



Box 129, Port Carling, ON, POB 1JO  
Telephone (705) 765-3156  
Fax (705) 765-6755

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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES  
**PLANNING COMMITTEE**

**NOTICE OF COMPLETE APPLICATION  
AND  
NOTICE OF PUBLIC MEETING**

**This notice has been sent to you for your information and does not require any response unless you wish to make one.**

**TAKE NOTICE THAT** the Council for The Corporation of the Township of Muskoka Lakes will be considering the following proposed Amendment to Zoning By-Law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

**Public Meeting Date: November 16, 2023 at 9:00 a.m.**

**File and By-law #.:** ZBA-45/21-Amended, By-law 2021-144

**Roll #:** 5-3-081-04

**Civic Address:** Not Assigned

**Owner:** Foreman Road Holdings Ltd.

**Legal Description:** Part of Lots 28 and 29, Concession 3, Parts 1-7, 9, 16-18, 20, 23, on Plan 35R-245515, (Medora)

**Zoning:** Community Residential – Urban Centres – Sewer or Water or Private Services (R2)

**Zoning Schedule:** 55

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Please note that a public meeting was held for Zoning By-law Amendment Application ZBA-45/21 (Foreman Road Holdings Ltd.) and for Plan of Subdivision File S2019-09 (Muskoka Trails) on June 16<sup>th</sup>, 2022. The Township of Muskoka Lakes is the approval authority for the Zoning By-law Amendment and the District Municipality of Muskoka is the approval authority for the Plan of Subdivision. The applicant has amended their Zoning By-law Amendment Application to the Township in response to the comments received and a second public meeting is now being held.

**EXPLANATION OF THE PURPOSE AND EFFECT:** The amended Zoning By-law Amendment Application has been submitted to facilitate the development of proposed Plan of Subdivision S2019-09 (Muskoka Trails). By-law 2021-144 will have the effect of rezoning the areas of the subject land where residential uses are proposed from Community Residential (R2) to Community Residential (R1) and Multiple Residential – High Density (RM2). By-law 2021-144 will also have the effect of rezoning the areas where open space or environmental protection uses are proposed from Community Residential (R2) to Open Space – Public (OS1) and Environmental Protection (EP1).

By-law 2021-144 will also have the effect of permitting Lots 2 to 7 on the proposed plan of subdivision to have minimum lot frontages of 49.2 feet in the Community Residential (R1) zone, of permitting Blocks 89, 91, 92, and 96 on the proposed plan of subdivision to have minimum frontages of 66 feet in the

Multiple Residential – High Density (RM2) zone, and of permitting a maximum height of 52.5 feet for apartment dwellings on proposed Blocks 89, 91, 92, and 96.

By-law 2021-144 will also have the effect of prohibiting all uses except Conservation and Open Space Recreation for the portions of the subject land that are intended to be zoned Open Space – Public (OS1).

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	5.1.3	Minimum Permitted Lot Frontage for Lots 2 through 7 in the Community Residential (R1) Zone	50 ft.	49.2 ft.	0.8 ft.
B	5.1.3	Minimum Permitted Lot Frontage for Blocks 89, 91, 92, and 96 in the Multiple Residential – High Density (RM2) Zone	100 ft.	66 ft.	34 ft.
C	5.1.3	Maximum Permitted Height for Blocks 89, 91, 92, and 96 in the Multiple Residential – High Density (RM2) Zone	35 ft.	52.5 ft.	17.5 ft.
D	9.2.1	Permitted Uses in the Open Space – Public (OS1)	Agricultural, Conservation, Forestry Operation, Hunt Camp, Museum, Open Space Recreation, Wayside Pit or Quarry	Conservation and Open Space Recreation Only	N/A

**A key map of the property, a draft of By-law 2021-144, a proposed zoning sketch, and the proposed draft plan of subdivision are included in this notice.**

**TAKE FURTHER NOTICE THAT** this public meeting will be held in a hybrid forum with both electronic participation via ZOOM, and in-person participation for those wishing to attend in person. **The meeting will be held in the Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario and will commence at 9:00 a.m.** More information about viewing and/or participating via ZOOM is included in this Notice and can be found on our website at [www.muskokalakes.ca](http://www.muskokalakes.ca). Members of the public may also observe the proceedings by accessing the live webcast at [www.muskokalakes.ca](http://www.muskokalakes.ca). If the live webcast fails, the meeting recording will be posted at <https://muskokalakes.civicweb.net/Portal/>.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Application is available from the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at

