

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 Consent and Amendment to Zoning By-law 2014-14 pursuant to Sections 53 and 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.: OPA-62, ZBA-10/25

Roll No.: 2-21-104-01

By-law: To Be Assigned

Owners:	David Krzyk 1011 Skeleton Lake Road 4, Utterson, ON., P0B 1M0		
Address & Description:	1011 Skeleton Lake Road 4 Lot 30, Concession B, Part 2, Plan 35R-7431 (Watt)		
Zoning:	Rural – Area 3 (RU1) & Environmental Protection (EP1)	Lake: N/A	Schedule: 17
Meeting Date: Thursday August 14th, 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:

An application to amend the Township's Official Plan (2023) has been submitted along with a Zoning By-law Amendment application for the subject lands known municipally 1011 Skeleton Lake Road 4.

The purpose of Official Plan Amendment Application OPA-62/25 and Zoning By-law Amendment Application ZBA-10/25 is to permit a new commercial resort.

Policy F3.4.1 a) of the Township's Official Plan (2023) directs that any application to develop a new commercial resort outside of an Urban Centre shall require an Amendment to this Plan and shall be supported by evidence satisfactory to the Township that there is a need for additional commercial resort accommodation in the Township. In this case, the subject lands are located outside of the Urban Centre designation and are located within the Rural Area designation. An Official Plan Amendment (OPA 62) has been submitted to address this policy.



A Zoning By-law Amendment application has also been submitted to rezone the subject lands, in part, from Rural – Area 3 (RU1) to Rural – Resort (RUC2) and Environmental Protection (EP1). The proposed Environmental Protection (EP1) Zone reflects the recommendations made within the submitted Environmental Impact Study (EIS) prepared by RiverStone Environmental Solutions, dated May 8, 2025.

Zoning exemptions have also been requested to restrict the main permitted uses within the proposed RUC2 Zone to a Tourist Resort only (i.e: prohibit hotel, motel and restaurant as main uses), and to implement recommendations made within the submitted EIS. The EIS recommends that a setback of 49.2 feet be required for all development from the top of the identified slope.

ZBA-10/25 also seeks to permit two Accommodation Units (Unit #5 & 6) with associated sundecks and stairs to be located within the Environmental Protection (EP1) Zone and within the recommended setback to the top of the identified slope. Lastly, ZBA-10/25 seeks to permit an observation deck, garage and part of an Accommodation Unit (Unit #3) to be within the recommended setback to the top of the identified slope.

Details of the requested rezoning and exemptions are as follows:

Table 1: Summary of Rezoning Permissions

Existing Zoning (RU1) Permitted Uses	Proposed Zoning (RUC2) Permitted Uses	Existing and Proposed Zoning (EP1) Permitted Uses
<u>Main Uses:</u> <ul style="list-style-type: none"> • Agricultural Uses • Bed & Breakfast • Conservation • Residential – Dwelling Unit • Farm • Forestry Operation • Kennel • Open Space Recreation • Rooming Houses • Wayside Pit or Wayside Quarry <u>Accessory Uses:</u> <ul style="list-style-type: none"> • Residential – Secondary Dwelling Unit • Home Based Business 	<u>Main Uses:</u> <ul style="list-style-type: none"> • Hotel • Motel • Restaurant • Tourist Resort <u>Accessory Uses:</u> <ul style="list-style-type: none"> • Convenience Store • Residential – Dwelling Unit • Golf Course • Office • Open Space Recreation • Parking Areas • Parking Spaces • Personal Service Shop • Recreational Establishment • Restaurant • Retail Store • Roofed Recreational Facility 	All Buildings, Structures and Facilities Necessary in Conjunction with: <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.



	<ul style="list-style-type: none"> • Staff Quarters • Storage Facilities • Waste Treatment Facility 	
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Table 2: Summary of Requested Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	6.2.1	Permitted Main Uses in the RUC2 Zone	Hotel, Motel, Restaurant, Tourist Resort	Tourist Resort	Prohibit Hotel, Motel and Restaurant as Main Permitted Uses	Permit a Tourist Resort as the Only Main Permitted Use Within the RUC2 Zone
B	6.2 & 8.1	Required Setback of Buildings and Structures from Top of Slope	-	49.2 Feet	-	Require All Buildings and Structures Except Accommodation Units #3, 5 & 6 (and Associated Sundecks/Stairs), a Garage and an Observation Deck to be Located a Minimum of 49.2 Feet from the Top of Slope as Recommended in the EIS
C	8.1.1	Permitted Uses Within the EP1 Zone	All Buildings, Structures and Facilities Necessary in Conjunction with: The Production	Accommodation Units with Associated Sundecks & Stairs	-	Permit Two Accommodation Units with Associated Sundecks and Stairs to be Located within an Environmental Protection (EP1) Zone



Notice of Public Meeting
OPA-62/25, ZBA-10/25, Krzyk

			of Cranberries Excluding Buildings and Structures; Flood Control; Erosion Control; and Provision of Pedestrian Access such as a Boardwalk but not Including Shoreline Structures			
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A key map of the subject property, the applicant's site plan, zoning sketch and any drawings, 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



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: August 8th, 2025.

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 & DECISION: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent or zoning by-law amendment, you must submit a written request to the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

ZONING AMENDMENT: If a person or public body would otherwise have an ability to appeal the decision of Council 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.

CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a



person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent to the Ontario Land Tribunal, but does not make written submissions to the Council of the Township of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Notwithstanding the above, subsections 34(19) and 53(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 24th day of July, 2025.

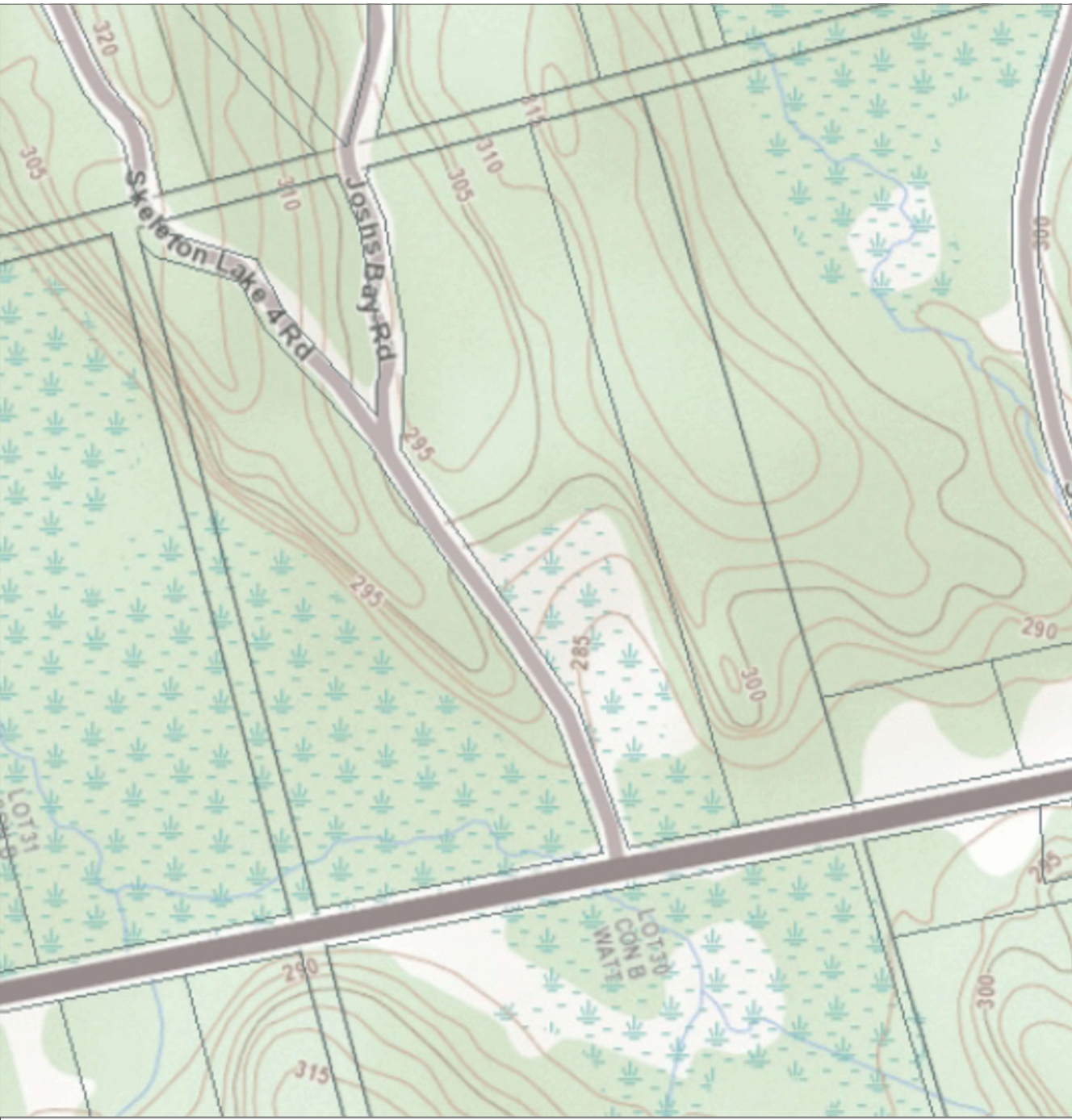
Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



