



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 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.

File No.'s: B/64/65/67/25/ML & ZBA-40/25

Roll No.'s: 4-8-018 & 4-8-006

By-law: To Be Assigned

Owner:	8298 Lake Joseph Road Inc.
Address:	8298 Lake Joseph Road, Unit #2 (4-8-018 & 4-8-006)
Description:	4-8-018: Part of Lot 5, Concession 13, Part 1, BR-1582, (Medora) 4-8-006: Part of Lot 3 and Part of Lot 4, Concession 13, Parts 1 to 3, Plan 35R-9311, (Medora)
Zoning:	Waterfront Residential – Backlot (WR2), Waterfront Residential – Highly Sensitive and/or Over Threshold Waterbody (WR4), Open Space – Private (OS2) Lake Joseph (Category 1 Lake) Schedule: 19
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:

Consent/Severance Applications B/64/65/67/25/ML have been submitted to create one new waterfront residential lot and to grant rights-of-way.

Consent/Severance Application B/64/25/ML seeks to create one new waterfront residential lot with frontage on Lake Joseph. The proposed Retained Lot is currently developed with a two-storey dwelling, a sleeping cabin, a garage, a single-storey boathouse, docks, a septic system and accessory structures. The proposed Severed Lot is currently vacant. Residential development would be permitted in compliance with Comprehensive Zoning By-law 2014-14.

Consent/Severance Application B/65/25/ML seeks to grant a right-of-way over the proposed Severed Lot in favour of the proposed Retained Lot.



Notice of Public Meeting
B/64/65/67/25/ML, ZBA-40/25, 8298 Lake Joseph Road Inc.

Consent/Severance Application B/67/25/ML seeks to grant a right-of-way over the proposed Retained Lot in favour of the proposed Severed Lot.

A concurrent Zoning By-law Amendment Application ZBA-40/25 has been submitted to rezone part of the subject lands from Waterfront Residential – Backlot (WR2) and Waterfront Residential – Highly Sensitive and/or Over Threshold Waterbody (WR4) to Environmental Protection (EP1, and part of the lands from Waterfront Residential – Backlot (WR2) and Open Space – Private (OS2) to Waterfront Residential – Highly Sensitive and/or Over Threshold Waterbody (WR4). ZBA-40/25 also seeks to permit the creation of the proposed new lot where existing zoning restricts the lands to their current configuration; to prohibit development of on-land buildings and structures within 98.4 feet of the identified lake trout spawning shoal; to permit additional cumulative dock width on the proposed Retained Lot; and to repeal three existing site-specific by-laws.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	3.20	Severance Requirements	Sever Lands in Compliance with Zoning Requirements	Create One New Lot	Permit the Proposed Severance and Permit the Existing Docks to Remain on the Retained Lot	Permit the Creation of a Lot Which Results in an Overage in Cumulative Dock Width on the Retained Lot
B	4.1.3 & 4.1.3.1	Minimum Lot Area and Frontage for Lands Zoned WR4	Existing Configuration/ Dimensions	Retained Lot: 731.6 ft. & 55.6 ac. Severed Lot: 380 ft. & 27.2 ac.	-	Create One New Lot
C	4.1.3 & 4.1.4	Front Yard Setback for Land-Based Buildings and Structures	Dependent Upon Building/ Structure	98.4 ft.	-	Require that all Land-Based Buildings and Structures be Setback a Minimum of 98.4 Feet from the Identified Spawning Shoal



Notice of Public Meeting
B/64/65/67/25/ML, ZBA-40/25, 8298 Lake Joseph Road Inc.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
D	Repeal By-law 2003-179	Minimum Lot Frontage and Area	1,100 ft. & 16 ac.	Repeal By-law 2003-179	-	Repeal By-law 2003-179 and Gain New Exemptions as Detailed Above
E	Repeal By-law 1997-146	Permitted Uses	Greenhouse Addition	Repeal By-law 1997-146	-	Repeal By-law 1997-146 and Gain New Exemptions as Detailed Above
F	Repeal By-law 1994-095	Permitted Uses	Greenhouse and Workshop Additions	Repeal By-law 1994-095	-	Repeal By-law 1994-095 and Gain New Exemptions as Detailed Above

A key map of the subject property, the applicant's consent and zoning sketches, 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: **Thursday, 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.

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.

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.

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.

