



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

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.

File No.: ZBA-38/25

Roll No.: 8-8-011

By-law No.: To Be Assigned

Owner:	Scott Morey		
Address & Description:	1068 McKenzie Road Lot 9, Concession 5, Lot 10 and Part of Lot 11, Plan M-119, Parts 1 & 2, Registered Plan 35R-10519 (Wood)		
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6 and WR6-R) Lake Muskoka (Category 1 Lake)		Schedule: 49
Meeting Date: Thursday, April 16th, 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 (ZBA-38/25) has been submitted to recognize an as-built sleeping cabin and to construct a single-storey garage.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.6. ii.	Maximum Sleeping Cabin Floor Area	650 sq. ft.	724 sq. ft.	74 sq. ft.	Recognize an As-Built Sleeping Cabin
B	4.1.3	Minimum Required Front	66 ft.	33 ft.	33 ft.	



Notice of Public Meeting
ZBA-38/25, Morey

		Yard Setback (Sleeping Cabin)				
C	4.1.3	Minimum Required Interior Side Yard Setback (Sundeck)	15 ft.	10 ft.	5 ft.	Recognize a Sundeck Attached to an As- Built Sleeping Cabin
D	4.1.3	Minimum Required Rear Yard (Garage)	25 ft.	15 ft.	10 ft.	Construct a Single- Storey Garage
E	4.1.3., 4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage Over the Total Lot Area and Within 200 ft. of the High-Water Mark	10% (2,186 sq. ft.)	11% (2,411 sq. ft.)	225 sq. ft.	Recognize An As- Built Sleeping Cabin and Construct a Single- Storey Garage

A key map of the subject property, the applicant's 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: **April 9, 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.



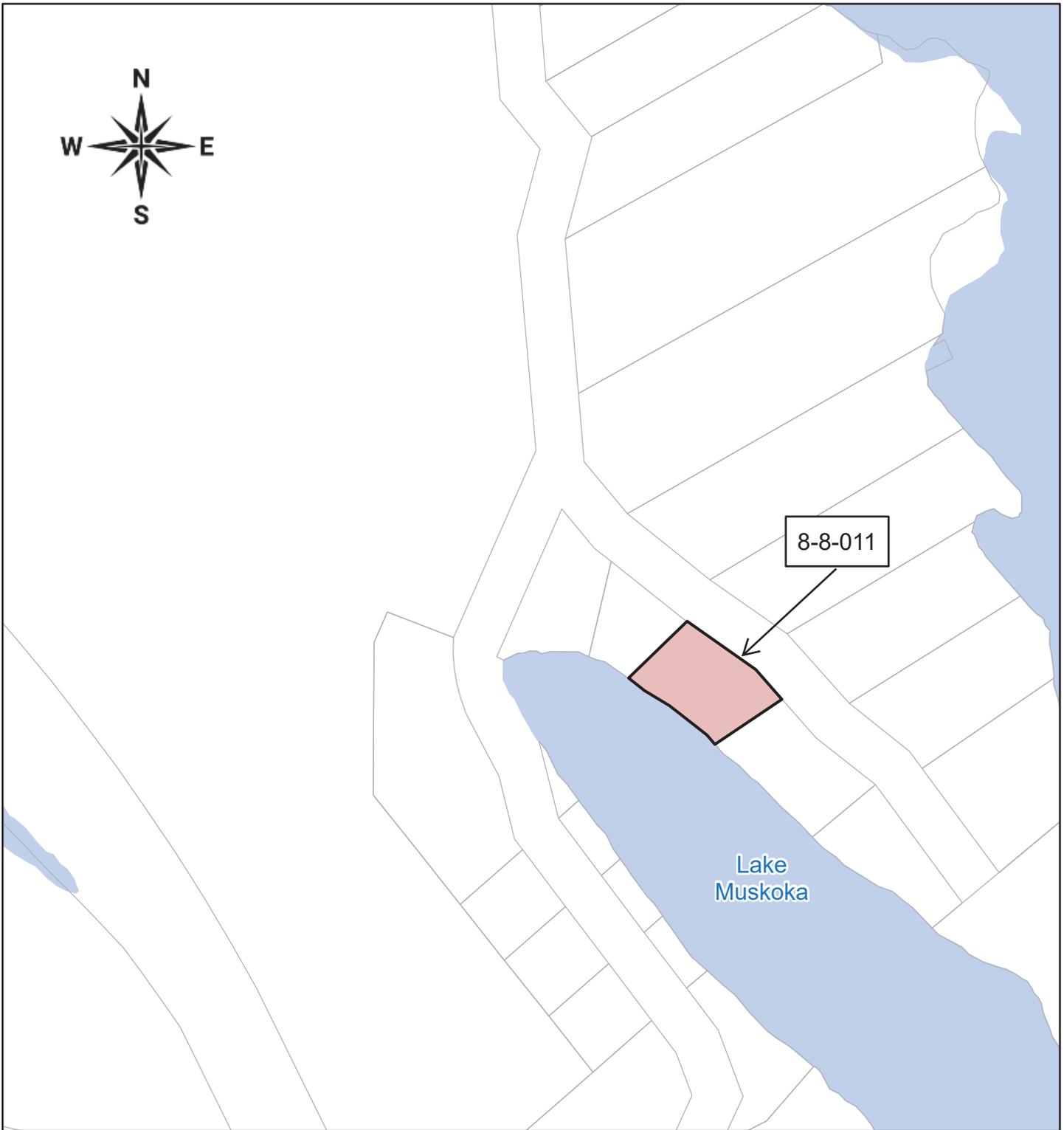
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 16th day of March, 2026.