KEY MAP



PROPOSED SITE PLAN



TOPO PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB



PROPOSED SITE PLAN

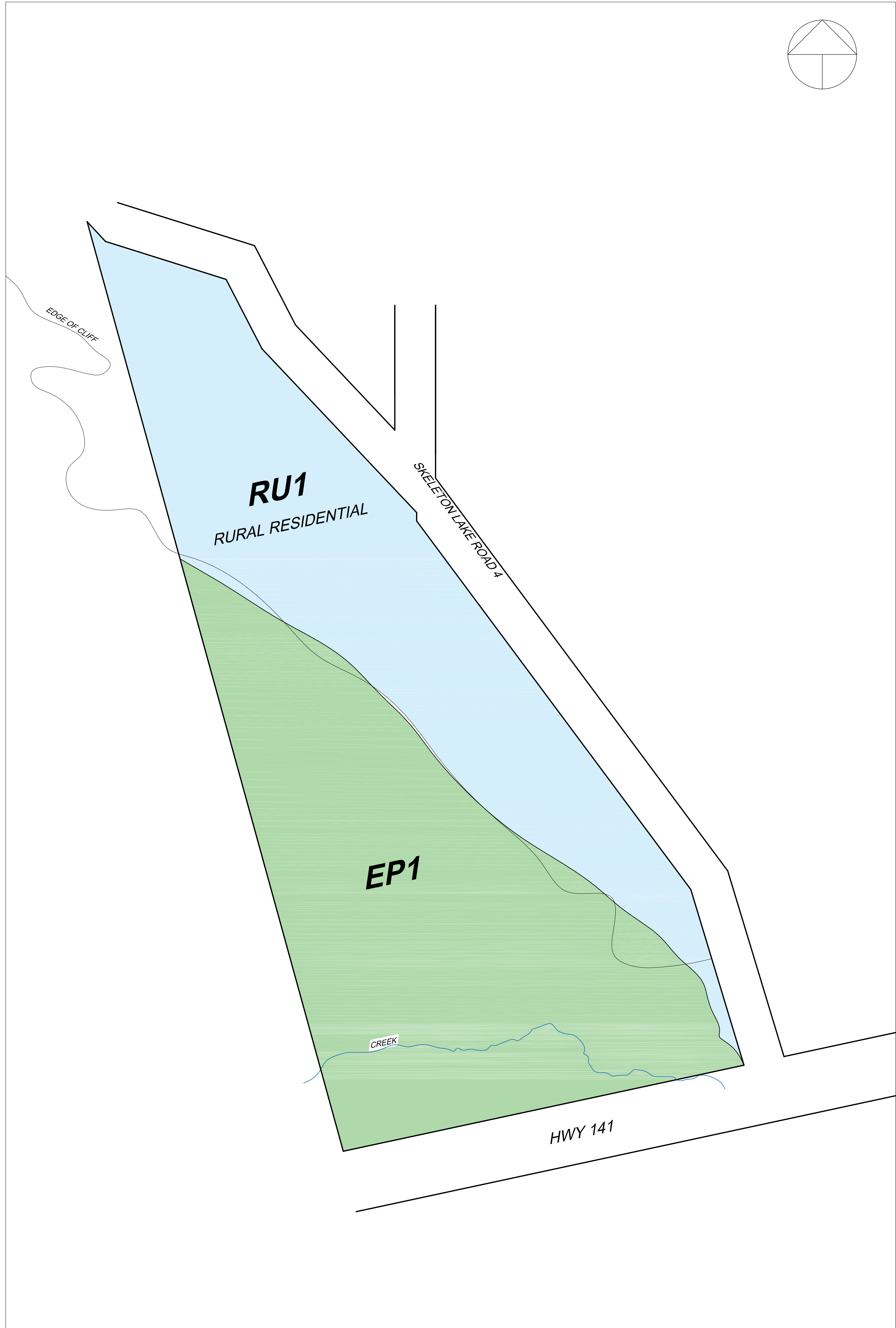


KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

LOT 30 CON B WATT
RU1 & EP1

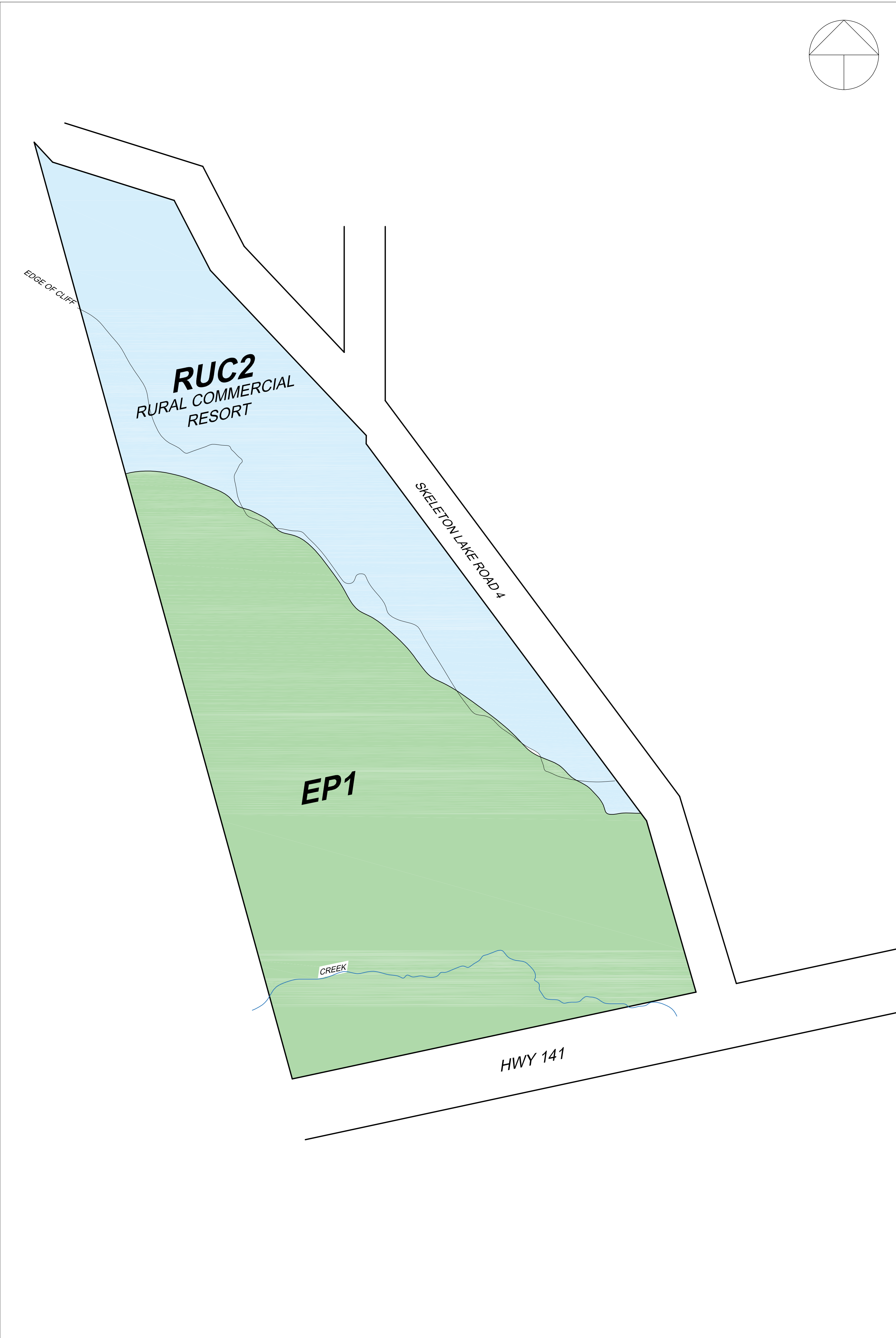
AREA CALCULATIONS		
EXISTING: (PRIOR TO CONSTRUCTION)	PROPOSED:	
	DWELLING	1,640 SQ.FT.
DWELLING	GARAGE	720 SQ.FT.
GARAGE	CABIN 1	365 SQ.FT.
ACSRY BLDG 1	CABIN 2	365 SQ.FT.
ACSRY BLDG 2	CABIN 3	365 SQ.FT.
TOTAL =	CABIN 4	365 SQ.FT..
	BATH HOUSE 1	960 SQ.FT.
	BATH HOUSE 1	960 SQ.FT.
	CABIN 5	108 SQ.FT
	CABIN 6	108 SQ.FT
	NATURE BOUTIQUE	160 SQ.FT
	EDUCATION BLD	96 SQ.FT
	WELLNESS BLDGS	432 SQ.FT.
	TOTAL =	6,744 SQ.FT.
TOTAL COVERAGE:		
		2,576 SQ. FT. (0.33%)
TOTAL LOT AREA:		
		777,982 SQ. FT.
PROPOSED COVERAGE :		
		6,744 SQ. FT. (0.86%)
STRAIGHT LINE ROAD FRONTAGE:		
		1,919 FT.