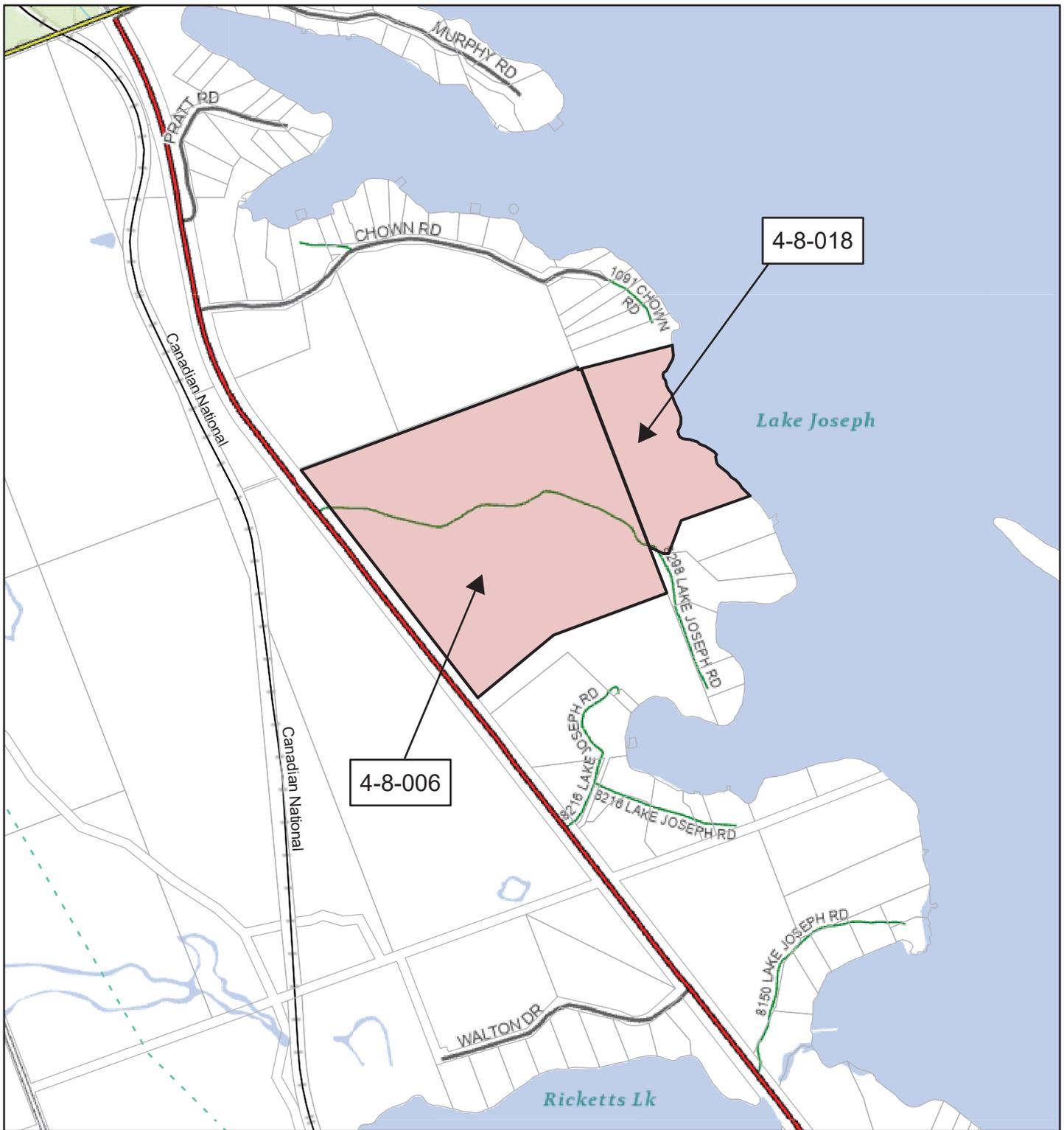
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 17th day of March, 2026.

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



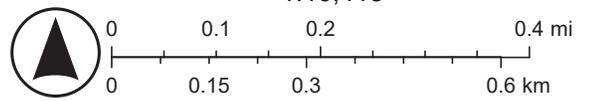
KEY MAP (B/64/65/67/25/ML, ZBA-40/25)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

