



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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.: B/01-04/19/26/ML & ZBA-02/26**

**Roll No.'s: 4-2-021, 4-2-023 & 4-2-024**

**By-law: To Be Assigned**

<b>Owners:</b>	Carl Herrmann, Cynthia Marshall & Elizabeth Grant-Stipsits
<b>Address &amp; Description:</b>	<p><b>4-2-021:</b> 4454 Muskoka Road 169, Unit #2 Lot 13, Concession 7, Part 1, Plan 35R-9326, (Medora)</p> <p><b>4-2-023:</b> 4454 Muskoka Road 169, Unit #4 Part of Lots 12 and 13, Concession 7, Parts 1 to 8, Plan 35R-18369, Part 1, Plan 35R-21415, (Medora)</p> <p><b>4-2-024:</b> 4454 Muskoka Road 169, Unit #1 Part of Lot 12, Concession 7, Parts 2 to 4, Plan 35R-23031, (Medora)</p>
<b>Zoning:</b>	Waterfront Residential – Highly Sensitive or Over Threshold Lake (WR4) & Environmental Protection (EP1) Lake: Joseph (Category 1 Lake) Schedule: 27
<b>Meeting Date: Thursday, May, 14th, 2026 at 9:00 a.m.</b>	



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 Consent/Severance Applications B/01/02/03/04/19/26/ML have been submitted by Carl Herrmann, Cynthia Marshall and Elizabeth Grant-Stipsits for three lot additions and to grant two right-of-ways. The applications constitute reconfiguration of existing lot lines. No new lots are being created.

The purpose and effect of Consent Application #1 (B/01/26/ML) is to sever a portion of Retained Lot #1 (known municipally as 4454 Muskoka Road 169, Unit #2) and add it to the abutting property to the west (Benefitting Lot #1, known municipally as 4454 Muskoka Road 169, Unit #4). Severed Lot #1 currently contains a dwelling, sleeping cabin, single storey boathouse and docks, and accessory structures. Benefitting Lot #1 contains a dock and a single storey boathouse. Retained Lot #1 will contain a shed, a privy and a water tank. See Consent Sketch #1 for reference.



The purpose and effect of Consent Application #2 (B/02/26/ML) is to sever a portion of Retained Lot #2 (known municipally as 4454 Muskoka Road 169, Unit #4) and add it to the abutting property to the east (Benefitting Lot #2 known municipally as 4454 Muskoka Road 169, Unit #2). Severed Lot #2 is currently vacant. Benefitting Lot #2 currently contains a shed, a privy and a water tank. See Consent Sketch #2 for reference.

The purpose and effect of Consent Application #3 (B/03/26/ML) is to sever a portion of Retained Lot #3 (known municipally as 4454 Muskoka Road 169, Unit #4) and add it to an abutting lot to the west (Benefitting Lot #3, known municipally as 4454 Muskoka Road 169, Unit #1). Severed Lot #3 is currently vacant. Benefitting Lot #3 currently contains a dwelling, detached garage, shed, dock and single storey boathouse. See Consent Sketch #3 for reference.

Two rights-of-way are also proposed. The first right-of-way (B/04/26/ML) will grant right-of-way access for an existing driveway on 4454 Muskoka Road 169, Unit #4 (Resultant Lot 2) in favour of the neighbouring property to the east 4454 Muskoka Road 169 Unit #2 (Resultant Lot 3). The second right of way (B/19/26/ML) will grant right-of-way access for an existing driveways on 4454 Muskoka Road 169, Unit #4 (Resultant Lot 2) in favour of the neighbouring property to the west 4454 Muskoka Road 169, Unit #1 (Resultant Lot 1). See Consent Sketch #2 and #3 for Reference.

A Zoning By-law Amendment Application ZBA-02/26 has been submitted to recognize the overage of the resultant cumulative dock and single storey boathouse widths on Resultant Lot 2 (4454 Muskoka Road 169, Unit #4). ZBA-02/26 also proposes to recognize the resultant frontages and areas of Resultant Lots 1,2 and 3.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.7 & 4.1.7.12 a)	Maximum Permitted Cumulative Dock Width	75 ft./25%			Recognize Overage in Cumulative Dock Width on Resultant Lot 2, As Shown on Schedule II to the Draft By-law
B	4.1.7 & 4.1.7.12 a) & b)	Maximum Permitted Cumulative Single Storey Boathouse Width	51.8 ft./61%			Recognize Overage in Cumulative Dock Width on Resultant Lot 2, As Shown on Schedule II to the Draft By-law
B	4.1.3 & 4.1.3.1	Minimum Lot Frontage and Area in the Waterfront Residential -	Existing Frontage and Area			Reconfigured Lot Frontage and Area as Shown on Schedule II



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
		Highly Sensitive or Over Threshold Lake (WR4) Zone				

A key map of the subject property, the applicant's site plan and any drawing, 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](mailto: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 these applications, please submit comments to [planning@muskokalakes.ca](mailto: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: **May 7, 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.

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### **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](http://www.muskokalakes.ca/speaking-at-a-meeting)

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### **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](http://www.muskokalakes.ca)

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**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.

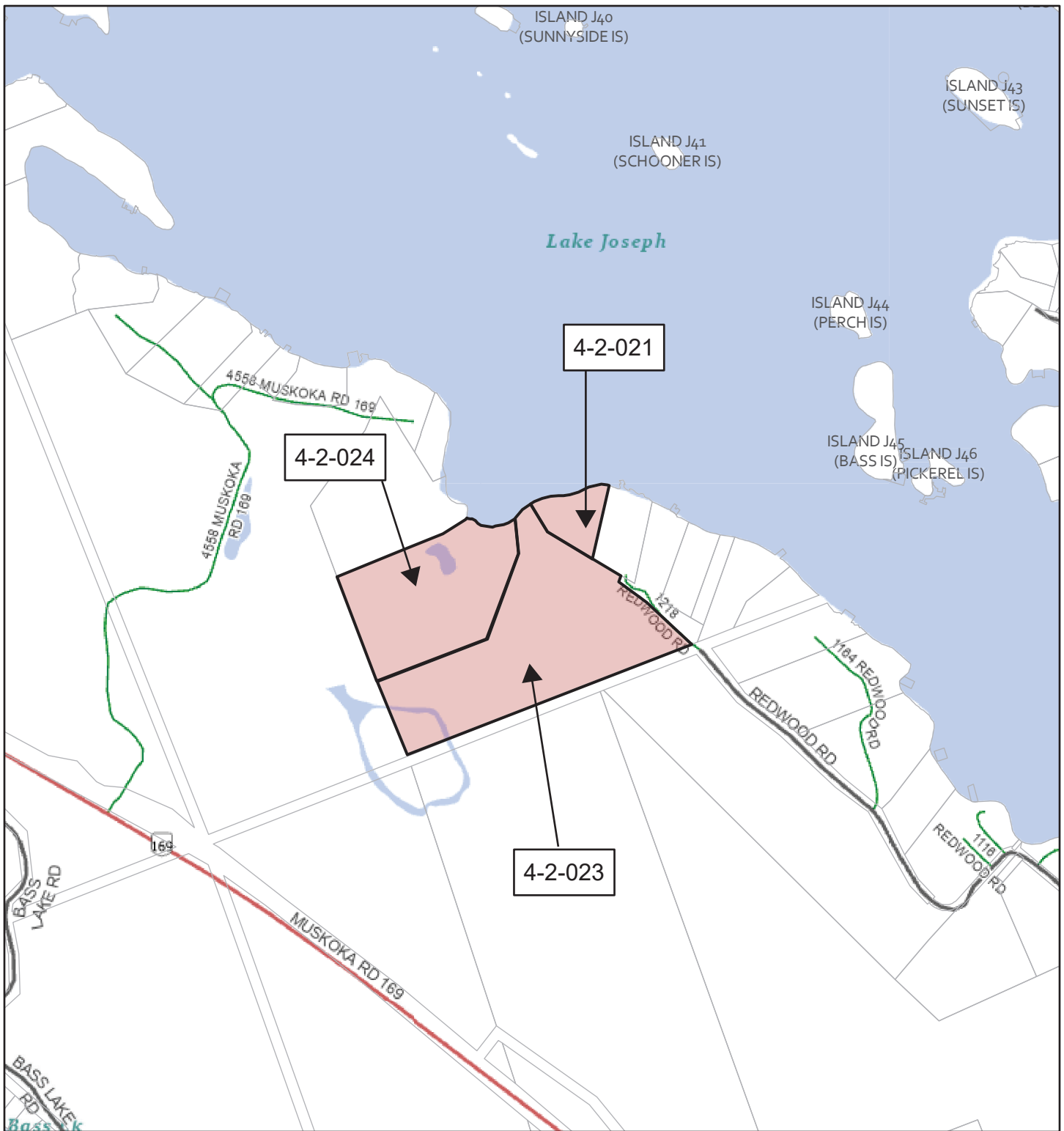
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 24th day of April, 2026.