NOT TO SCALE



EXISTING ZONING

SCALE: 1"=100'



PROPOSED ZONING

NOT TO SCALE

SCALE: 1"=100'

AMENDMENT NUMBER 62
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF
MUSKOKA LAKES

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

- 1.1 Section 5 herein and Schedule A attached hereto shall constitute Amendment 62 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 30, Concession B, (in the former Township of Watt), now in the Township of Muskoka Lakes, more specifically described as, Part 2, Plan 35R-7431, as shown hatched on Schedule A attached hereto.

SECTION 3 **PURPOSE OF THE AMENDMENT**

- 3.1 This Amendment has been prepared in response to an application to permit a new commercial resort outside of an Urban Centre.

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

- 4.1 The subject lands are located within the Rural Area designation of the Township's 2023 Official Plan and have frontage on Skeleton Lake Road 4 and Highway 141. The lands currently contain a dwelling with attached sundeck, a garage and accessory buildings and structures. Proposed development includes 6 (six) accommodation units with attached sun decks, an educational building, a nature boutique, 2 (two) bathhouses, 2 (two) wellness spaces with attached sun decks and parking areas/spaces.
- 4.2 The property is currently serviced by private individual on-site services and is proposed to be serviced by private individual on-site services.

- 4.3 The purpose of this Amendment is to permit the establishment of a new commercial resort outside of an Urban Centre.
- 4.4 A Scoped Environmental Impact Study (EIS) prepared by RiverStone Environmental Solutions Inc. and dated May 8, 2025 has been submitted in support of the applications which concludes that provided the mitigation measures outlined in Section 5 of the report are implemented appropriately, the proposal can be accomplished without negative impacts to functions of key natural heritage features.
- 4.5 A Market Feasibility Analysis prepared by T Squared Design Studios Inc. and dated February 13, 2025 has been submitted in support of the applications which concludes that the proposal is feasible and suitable for the area's strong tourism market and the increasing demand for eco-friendly and wellness-focused accommodations.
- 4.6 A Planning Justification Report prepared by T Squared Design Studios Inc. and dated February 5, 2025 has been submitted in support of the applications which concludes that the proposal aligns with provincial, district and local planning policies, incorporates the recommendations of the Scoped EIS, and will provide economic and tourism benefits to the Township.
- 4.7 The Amendment is consistent with the Provincial Planning Statement, 2024.
- 4.8 A Zoning By-law Amendment application is being processed concurrently with the Official Plan Amendment to rezone the lands and implement the recommendations made within the Scoped EIS.
- 4.9 The proposed development will be subject to Site Plan Control to address the recommendations of the Scoped EIS.

SECTION 5

THE AMENDMENT

- 5.1 Part F "Commercial Accommodation" of the 2023 Official Plan of the Township of Muskoka Lakes is hereby amended by the addition of the following subsection:

Notwithstanding Section F3.4.1 a) of the 2023 Official Plan of the Township of Muskoka Lakes, for the lands described as Lot 30, Concession B, (in the former Township of Watt), now in the Township of Muskoka Lakes, more specifically described as, Part 2, Plan 35R-7431, as shown hatched on Schedule A attached hereto, the following policy shall apply:

F3.4.1.1 A commercial resort shall be permitted within the Rural Area Land Use Designation.