[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) or by phone at (705)765-3156, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

**Please quote the file number noted above.**

**ANY PERSON** may make verbal representation by participating either in person or via the ZOOM meeting and/or may make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed zoning by-law amendment. Comments can be submitted by emailing [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

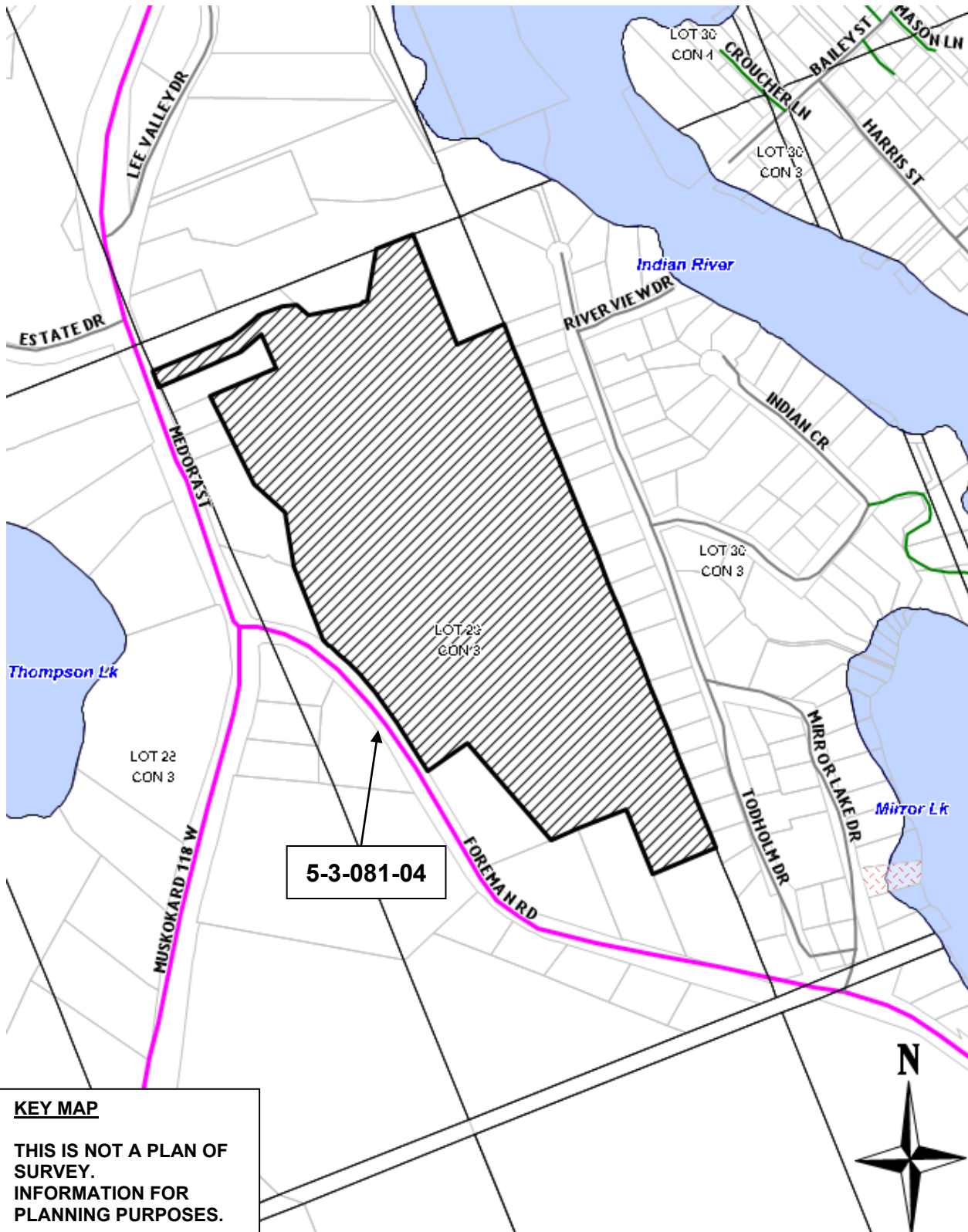
**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes 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.

