



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

File No.: ZBA-27/25

Roll No.: 5-8-085

By-law No.: To Be Assigned

Owners:	Daniel & Alyxandra Brown 3864 Highway 118 W Port Carling, ON., P0B 1J0	
Address & Description:	No Civic Address Assigned Lot 32, Concession 3, Lot 19, Plan 7 (Medora)	
Zoning:	Community Residential (R1)	Schedule: 56
Meeting Date: Thursday, November, 13th, 2025 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.

Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to rezone the subject lands from Residential (R1) Zone to Medium Density Multiple Residential (RM1) zone in order to permit the development of eight (8) two-storey townhouses on the subject lands. The rezoning application also requests a number of site-specific amendments to the lot development standards as described in the **Table 2** below.

Table 1: Proposed Rezoning

Urban Centre Residential (R1)	Multiple Residential Medium Density (RM1)	
Main Use: <ul style="list-style-type: none"> ▪ Residential – Dwelling Unit ▪ Group Home ▪ Rooming House 	Main Use: <ul style="list-style-type: none"> • Residential – Dwelling Unit • Group Home • Rooming House • Senior Citizen Home 	<ul style="list-style-type: none"> • Residential – Converted Dwelling • Residential – Duplex Dwelling • Residential – Semi-Detached Dwelling • Residential – Townhouse



Urban Centre Residential (R1)	Multiple Residential Medium Density (RM1)
Accessory Use: <ul style="list-style-type: none"> ▪ Residential Secondary Dwelling Units ▪ Home Based Business ▪ Bed and Breakfast 	Accessory Use: <ul style="list-style-type: none"> ▪ Residential Secondary Dwelling Units ▪ Home Based Business

Table 2: Zoning Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	5.1.3	Exterior Side Yard Setback	7.6 m	3.0 m	3.6 m	To permit the location of Unit 8 relative to the exterior side yard and unopen road allowance
B	3.23.1	Setback from Unopen Road Allowance	7.6 m	3.0 m	3.6 m	
C	5.1.4.3	Lot Frontage on a Street	7 m on a Street	0 m of Lot Frontage on a Street 7m of Lot Frontage on a Road Allowance	7 m	To permit two of the townhouses to have Lot Frontage on a Road Allowance but not on a Street (Unit 7 and 8)
D	5.1.3	Interior Side Yard Setback	1.8 m	0	1.8m	To permit a 0 m interior side yard where a common wall exists between the townhouse units (all units)