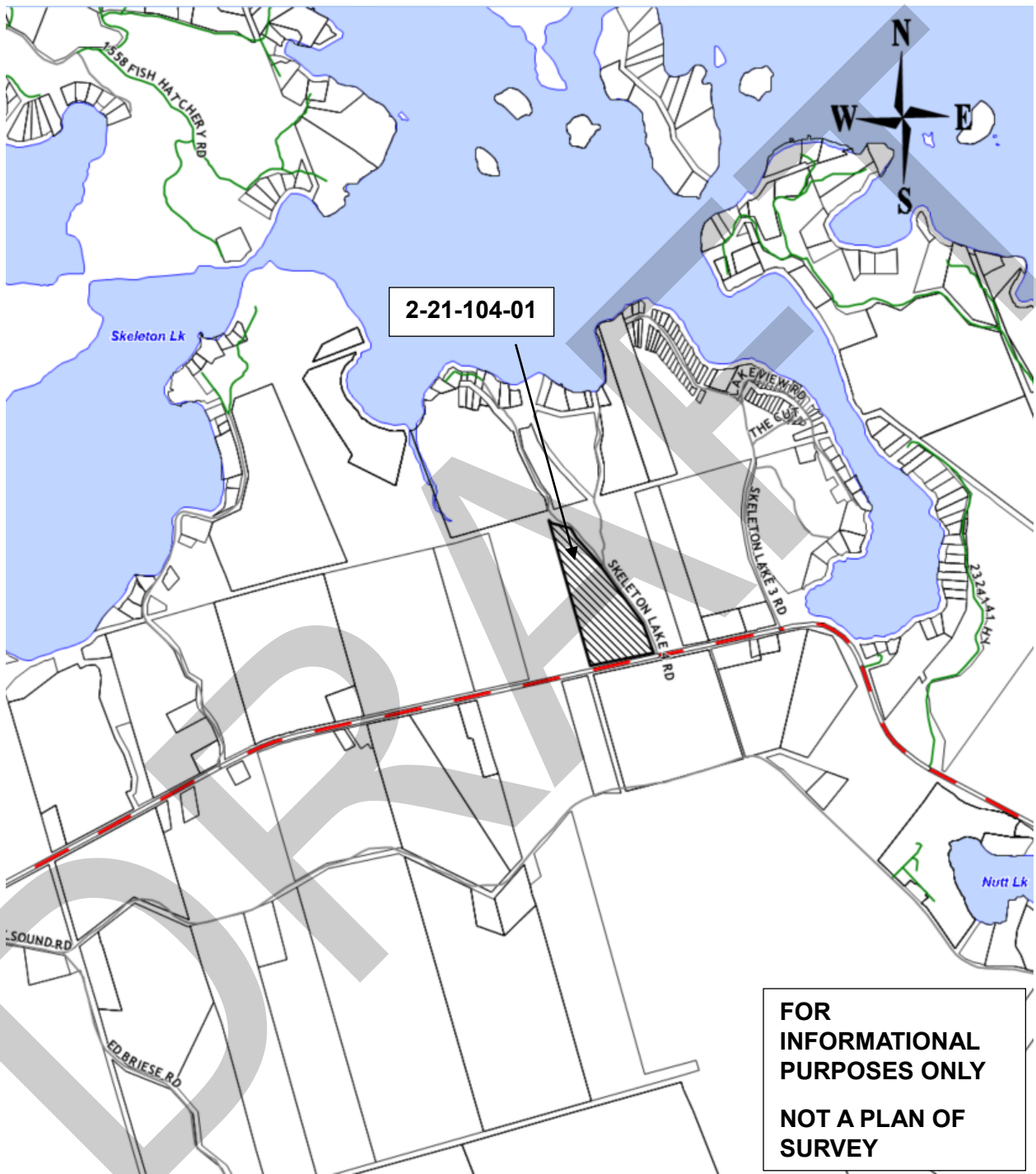
SECTION 6 IMPLEMENTATION

- 6.1 The changes to the 2023 Official Plan of the Township of Muskoka Lakes as described in this Amendment shall be implemented in accordance with the 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 2023 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 62



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 17 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Lot 30, Concession B, Part 2, Plan 35R-7431 (in the former Township of Watt) now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX, from Rural – Area 3 (RU1) to Rural Commercial – Resort (RUC2) and Environmental Protection (EP1), as shown hatched and cross-hatched, respectively, on Schedule II to By-law 2025-XXX.
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 Lot 30, Concession B, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as Part 2, Plan 35R-7431, as shown hatched on Schedule I to By-law 2025-XXX.

ii)

Despite the provisions of Section 6.2.1 of Zoning By-law 2014-14, as amended, for those lands described above, the only permitted main use shall be a Tourist Resort.

iii)

Despite the provisions of Sections 6.2 and 8.1 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum required setback for development of all buildings and structures except Accommodation Units #3, 5 and 6 (and associated sundecks/stairs), a garage and an observation deck, shall be 49.2 feet from the top of the slope, as shown in the location and extent on Schedule III to By-law 2025-XXX.

iv)

Despite the provisions of Section 8.1.1 of Zoning By-law 2014-14, as amended, for those lands described above, two accommodation units with attached sundecks and stairs shall be permitted within the Environmental Protection (EP1) zone, as shown in the extent and location on Schedule III to By-law 2025-XXX.
3. Schedules I, II and III 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 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.

