

PLANNING COMMITTEE

NOTICE OF PUBLIC MEETING & COMPLETE APPLICATION

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.

File No.: ZBA-05/26

Roll No.: 4-13-041

By-law No.: To Be Assigned

Owners:	Donna and William Ferguson	
Address:	1027 Old Bridge Road Unit 4	
Description:	Part Lot 19, Concession 9 (Medora)	
Zoning:	Waterfront Commercial (WC7) Lake Rosseau (Category 1 Lake)	Schedule: 21
Meeting Date: Thursday, September 17th, 2026 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. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to rezone the subject lands to permit a waterfront landing use while maintaining the existing residential use of the property.

For details on the proposed rezoning and requested exemptions, please refer to Tables 1 and 2 below.

Table 1: Summary of Proposed Zone Change and Permitted Uses

Existing Waterfront Commercial (WC7) Permitted Uses	Proposed Waterfront Landing (WL) Permitted Uses
<u>Main:</u> - Contractor's Yard - Residential Dwelling Unit - Home Based Business <u>Accessory:</u> None	No person shall within the Waterfront Landing Zone (WL) use any lot or erect, locate, alter or use any building or structure for any purpose except in accordance with the following permitted use: Waterfront landing with associated parking area; A single storey private garage or storage shed; and Boathouse or dock.



Table 2: Summary of Requested Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	4.3.1	Permitted Uses	No person shall within the Waterfront Landing Zone (WL) use any lot or erect, locate, alter or use any building or structure for any purpose except in accordance with the following permitted use: Waterfront landing with associated parking area; A single storey private garage or storage shed; and Boathouse or dock.	Add One Dwelling Unit and Two Workshops as Permitted Uses	-
B	4.3.2	Permitted Buildings and Structures	A single storey private garage or a storage shed; and Boathouse and dock.	Add One Dwelling Unit and Two Workshops as Permitted Buildings/Stru ctures	-
C	4.3.3	Minimum Yard Requirements	Front Yard = 66 ft. Interior Side Yard = 15 ft. Exterior Side Yard = 30 ft. Rear Yard = 15 ft.	Recognize the Existing Locations of Buildings/Stru ctures	-
D	4.3.3	Maximum Permitted Lot Coverage	5% (2,583 sq. ft.)	9.6% (4,960 sq. ft.)	2,377 sq. ft.
E	4.3.3 & 4.3.4	Number of Dock Slips	26 (1 Slip Per 13 ft. of Frontage)	8 Slips for Landing, 5 Slips for Residential	Restricting to a Total of 13 Slips
F	4.1.3.6 ii.	Landscaped Buffer	25 ft.	As Shown on Zoning Sketch	-

A key map of the subject property, the applicant's zoning sketch, 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: **September 10, 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.