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



Key Map, ZBA-38/25 (MOREY)



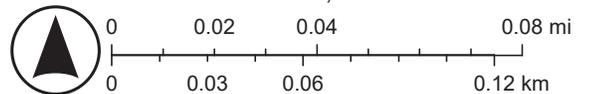
1/21/2026, 12:15:12 PM

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:3,332

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

- Civic Addresses
- Road Network
- District
- Township
- World_Hillshade

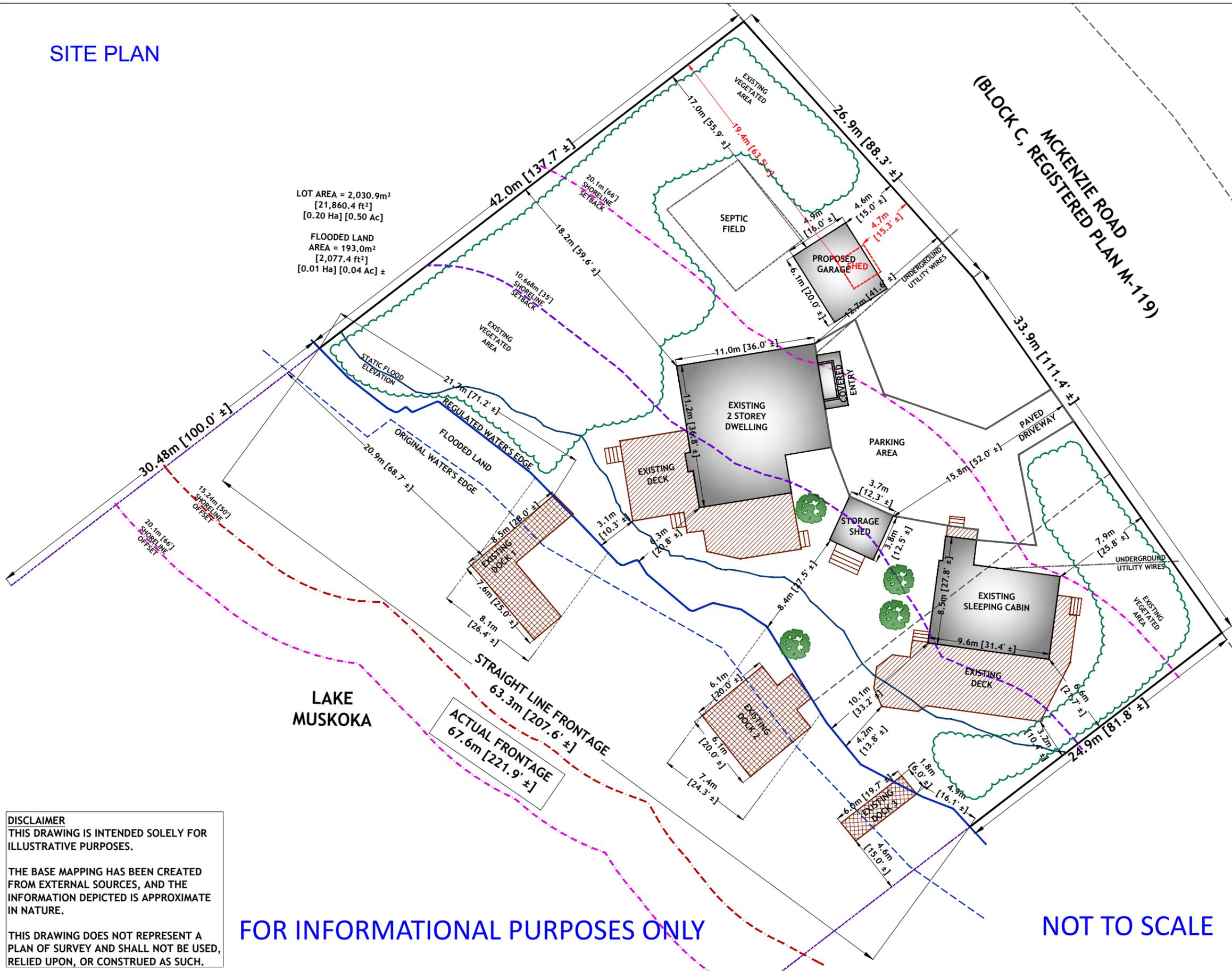


Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

SITE PLAN

LOT AREA = 2,030.9m²
[21,860.4 ft²]
[0.20 Ha] [0.50 Ac] ±

FLOODED LAND
AREA = 193.0m²
[2,077.4 ft²]
[0.01 Ha] [0.04 Ac] ±



SITE PLAN

1068 MCKENZIE ROAD
REGISTERED PLAN M-119
PART OF LOT 9, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF WOOD
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

MORE INFO

LOT AREA = 2,030.9m² [21,860.4 ft²]
[0.20 Ha] [0.50 Ac] ±

FLOODED LAND = 193.0m² [2,077.4 ft²]