**NOTICE OF PASSING:** If you wish to be notified of the decision of Council on the proposed zoning by-law amendment, you must make a written request to the Township of Muskoka Lakes.

**DATED** at the Corporation of the Township of Muskoka Lakes this 27th day of October, 2023.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes

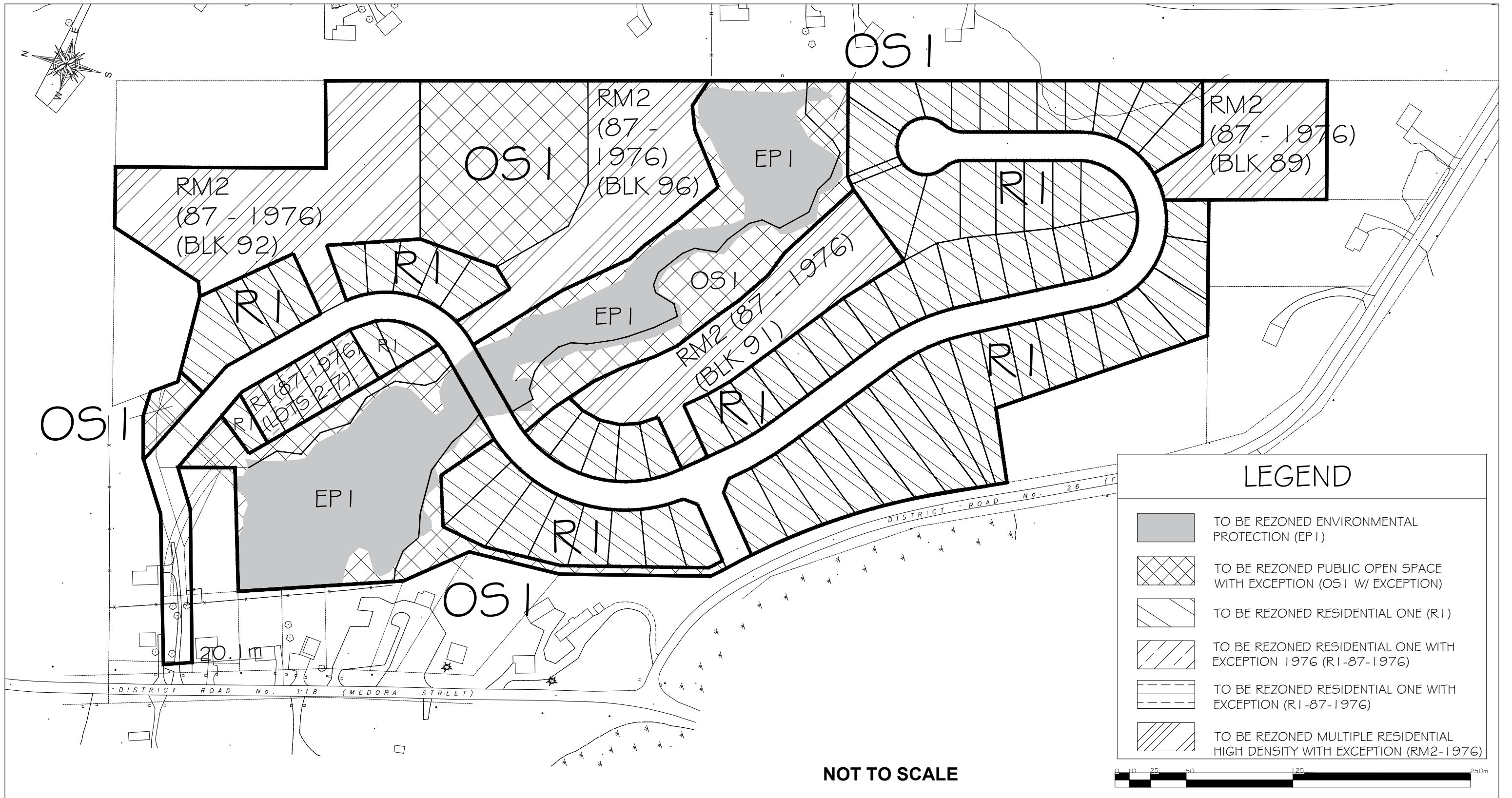
# KEY MAP




## KEY MAP

THIS IS NOT A PLAN OF SURVEY.  
INFORMATION FOR PLANNING PURPOSES.