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















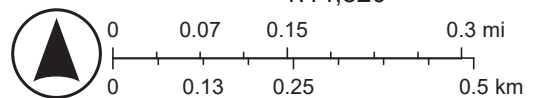
# KEY MAP



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

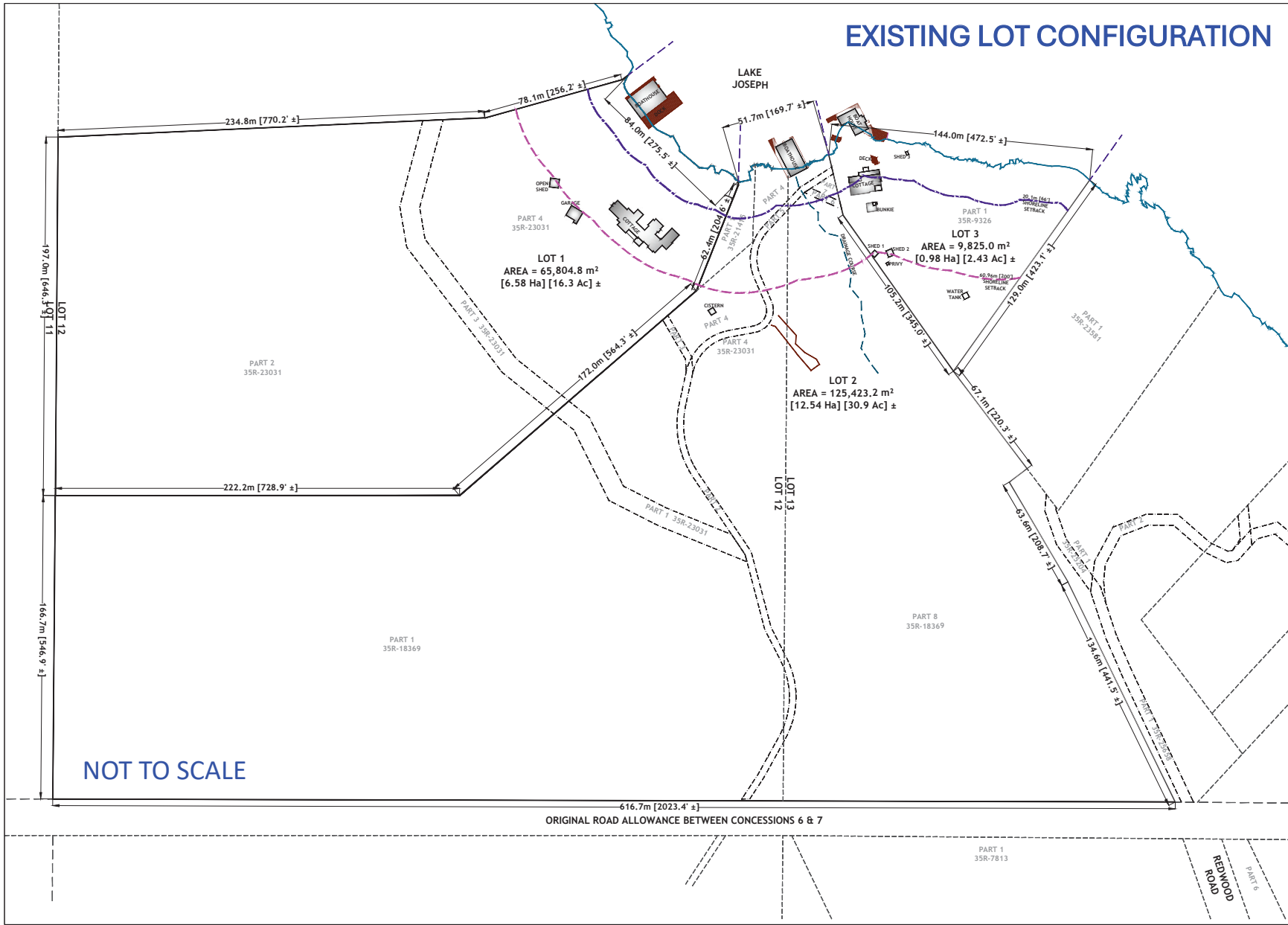
1:14,820

-  Parcel: Assessment
-  District Municipality
-  Area Municipality
-  Geographic Township
-  Road Network
-  District
-  Township
-  Private
-  Waterbody
-  Major Lake
-  Canada\_Hillshade
-  World\_Hillshade



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

# EXISTING LOT CONFIGURATION



NOT TO SCALE

## EXISTING LOT CONFIGURATION

PART OF LOTS 12 & 13, CONCESSION 7  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

STIPSITS & HERRMANN

**LOT 1**  
AREA = 65,804.8m<sup>2</sup> [6.58 Ha] [16.3 Ac] ±  
AREA WITHIN 60.96m [200'] = 7,166.6m<sup>2</sup> [0.71 Ha] [1.77 Ac] ±

**EXISTING DEVELOPMENT INFORMATION**  
COTTAGE = 404.5m<sup>2</sup> [4,353.5 ft<sup>2</sup>]  
GARAGE = 47.6m<sup>2</sup> [512.4 ft<sup>2</sup>]  
SHED = 23.8m<sup>2</sup> [256.2 ft<sup>2</sup>]  
BOATHOUSE = 245.3m<sup>2</sup> [2,640.4 ft<sup>2</sup>]  
DOCKS = 180.2m<sup>2</sup> [1,939.7 ft<sup>2</sup>]