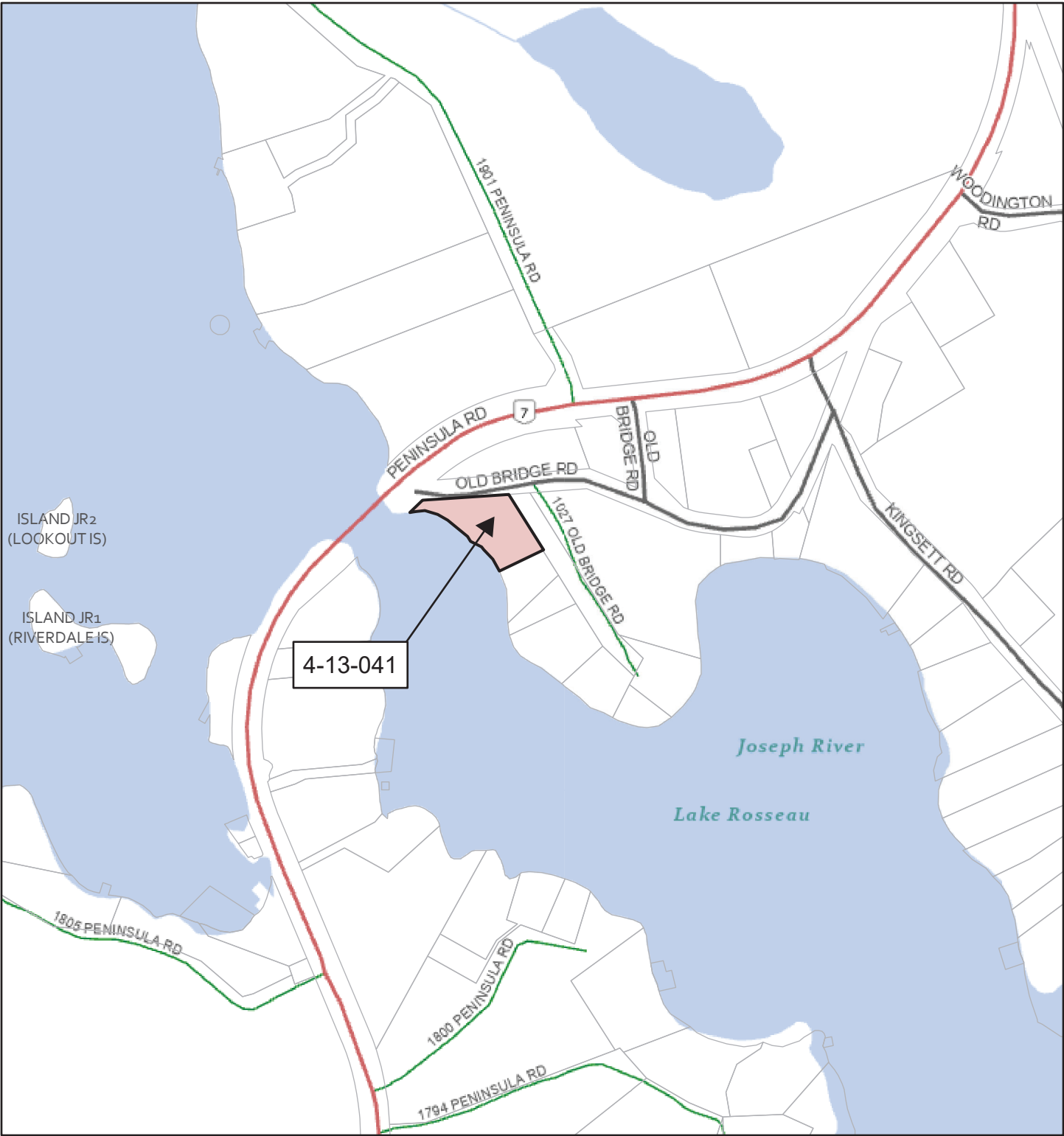
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 5th day of August, 2026.

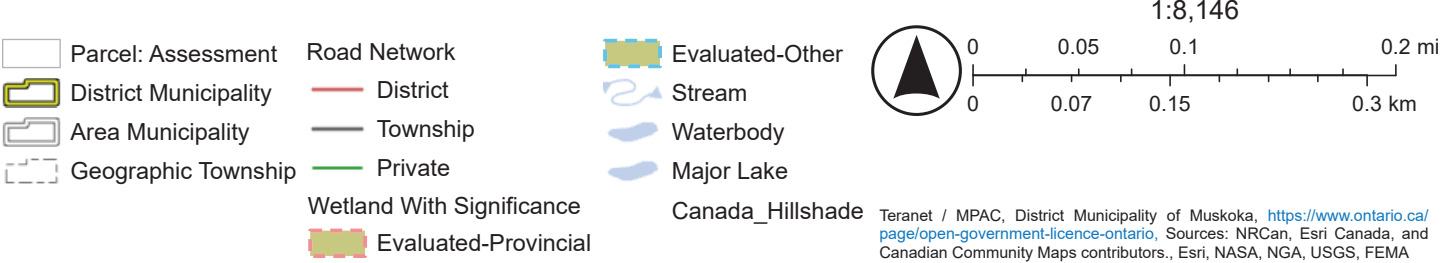
Crystal Best-Sararas, Clerk
Corporation of the Township of Muskoka Lakes