NOT TO SCALE

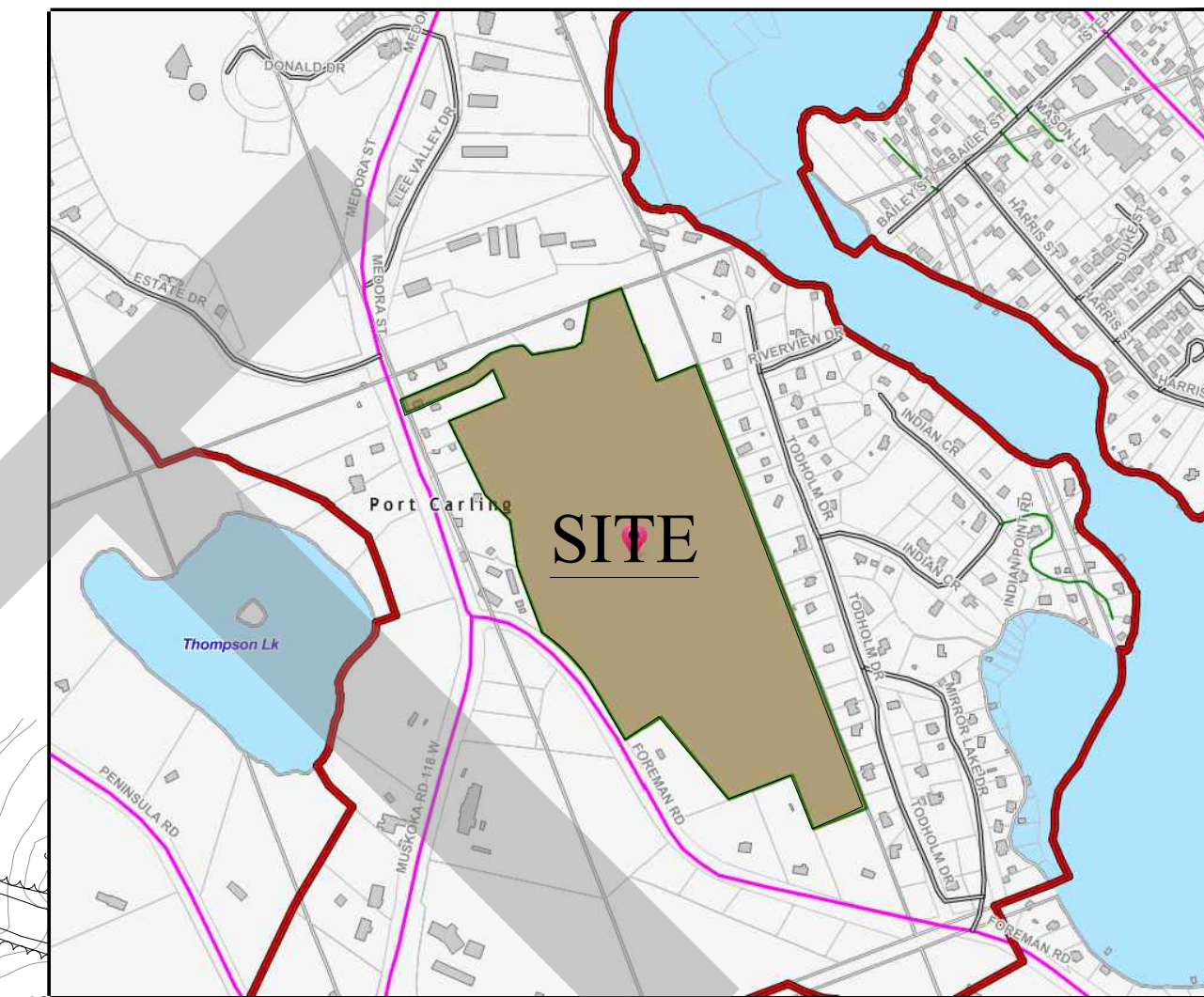
<p>PROJECT:</p> <h2 style="text-align: center;">SKETCH FOR REZONING</h2>	<p>LEGAL DESCRIPTION:          PT LOTS 28 &amp; 29, CONCESSION 3          FORMER TOWNSHIP OF MEDORA          TOWNSHIP OF MUSKOKA LAKES          DISTRICT MUNICIPALITY OF MUSKOKA          PARTS 1-7, 9, 16-18, 20, 21 &amp; 23 35R-24515</p>	<p style="text-align: center;">  <b>TULLOCH ENGINEERING</b>          80 MAIN STREET WEST          HUNTSVILLE, ONTARIO P1H 1W9          TEL: (705) 789-7851 FAX: (705) 789-7891          huntsville@tulloch.ca</p>	<p>DATE: APRIL 7, 2020</p>
<p>CLIENT: FOREMAN ROAD HOLDINGS LIMITED</p>	<p>LOCATION: MEDORA STREET, PORT CARLING</p>	<p>WSA FILE No.: 1827</p>	<p>SCALE: 1:2500 METRIC</p>
			<p>REVISION No.: 6: OCT 26 2023</p>
			<p>FILE NAME: REZONINGAPR2020.dwg</p>