**LOT 2**  
AREA = 125,423.2m<sup>2</sup> [12.54 Ha] [30.9 Ac] ±  
AREA WITHIN 60.96m [200'] = 4,496.2m<sup>2</sup> [0.44 Ha] [1.11 Ac] ±

**EXISTING DEVELOPMENT INFORMATION**  
BOATHOUSE = 183.9m<sup>2</sup> [1,979.5 ft<sup>2</sup>]  
DOCKS = 70.3m<sup>2</sup> [756.8 ft<sup>2</sup>]

**LOT 3**  
AREA = 9,825.0m<sup>2</sup> [0.98 Ha] [2.43 Ac] ±  
AREA WITHIN 60.96m [200'] = 7,602.9m<sup>2</sup> [0.76 Ha] [1.87 Ac] ±

**EXISTING DEVELOPMENT INFORMATION**  
COTTAGE = 189.5m<sup>2</sup> [2,039.8 ft<sup>2</sup>]  
BUNKIE = 25.1m<sup>2</sup> [270.2 ft<sup>2</sup>]  
SHED 1 = 8.1m<sup>2</sup> [87.2 ft<sup>2</sup>]  
SHED 2 = 12.6m<sup>2</sup> [135.6 ft<sup>2</sup>]  
PRIVY = 1.6m<sup>2</sup> [17.2 ft<sup>2</sup>]  
SHED 3 = 2.3m<sup>2</sup> [24.8 ft<sup>2</sup>]  
DECK = 10.2m<sup>2</sup> [109.8 ft<sup>2</sup>]  
BOATHOUSE = 124.3m<sup>2</sup> [1,338.0 ft<sup>2</sup>]  
DOCKS = 120.1m<sup>2</sup> [1,292.7 ft<sup>2</sup>]

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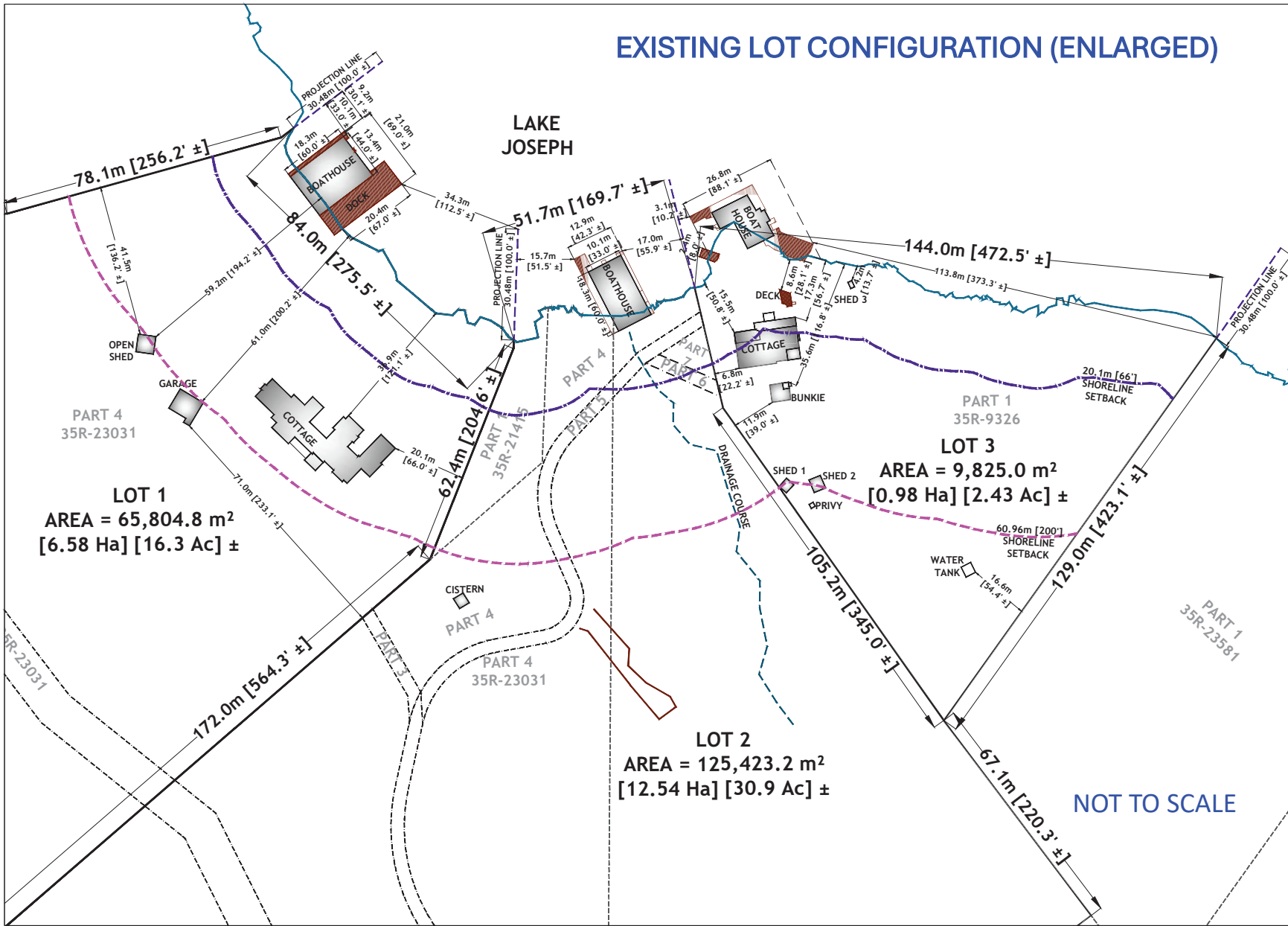


SCALE	PROJECT NO.	DATE	BY
1 : 2 000	168600	APRIL 21, 2026	JT

NO.	DATE	REVISIONS	BY
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BASE MAP SOURCE:  
COOTE, HILEY, JEMMETT LIMITED -  
NOVEMBER 2025

# EXISTING LOT CONFIGURATION (ENLARGED)



**EXISTING LOT CONFIGURATION ENLARGEMENT**  
 PART OF LOTS 12 & 13, CONCESSION 7  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

**STIPSITS & HERRMANN**

**LOT 1**  
 AREA = 65,804.8m<sup>2</sup> [6.58 Ha] [16.3 Ac] ±

AREA WITHIN 60.96m [200'] = 7,166.6m<sup>2</sup> [0.71 Ha] [1.77 Ac] ±

**EXISTING DEVELOPMENT INFORMATION**  
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 DOCKS = 180.2m<sup>2</sup> [1,939.7 ft<sup>2</sup>]

**LOT 2**  
 AREA = 125,423.2m<sup>2</sup> [12.54 Ha] [30.9 Ac] ±

AREA WITHIN 60.96m [200'] = 4,496.2m<sup>2</sup> [0.44 Ha] [1.11 Ac] ±

**EXISTING DEVELOPMENT INFORMATION**  
 BOATHOUSE = 183.9m<sup>2</sup> [1,979.5 ft<sup>2</sup>]  
 DOCKS = 70.3m<sup>2</sup> [756.8 ft<sup>2</sup>]

