended, for those lands described above, a wayside pit or quarry shall not be a permitted use.
- iii) Despite the provisions of Section 9.2.4 c. ii. and 9.2.4.d. iii. of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width shall be 1,141 feet, as shown in the location and extent on Schedule III to By-law 2025-XXX.
- iv) That By-law 1992-114 be repealed.

For those lands shown cross-hatched on Schedule I to By-law 2025-XXX, the following provisions shall apply:

- v) Despite the provisions of Sections 3.23.3 and 9.2.2 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for land-based buildings and structures shall be 98.4 feet, as shown on Schedule IV to By-law 2025-XXX.
- vi) Despite the provisions of Section 3.28 i. of Zoning By-law 2014-14, as amended, for those lands described above, the minimum setback from the high water mark for parking areas with greater than 2 parking spaces shall be 196.8 feet, as shown on Schedule IV to By-law 2025-XXX.
- vii) Despite the provisions of Section 9.2.2 of Zoning By-law 2014-14, as amended, for the lands described above, the maximum permitted lot coverage shall be 10% (11,635.8 square feet) of the existing lot area.
- viii) Despite the provisions of Section 9.2.2 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum rear yard setback for a garage shall be 16.9 feet, as shown in the location and extent on Schedule IV to By-law 2025-XXX.

- 5. Schedules I, II, III and IV attached hereto are hereby made part of this By-law.
- 6. 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.

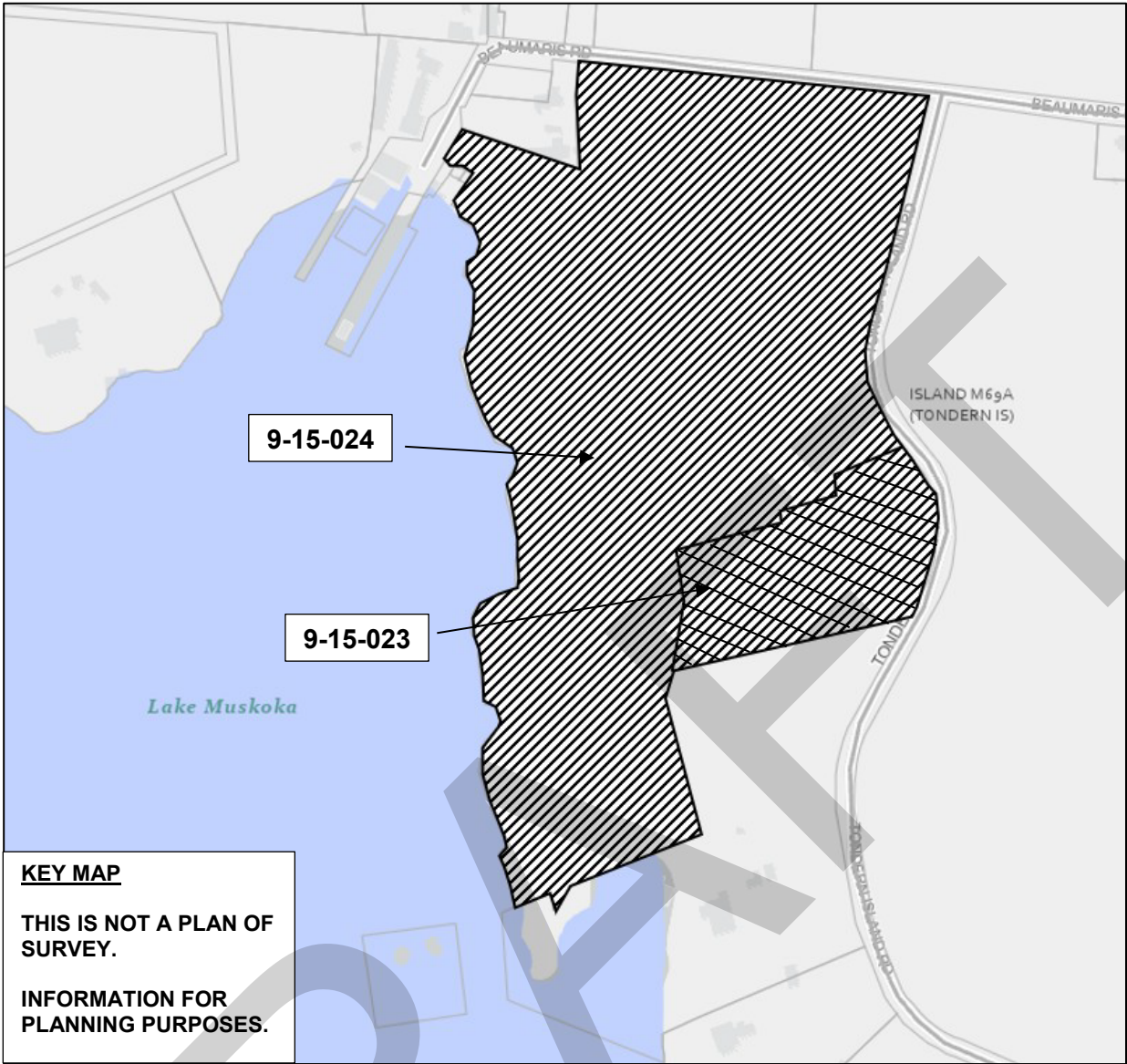
Read a **first, second and third time and finally passed** this _____day of _____, **2025.**

