



Staff Report PLAN-2026-016
 Planning Committee
 February 12, 2026

TO: Chair Bosomworth and Members of Planning Committee

AUTHOR: Kaitlyn Walker, Intermediate Planner

SUBJECT: ZBA-31/25 (DYER), Part of 25, Concession 8, (Monck), Civic Address: 1011 Beaumaris Road, Unit #5, Roll #: 9-9-022

RECOMMENDATION

THAT Zoning By-law Amendment Application ZBA-31/25 (DYER), be APPROVED.

AND THAT the proposed development be made subject to Site Plan Control.

REPORT HIGHLIGHTS

This report provides an overview and analysis of Zoning By-law Amendment Application ZBA-31/25 (DYER). Through policy analysis, a site visit, and desktop review of available information, staff have concluded that application ZBA-31/25 (DYER) is consistent with the Provincial Planning Statement and is in conformity with the Muskoka Official Plan, and the Township's Official Plans.

BACKGROUND

The purpose and effect of proposed Zoning By-law Amendment Application ZBA-31/25 is to permit the construction of a dock addition and boatport that will exceed the maximum cumulative width provisions. Technical details of the application are summarized in Table 1 below.

Table 1: Summary of Necessary Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width (dock addition)	65.7 ft.	69.7 ft.	4 ft.	Construct a Dock Addition
B		Maximum Cumulative Boathouse	42.1 ft.	51.2 ft.	9.1 ft.	Construct a Boatport

		Width (boatport)				
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The site specific property detailed are outlined in Table 2 below.

Table 2: Site Specific Property Details

Matter	Comment
Official Plan Designation (November 2023 Consolidation)	Waterfront Area
Official Plan Designation (April 2013 Consolidation)	Waterfront
Zoning (ZBL 2014-14, as amended)	Waterfront Residential (WR1-7)
Zoning Schedule	38
Lot Frontage	± 263 feet
Lot Area	± 60,660 sq. ft. (1.4 acres)
Access	Private Road
Servicing	Private Water/Septic
Abutting Zoning Categories	Waterfront Residential (WR1 & WR1-7)
Original Shore Road Allowance	Open
Lake/River Category	1 (Lake Muskoka)
Site Plan Control	Shoreline structures are not automatically subject to Site Plan Control.