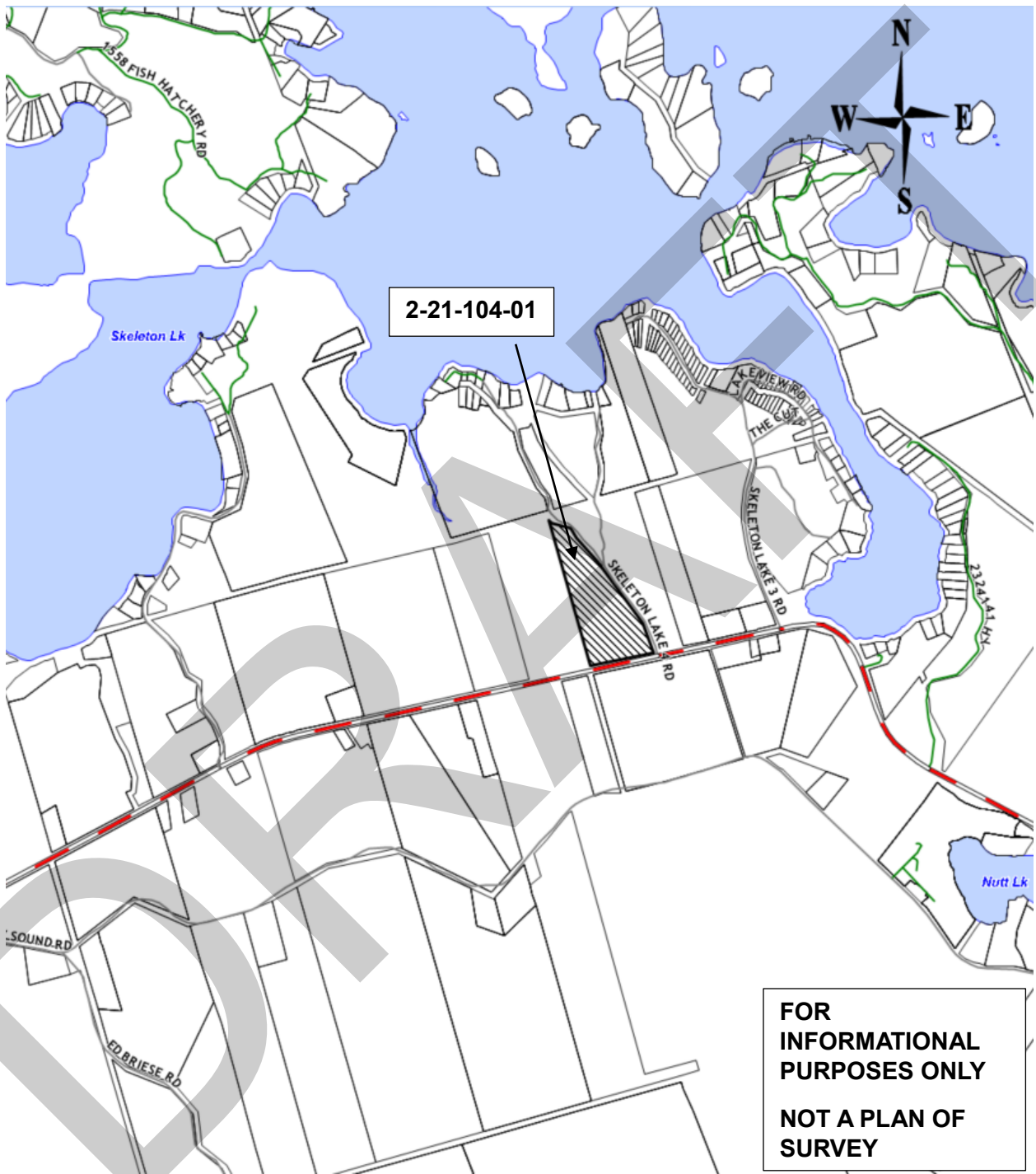
Read a **first, second** and **third time** and **finally passed** this _____day of _____
_____, **2025**.