**LOT 3**  
 AREA = 9,825.0m<sup>2</sup> [0.98 Ha] [2.43 Ac] ±

AREA WITHIN 60.96m [200'] = 7,602.9m<sup>2</sup> [0.76 Ha] [1.87 Ac] ±

**EXISTING DEVELOPMENT INFORMATION**  
 COTTAGE = 189.5m<sup>2</sup> [2,039.8 ft<sup>2</sup>]  
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 SHED 3 = 2.3m<sup>2</sup> [24.8 ft<sup>2</sup>]  
 DECK = 10.2m<sup>2</sup> [109.8 ft<sup>2</sup>]  
 DOCK = 11.6m<sup>2</sup> [124.9 ft<sup>2</sup>]  
 BOATHOUSE = 124.3m<sup>2</sup> [1,338.0 ft<sup>2</sup>]  
 DOCKS = 120.1m<sup>2</sup> [1,292.7 ft<sup>2</sup>]

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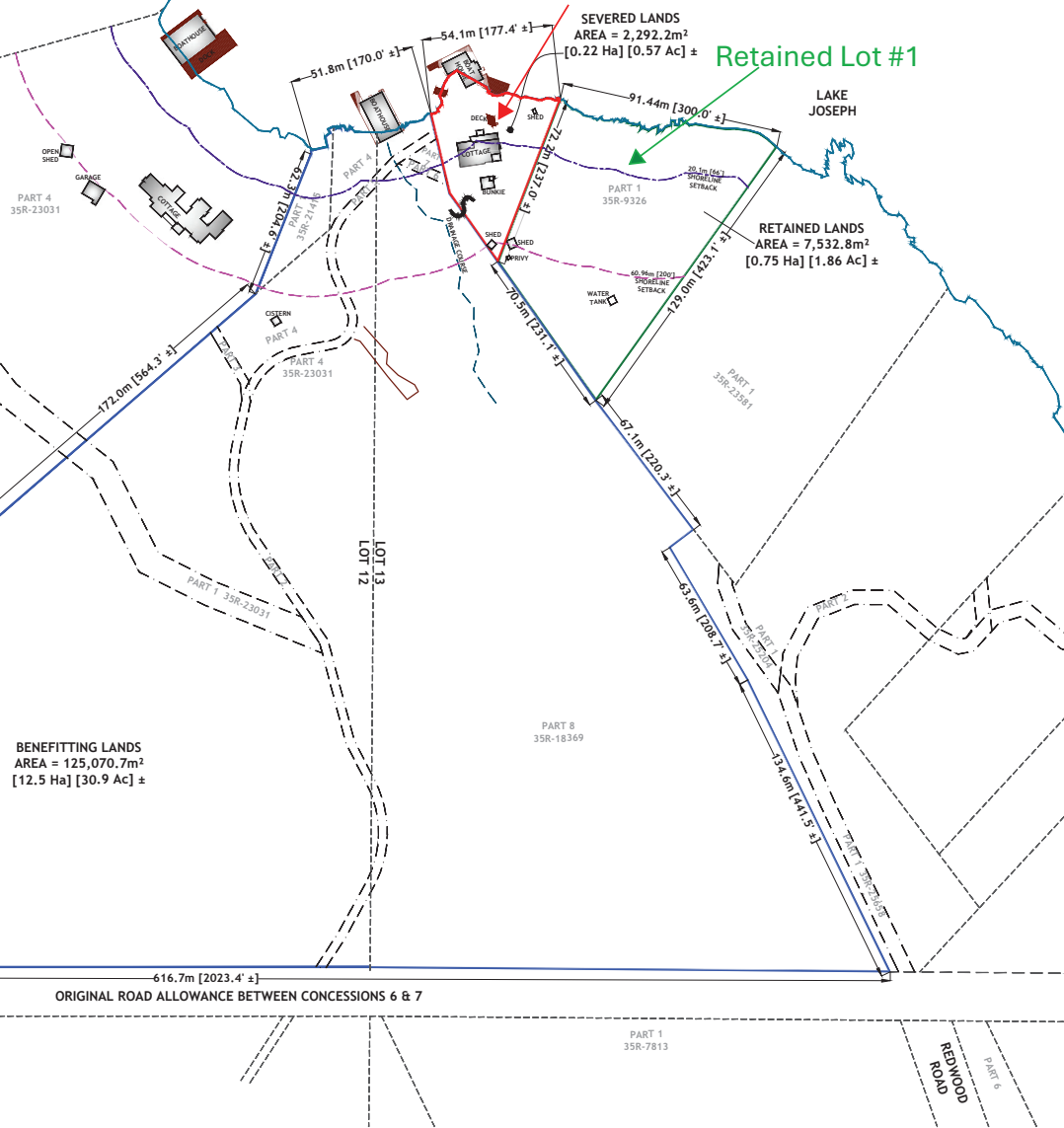
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# CONSENT APPLICATION #1

**B/01/26/ML - Severed Lot #1**

**Retained Lot #1**



**CONSENT - APPLICATION 1**  
 PART OF LOTS 12 & 13, CONCESSION 7  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 STIPSITS & HERRMANN

PART 2  
35R-23031

PART 4  
35R-23031

PART 1  
35R-9326

RETAINED LANDS  
 AREA = 7,532.8m<sup>2</sup>  
 [0.75 Ha] [1.86 Ac] ±

222.2m [728.9' ±]

BENEFITING LANDS  
 AREA = 125,070.7m<sup>2</sup>  
 [12.5 Ha] [30.9 Ac] ±

PART 8  
35R-18369

616.7m [2023.4' ±]

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 & 7

PART 1  
35R-7813

REDWOOD  
 ROAD  
 PART 6

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BASE MAP SOURCE:  
 COOTE, HILEY, JEMMETT LIMITED -  
 NOVEMBER 2025



# CONSENT APPLICATION #3

**B/03/26/ML - Severed Lot #3**  
 SEVERED LANDS  
 AREA = 271.9m<sup>2</sup>  
 [0.02 Ha] [0.07 Ac] ±

**BENEFITTING LANDS**  
 AREA = 65,808.0m<sup>2</sup>  
 [6.58 Ha] [16.3 Ac] ±

**Retained Lot #3**

**B/19/26/ML  
 Right-of-Way #2**  
 RETAINED LANDS  
 AREA = 106,963.8 m<sup>2</sup>  
 [10.69 Ha] [26.4 Ac] ±

NOT TO SCALE

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 & 7

**CONSENT - APPLICATION 3**  
 PART OF LOTS 12 & 13, CONCESSION 7  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 STIPSITS & HERRMANN