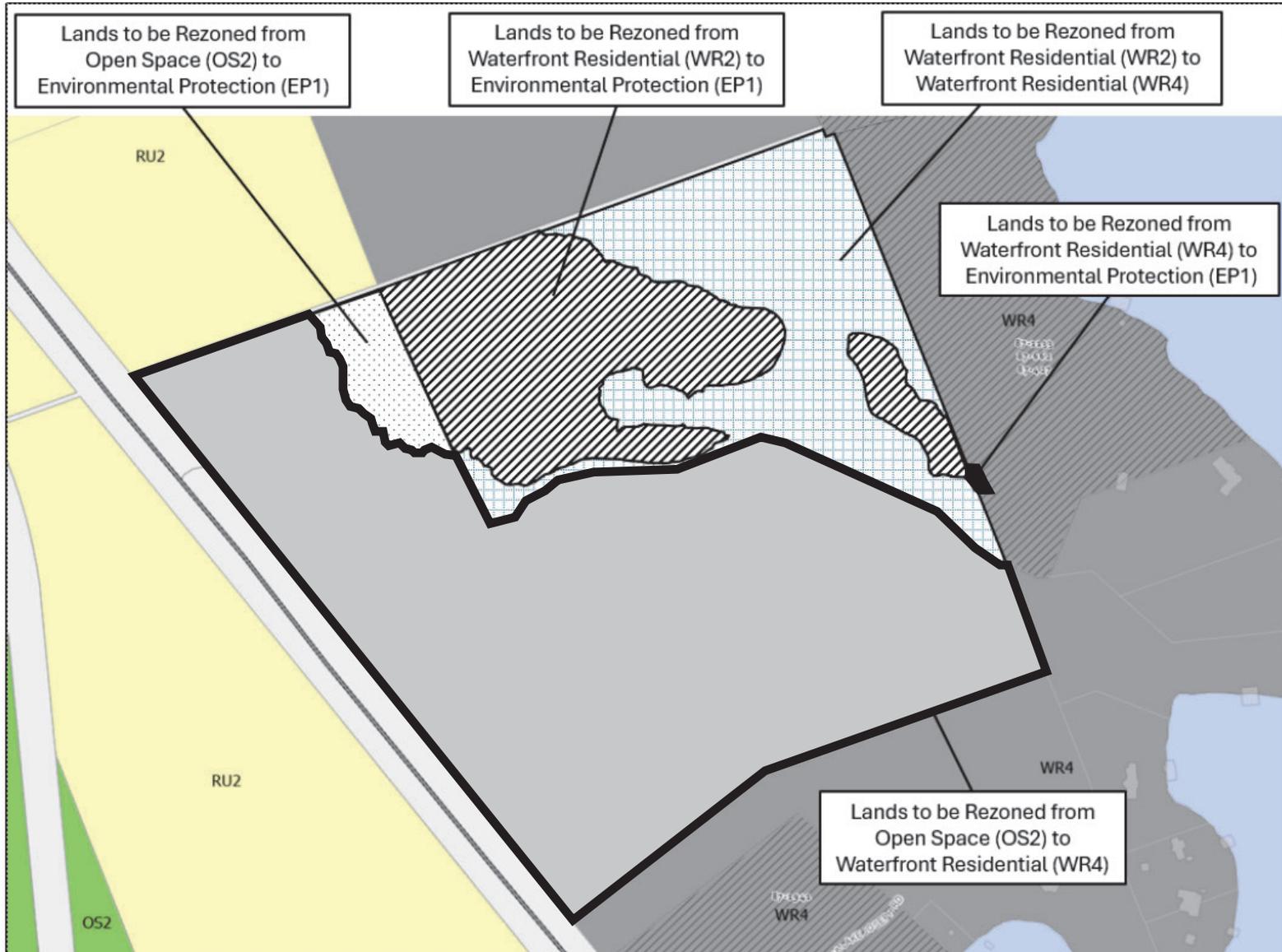
1:16,418

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



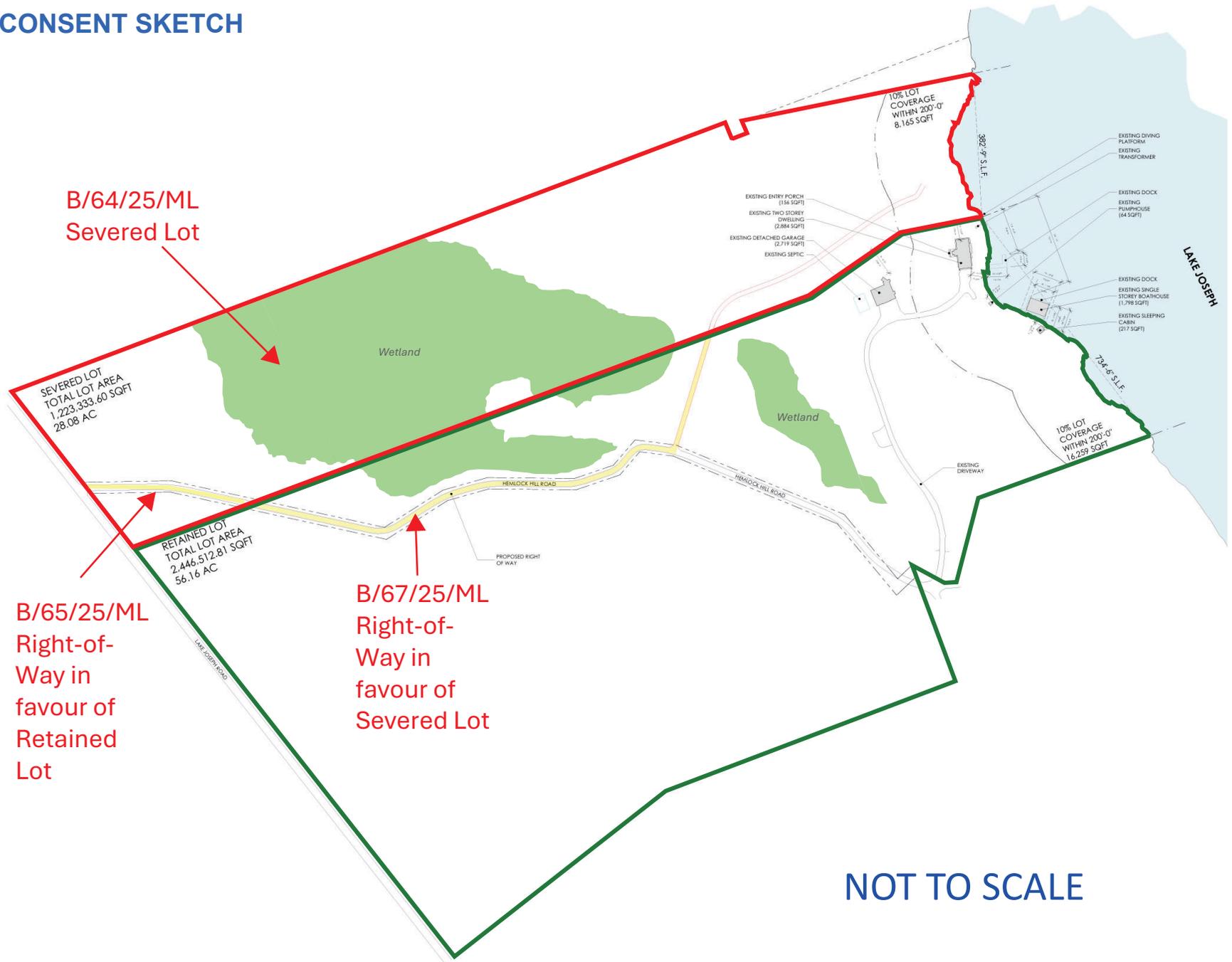
Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