[0.01 Ha] [0.04 Ac] ±

AREA WITHIN 60.96m [200']
= ENTIRE LOT

EXISTING DEVELOPMENT
DWELLING = 112.9m² [1,215.0 ft²]
DECK = 65.8m² [708.3 ft²]

STORAGE SHED = 14.1m² [151.8 ft²]

SLEEPING CABIN = 67.3m² [724.4 ft²]
DECK = 74.8m² [805.1 ft²]
DECK = 1.9m² [20.5 ft²]

DOCK 1 = 33.4m² [359.5 ft²]
DOCK 2 = 40.8m² [439.2 ft²]
DOCK 3 = 11.0m² [118.4 ft²]

PROPOSED DEVELOPMENT
GARAGE = 29.7m² [319.7 ft²]

TO BE REMOVED
SHED = 6.2m² [66.7 ft²]

EXISTING COVERAGE
200.5m² / 2,030.9m² *100
= 9.87%

PROPOSED COVERAGE
224.0m² / 2,030.9m² *100
= 11.03%

© This Plan Is Protected By Copyright 2025

No person may copy, reproduce, or alter this plan in whole or in part without authorization from Planscape Inc.



SCALE	PROJECT NO.	DATE	BY
1 : 300	185300	MARCH 6, 2026	JT

NO.	DATE	REVISIONS	BY
1.			
2.			

BASE MAP SOURCE:
CHAPPLE, GALBRAITH SURVEYORS LTD.