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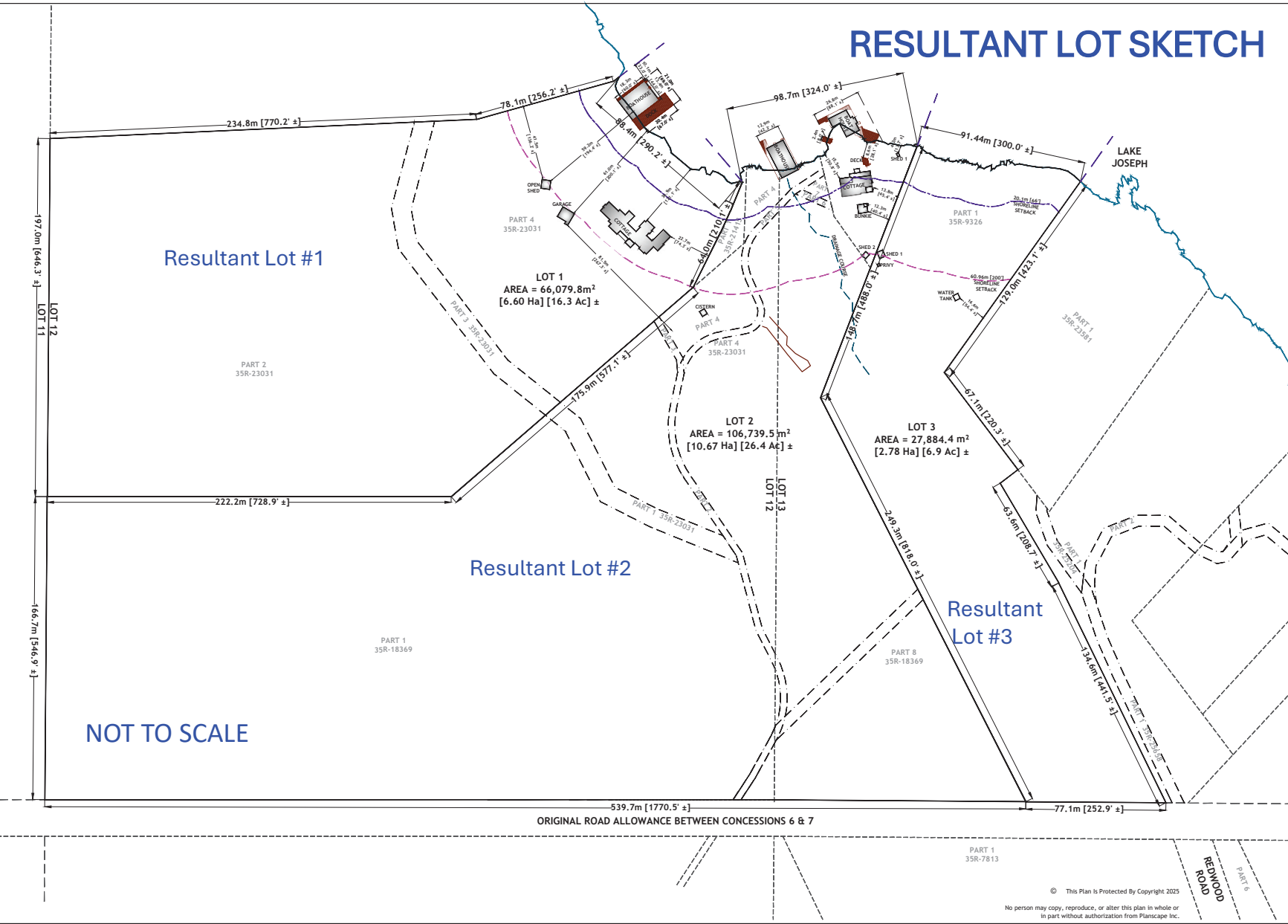


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 NOVEMBER 2025

# RESULTANT LOT SKETCH



## RESULTANT LOT SKETCH

PART OF LOTS 12 & 13, CONCESSION 7  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

STIPSITS & HERRMANN

**LOT 1**  
AREA = 66,079.8m<sup>2</sup> [6.60 Ha] [16.3 Ac] ±  
AREA WITHIN 60.96m [200'] = 7,433.5m<sup>2</sup> [0.74 Ha] [1.83 Ac]±

**DEVELOPMENT INFORMATION**  
COTTAGE = 404.5m<sup>2</sup> [4,353.5 ft<sup>2</sup>]  
GARAGE = 47.6m<sup>2</sup> [512.4 ft<sup>2</sup>]  
OPEN SHED = 23.8m<sup>2</sup> [256.2 ft<sup>2</sup>]  
BOATHOUSE = 245.3m<sup>2</sup> [2,640.4 ft<sup>2</sup>]

**COVERAGE - TOTAL LOT**  
= 721.2m<sup>2</sup> / 66,079.8m<sup>2</sup> \*100 = 1.09%  
**COVERAGE - WITHIN 60.96m**  
= 653.8m<sup>2</sup> / 7,433.5m<sup>2</sup> \*100 = 8.79%

**LOT 2**  
AREA = 106,739.5m<sup>2</sup> [10.67 Ha] [26.4 Ac] ±  
AREA WITHIN 60.96m [200'] = 6,489.4m<sup>2</sup> [0.64 Ha] [1.60 Ac]±

**DEVELOPMENT INFORMATION**  
COTTAGE = 189.5m<sup>2</sup> [2,039.8 ft<sup>2</sup>]  
BUNKIE = 25.1m<sup>2</sup> [270.2 ft<sup>2</sup>]  
SHED = 8.1m<sup>2</sup> [87.2 ft<sup>2</sup>]  
BOATHOUSE = 183.9m<sup>2</sup> [1,979.5 ft<sup>2</sup>]  
BOATHOUSE = 124.3m<sup>2</sup> [1,338.0 ft<sup>2</sup>]

**COVERAGE - TOTAL LOT**  
= 533.2m<sup>2</sup> / 106,739.5m<sup>2</sup> \*100 = 0.49%  
**COVERAGE - WITHIN 60.96m**  
= 527.1m<sup>2</sup> / 6,489.4m<sup>2</sup> \*100 = 8.12%

**LOT 3**  
AREA = 27,884.9m<sup>2</sup> [2.78 Ha] [6.90 Ac] ±  
AREA WITHIN 60.96m [200'] = 5,341.9m<sup>2</sup> [0.53 Ha] [1.32 Ac]±

**EXISTING DEVELOPMENT INFORMATION**  
SHED 1 = 12.6m<sup>2</sup> [135.6 ft<sup>2</sup>]  
PRIVY = 1.6m<sup>2</sup> [17.2 ft<sup>2</sup>]