ZONING SKETCH



NOT TO SCALE

CONSENT 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 19 of By-law 2014-14, as amended, is hereby further amended by rezoning part of the lands known as Part of Lots 3, 4, and 5, Concession 13, Parts 1 to 3, Plan 35R-9311, Part 1, Plan BR-1582 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX, as follows:
 - i) From Waterfront Residential – Backlot (WR2) to Environmental Protection (EP1), as shown hatched on Schedule II to By-law 2026-XXX;
 - ii) From Waterfront Residential – Highly Sensitive and/or Over Threshold Waterbodies (WR4) to Environmental Protection (EP1), as shown shaded on Schedule II to By-law 2026-XXX;
 - iii) From Waterfront Residential – Backlot (WR2) to Waterfront Residential – Highly Sensitive and/or Over Threshold Waterbodies (WR4), as shown crows-hatched on Schedule II to By-law 2026-XXX;
 - iv) From Open Space – Private (OS2) to Waterfront Residential – Highly Sensitive and/or Over Threshold Waterbodies (WR4), as shown with a thick border on Schedule II to By-law 2026-XXX; and
 - v) From Open Space – Private (OS2) to Environmental Protection (EP1), as shown speckled 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 of Lots 3, 4, and 5, Concession 13, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan BR-1582 and Parts 1 to 3, Plan 35R-3911, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Section 3.20 of Zoning By-law 2024-14, as amended, for those lands described above, docks on the Retained Lot in consent Application B/64/25/ML shall be permitted to remain, as shown in the location and extent on Schedule III to By-law 2026-XXX.
 - iii) Despite the provisions of Sections 4.1.3 and 4.1.3.1 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot area and frontage of the Retained and Severed Lots in Consent Application B/64/25/ML shall be as follows, as shown in the location and extent on Schedule IV to By-law 2026-XXX:

Severed Lot:

Minimum Frontage: 380 ft.
Minimum Lot Area: 27.1 ac.

Retained Lot:

Minimum Frontage: 731 ft.
Minimum Lot Area: 55.6 ac.

- iv) Despite the provisions of Sections 4.1.3 and 4.1.4 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum required setback for on-land development of buildings and structures from the identified lake trout spawning shoal shall be 98.4 feet, as shown in the location and extent on Schedule V to By-law 2026-XXX.
- 3. Schedules I, II, III, IV and V 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. REPEAL OF BY-LAWS
 - i. By-laws 2003-179, 1997-146 and 1994-095 of the Corporation of the Township of Muskoka Lakes are hereby repealed.
- 6. That this by-law shall come into force and take effect _____, 2026.