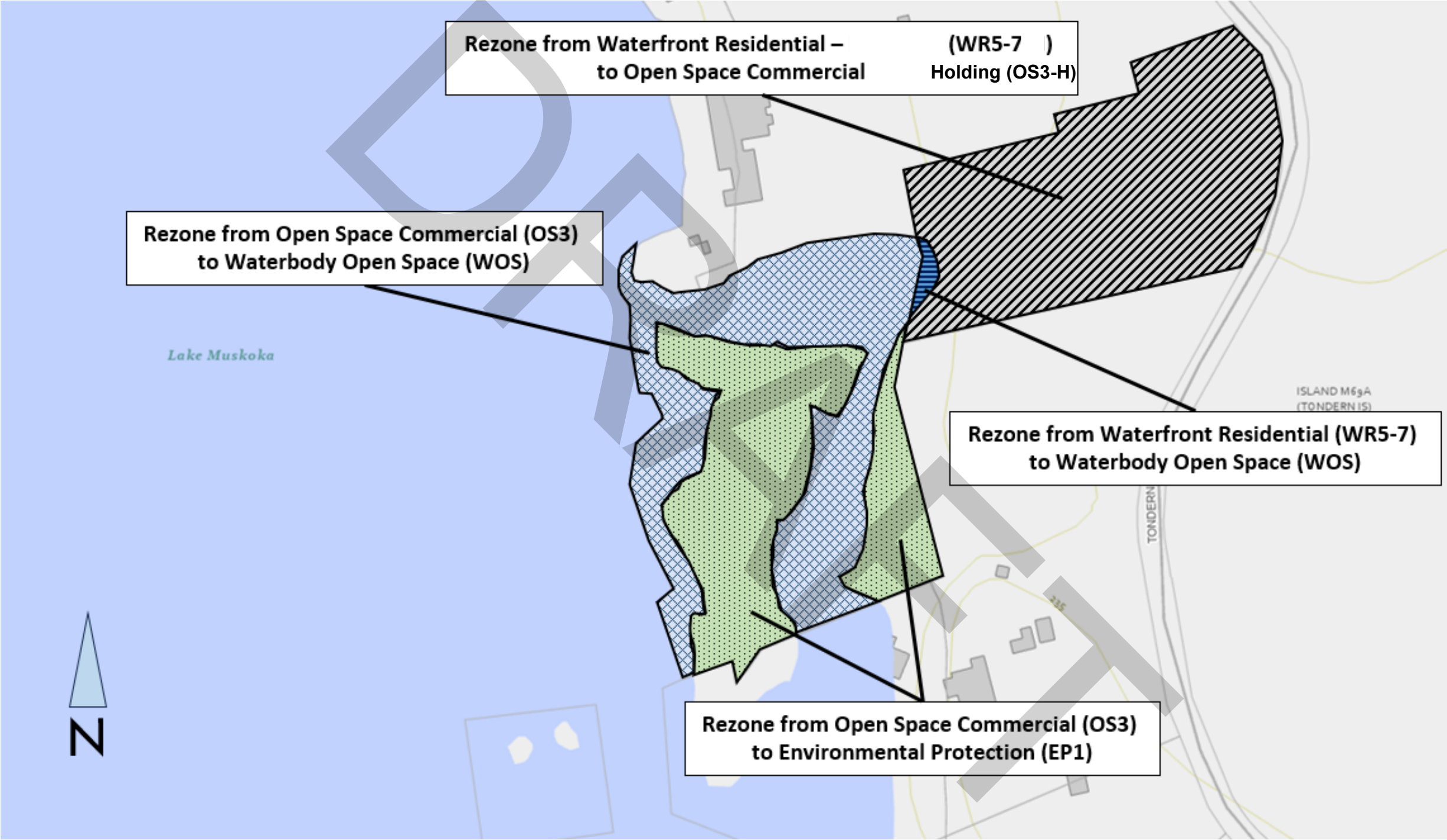
Peter Kelley, Mayor

Crystal Paroschy, Clerk

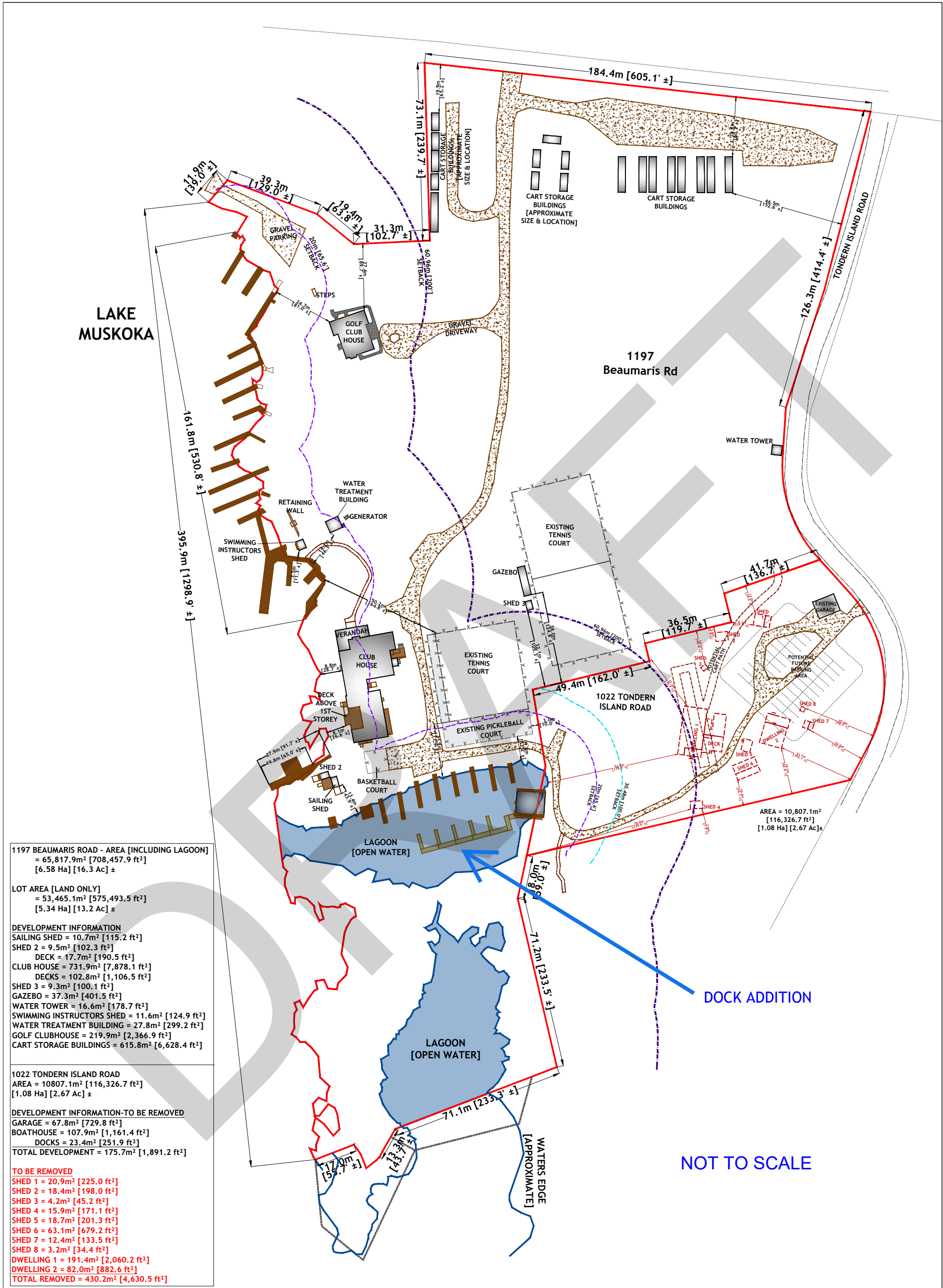
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SCHEDULE I TO DRAFT BY-LAW 2025-XXX