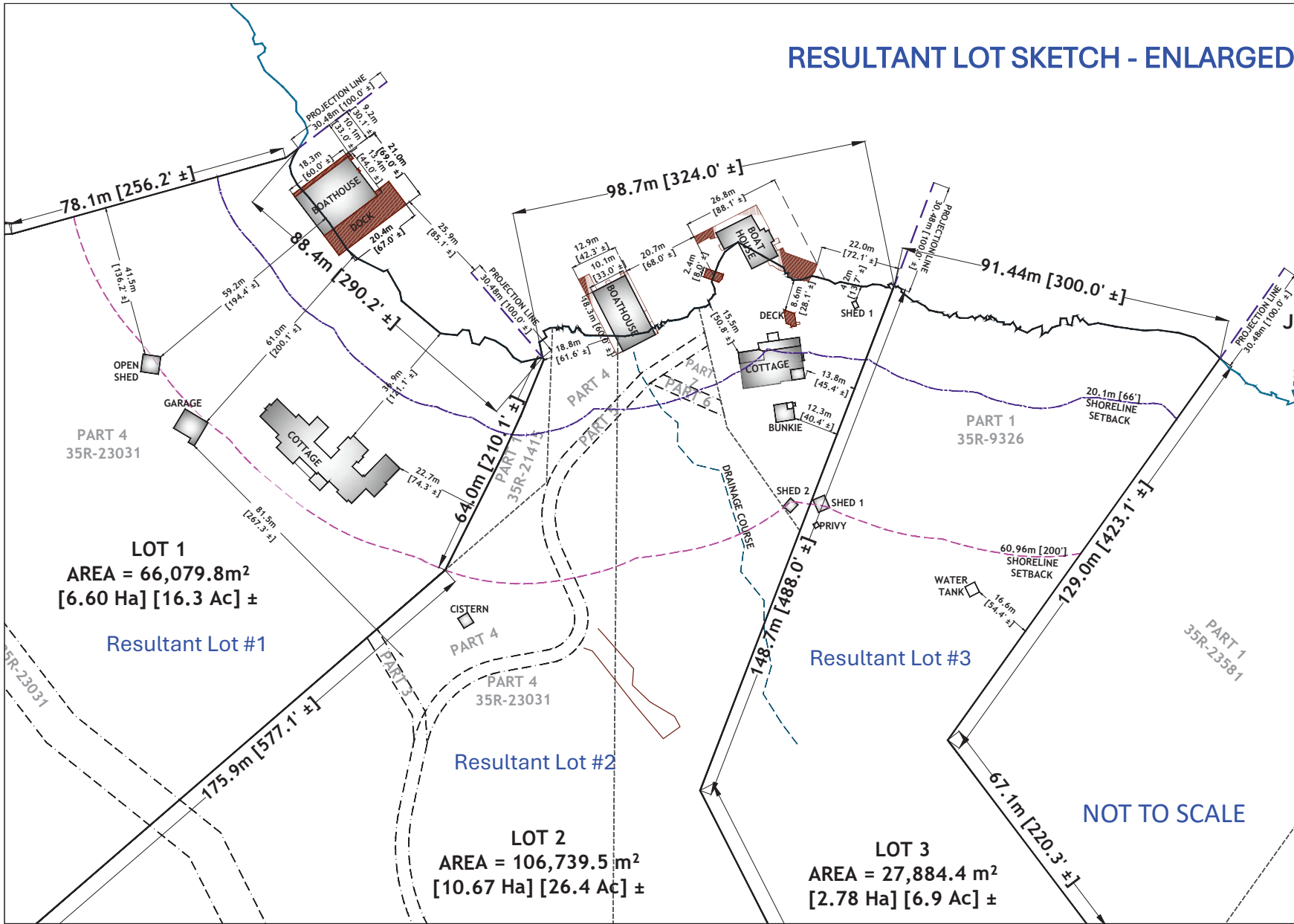
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**BASE MAP SOURCE:**  
COOTE, HILEY, JEMMETT LIMITED -  
NOVEMBER 2025

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# RESULTANT LOT SKETCH - ENLARGED



**RESULTANT LOT SKETCH ENLARGEMENT**  
 PART OF LOTS 12 & 13, CONCESSION 7  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

**STIPSITS & HERRMANN**

**LOT 1**  
 AREA = 66,079.8m<sup>2</sup> [6.60 Ha] [16.3 Ac] ±  
 AREA WITHIN 60.96m [200'] = 7,433.5m<sup>2</sup> [0.74 Ha] [1.83 Ac]±

**DEVELOPMENT INFORMATION**  
 COTTAGE = 404.5m<sup>2</sup> [4,353.5 ft<sup>2</sup>]  
 GARAGE = 47.6m<sup>2</sup> [512.4 ft<sup>2</sup>]  
 OPEN SHED = 23.8m<sup>2</sup> [256.2 ft<sup>2</sup>]  
 BOATHOUSE = 245.3m<sup>2</sup> [2,640.4 ft<sup>2</sup>]

**COVERAGE - TOTAL LOT**  
 = 721.2m<sup>2</sup> / 66,079.8m<sup>2</sup> \*100 = 1.09%

**COVERAGE - WITHIN 60.96m**  
 = 653.8m<sup>2</sup> / 7,433.5m<sup>2</sup> \*100 = 8.79%

**LOT 2**  
 AREA = 106,739.5m<sup>2</sup> [10.67 Ha] [26.4 Ac] ±

**AREA WITHIN 60.96m [200']** = 6,489.4m<sup>2</sup> [0.64 Ha] [1.60 Ac]±

**DEVELOPMENT INFORMATION**  
 COTTAGE = 189.5m<sup>2</sup> [2,039.8 ft<sup>2</sup>]  
 BUNKIE = 25.1m<sup>2</sup> [270.2 ft<sup>2</sup>]  
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 SHED = 2.3m<sup>2</sup> [24.8 ft<sup>2</sup>]  
 BOATHOUSE = 183.9m<sup>2</sup> [1,979.5 ft<sup>2</sup>]  
 BOATHOUSE = 124.3m<sup>2</sup> [1,338.0 ft<sup>2</sup>]

**COVERAGE - TOTAL LOT**  
 = 533.2m<sup>2</sup> / 106,739.5m<sup>2</sup> \*100 = 0.49%

**COVERAGE - WITHIN 60.96m**  
 = 527.1m<sup>2</sup> / 6,489.4m<sup>2</sup> \*100 = 8.12%

**LOT 3**  
 AREA = 27,884.9m<sup>2</sup> [2.78 Ha] [6.90 Ac] ±

**AREA WITHIN 60.96m [200']** = 5,341.9m<sup>2</sup> [0.53 Ha] [1.32 Ac]±

**EXISTING DEVELOPMENT INFORMATION**  
 SHED 1 = 12.6m<sup>2</sup> [135.6 ft<sup>2</sup>]  
 PRIVY = 1.6m<sup>2</sup> [17.2 ft<sup>2</sup>]

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SCALE	PROJECT NO.	DATE	BY
1 : 1 000	168600	APRIL 21, 2026	JT

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			

BASE MAP SOURCE:  
 COOTE, HILEY, JEMMETT LIMITED -  
 NOVEMBER 2025

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 13, Concession 7, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-9326, as shown hatched on Schedule I to By-law 2026-XXX; and,  
  
Part of Lots 12 and 13, Concession 7, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1 to 8, Plan 35R-18369, Part 1, Plan 35R-21415, as shown hatched on Schedule I to By-law 2026-XXX; and,  
  
Part of Lot 12, Concession 7, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 2 to 4, Plan 35R-263031, as shown hatched on Schedule I to By-law 2026-XXX.
  - ii) Despite the provisions of Sections 4.1.7 and 4.1.7.12 a) of Zoning By-law 2014-14, as amended, for those lands described above, docks on Resultant Lot #2 in Consent Applications B/01/02/03/04/19/26/ML, shall be permitted to remain in the location and extent as shown on Schedule II to By-law 2026-XXX.
  - iii) Despite the provisions of Sections 4.1.7 and 4.1.7.12 a) and c) of Zoning By-law 2014-14, as amended, for those lands described above, single storey boathouses on Resultant Lot #2 in Consent Applications B/01/02/03/04/19/26/ML, shall be permitted to remain in the location and extent as shown on Schedule II to By-law 2026-XXX.
  - iv) Despite the provisions of Section 4.1.3 and 4.1.3.1 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot dimensions of the Resultant Lots in Consent Applications B/01/02/03/04/19/26/ML, as shown on Schedule II to By-law 2026-XXX, shall be as follows:

Resultant Lot 1:  
Frontage: 291 feet  
Area: 16.3 acres

Resultant Lot 2:  
Frontage: 324 feet  
Area: 26.4 acres

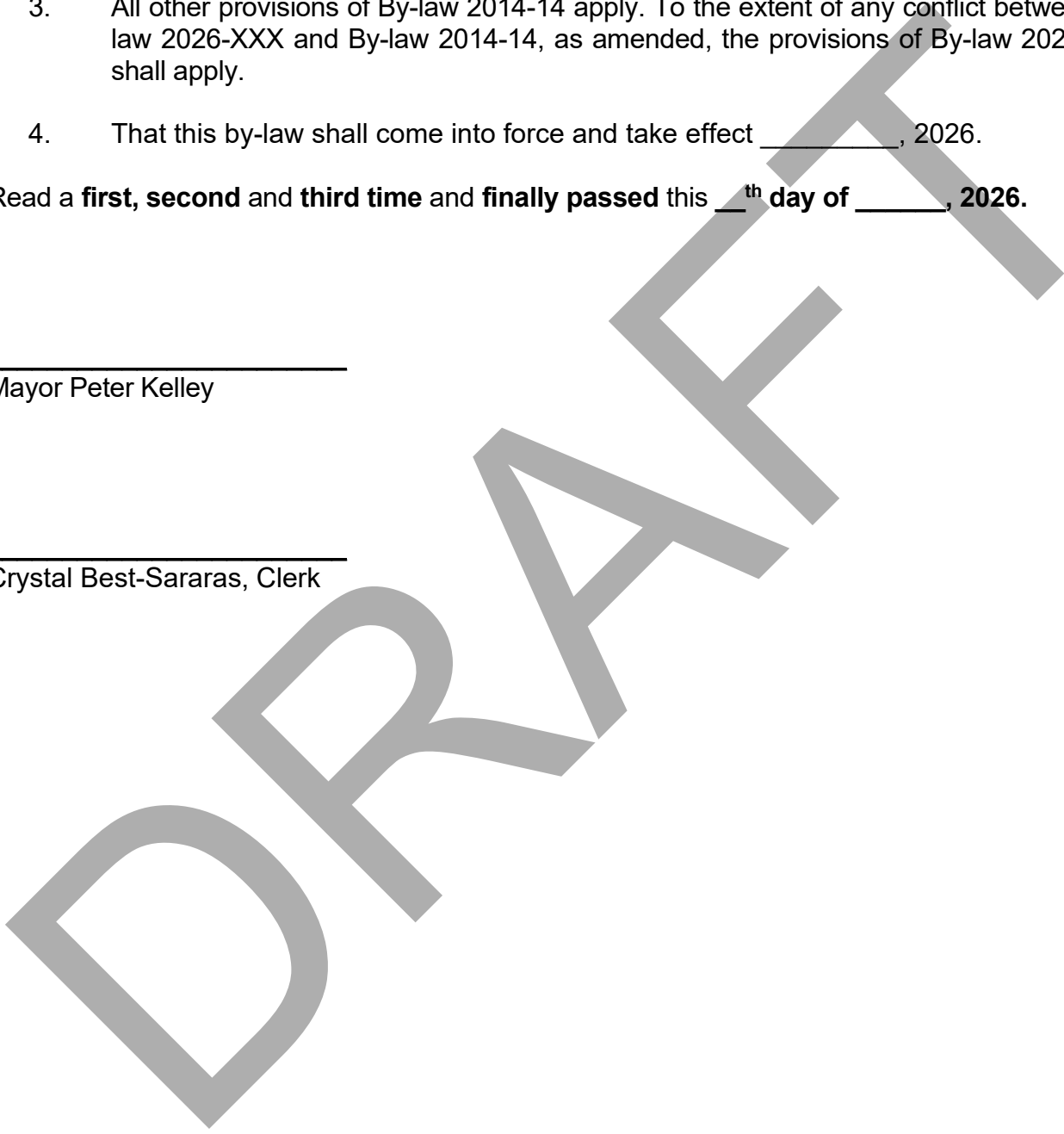
Resultant Lot 3:  
Frontage: 300 feet  
Area: 6.9 acres

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.

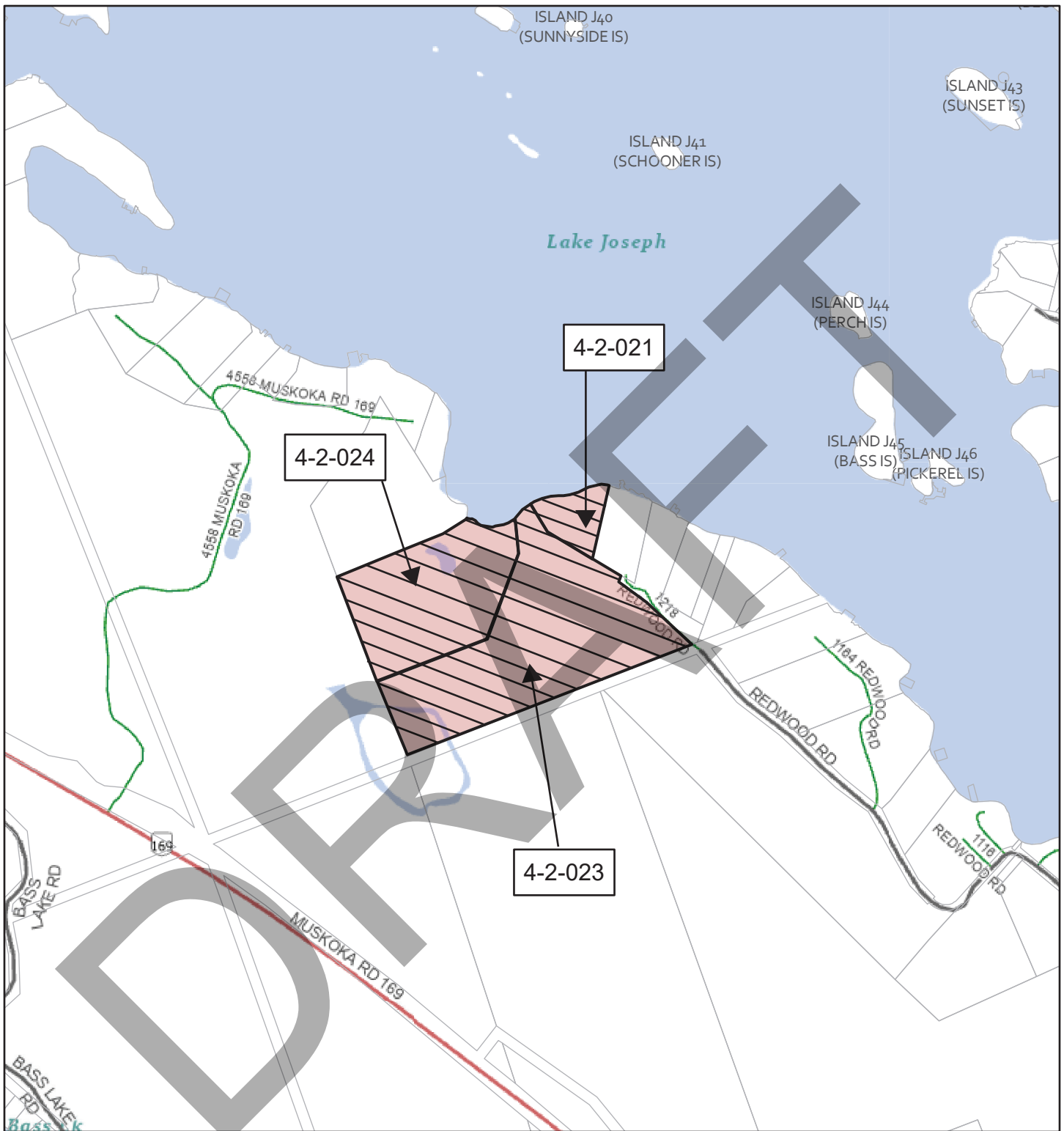
Read a **first, second and third time** and **finally passed** this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2026.