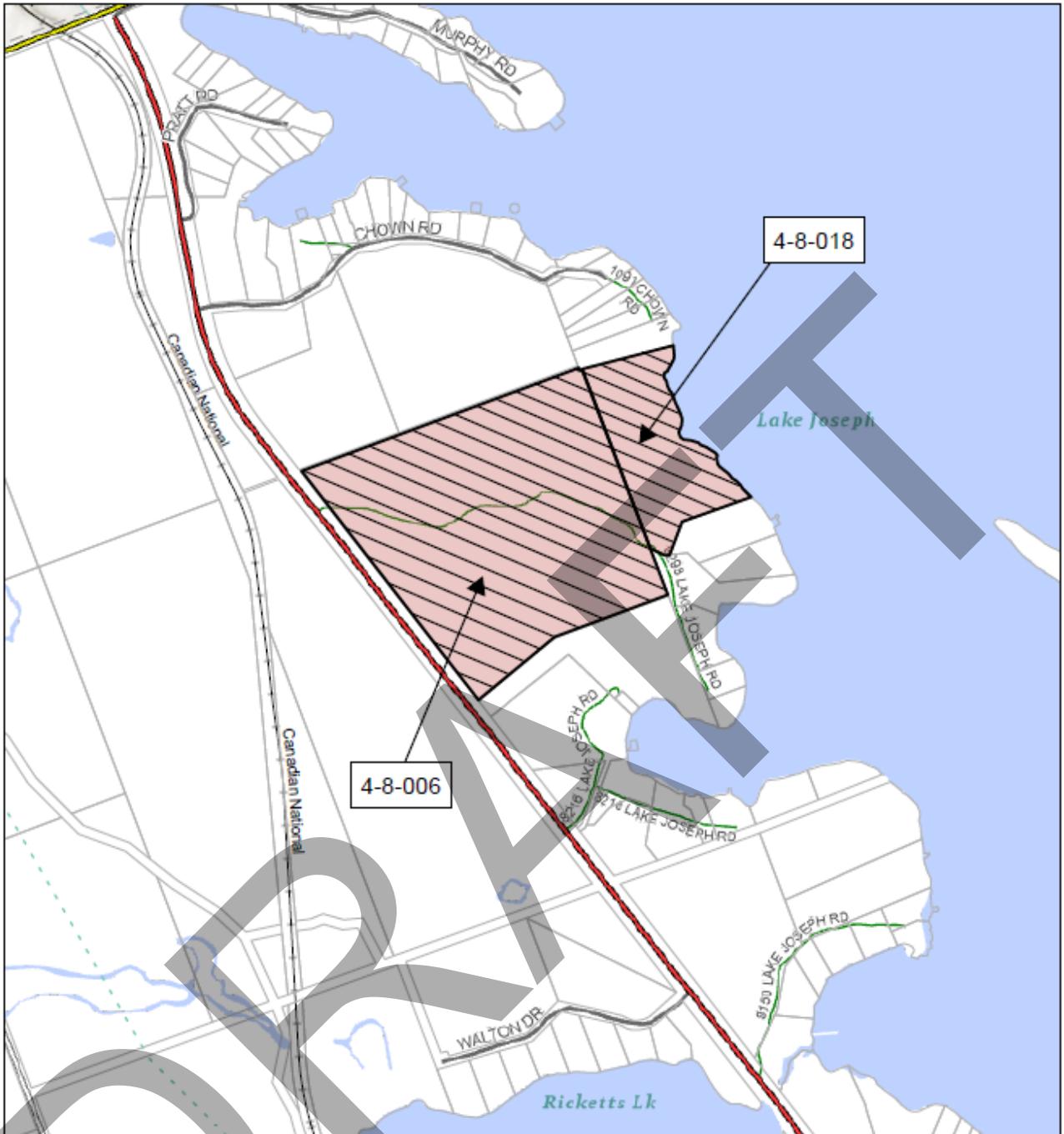
Read a **first, second and third time** and **finally passed** this ___th day of _____, 2026.

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

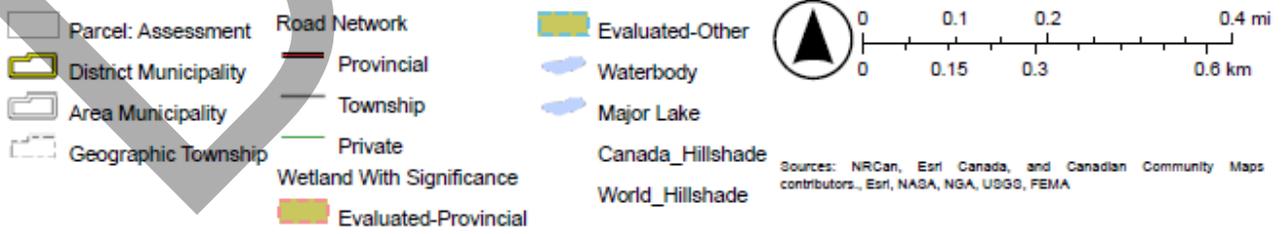
SCHEDULE I TO DRAFT BY-LAW 2026-XXX

KEY MAP (B/64/65/67/25/ML, ZBA-40/25)