DISCLAIMER
THIS DRAWING IS INTENDED SOLELY FOR ILLUSTRATIVE PURPOSES.

THE BASE MAPPING HAS BEEN CREATED FROM EXTERNAL SOURCES, AND THE INFORMATION DEPICTED IS APPROXIMATE IN NATURE.

THIS DRAWING DOES NOT REPRESENT A PLAN OF SURVEY AND SHALL NOT BE USED, RELIED UPON, OR CONSTRUED AS SUCH.

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

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. 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 9, Concession 5, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Lot 10 and Part of Lot 11, Plan M-119, Parts 1 & 2, Plan 35R-10519, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum required interior side yard setback (easterly) for a sundeck attached to a sleeping cabin shall be 10 ft., as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - iii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum required rear yard setback for an accessory single-storey garage shall be 15 ft., as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - iv) Despite the provisions of Sections 4.1.3, 4.1.3.6, and 4.1.3.7 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted total lot coverage and lot coverage within 200 feet of the high water mark shall be 11% (2,411 sq. ft.), as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - v) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum front yard setback for a sleeping cabin shall be 33 ft., as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - vi) Despite the provisions of Section 4.1.6. ii. of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted floor area for a sleeping cabin shall be 724 sq. ft., as shown in the location and extent on Schedule II to By-law 2026-XXX.

2. Schedules I and II attached hereto are hereby made part of this By-law.
3. 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.
4. That this by-law shall come into force and take effect _____, 2026.

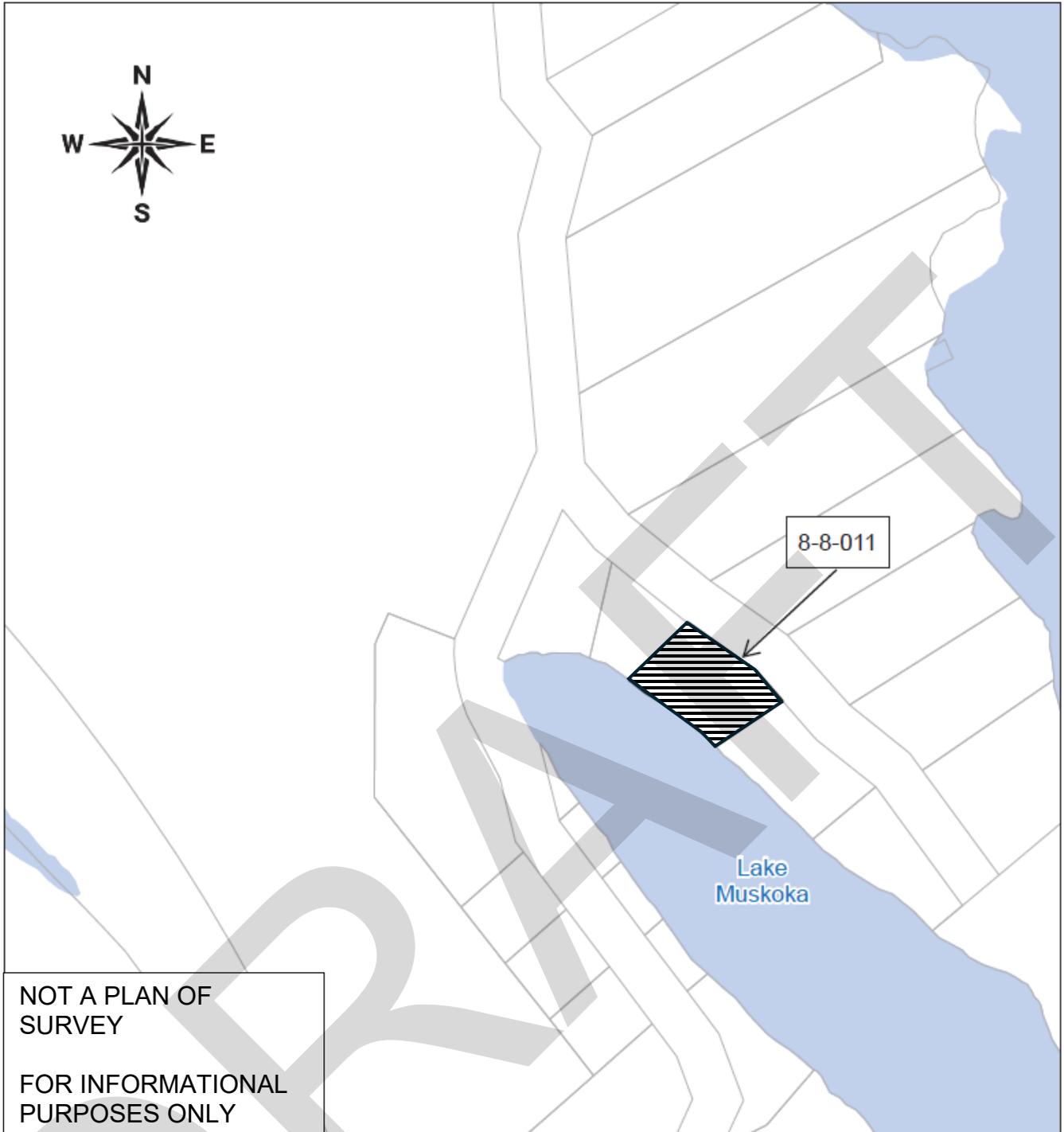
Read a **first, second and third time** and **finally passed** this ___th day of _____, 2026.