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

\_\_\_\_\_  
Crystal Best-Sararas, Clerk















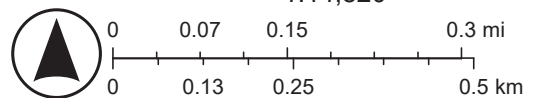
# SCHEDULE I TO BY-LAW 2026-XXX



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

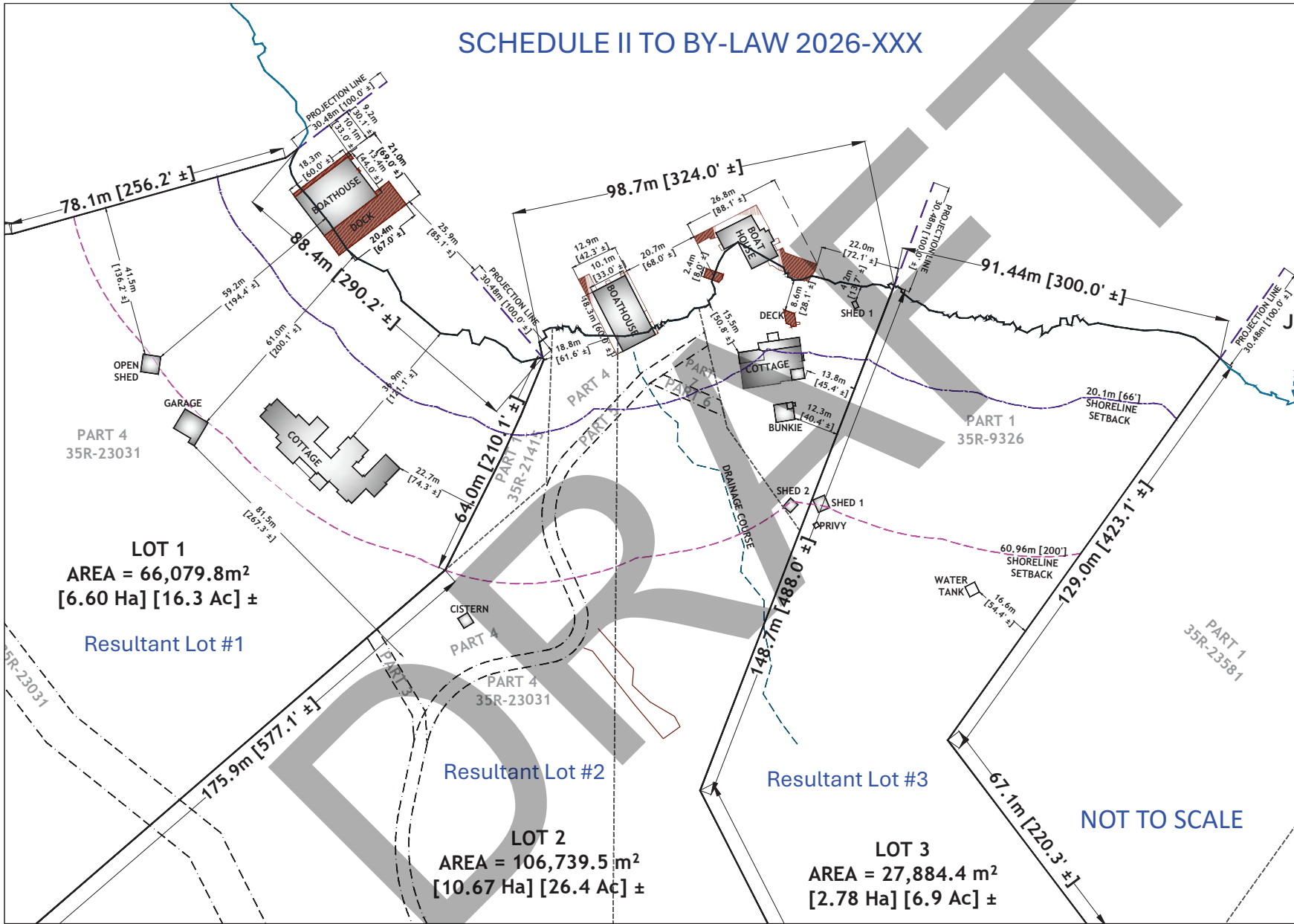
1:14,820

-  Parcel: Assessment
-  District Municipality
-  Area Municipality
-  Geographic Township
-  Road Network
-  District
-  Township
-  Private
-  Waterbody
-  Major Lake
-  Canada\_Hillshade
-  World\_Hillshade



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

# SCHEDULE II TO BY-LAW 2026-XXX



**RESULTANT LOT SKETCH ENLARGEMENT**  
 PART OF LOTS 12 & 13, CONCESSION 7  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

**STIPSITS & HERRMANN**

**LOT 1**  
 AREA = 66,079.8m² [6.60 Ha] [16.3 Ac] ±  
 AREA WITHIN 60.96m [200'] = 7,433.5m² [0.74 Ha] [1.83 Ac]±

**DEVELOPMENT INFORMATION**  
 COTTAGE = 404.5m² [4,353.5 ft²]  
 GARAGE = 47.6m² [512.4 ft²]  
 OPEN SHED = 23.8m² [256.2 ft²]  
 BOATHOUSE = 245.3m² [2,640.4 ft²]

**COVERAGE - TOTAL LOT**  
 = 721.2m² / 66,079.8m² \*100 = 1.09%

**COVERAGE - WITHIN 60.96m**  
 = 653.8m² / 7,433.5m² \*100 = 8.79%

**LOT 2**  
 AREA = 106,739.5m² [10.67 Ha] [26.4 Ac] ±  
 AREA WITHIN 60.96m [200'] = 6,489.4m² [0.64 Ha] [1.60 Ac]±

**DEVELOPMENT INFORMATION**  
 COTTAGE = 189.5m² [2,039.8 ft²]  
 BUNKIE = 25.1m² [270.2 ft²]  
 SHED = 8.1m² [87.2 ft²]  
 BOATHOUSE = 183.9m² [1,979.5 ft²]  
 BOATHOUSE = 124.3m² [1,338.0 ft²]

**COVERAGE - TOTAL LOT**  
 = 533.2m² / 106,739.5m² \*100 = 0.49%

**COVERAGE - WITHIN 60.96m**  
 = 527.1m² / 6,489.4m² \*100 = 8.12%

**LOT 3**  
 AREA = 27,884.9m² [2.78 Ha] [6.90 Ac] ±  
 AREA WITHIN 60.96m [200'] = 5,341.9m² [0.53 Ha] [1.32 Ac]±

**EXISTING DEVELOPMENT INFORMATION**  
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