SCHEDULE III TO DRAFT BY-LAW 2025-XXX



SITE PLAN

1197 BEAUMARIS ROAD &
1022 TONDERN ISLAND
PLAN 35R-15081
GEOGRAPHIC TOWNSHIP OF MONCK
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THE BEAUMARIS LAND COMPANY LIMITED

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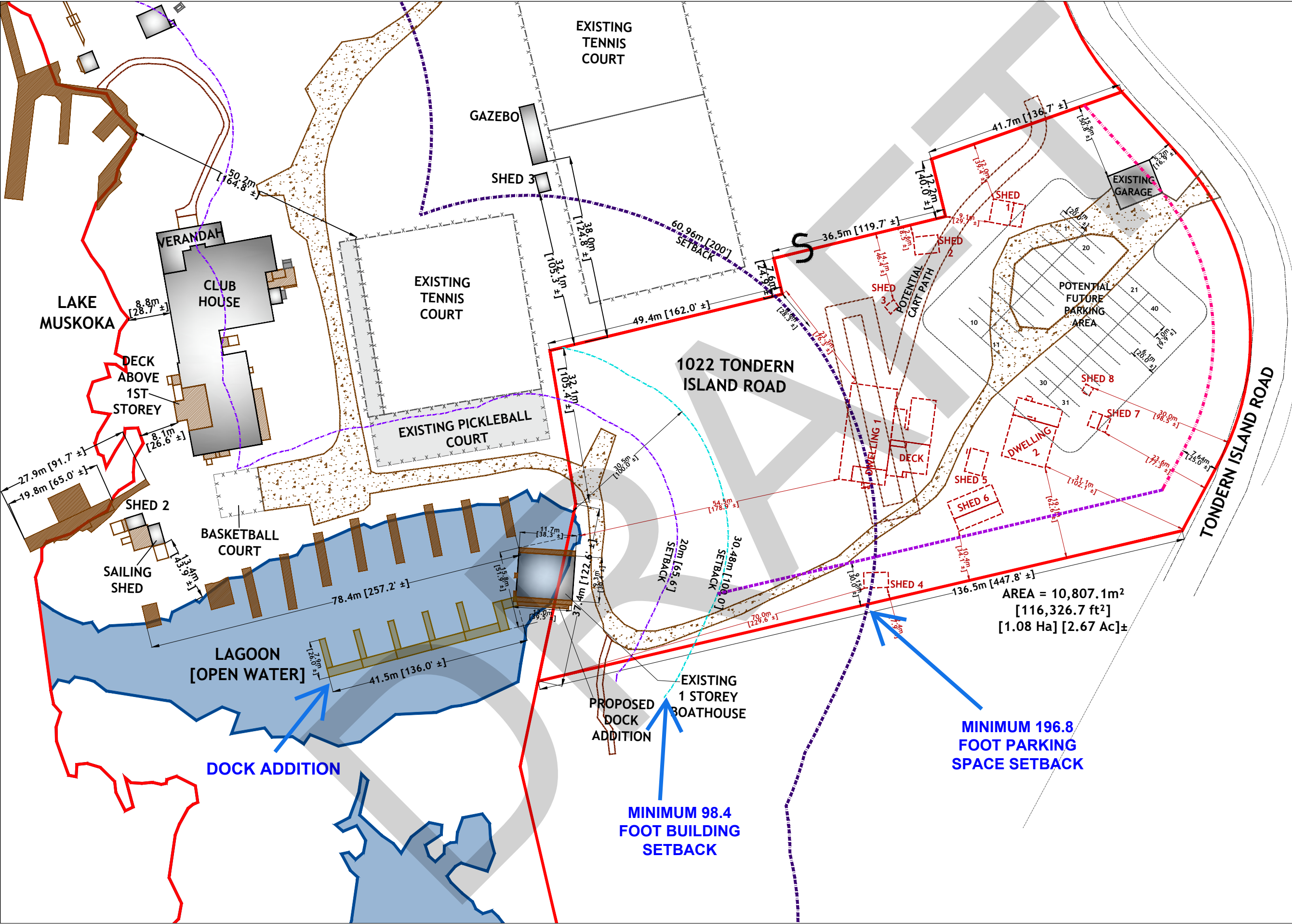
			
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SCHEDULE IV TO DRAFT BY-LAW 2025-XXX



SITE PLAN - ENLARGEMENT

1022 TONDERN ISLAND
PLAN 35R-15081
GEOGRAPHIC TOWNSHIP OF MONCK
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA


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