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

DRAFT

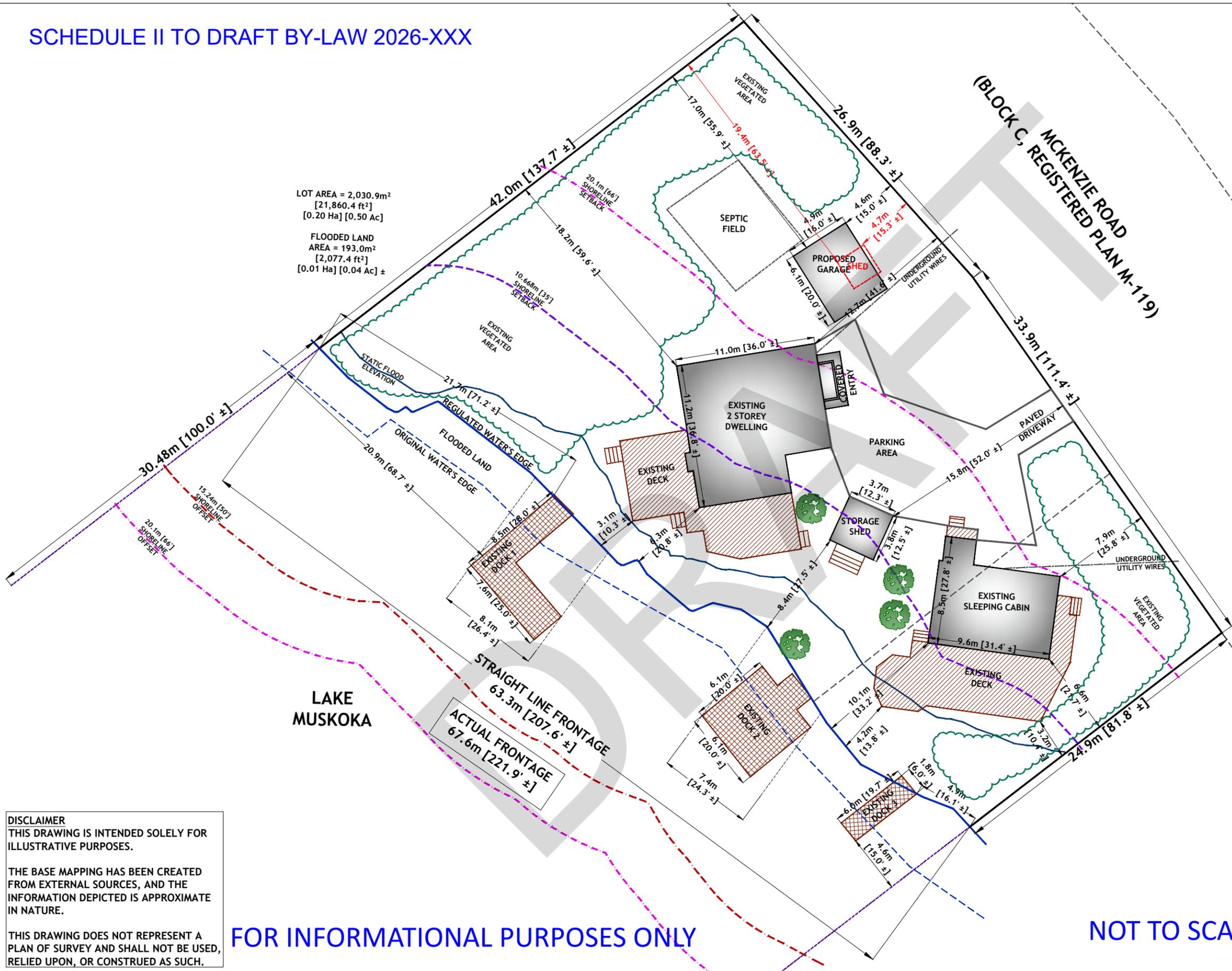
SCHEDULE I TO DRAFT BY-LAW 2026-XXX



SCHEDULE II TO DRAFT BY-LAW 2026-XXX

LOT AREA = 2,030.9m²
[21,860.4 ft²]
[0.20 Ha] [0.50 Ac] ±

FLOODED LAND
AREA = 193.0m²
[2,077.4 ft²]
[0.01 Ha] [0.04 Ac] ±



SITE PLAN

1068 MCKENZIE ROAD
REGISTERED PLAN M-119
PART OF LOT 9, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF WOOD
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

MOREY

LOT AREA = 2,030.9m² [21,860.4 ft²]
[0.20 Ha] [0.50 Ac] ±

FLOODED LAND = 193.0m² [2,077.4 ft²]
[0.01 Ha] [0.04 Ac] ±

AREA WITHIN 60.96m [200']
= ENTIRE LOT

EXISTING DEVELOPMENT
DWELLING = 112.9m² [1,215.0 ft²]
DECK = 65.8m² [708.3 ft²]

STORAGE SHED = 14.1m² [151.8 ft²]

SLEEPING CABIN = 67.3m² [724.4 ft²]
DECK = 74.8m² [805.1 ft²]
DECK = 1.9m² [20.5 ft²]

DOCK 1 = 33.4m² [359.5 ft²]