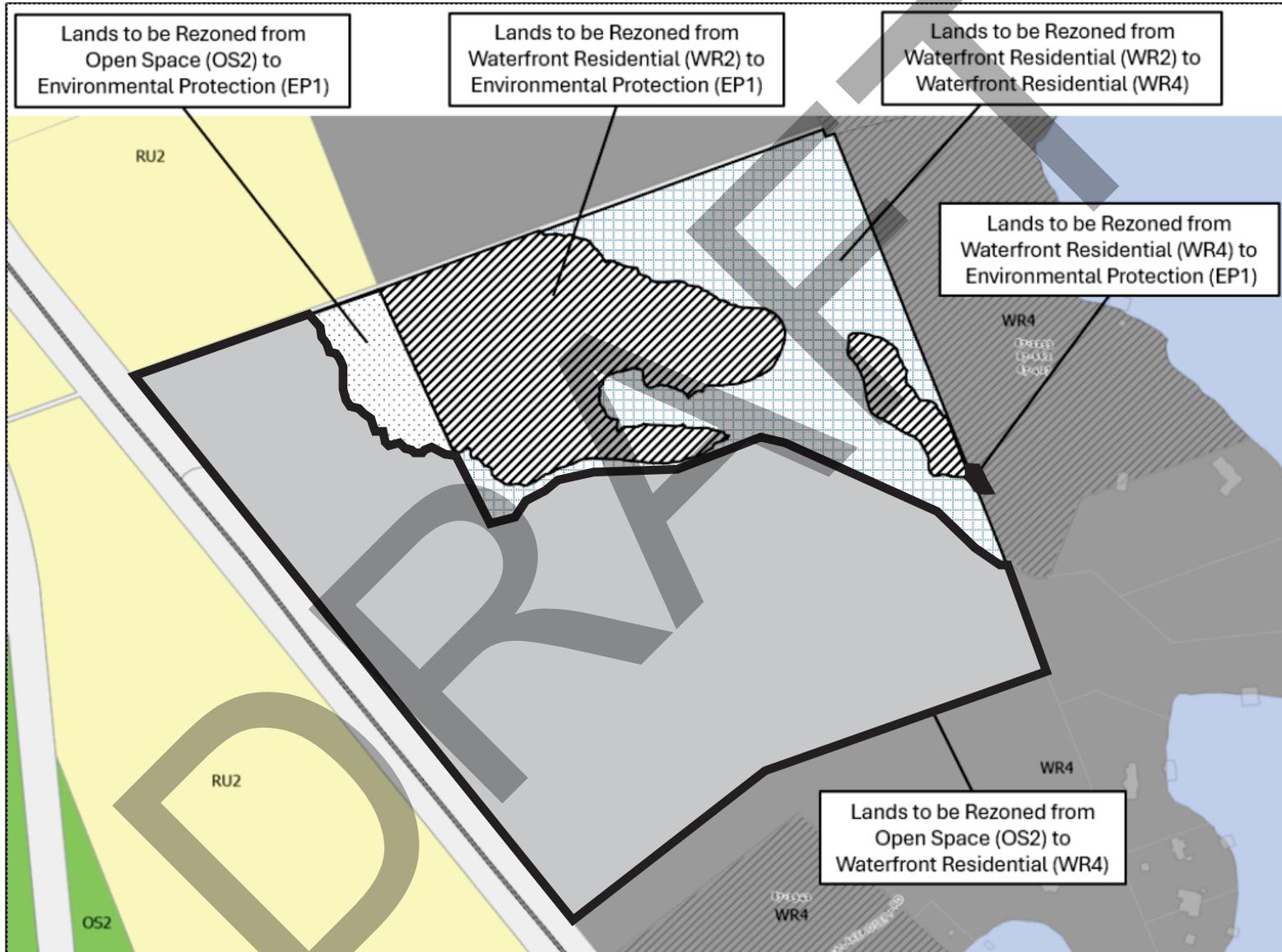
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:16,418



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

SCHEDULE II TO DRAFT BY-LAW 2026-XXX



NOT TO SCALE

SCHEDULE III TO DRAFT BY-LAW 2026-XXX

SEVERED LOT

- EXISTING ENTRY PORCH (156 SQFT)
- EXISTING TWO STOREY DWELLING (2,884 SQFT)
- EXISTING DETACHED GARAGE (2,719 SQFT)
- EXISTING SEPTIC

- EXISTING DOCK
- EXISTING PUMPHOUSE (64 SQFT)

10.2m

22.6m

LAKE JOSEPH

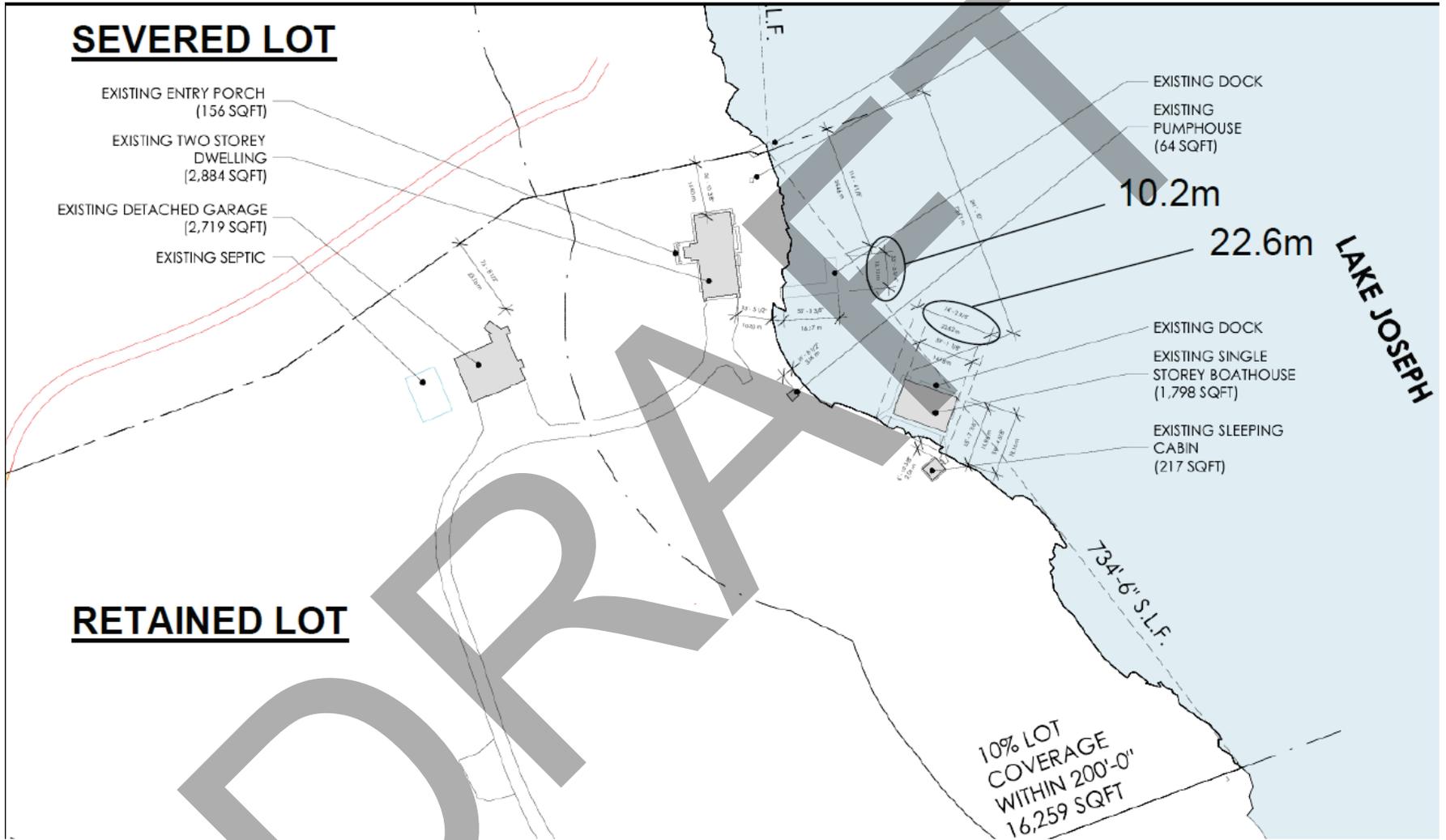
- EXISTING DOCK
- EXISTING SINGLE STOREY BOATHOUSE (1,798 SQFT)
- EXISTING SLEEPING CABIN (217 SQFT)