SITE PLAN

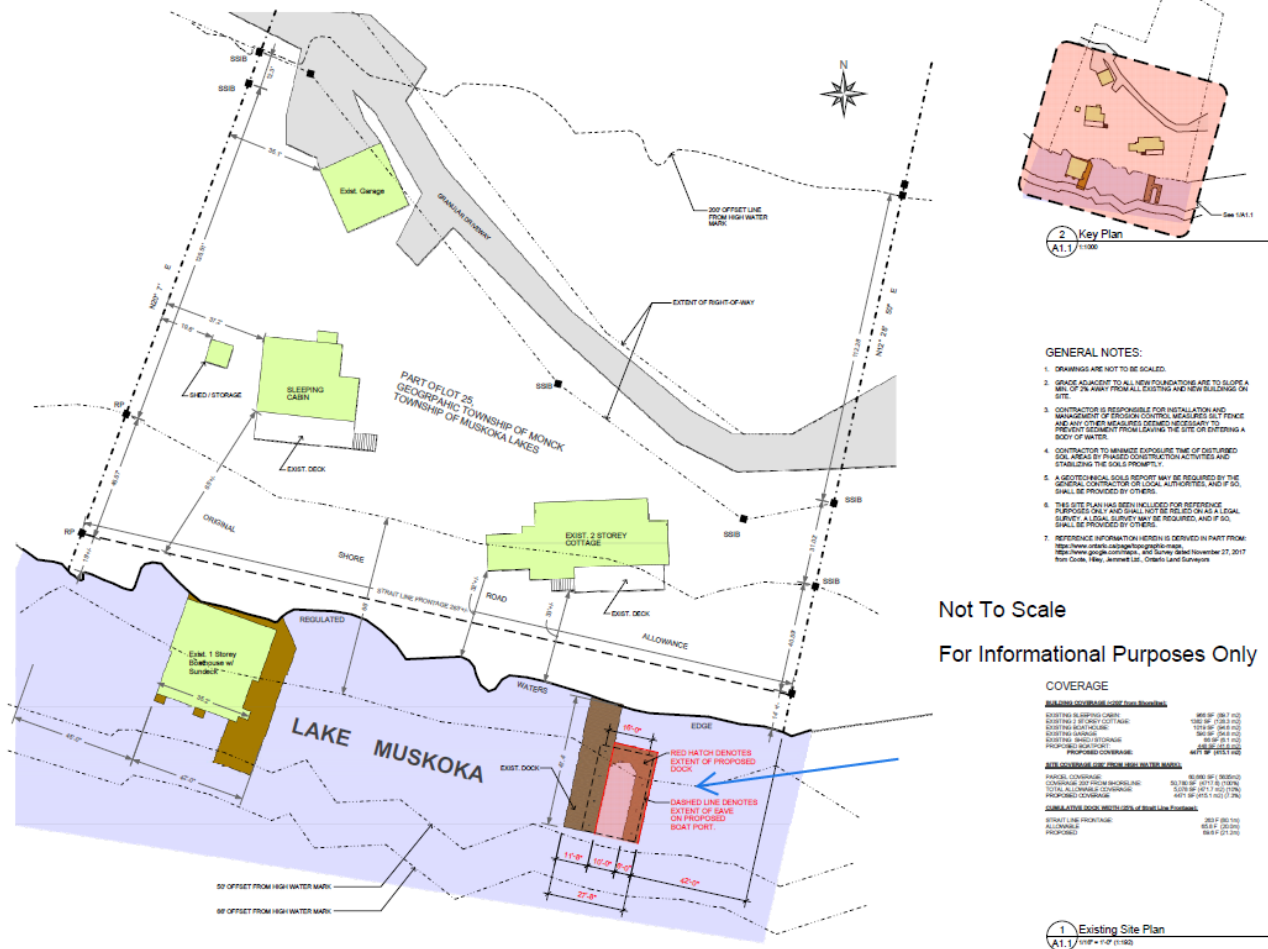


Figure 1: Zoning sketch.

ANALYSIS

Official Plans

While the Township's 2023 Official Plan was reviewed and referenced where applicable throughout the report, where relevant policies have been appealed and such policies are not yet in effect, staff refer to applicable policies of the Township's 2013 Official Plan.

Public Consultation

Notice of this public meeting to be held under the Planning Act for this application was circulated 38 days in advance of this scheduled February 12, 2026 meeting date and 5 written departmental comments have been received at the time of writing (see Table A3 below). No concerns were raised. Any written comments received up to February 5, 2026 will be attached to Committee's Agenda under Section 16 of the Agenda.

Proposed Exemptions A & B – Maximum Cumulative Dock and Boathouse (Boatport) Width

Planning staff have no concerns with the approval of the requested exemptions. In making this determination, key considerations include the following:

- Section B 9.2 of the Township's 2013 Official Plan establishes maximum widths for shoreline structures with the general intent and purpose to control density and ensure that built form does not dominate the shoreline.
- There is an existing dock with a single storey boathouse and an existing swim dock. The applicants are proposing a dock addition to increase the width of the existing swim dock so it can accommodate a new boatport. Section 4.1.7 of the Township's Comprehensive Zoning By-law 2014-14 stipulates that the maximum cumulative dock width permitted on a Category 1 Lake (Lake Muskoka) is 25% and the maximum permitted single storey boathouse width is 16%. Boatports are considered single storey boathouses for the purposes of calculating width. In this case the maximum permitted dock and single storey boathouse widths are 65.7 feet and 42.1 feet respectively. The proposed dock addition will result in a cumulative dock width of 69.7 feet and the proposed boatport will result in a cumulative single storey boathouse/boatport width of 51.2 feet.
- The proposed dock width will exceed the Zoning By-law requirement by 4 feet. Staff consider this to be a minor increase that will not have a large visual impact. The proposed boatport will result in the cumulative boathouse/boatport width exceeding the Zoning By-law requirement by 9.1 feet. Staff have considered that a boatport has a lesser visual impact than a boathouse as it cannot be enclosed by more than (1) one wall. The conversion of the boatport to a boathouse (ie. the addition of more than one wall) would not be permitted without further planning approval.
- Numerous Official Plan policies encourage shorelines to be maintained in a predominantly natural state with tree cover and ground vegetation extending across the lot's shoreline to a target depth of 50 feet. Section B, Policy 6.5 of the Township's 2013 Official Plan explains that the role of naturally vegetated shorelines in buffering waterbodies from erosion, siltation and nutrient migration is critical to the protection of water quality and supports using redevelopment of a property to improve upon the natural state of the shoreline buffer.