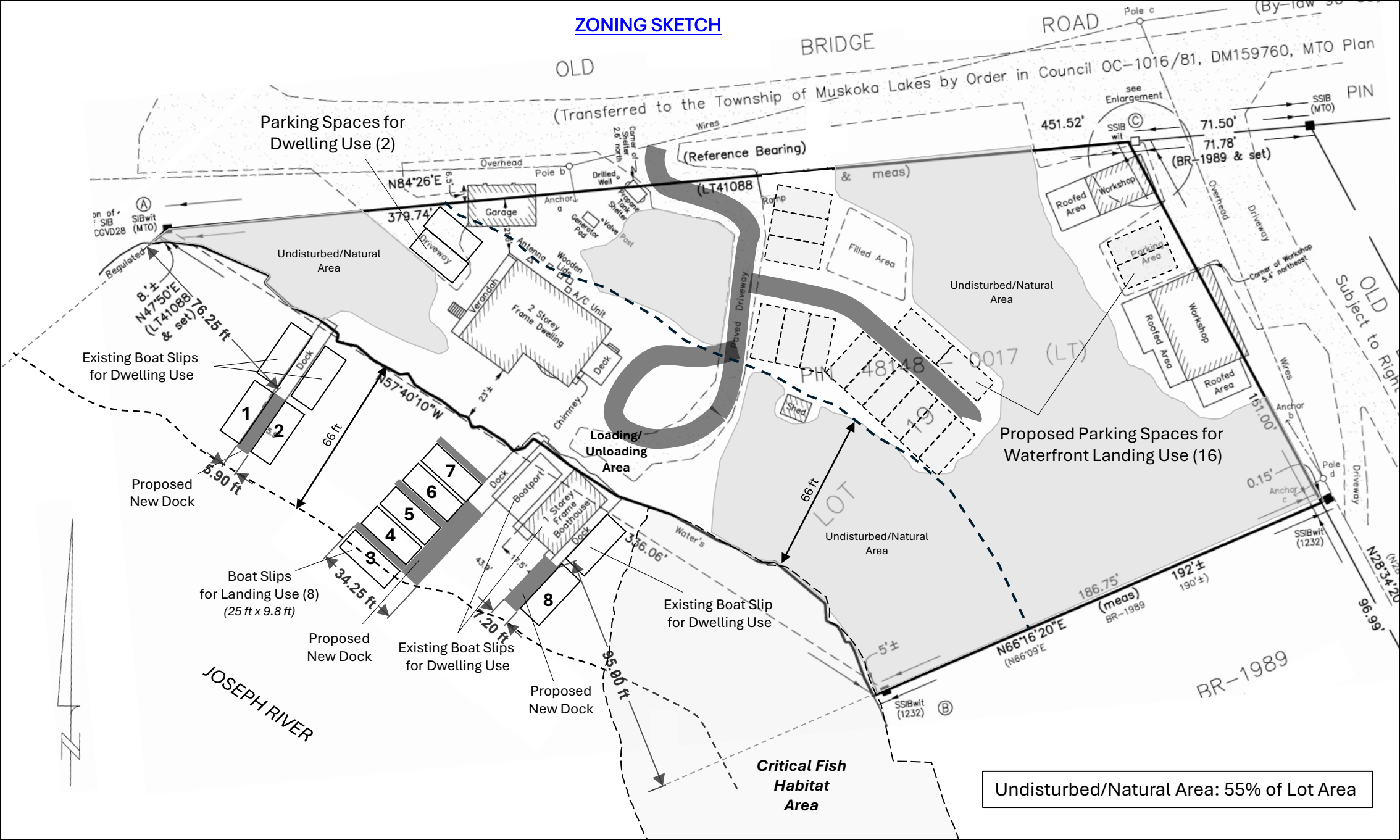
KEY MAP (ZBA-05/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



ZONING SKETCH



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. Schedule 21 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part Lot 19, Concession 9 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX, from Waterfront Commercial (WC7) to Waterfront Landing (WL), as shown hatched on Schedule II to By-law 2026-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 Part Lot 19, Concession 9, (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX.

 ii) Despite the provisions of Section 4.3.1 of Zoning By-law 2014-14, as amended, for those lands described above, one dwelling unit and two workshops shall be permitted as additional permitted uses, as shown in the location and extent on Schedule III to By-law 2026-XXX.

 iii) Despite the provisions of Section 4.3.2 of Zoning By-law 2014-14, as amended, for those lands described above, one dwelling unit and two workshops shall be permitted as additional permitted structures, as shown in the location and extent on Schedule III to By-law 2026-XXX.

 iv) Despite the provisions of Section 4.3.3 of By-law 2014-14, as amended, for those lands described above, the following existing buildings shall be deemed to comply with the minimum yard requirements, as shown in the location and extent on Schedule III to By-law 2026-XXX:

 i) Dwelling unit;
 ii) Two workshop buildings and covered areas;
 iii) Detached garage; and
 iv) Shed.

 v) Despite the provisions of Section 4.3.3 of By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage shall be 9.6%, as shown in the location and extent on Schedule III to By-Law 2026-XXX.

 vi) Despite the provisions of Sections 4.3.3 & 4.3.4 of Zoning By-law 2014-14, as amended, for those lands described above, a maximum of eight boat slips shall be permitted to be used as part of the Waterfront Landing and a maximum of five boat slips shall be permitted accessory to the Residential dwelling unit use.