RETAINED LOT

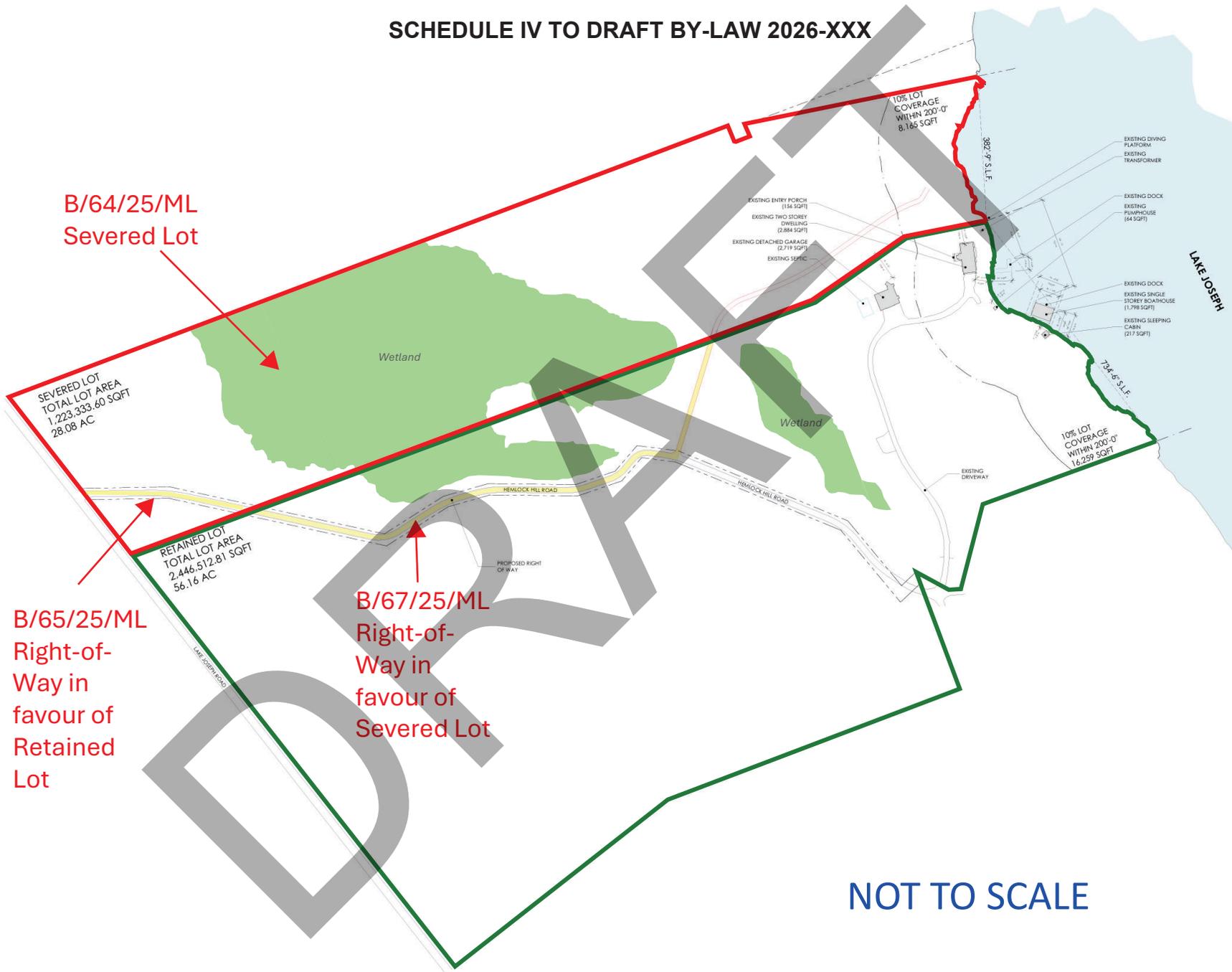
10% LOT COVERAGE WITHIN 200'-0" 16,259 SQFT