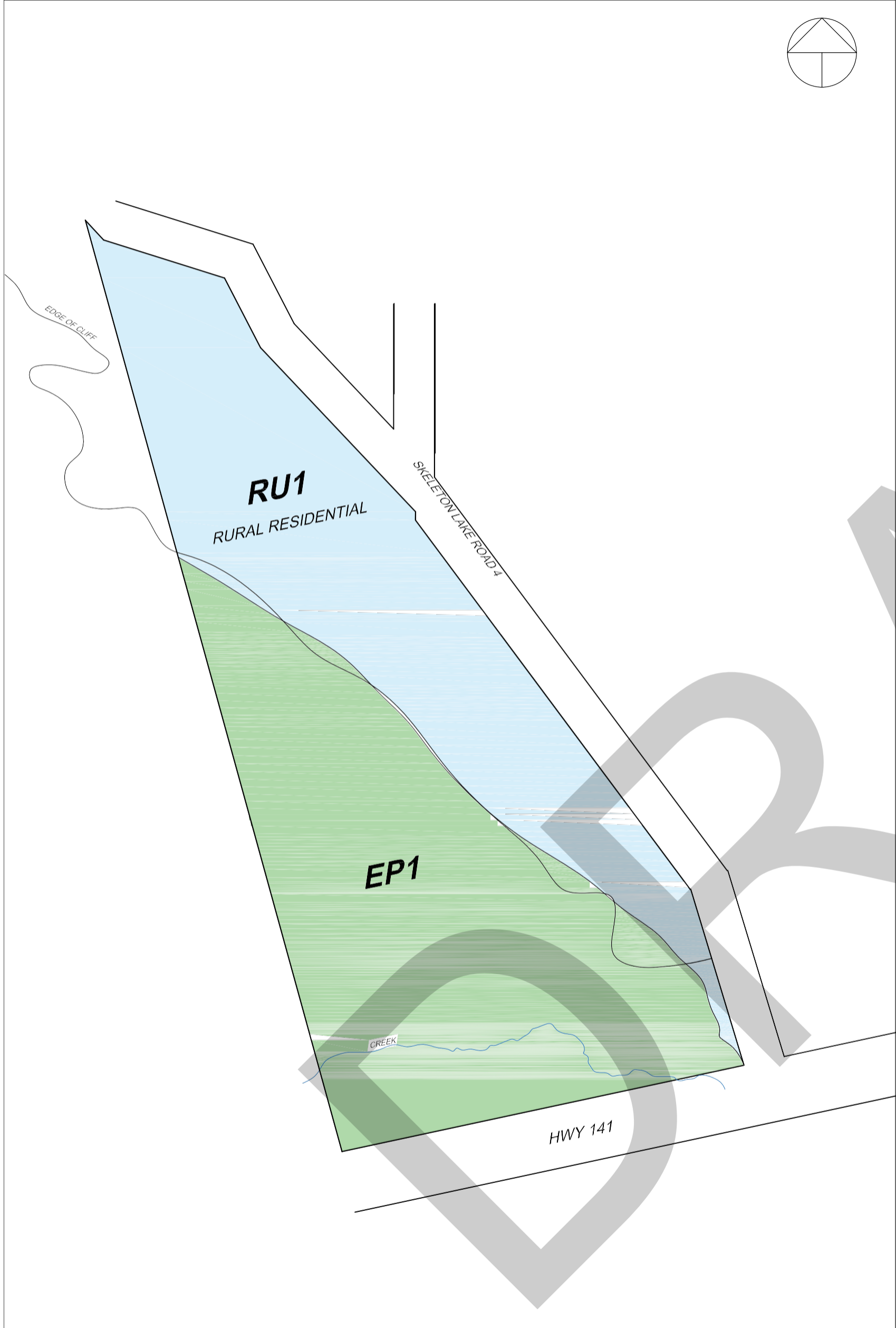
Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