Vegetation in the front yard area includes mature coniferous and deciduous trees, however, there are gaps in the shoreline buffer through which the existing dwelling and sleeping cabin are visible from the lake. Additional tree plantings within these existing gaps would help buffer land based development from lake side views creating a better balance between built form and the natural environment. An increased vegetative buffer will ensure that the additional boatport width will not result in built form dominating the shoreline. If Committee is considering approval staff would recommend that the proposed development be made subject to Site Plan Control, imposed by a site-specific Site Plan Control By-law required to be passed by Council if the application is approved. This would necessitate that a Site Plan Agreement be entered into, along with securities, for retention of vegetation and plantings. This Agreement would be registered on title and would be binding on future landowners.

- The proposed dock and boatport comply with all other requirements of the Township's Zoning By-law.

General Analysis

Site visit photos, property constraints and past planning approvals, and policy considerations are included in an appendix to this report.

PREPARATION

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APPENDIX

A1: Property Constraints

Matter	Comment
Species at Risk (SAR)	SAR may be encountered in the area. More information regarding SAR can be found at www.ontario.ca/SpeciesAtRisk. Property owners should consult the Ministry of the Environment Conservation, and Parks (MECP) to ensure any proposed development will not have any adverse impacts on SAR or SAR habitat. Given the applicant's statutory obligations under the <i>Endangered Species Act, 2007</i>, an evaluation of potential habitat of endangered and threatened species and impacts has not been completed, however, one can be requested by Committee if desired.
Fisheries Resources	The subject land fronts onto an area of Lake Muskoka that has been identified by the MNRF as Type II (General) Fish habitat. Type I Fish Habitat is generally known to be sensitive to the potential impacts of development and can include spawning habitat, whereas Type II Fish Habitat is not limiting to fish populations. Given statutory obligations under the Fisheries Act, it is the responsibility of applicants to confirm, through a self-assessment, if any future development/redevelopment will trigger a requirement for a review by the Department of Fisheries and Oceans (DFO) as laid out in Guidelines for Projects Near Water (http://www.dfo-mpo.gc.ca/pnw-ppe-index-eng.html). An evaluation of potential impacts to fish and fish habitat has not been completed, however one can be requested by Committee if desired.

A2: Site Visit Photos, January 20, 2026



Figure 1: View of dwelling from end of the swim dock (location of proposed dock addition and boatport)



Figure 2: Sleeping cabin.



Figure 3: Single storey boathouse.



Figure 4: View of single storey boathouse from the location of the proposed dock addition and boatport.



Figure 5: Location of proposed dock addition and proposed boatport.



Figure 6: Detached garage.

A3: Agency and Public Comments Submitted at Report Writing

Agency	No Objection	Objection	Comments
District Municipality of Muskoka	✓		No objection.
Township of Muskoka Lakes, Development Services Division	✓		No objection.
Township of Muskoka Lakes, Public Works	✓		No concerns from an Operational Services perspective.
Township of Muskoka Lakes, Emergency Services	✓		No objection.
Township of Muskoka Lake, Legislative Services	✓		No objection.
Public			
			No comments received at the time of writing.

A4: Planning Policy

Provincial Policy Statement
The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The subject lands are identified as Rural Lands in the PPS and the applications are consistent with applicable policies.
District of Muskoka Official Plan
The subject lands are designated Waterfront Area in the District of Muskoka Official Plan. The District Municipality of Muskoka is a commenting agency in regard to Provincial and District interests. Comments were received from District staff stating no comments.
Township of Muskoka Lakes Official Plan (Approved April 2013)
The Township's 2013 Official Plan designates the subject lands as Waterfront and the application conforms with the applicable policies of this Plan.
Township of Muskoka Lakes Official Plan (Adopted October 12, 2022, Approved November 20, 2023)
The Township's 2023 Official Plan designates the subject lands as Waterfront Area and the application conforms with the applicable in force (un-appealed) policies of this Plan.