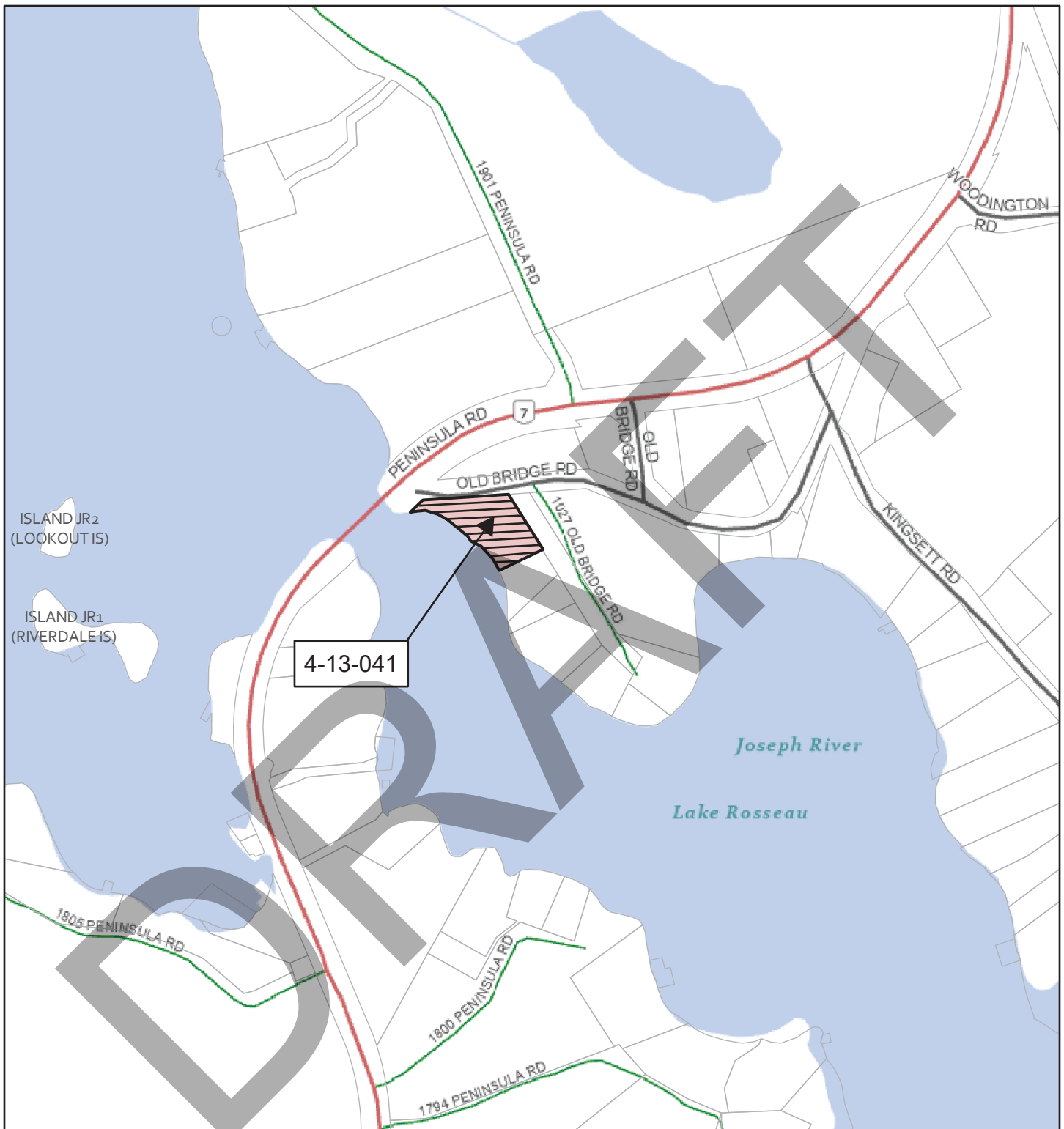
- vii) Despite the provisions of Section 4.3.6 of Zoning By-law 2014-14, as amended, for those lands described above, the requirement for a landscaped buffer shall be as shown on Schedule III to By-law 2026-XXX.
- 3. Schedules I, II and III attached hereto are hereby made part of this By-law.
- 4. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2026-XXX and By-law 2014-14, as amended, the provisions of By-law 2026-XXX shall apply.
- 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