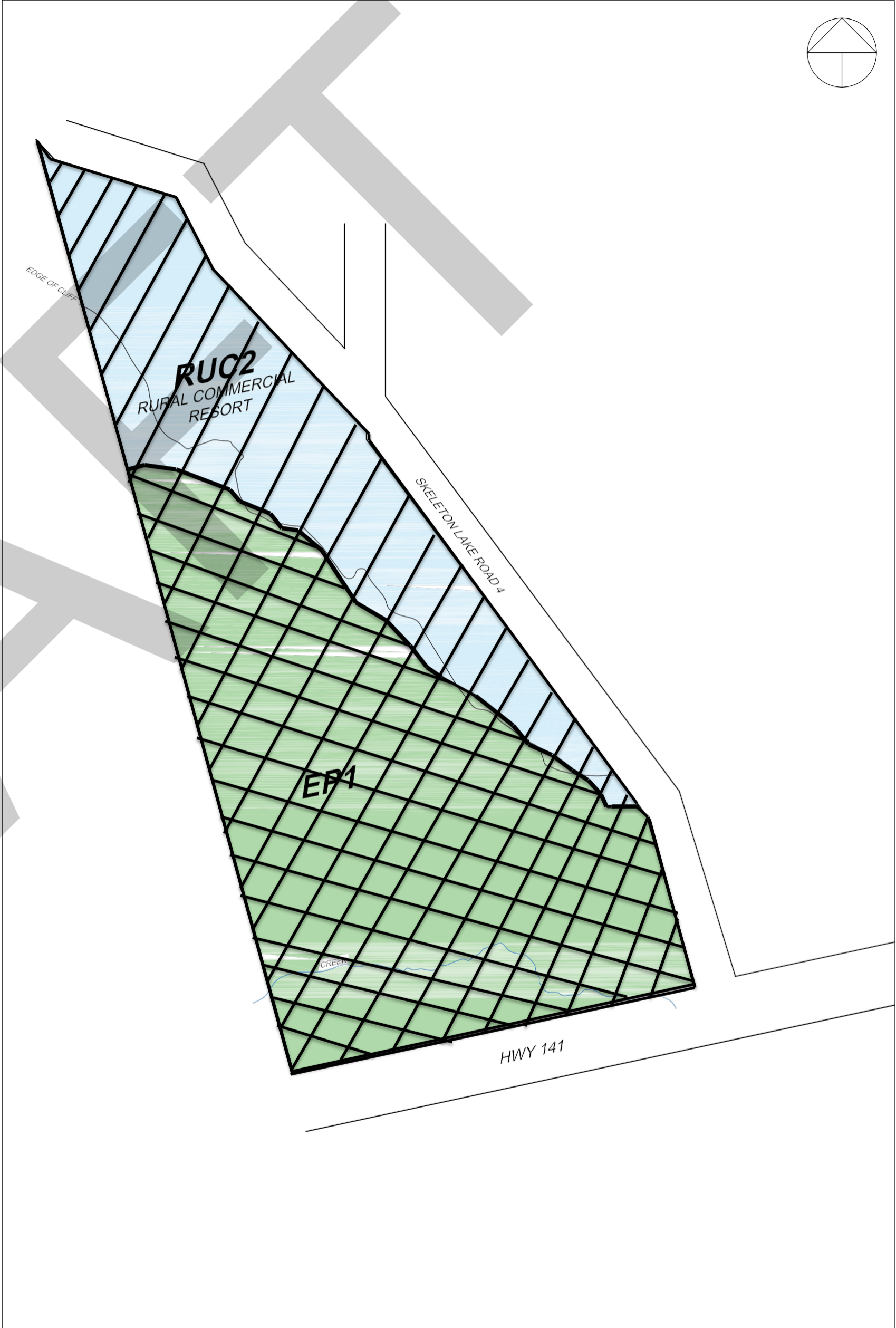
SCHEDULE I TO DRAFT BY-LAW 2025-XXX





EXISTING ZONING

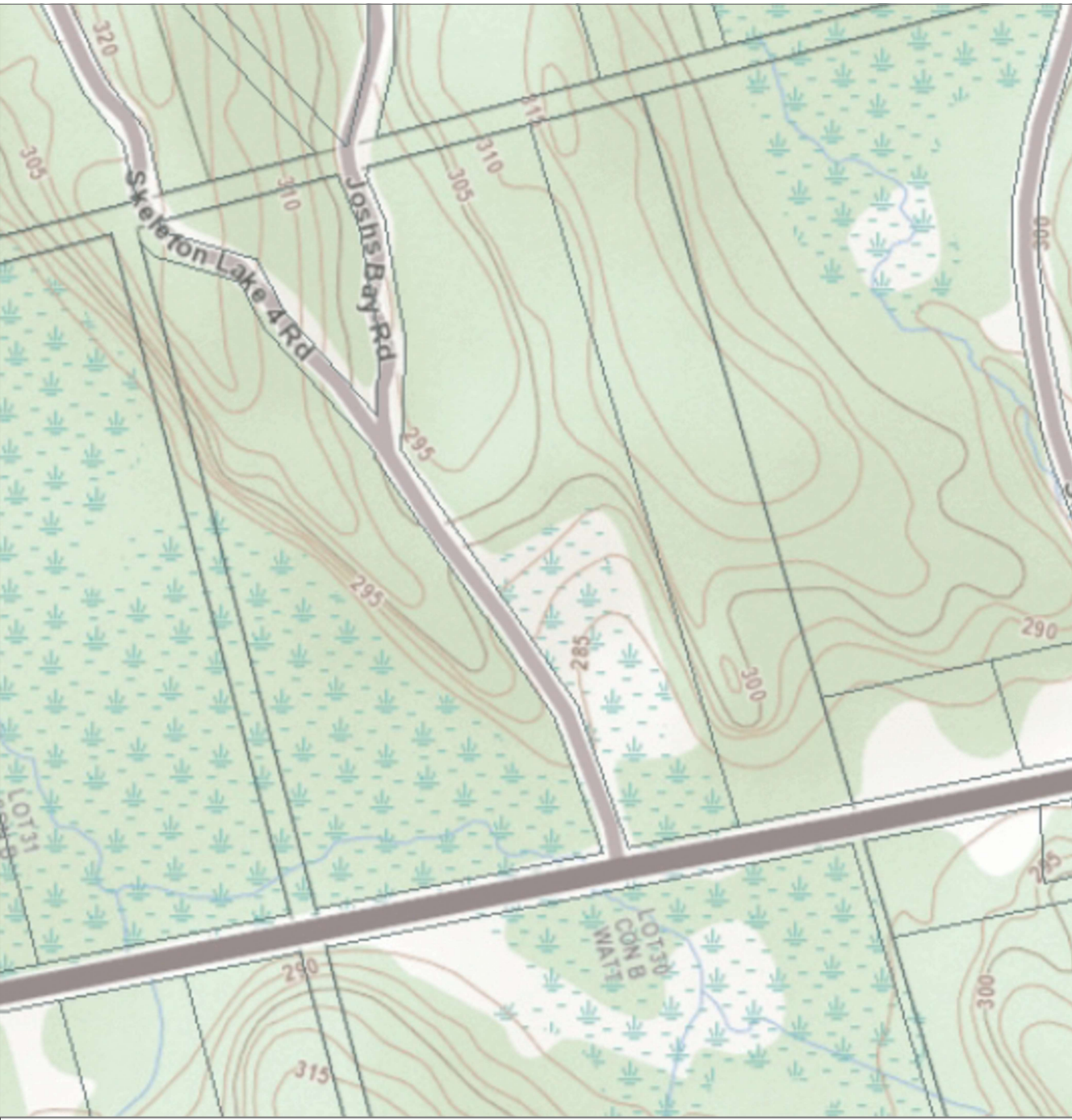
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PROPOSED ZONING

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LOT 30 CON B WATT
RU1 & EP1

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