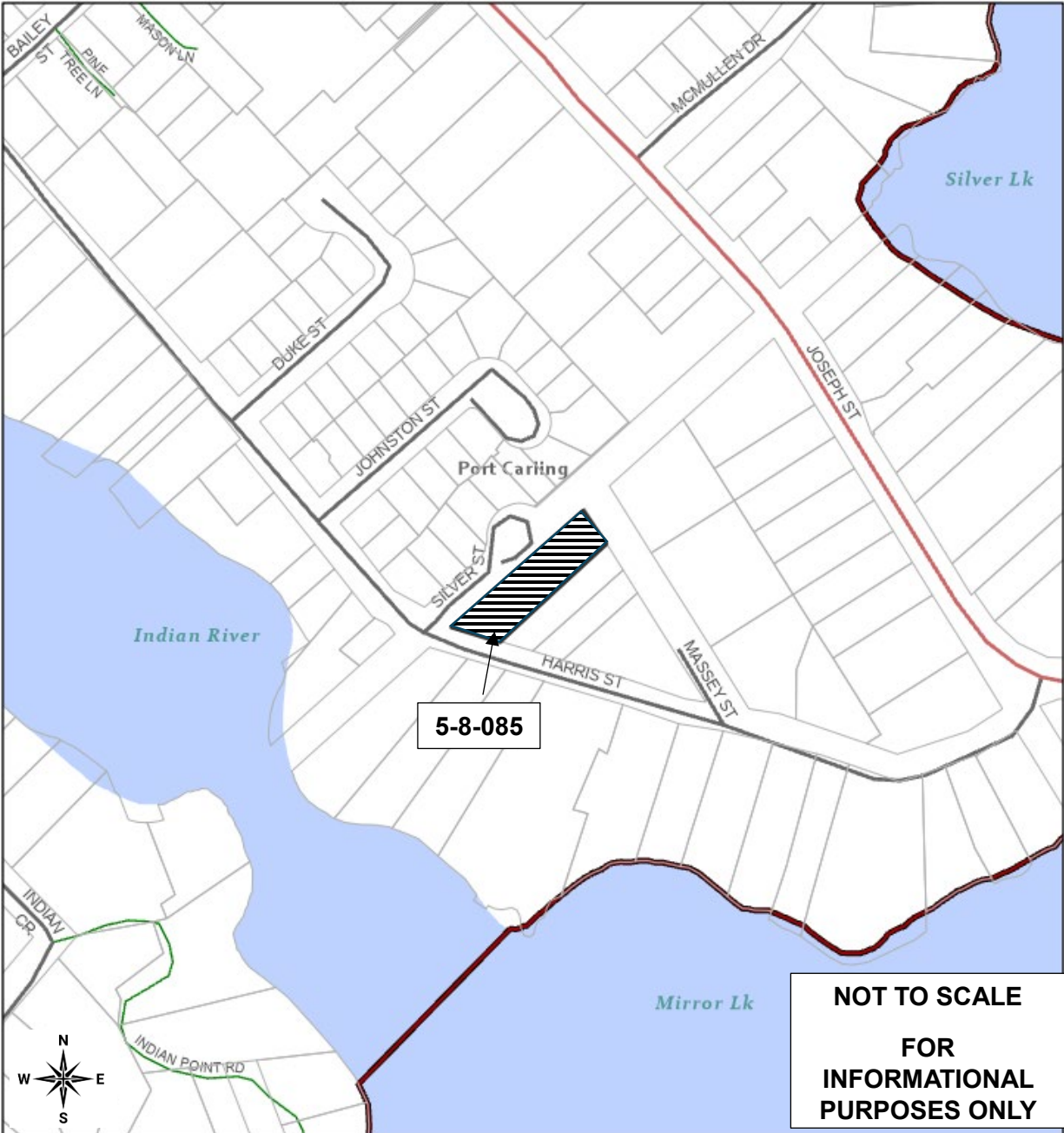
Notice of Public Meeting
ZBA-27/25, Brown

E	5.18 a)	Permitted Density	30 dwelling units per ha	37 dwelling units per ha	1 additional dwelling unit	To permit 8 dwelling units on the subject lands
F	5.1.4.3	Minimum Ground Floor Area of a Dwelling Unit	65 sq. m	49 sq. m	16 sq m	To permit a reduced ground floor area for townhouses (all units)
G	3.28 e)	Parking	2 unobstructed parking spaces per dwelling unit	2 parking spaces per dwelling unit, one of which may be in an attached garage	Allow tandem parking	To permit the required two parking spaces to be located within and in front of the garage (all units)

A key map of the subject property, the applicant's site plan and any drawings, and a draft By-law (as prepared by the applicant) are included in this notice.



KEY MAP



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 via email 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: **November 6th, 2025.**

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 via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Planning Committee at the meeting by **electronic participation**, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled meeting. Pre-registration is not required to speak to this matter at the November 13, 2025 Planning Committee 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.



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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.

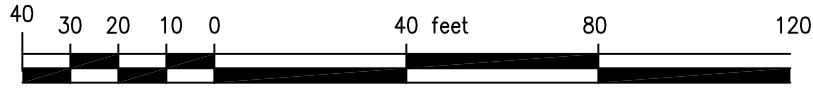
Dated at the Township of Muskoka Lakes this 24th day of October, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



PART OF LOT 31, CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 40'



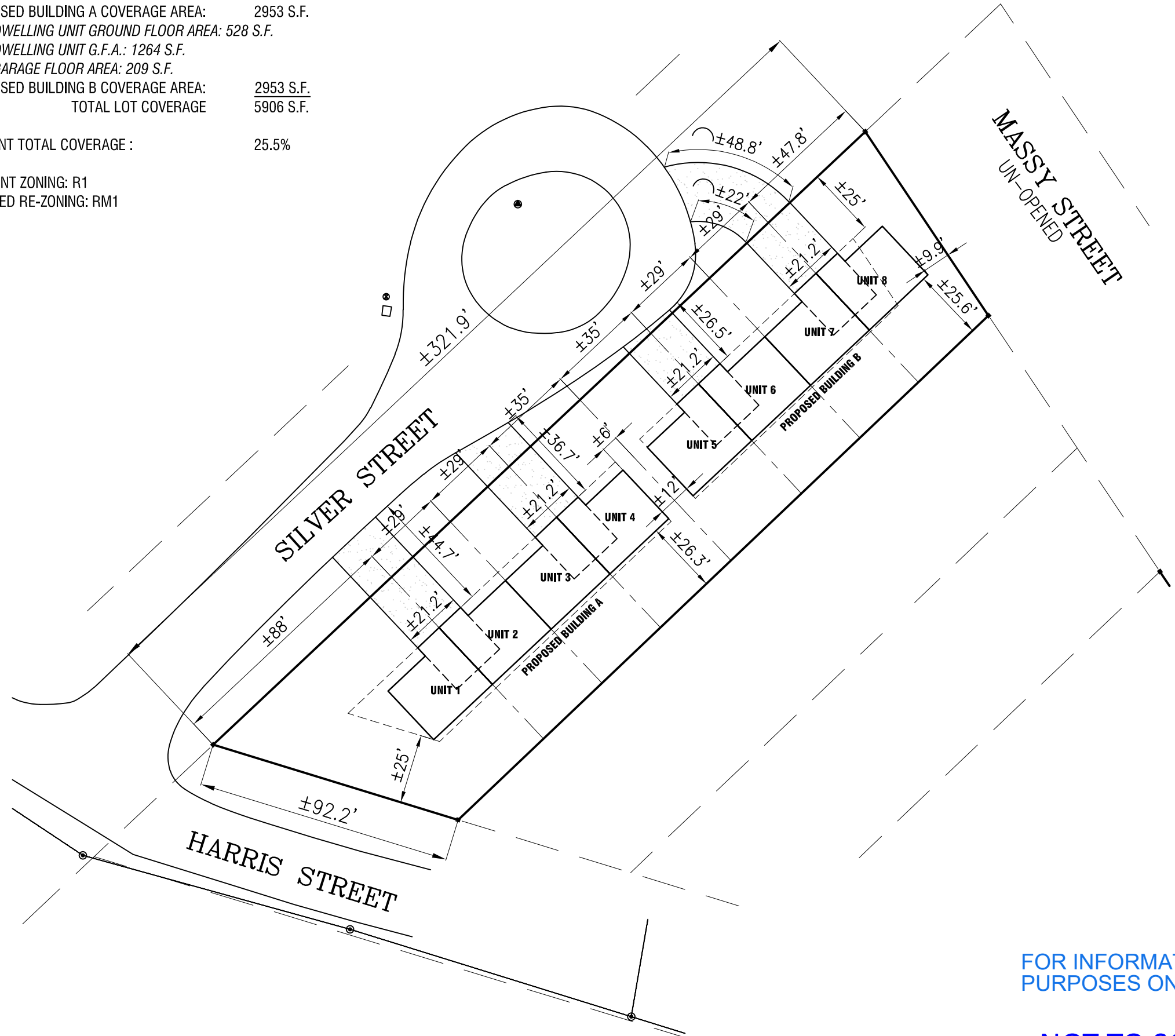
BROWN PROPERTY
 HARRIS STREET
 LOT 19 ON PLAN 7
 Roll# 4453-050-008-08500

AREA ANALYSIS

TOTAL SITE AREA:	23206 S.F.	0.53 Ac.
PROPOSED BUILDING A COVERAGE AREA:	2953 S.F.	
<i>DWELLING UNIT GROUND FLOOR AREA:</i>	528 S.F.	
<i>DWELLING UNIT G.F.A.:</i>	1264 S.F.	
<i>GARAGE FLOOR AREA:</i>	209 S.F.	
PROPOSED BUILDING B COVERAGE AREA:	2953 S.F.	
TOTAL LOT COVERAGE	5906 S.F.	
PERCENT TOTAL COVERAGE :	25.5%	

CURRENT ZONING: R1
 PLANNED RE-ZONING: RM1

SITE PLAN



FOR INFORMATIONAL
 PURPOSES ONLY

NOT TO SCALE

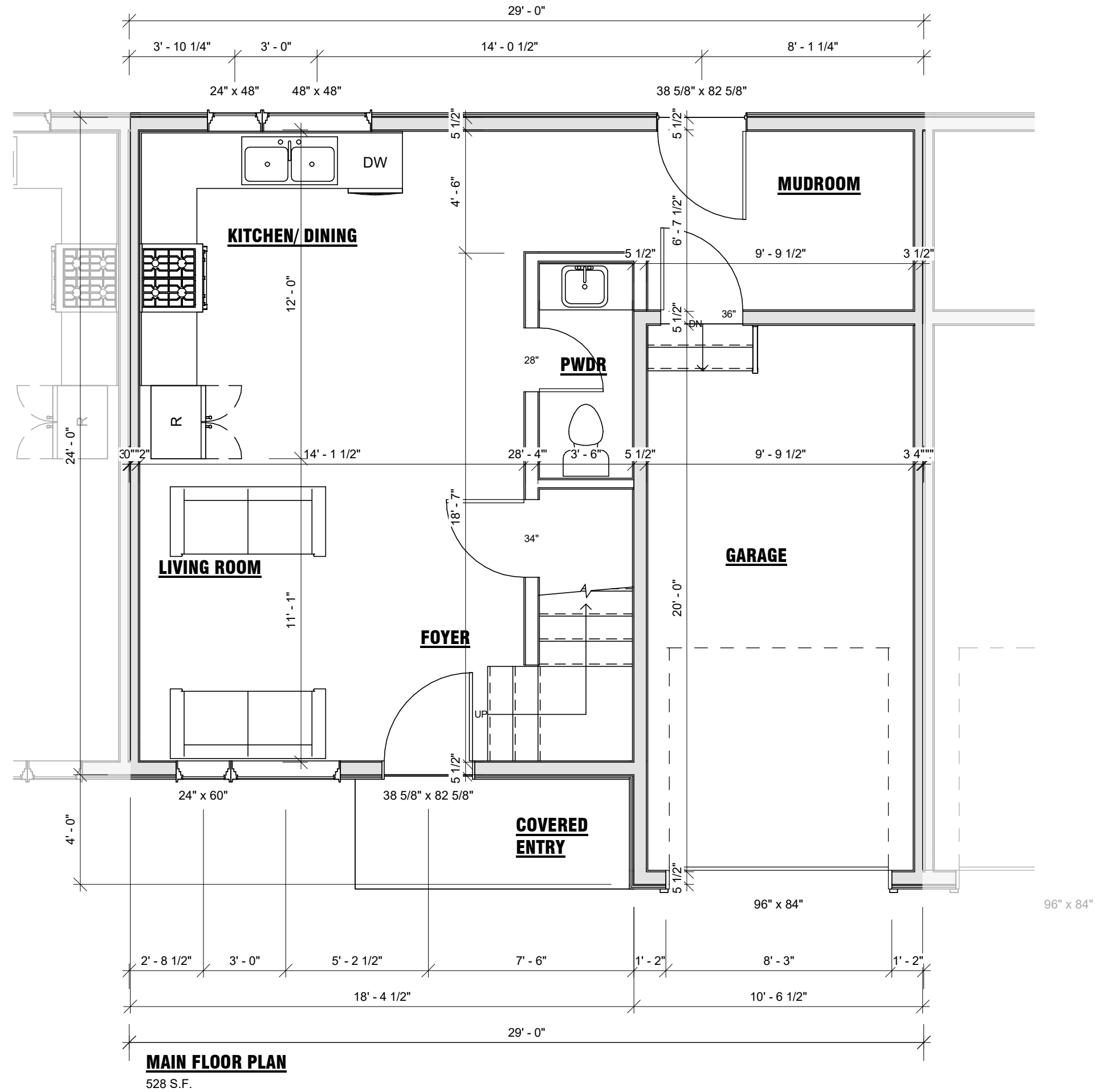
ELEVATION DRAWING



NOT TO SCALE

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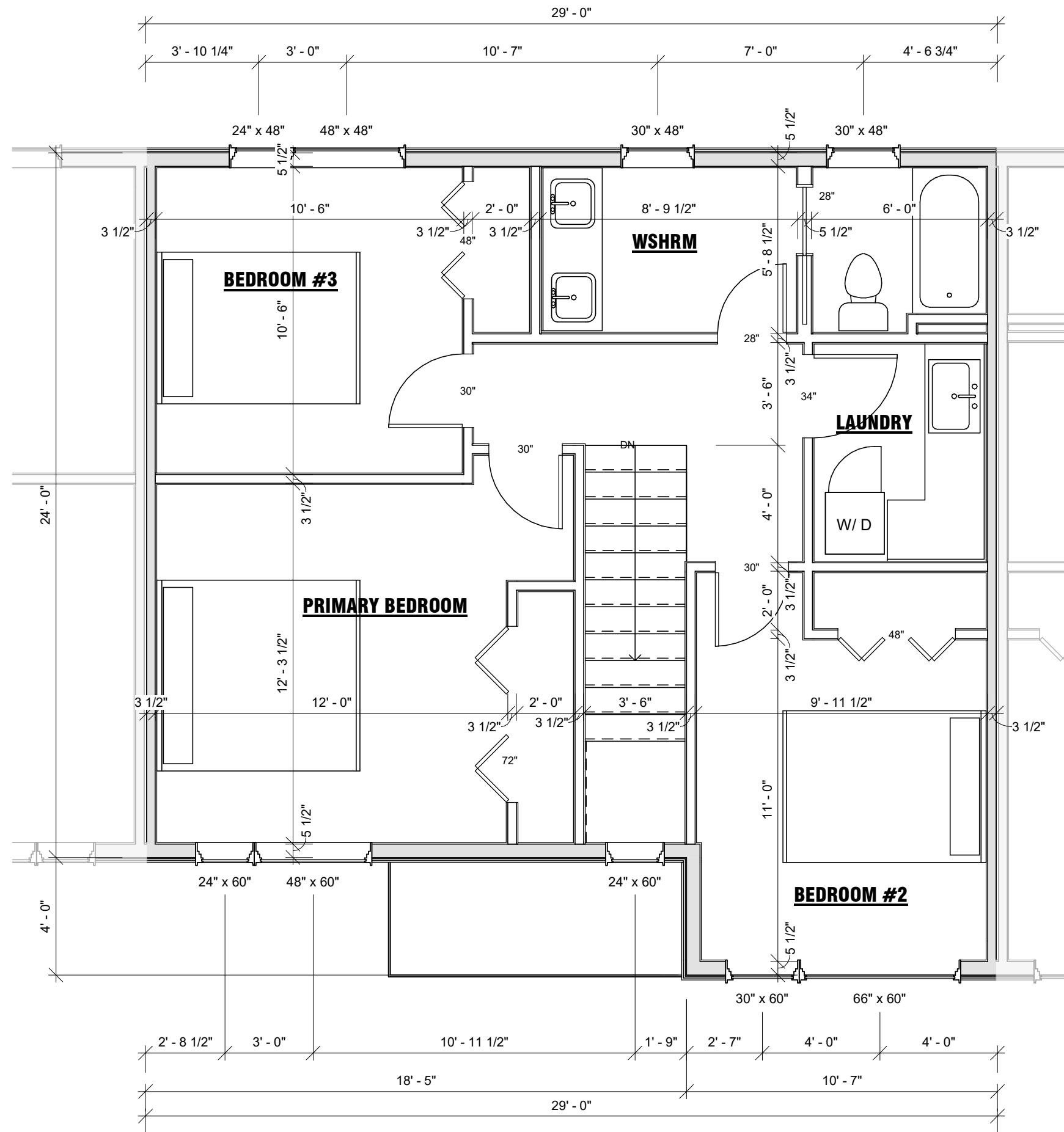
FLOOR PLANS



FOR INFORMATIONAL
PURPOSES ONLY

NOT TO SCALE

FLOOR PLANS



UPPER FLOOR PLAN

736 S.F.

FOR INFORMATIONAL
PURPOSES ONLY

NOT TO SCALE

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2025-XXX

Being a By-law to amend Comprehensive Zoning By-law 2014-14, 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 land affected by this amendment is described as Concession 3, Part Lot 32, Township of Muskoka, and more specifically described as Lot 19, Plan 7 in the Village of Port Carling, as shown hatched on Schedule I to By-law 2025-XXX.
 - ii) Despite the provisions of Section 5.2.3 of Zoning Bylaw 2014-14, as amended, for those lands described above, the minimum permitted exterior side yard setback shall be 3.0 metres, as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - iii) Despite the provisions of Section 3.23.1 of Zoning Bylaw 2014-14, as amended, for those lands described above, a minimum permitted setback from an unopen road allowance shall be 3.0 metres, as shown on Schedule I to By-law 2025-XXX.
 - iv) Despite the provisions of Section 5.18.a) of Zoning Bylaw 2014-14, as amended, for those lands described above, the maximum permitted density shall not exceed 37 dwelling units per hectare.
 - v) Despite the provisions of Section 5.1.4.3 of Zoning Bylaw 2014-14, as amended, for those lands described above, the minimum permitted ground floor area of a dwelling unit shall be 49 square metres.
 - vi) Despite the provisions of Section 5.1.4.3 of Zoning Bylaw 2014-14, as amended, for those lands described above, the two most northerly townhouse units (Units 7 and 8) shall require a minimum lot frontage of 7 metres on a road allowance and a minimum of 0 metres of lot frontage on a street, as shown in the location and extent on Schedule II to By-law 2025-XXX.

- vii) Despite the provisions of Section 5.1.3 of Zoning Bylaw 2014-14, as amended, for those lands described above, the minimum permitted interior side yard setback where a common wall exists between two townhouse units shall be 0 metres.
 - viii) Despite the provisions of Section 3.28.e) of Zoning Bylaw 2014-14, as amended, for those lands described above, 1 vehicle parking space shall be permitted to be located within an attached garage.
2. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.
 3. Schedules I and II attached hereto are hereby made part of this By-law.

READ A FIRST TIME AND SECOND TIME this ____ day of _____, 2025

READ A THIRD TIME AND FINALLY PASSED the ____ day of _____, 2025

Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2025-XXX

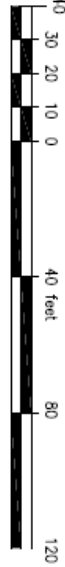


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SCHEDULE II TO BY-LAW 2025-XXX

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