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

KEY PLAN (nts)



- OTHER INFORMATION**
- 1) ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
  - A. LAND BOUNDARIES ARE AS SHOWN ON DRAFT PLAN
  - B. ROADWAYS AND EASEMENTS ARE AS SHOWN ON DRAFT PLAN & KEY PLAN
  - C. KEY PLAN IS AS SHOWN ON DRAFT PLAN
  - D. PROPOSED RESIDENTIAL USE, AS SHOWN ON PLAN
  - E. ADJACENT USES AS SHOWN ON DRAFT PLAN
  - F. LOT DIMENSIONS ARE FROM PLAN 35R-24113 AND 35R-24515 (APPROX. ONLY)
  - G. TOPOGRAPHICAL FEATURES ARE AS SHOWN (BY P.E.L.)
  - H. WATER SUPPLY IS TO BE PROVIDED FROM MUNICIPAL WATER SERVICES
  - I. SOIL CONDITIONS ARE SILTY CLAY OVER BEDROCK
  - J. MUNICIPAL SEWER SYSTEMS TO BE AVAILABLE
  - K. PROPOSED MUNICIPAL ROADWAY AS SHOWN ON PLAN
  - L. 1m CONTOURS SHOWN ON DRAFT PLAN
  - M. NO RESTRICTION AFFECTING SUBDIVISION LANDS

- PHASING SCHEDULE**
- PHASE 1: LOTS 1-9, 76-85 AND BLOCKS 86, 87, 88, PART OF BLOCK 92 (79 RESIDENTIAL UNITS)
  - PHASE 2: LOTS 10-21, 67-75 AND BLOCKS 90, 91, 93, 94 (45 RESIDENTIAL UNITS)
  - PHASE 3: BLOCKS 95 AND 96 (48 RESIDENTIAL UNITS)
  - PHASE 4: LOTS 22-66 (45 RESIDENTIAL UNITS)
  - PHASE 5: BLOCK 89 (60 RESIDENTIAL UNITS)
  - PHASE 6: PART OF BLOCK 92 (64 RESIDENTIAL UNITS)

**RESIDENTIAL UNIT BREAKDOWN:**

SINGLE DETACHED RESIDENTIAL: 85 UNITS  
 BACK-TO-BACK TOWNHOUSES: 256 UNITS  
 TOTAL UNITS: 341

Revisions

No.	Description	Date	Cad File
1	BLK 87 OFSC TRAIL	19/07/2023	
2	BLK 90 & 93 EDITS	11/10/2023	
3	MINOR INT. EDITS	20/10/2023	

Client: **FOREMAN ROAD HOLDINGS - MUSKOKA TRAILS SUBDIVISION**

Legal Address:  
 PT LOTS 28 AND 29, CON 3  
 FORMER TOWNSHIP OF MEDORA  
 NOW IN THE TWP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 35R-24515 PARTS 1-7, 9, 16-18, 20, 21 & 23

