

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

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

File No.: B/15/16/25/ML & ZBA-13/25

Roll No.: 9-7-045

By-law: To Be Assigned

Owners:	Pasquale Mirabelli & Linda King	
Address & Description:	Vacant – No Civic Address Assigned – Falkenburg Road Part of Lot 9, Concession 10, (Monck)	
Zoning:	Rural (RU1) and Environmental Protection (EP1) Lake: Not Applicable	Schedules: 32 & 39

Meeting Date: Thursday, February 12th, 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.



Explanation of the Purpose and Effect:

Consent/Severance Applications B/15/16/25/ML have been submitted to create two new lots (Severed Lot A and Severed Lot B) fronting Falkenburg Road. The Retained Lot and the Severed Lots are currently vacant. No buildings or structures are proposed at this time; however, zoning-compliant development would be permitted in the future if the application is approved.

A concurrent Zoning By-law Amendment Application (ZBA-13/25) has been submitted to provide an exemption from rural lot creation requirements, being that one lot is permitted to be created by consent as of October 13th, 1992, where the original (Parent Lot) is less than 100 acres in size. Please note that the Township's Official Plan has recently been updated with new rural lot creation requirements, including minimum lot frontages and areas; however, these requirements have not yet been implemented through an update to the Township's Comprehensive Zoning By-law.

ZBA-13/25 has also been submitted to request an exemption from the Rural (RU1) minimum lot requirements, specifically 600 feet of lot frontage and 10 acres of lot area. Severed Lot A proposes a lot frontage of 435 feet and a lot area of 5.1 acres, and Severed Lot B proposes a lot frontage of 435 feet and a lot area of 5 acres. The Retained Lot proposes a lot frontage of 435 feet and a lot area of 88 acres. An exemption is also required from the minimum lot frontage requirement of 443 feet for the Retained and Severed Lots fronting onto a Class B District Road. The location of future



Notice of Public Meeting
B/15/16/25/ML, ZBA-13/25, Mirabelli & King

zoning-compliant development on the Retained and Severed Lots has been restricted to the building envelopes demonstrated on the submitted severance sketch.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	6.1.4.1 a.	Maximum Number of Lots Created by Consent	One Additional Lot per Existing Lot as of October 13th, 1992.	One Additional Lot per Existing Lot as of October 13th, 1992.	Create Two New Lots (Severed Lot 1 – Application B/15/25/ML & Severed Lot 2 – Application B/16/25/ML)	
B	6.1.3	Minimum Lot Frontage (Severed Lot #1)	600 ft.	435 ft.	165 ft.	
C	3.7.1 d.	Minimum Lot Frontage (Class B District Road) (Severed Lot 1)	443 ft.	435 ft.	8 ft.	Create Two New Lots with Frontage on Falkenburg Road
D	6.1.3	Minimum Lot Frontage (Severed Lot #2)	600 ft.	435 ft.	165 ft.	
E	3.7.1 d.	Minimum Lot Frontage (Class B District Road) (Severed Lot 2)	443 ft.	435 ft.	8 ft.	



Notice of Public Meeting
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Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
F	6.1.3	Minimum Lot Area (Severed Lot #1)	10 ac.	5.1 ac.	4.9 ac.	
G	6.1.3	Minimum Lot Area (Severed Lot #2)	10 ac.	5 ac.	5 ac.	
H	6.1.3	Minimum Lot Frontage (Retained Lot)	600 ft.	435 ft.	165 ft.	
I	3.7.1 d.	Minimum Lot Frontage (Class B District Road) (Retained Lot)	443 ft.	435 ft.	8 ft.	
J	6.1.3	Zone Requirements	Buildings and Structures in Accordance with Zone Requirements	Restrict Buildings and Structures to an Identified Development Envelope on Severed Lot 1 and Severed Lot 2	-	

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



Notice of Public Meeting
B/15/16/25/ML, ZBA-13/25, Mirabelli & King

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: **February 5, 2026.**

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.

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.



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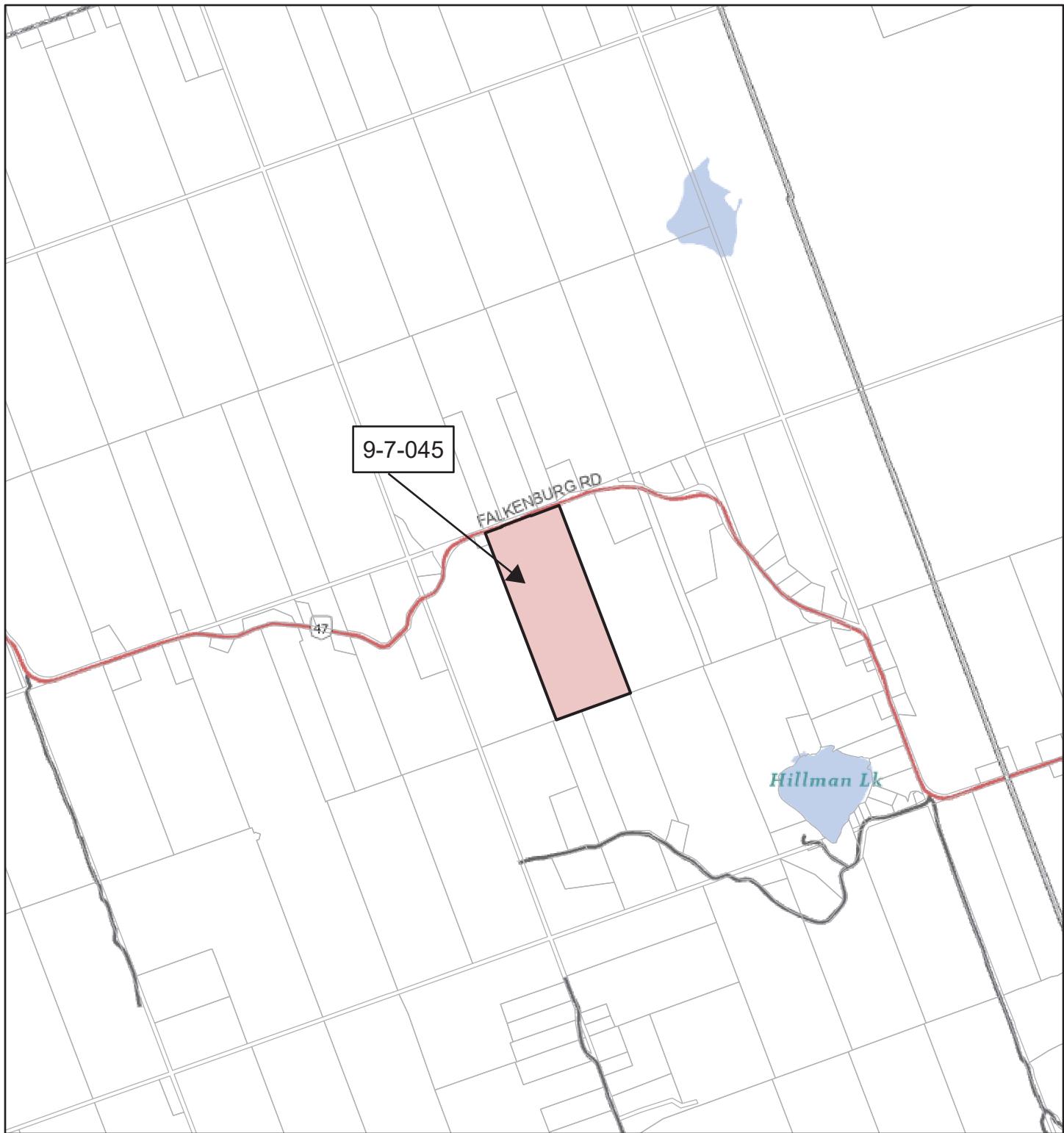
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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

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

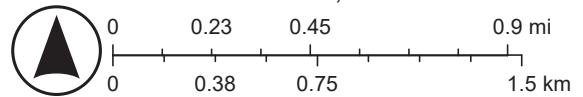


Key Map, B/15/16/25/ML, ZBA-13/25, (MIRABELLI & KING)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:39,237



- Parcel: Assessment
- Township
- District Municipality
- Waterbody
- Area Municipality
- Major Lake
- Geographic Township
- Canada_Hillshade
- Road Network
- World_Hillshade
- District

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

Caution: This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

Information shown hereon was derived from various survey plans and The Muskoka GeoHub.

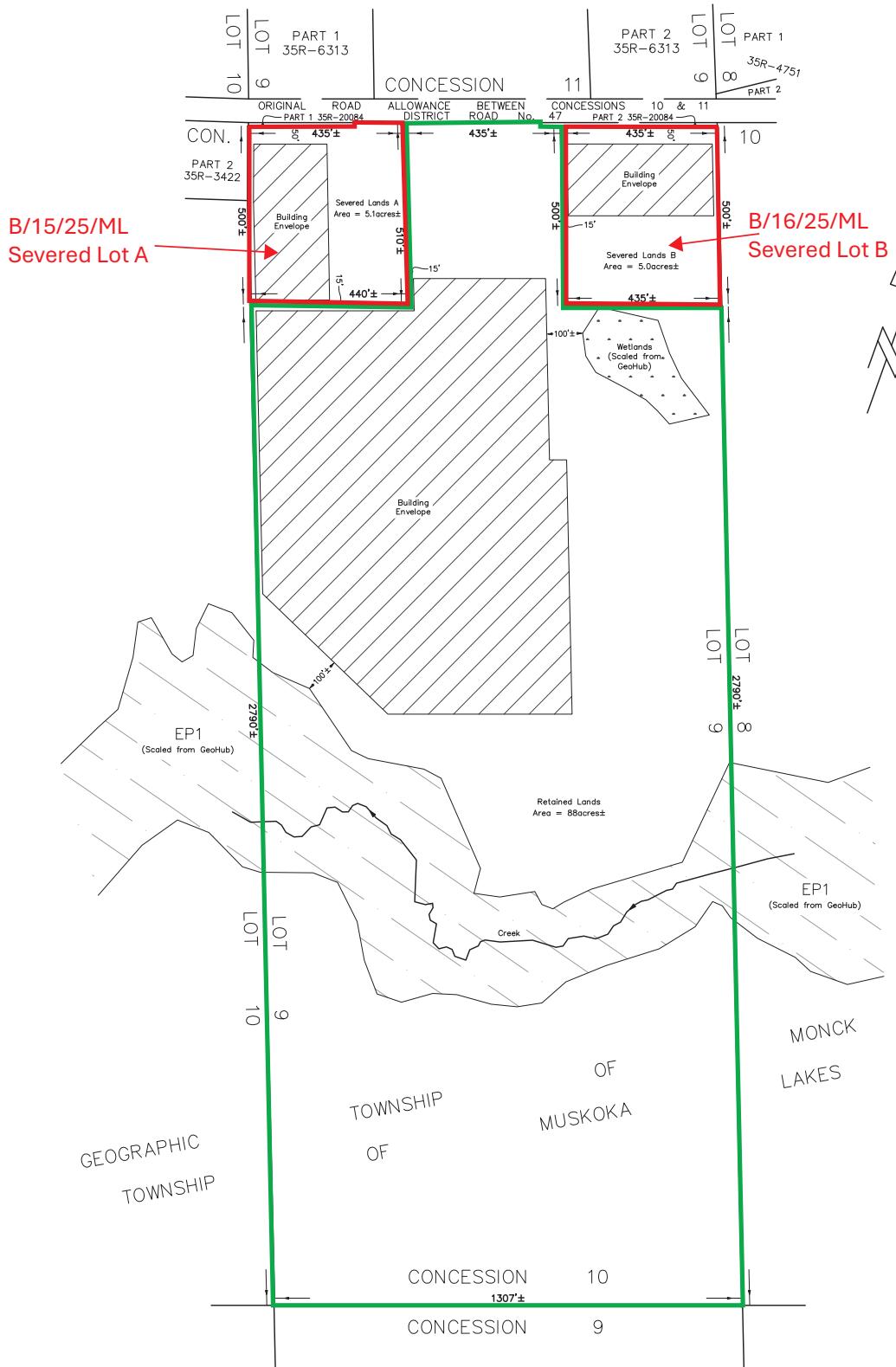
SKETCH FOR CONSENT APPLICATION PURPOSES

SCALE 1" = 300'

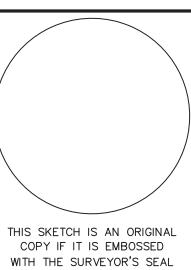
300 200 100 0 300 feet 600 900

DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

ZONING & CONSENT SKETCH



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 2014-14, 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 lands affected by this amendment are described as Part of Lot 9, Concession 10, (in the former Township of Monck), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Section 6.1.3 and Section 3.7.1 d. of By-law 2014-14, as amended, for those lands described above, the minimum lot frontage of the Retained Lot and the Severed Lots in Consent/Severance Applications B/15/16/25/ML shall be 435 feet as shown on Schedule II to By-law 2026-XXX.
 - iii) Despite the provisions of Section 6.1.3 of By-law 2014-14, as amended for those lands described above, the minimum lot area of Severed Lots #1 and #2 in Consent/Severance Applications B/15/16/25/ML shall be 5.1 acres and 5.0 acres, respectively, as shown on Schedule II to By-law 2026-XXX.
 - iv) Despite the provisions of Section 6.1.4.1 a. of Zoning By-law 2014-14, as amended, for those lands described above, the Severed Lots in Consent/Severance Applications B/15/16/25/ML shall be permitted to be created by consent as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - v) Despite the provisions of Section 6.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the buildings and structures on the Severed Lots in Consent/Severance Application B/15/16/25/ML shall be restricted to the identified development envelopes shown hatched 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.

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

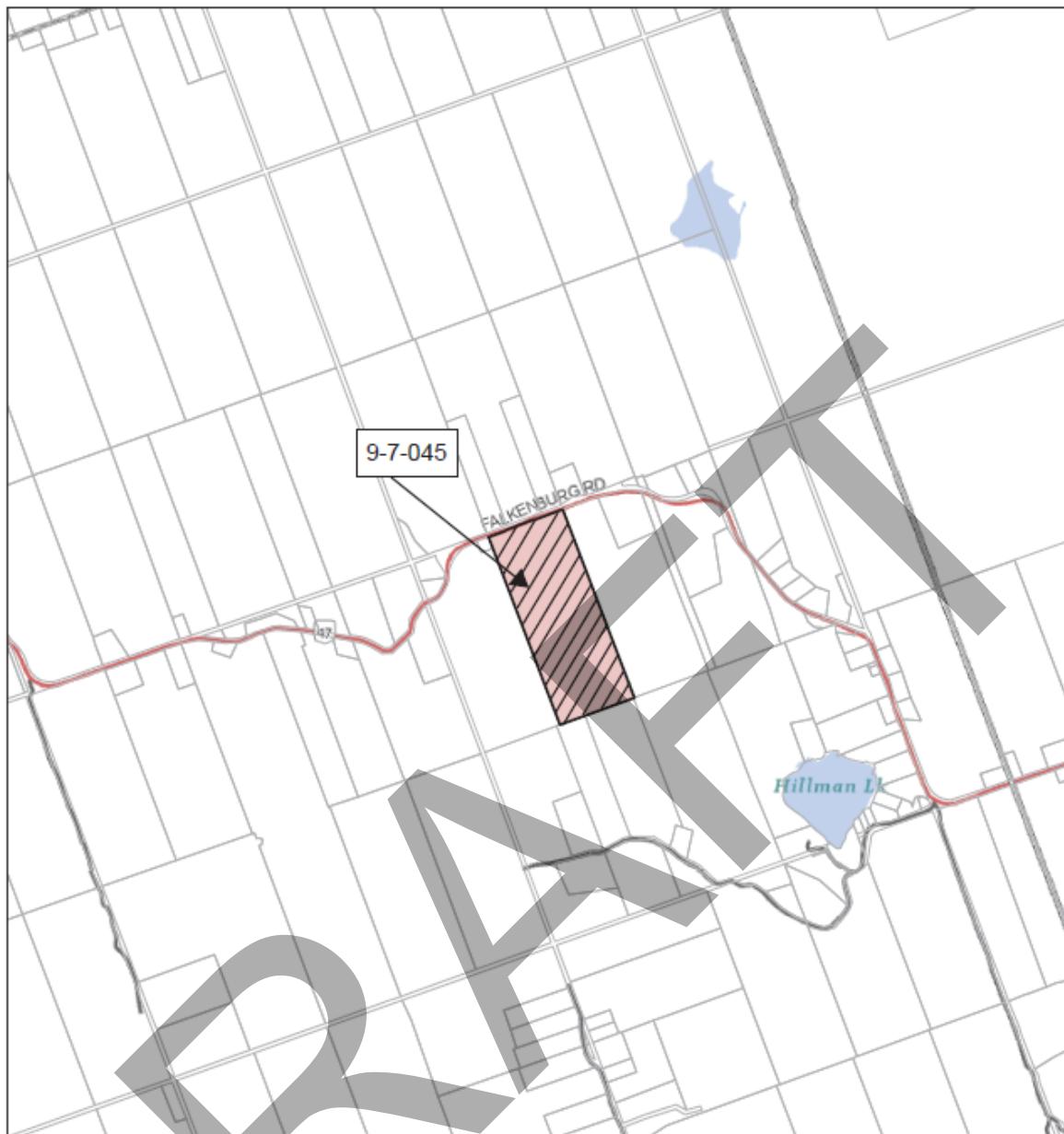
Peter Kelley, Mayor

Crystal Best-Sararas, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2026-XXX

Key Map, B/15/16/25/ML, ZBA-13/25, (MIRABELLI & KING)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:39,237

0 0.23 0.45 0.9 mi
0 0.38 0.75 1.5 km

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Road Network
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- Township
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SCALE 1" = 300'

300 200 100 0 300 feet 600 900

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SCHEDULE II TO BY-LAW 2026-XXX