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | | |
|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | District | Stream |
| Area Municipality | Township | Waterbody |
| Geographic Township | Private | Major Lake |
| | Wetland With Significance | Canada_Hillshade |
| | Evaluated-Provincial | |



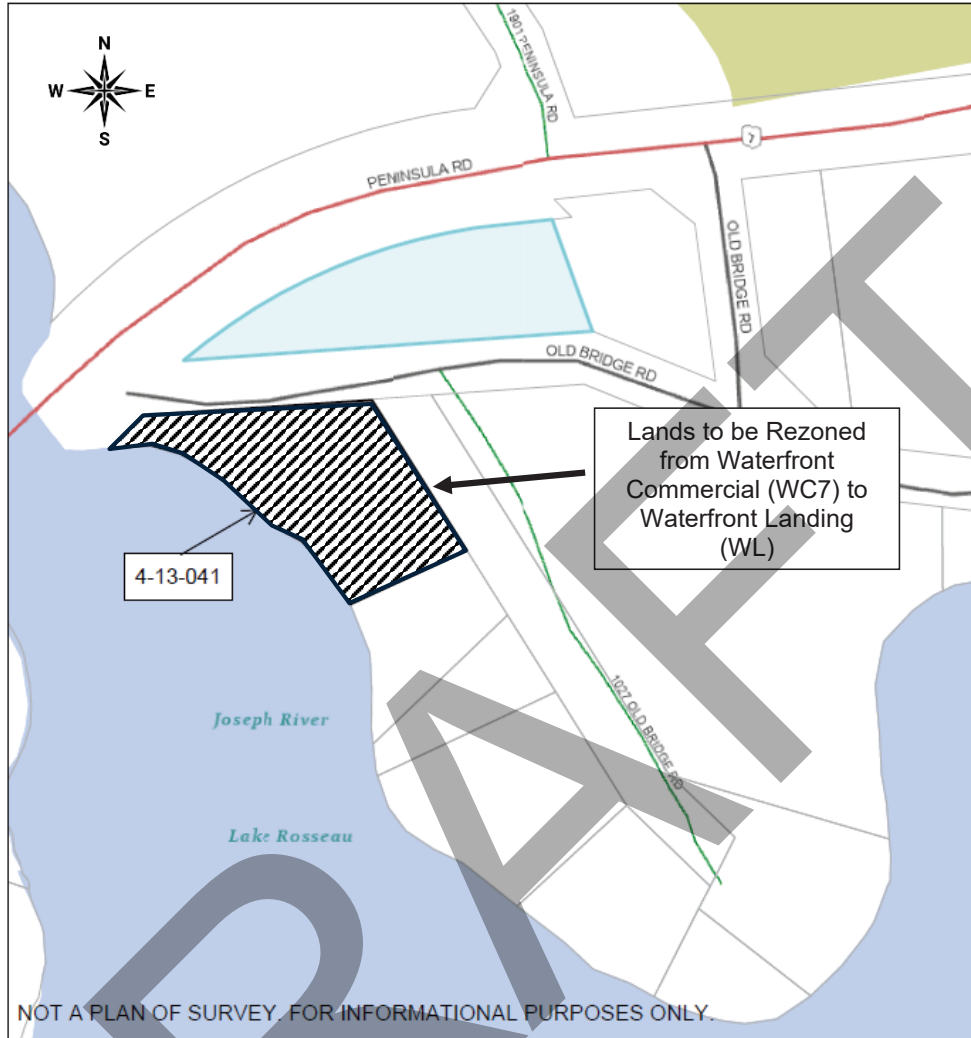
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Teranet / MPAC, District Municipality of Muskoka, <https://www.ontario.ca/page/open-government-licence-ontario>, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

SCHEDULE II TO DRAFT BY-LAW 2026-XXX



SCHEDULE III TO BY-LAW 2026-XXX

