



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-29/25

Roll No.: 2-26-011-02

By-law No.: To Be Assigned

Owners:	Kenneth Shortt & Garry Shortt 1558 Fish Hatchery Rd, Unit #50 Utterson, ON P0B 1M0	
Address & Description:	No Civic Address Assigned Part of Lot 22, Concession 13, Part 1, Plan 35R-27640 (Watt)	
Zoning:	Rural Commercial - Rural (RUC1)	Schedule: 16
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 property from Rural Commercial – Rural (RUC1) to Rural – Rural Residential Hamlet (RURH). No new buildings or structures are proposed at this time. Future development will be required to comply with zoning provisions.

Existing Zoning (RUC1) Permitted Uses	Property Zoning (RURH) Permitted Uses
<p>Main:</p> <ul style="list-style-type: none"> ◦ Automobile Service Station • Convenience Store • Gas Bar • Marina • Private Club • Restaurant 	<p>Main:</p> <ul style="list-style-type: none"> ◦ Bed and Breakfast • Conservation • Residential – Dwelling Unit • Open Space Recreation • Rooming Houses

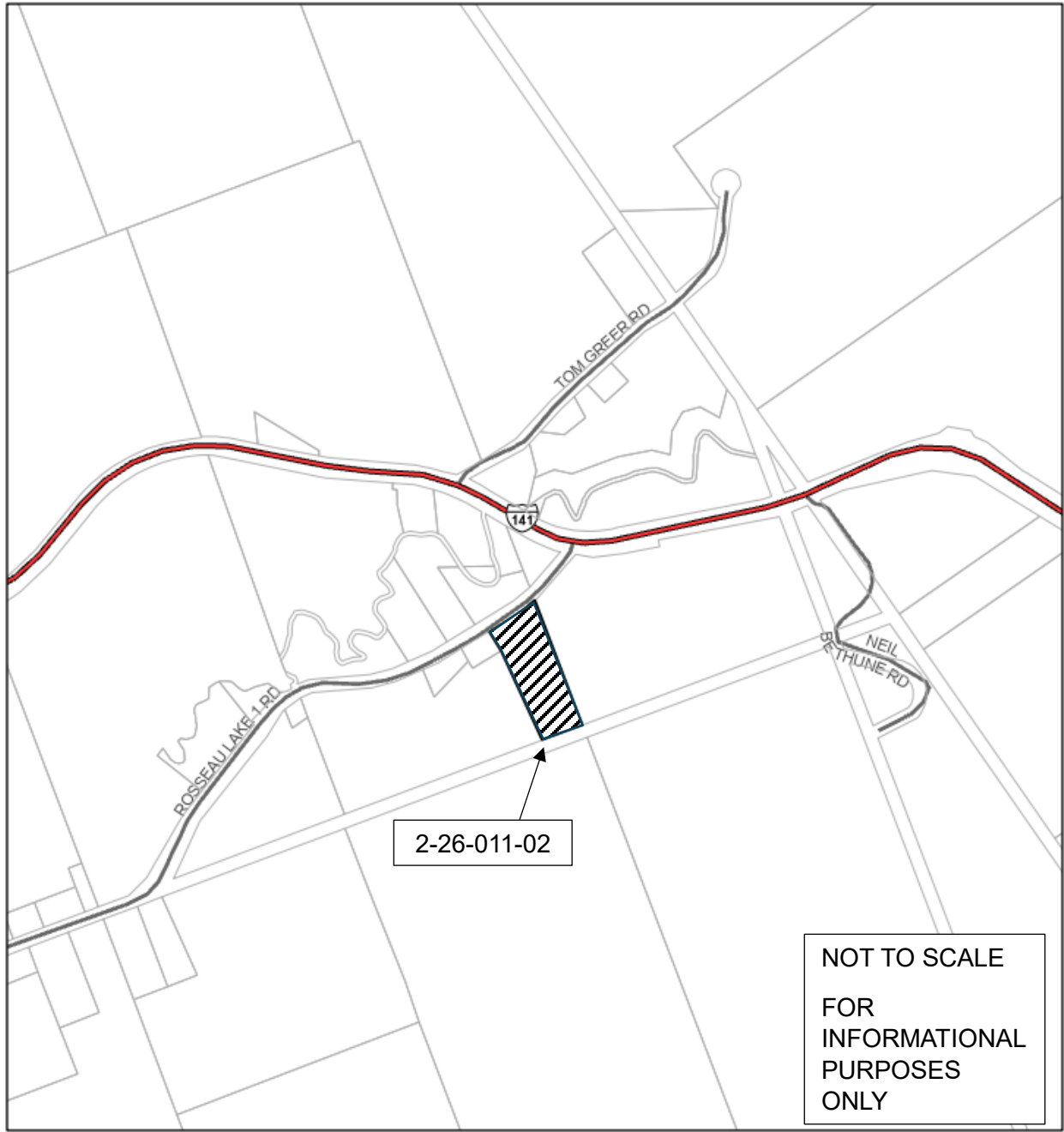


<p>Accessory:</p> <ul style="list-style-type: none">• Residential Dwelling Unit• Gas Bar• Office• Parking Areas• Parking Spaces• Personal Service Shop• Restaurant• Retail Store• Service Shop	<p>Accessory:</p> <ul style="list-style-type: none">• Residential – Secondary Dwelling Unit• Home Based Business
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A key map of the subject property, the applicant's site plan and any drawings, and a draft By-law 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 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, November 6th.

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.

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 22nd day of October, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



SITE PLAN

PLAN OF SURVEY OF
PART OF LOT 22, CONCESSION 13
GEOGRAPHIC TOWNSHIP OF WATT
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 1000
0 2 10 20 50 80 METRES

TIM A. BUNKER, O.L.S.
2024

BEARINGS ARE UTM GRID (NAD83 CSRS EPOCH 2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 17 (81°00'W LONGITUDE) AND ASSUMED FROM THE EASTERLY LIMIT OF PART 1 PLAN 35R-26320 HAVING A BEARING OF N22°14'35"W. BEARINGS WERE CONFIRMED BY GNSS OBSERVATION (RTN METHODS) ON ORPS A AND B.

NOTE: FOR BEARING COMPARISONS, A ROTATION OF 1°04'10" COUNTERCLOCKWISE WAS APPLIED TO P1 TO CONVERT TO UTM BEARINGS.

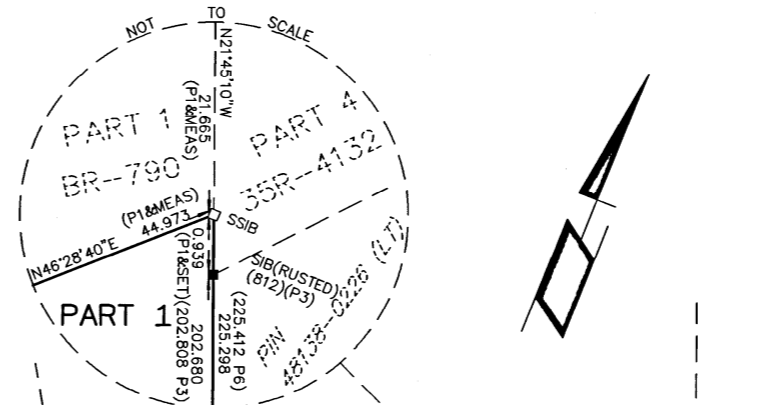
NOTE: FOR BEARING COMPARISONS, A ROTATION OF 1°22'20" COUNTERCLOCKWISE WAS APPLIED TO P4 TO CONVERT TO UTM BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999732

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

MEAN COORDINATE TABLE (UTM GRID NAD83 CSRS EPOCH 2010)			
ORP	NORTHING	EASTING	DESCRIPTION
A	5008102.49	615024.24	SSIB
B	5008315.00	615373.40	SIB

ALL MEAN COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81°00'W LONGITUDE) NAD83 CSRS AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF (RURAL) AREA AT A 95% CONFIDENCE LEVEL.
THE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

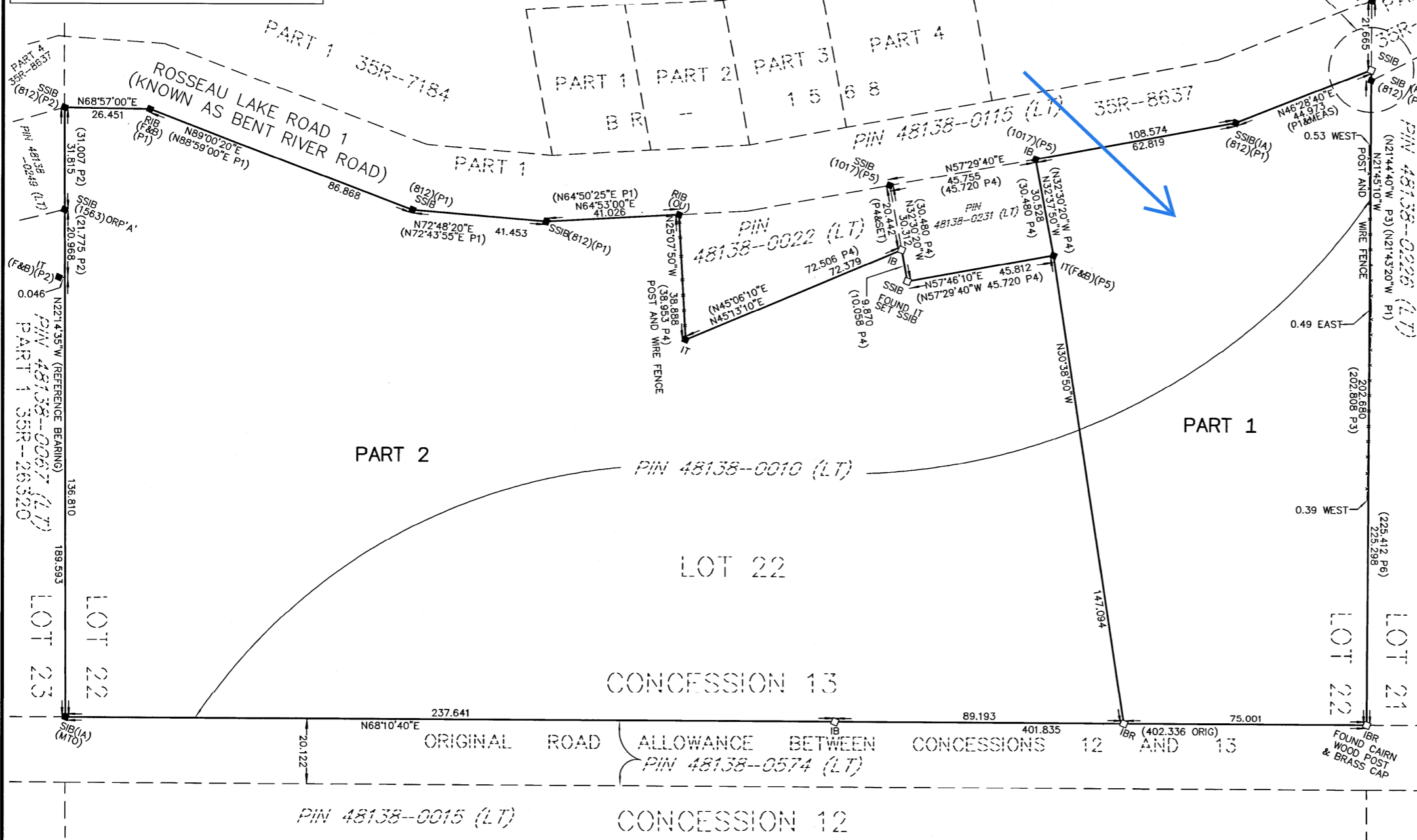


PLAN 35R-27640

RECEIVED AND DEPOSITED
DATED: Nov. 19, 2024
B Sharma
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MUSKOKA (35)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
DATED: Nov. 18, 2024
Tim Bunker
TIM A. BUNKER

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF 22	13	ALL OF 48138-0010 (LT)	1.675 HA.
2				4.924 HA.



- LEGEND**
- SIB DENOTES STANDARD IRON BAR (0.025mX0.025mX1.2m)
 - SSIB DENOTES SHORT STANDARD IRON BAR (0.025mX0.025mX0.60m)
 - IB DENOTES IRON BAR (0.016mX0.016mX0.60m)
 - IBR DENOTES IRON BAR IN ROCK (0.16mX0.016mX0.100m)
 - IT DENOTES IRON TUBE
 - RIB DENOTES ROUND IRON BAR
 - (P1) DENOTES PLAN 35R-8637
 - (P2) DENOTES PLAN 35R-26320
 - (P3) DENOTES PLAN 35R-4132
 - (P4) DENOTES PLAN ATTACHED TO LT35053
 - (P5) DENOTES CALLON DIETZ PLAN No DDD-3882 DATED SEPTEMBER 29, 2021
 - (P6) DENOTES MTO PLAN P-2326-5 (LT14370)
 - DENOTES FOUND SURVEY MONUMENT
 - DENOTES PLANTED SURVEY MONUMENT
 - (IA) DENOTES MONUMENT WITH INACCESSIBLE MARKINGS
 - (MTO) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
 - (812) DENOTES NORMAN PHILLIP LYNDON, O.L.S.
 - (1017) DENOTES CALLON DIETZ INCORPORATED
 - (F&B) DENOTES FITZMAURICE & BOYER, O.L.S.
 - (1563) DENOTES ROBERT C. THALER SURVEYING LIMITED.
 - (ORIG.) DENOTES ORIGINAL FIELD NOTES FOR THE TOWNSHIP OF WATT
 - MEAS DENOTES MEASURED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 20TH DAY OF APRIL, 2024.

DATED Nov. 18, 2024
Tim Bunker
TIM A. BUNKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION NUMBER V-73841.

T. A. BUNKER SURVEYING LTD.
150 JOHN ST. N. GRAVENHURST, ONTARIO. P. O. BOX 1180, P1P 1V4
705-687-5883
www.BunkerSurveying.ca
surveys@BunkerSurveying.ca
FB 369/136 FILE 55215N
FB 371/1

Not To Scale
For Informational Purposes Only

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 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:

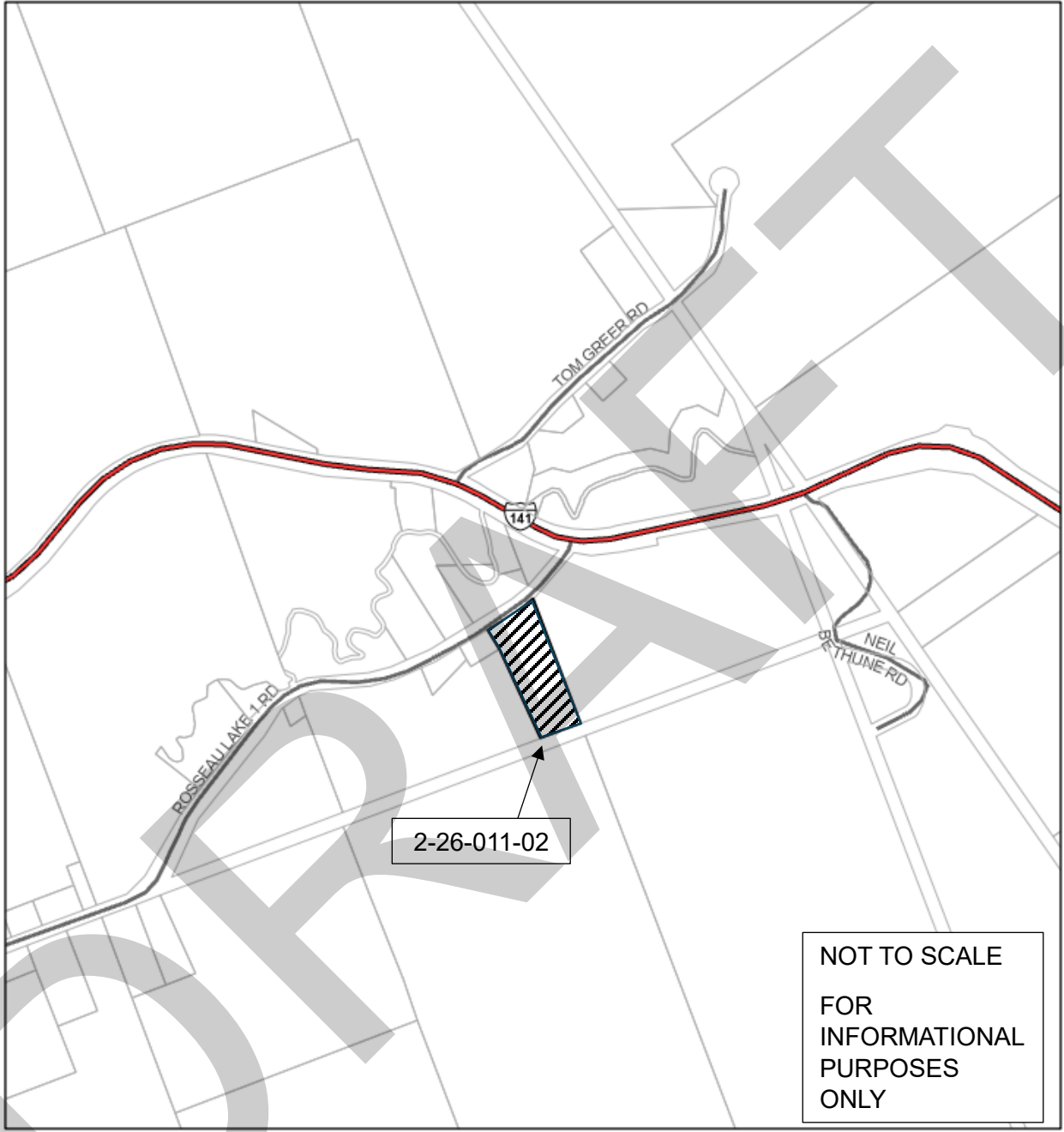
1. Schedule 16 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 22, Concession 13, Part 1, Plan 35R-27640 (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX, from Rural Commercial – Rural (RUC1) to Rural – Rural Residential Hamlet (RURH), as shown hatched on Schedule II to By-law 2025-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 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.

Read a **first, second and third time** and **finally passed** this _____ day of _____, **2025**.

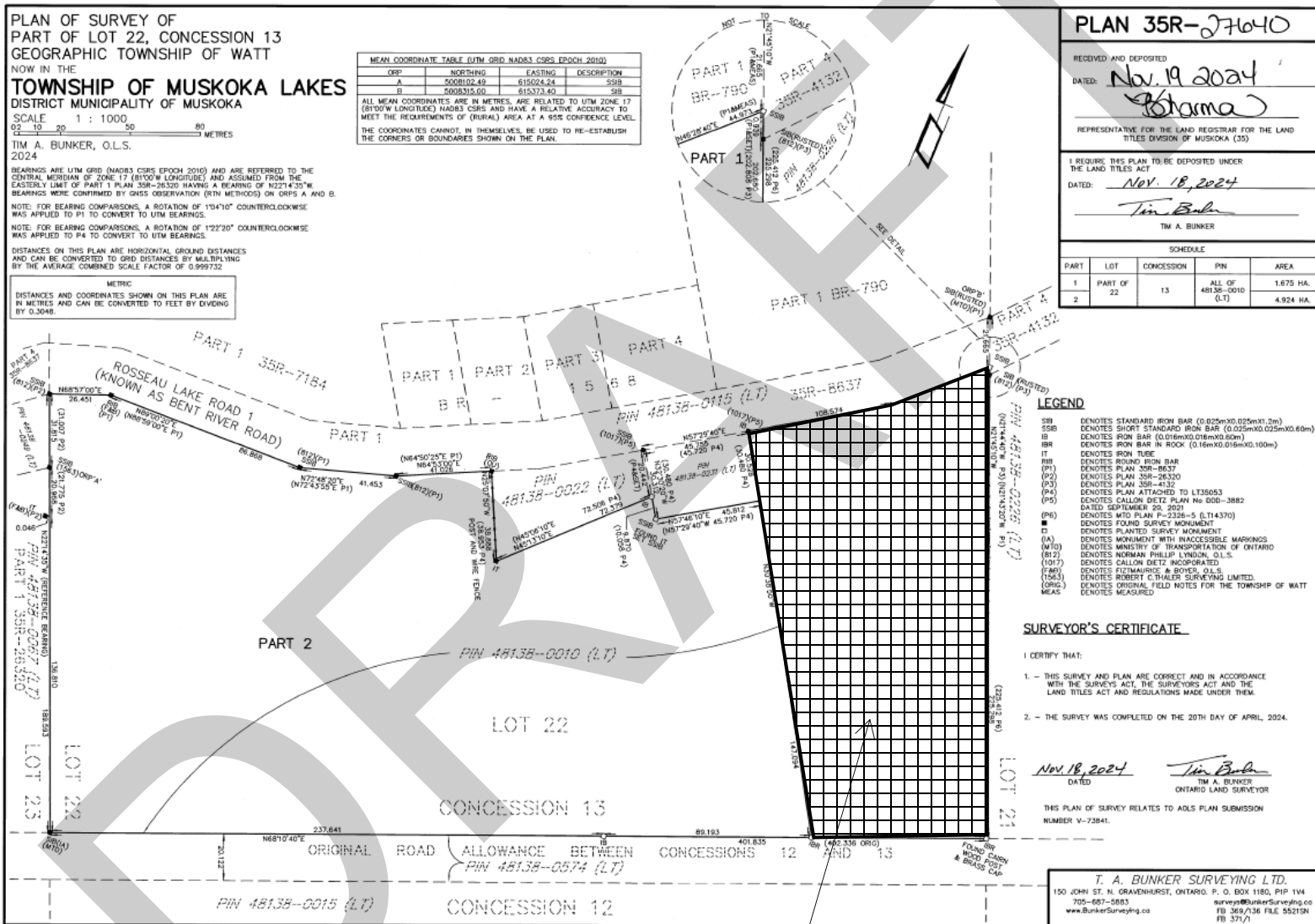
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO DRAFT BY-LAW 2025-XXX



SCHEDULE II TO DRAFT BY-LAW 2025-XXX



TO BE REZONED FROM RUC1 TO RURH