NOT TO SCALE

DRAFT



SCHEDULE IV TO DRAFT BY-LAW 2026-XXX



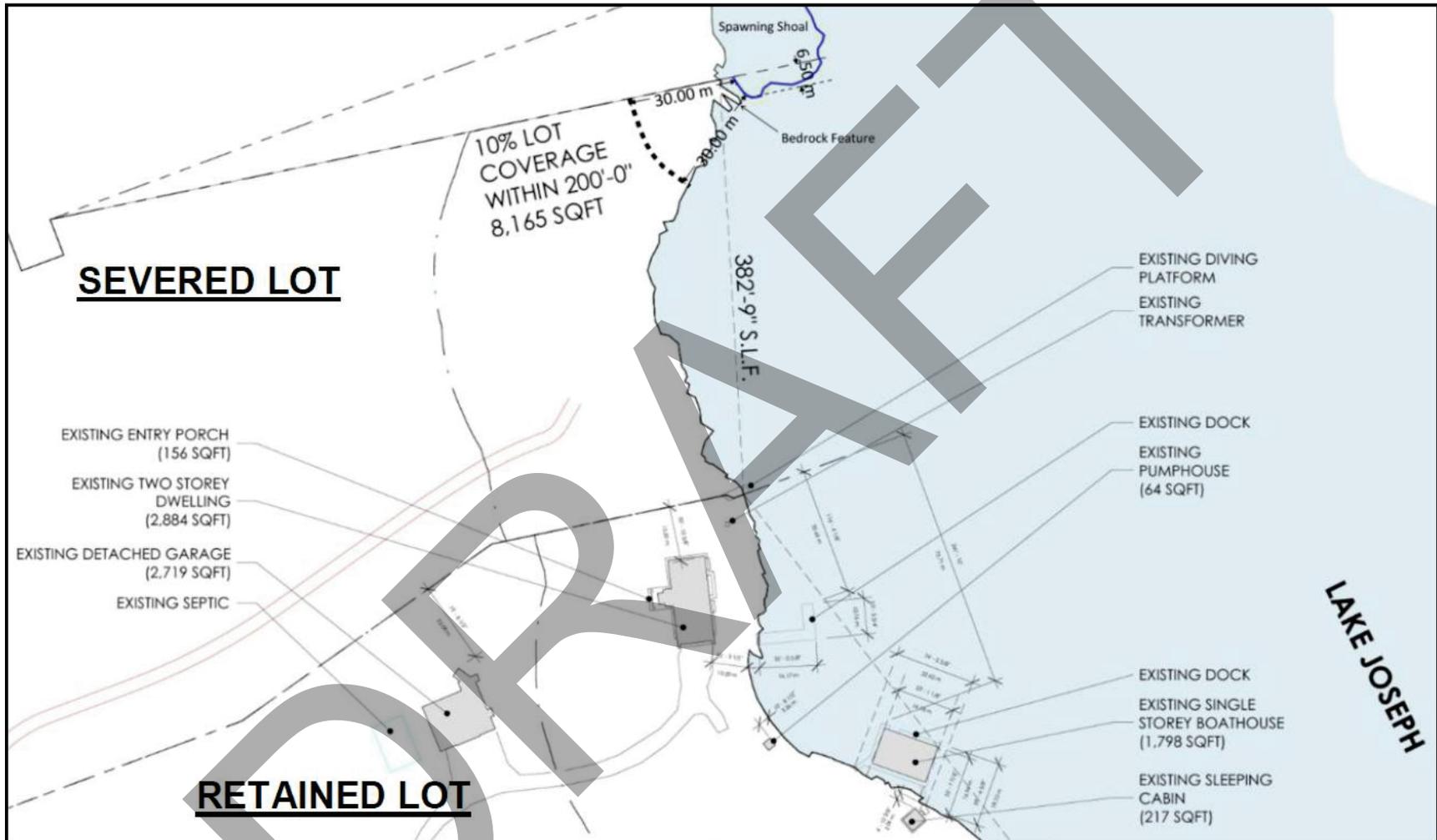
B/64/25/ML
Severed Lot

B/65/25/ML
Right-of-Way in favour of Retained Lot

B/67/25/ML
Right-of-Way in favour of Severed Lot

NOT TO SCALE

SCHEDULE V TO DRAFT BY-LAW 2026-XXX



NOT TO SCALE