Prepared By: **WAYNE SIMPSON & ASSOCIATES**  
 Planning and Development Consultants  
 3-76 KING WILLIAM STREET  
 HUNTSVILLE, ON  
 PIH 1E4  
 Phone: (705)789-9092  
 Fax: (705)789-9094

**OWNER'S CERTIFICATE**  
 FOREMAN ROAD HOLDINGS LTD., BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY SUBMITS A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

OWNER: Ju DATE: 2023-02-08  
 "I HAVE THE AUTHORITY TO BIND THE CORPORATION"

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND IN THE SUBDIVISION (SHOWN IN HEAVY OUTLINE) AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN ON THIS PLAN.

Chris Bunker March 9, 2023  
 ONTARIO LAND SURVEYOR DATE  
 CHRIS BUNKER

Title: **DRAFT PLAN OF SUBDIVISION**

Scale: **AS NOTED**

Date: **OCTOBER 24th, 2022**

Drawn By: **GH**

Sheet: **1 of 1**



# THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

## BY-LAW 2021-144

Being a By-law to amend Comprehensive Zoning By-law 2014-14, as amended, in the Township of Muskoka Lakes

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**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 55 of By-law 2014-14, as amended, is hereby further amended by rezoning the lands described as as Part of Lots 28 and 29, Concession 3, Parts 1-7, 9, 16-18, 20, 23, on Plan 35R-245515 (in the former Township of Medora), now in the Township of Muskoka Lakes, from Community Residential (R2) to Community Residential (R1), from Community Residential (R2) to Multiple Residential - High Density (RM2), from Community Residential (R2) to Open Space - Public (OS1), and from Community Residential (R2) to Environmental Protection (EP1), all as shown labelled on Schedule II to By-law 2021-144.
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
  - 87-1976 i) The lands affected by this amendment are described as Part of Lots 28 and 29, Concession 3, Parts 1-7, 9, 16-18, 20, 23, on Plan 35R-245515 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2021-144.
  - ii) Despite the provisions of Section 5.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage shall be 49 feet for those Lots labelled 2 through 7 and 66 feet for those Blocks labelled 89, 91, 92, and 96 on Schedule II to By-law 2021-144.
  - iii) Despite the provisions of Section 5.1.3 of By-law 2014-14, as amended, for those lands described above, the maximum permitted height for apartment dwellings shall be 52.5 feet for Blocks 89, 91, 92, and 96 as labelled on Schedule II to By-law 2021-144.
  - iv) Despite the provisions of Section 9.2.1 of By-law 2014-14, as amended, for those lands described above, only Conservation and Open Space Recreation uses shall be permitted within the lands zoned Open Space – Public (OS1) as labelled on Schedule II to By-law 2021-144.
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 2021-144 and By-law 2014-14, as amended, the provisions of By-law 2021-144 shall apply.

Read a **first, second and third time** and **finally passed** this \_\_\_ day of \_\_\_\_\_, 2023.

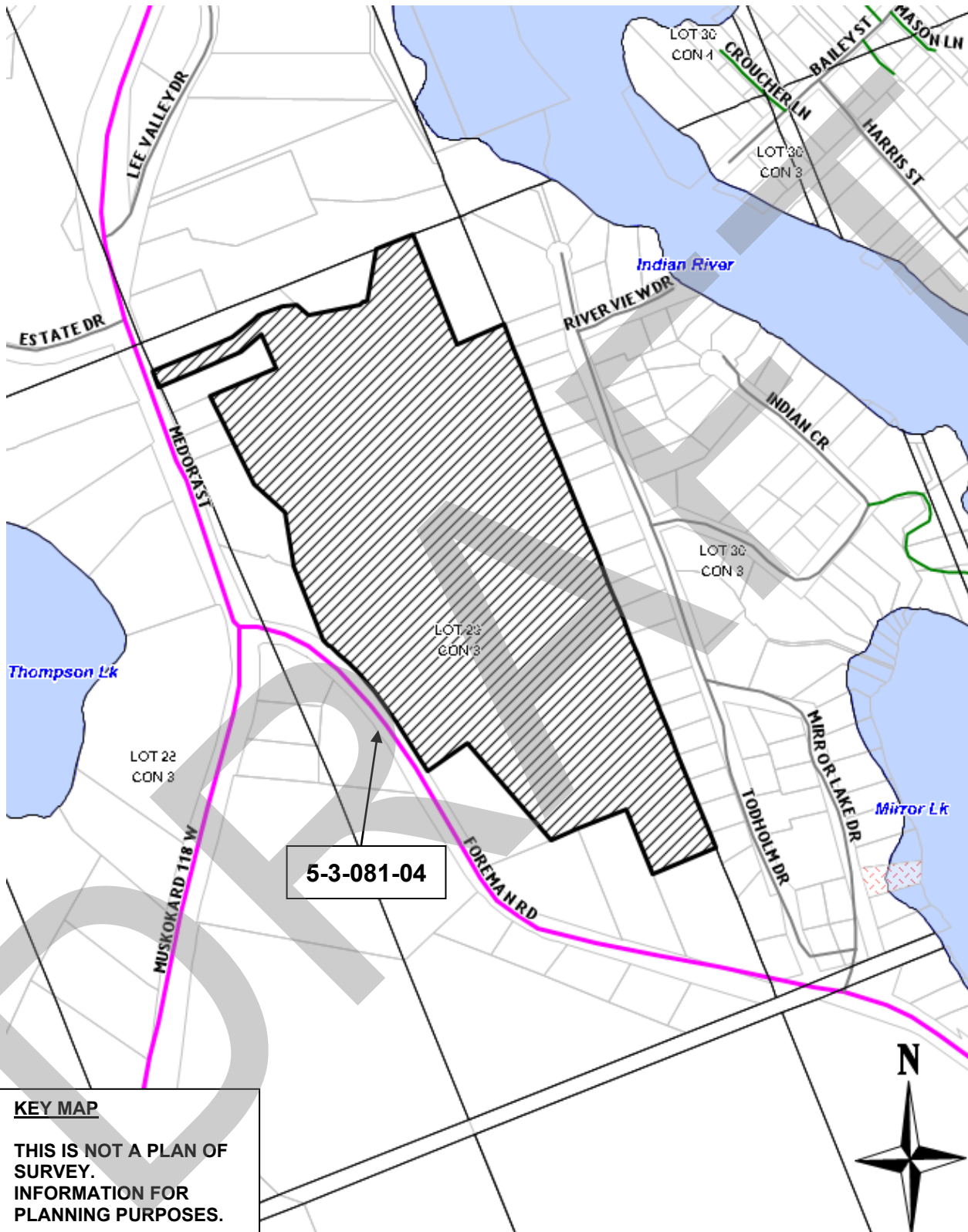
\_\_\_\_\_  
Peter Kelley, Mayor

\_\_\_\_\_  
Crystal Paroschy, Clerk

DRAFT

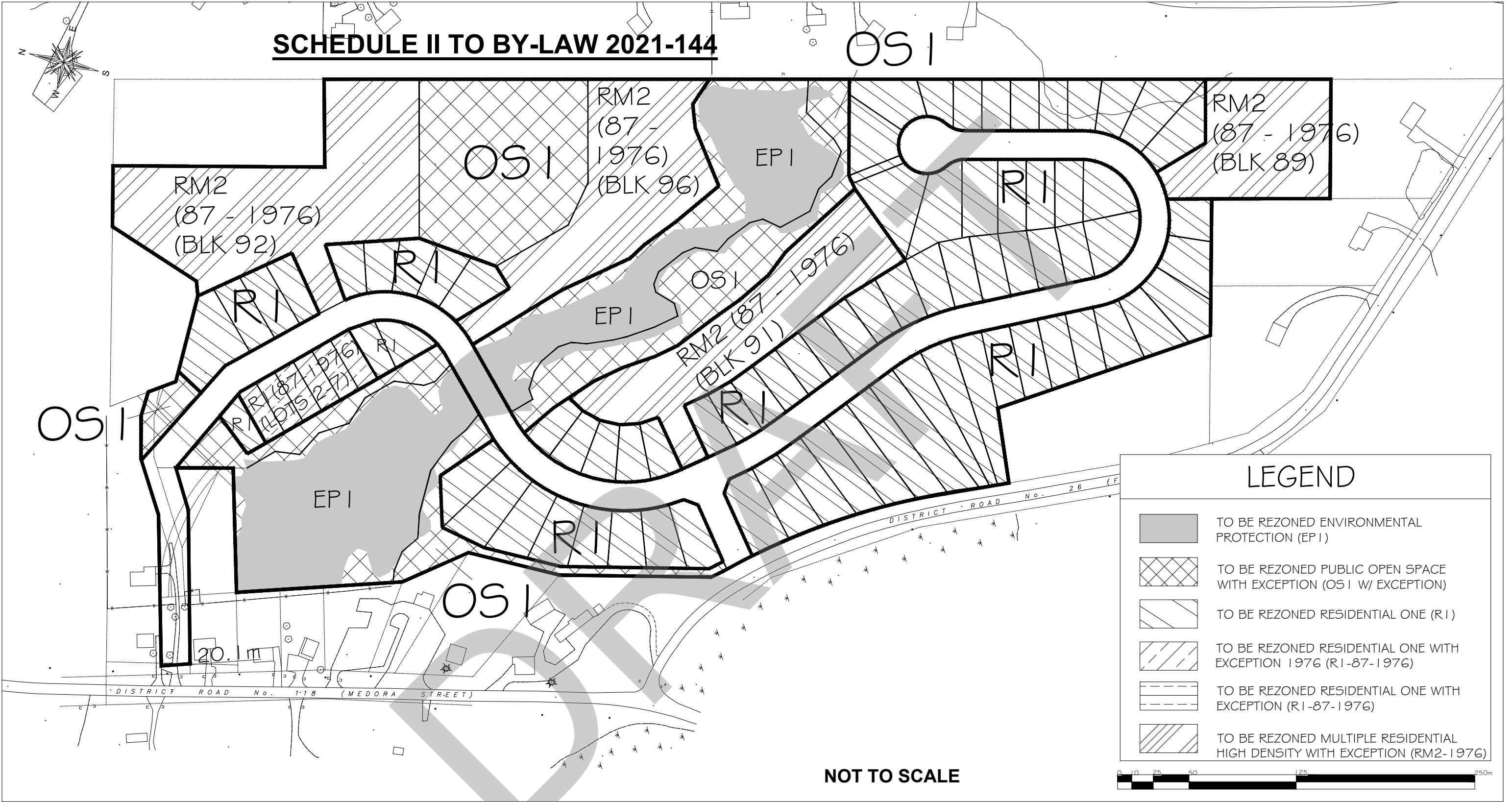


**SCHEDULE I TO BY-LAW 2021-144**



**KEY MAP**  
**THIS IS NOT A PLAN OF SURVEY.**  
**INFORMATION FOR PLANNING PURPOSES.**

**SCHEDULE II TO BY-LAW 2021-144**



LEGEND	
	TO BE REZONED ENVIRONMENTAL PROTECTION (EP1)
	TO BE REZONED PUBLIC OPEN SPACE WITH EXCEPTION (OS I W/ EXCEPTION)
	TO BE REZONED RESIDENTIAL ONE (R1)
	TO BE REZONED RESIDENTIAL ONE WITH EXCEPTION 1976 (R1-87-1976)
	TO BE REZONED RESIDENTIAL ONE WITH EXCEPTION (R1-87-1976)
	TO BE REZONED MULTIPLE RESIDENTIAL HIGH DENSITY WITH EXCEPTION (RM2-1976)

**NOT TO SCALE**

PROJECT: <h2 style="text-align: center;">SKETCH FOR REZONING</h2>	LEGAL DESCRIPTION: PT LOTS 28 & 29, CONCESSION 3 FORMER TOWNSHIP OF MEDORA TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA PARTS 1-7, 9, 16-18, 20, 21 & 23 35R-24515	TULLOCH ENGINEERING 80 MAIN STREET WEST HUNTSVILLE, ONTARIO P1H 1W9 TEL: (705) 789-7851 FAX: (705) 789-7891 huntsville@tulloch.ca	DATE: APRIL 7, 2020
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