DOCK 2 = 40.8m² [439.2 ft²]
DOCK 3 = 11.0m² [118.4 ft²]

PROPOSED DEVELOPMENT
GARAGE = 29.7m² [319.7 ft²]

TO BE REMOVED
SHED = 6.2m² [66.7 ft²]

EXISTING COVERAGE
200.5m² / 2,030.9m² *100
= 9.87%

PROPOSED COVERAGE
224.0m² / 2,030.9m² *100
= 11.03%

© This Plan Is Protected By Copyright 2025

No person may copy, reproduce, or alter this plan in whole or in part without authorization from Planscape Inc.



SCALE	PROJECT NO.	DATE	BY
1 : 300	185300	MARCH 6, 2026	JT

NO.	DATE	REVISIONS	BY
1.			
2.			

BASE MAP SOURCE:
CHAPPLE, GALBRAITH SURVEYORS LTD.

DISCLAIMER
THIS DRAWING IS INTENDED SOLELY FOR ILLUSTRATIVE PURPOSES.

THE BASE MAPPING HAS BEEN CREATED FROM EXTERNAL SOURCES, AND THE INFORMATION DEPICTED IS APPROXIMATE IN NATURE.

THIS DRAWING DOES NOT REPRESENT A PLAN OF SURVEY AND SHALL NOT BE USED, RELIED UPON, OR CONSTRUED AS SUCH.

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE