



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 & COMPLETE APPLICATION

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

File No.: B/05/25/ML, ZBA-30/25

Roll No.: 4-15-009-01

By-law: To Be Assigned

Owners:	Charles Ross & Jacklynn St-Jean, 1166 Morinus Road, P.O. Box 127, Minett, ON, P0B 1G0		
Address & Description:	Civic Address Not Assigned Part of Lot 28, Concession 11, Part 1, Plan 35R-6901, (Medora)		
Zoning:	Rural – Area 2 (RU2)	Lake: Not Applicable	Schedule: 21
Meeting Date: Thursday, December 11th, 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:

Consent/Severance Application B/05/25/ML has been submitted to create one new lot with frontage on Morinus Road. Both the proposed Retained and Severed Lots are currently vacant. Compliant residential development will be permitted on both lots in the future.

A Zoning By-law Amendment Application ZBA-30/25 has been submitted to permit a lot frontage of 300 feet for the Severed Lot in Consent Application B/05/25/ML where 325 feet is the minimum requirement. The following is a summary of the requested exemption:

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	6.1.3	Minimum Lot Frontage (Severed Lot in Consent Application B/05/25/ML)	325 Feet	300 Feet	25 Feet	Create One New Lot with Frontage on Morinus Road

A key map of the subject property and the applicants' consent/zoning sketch and any drawings 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



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: **December 4, 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, 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 20th day of November, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



Key Map, B/05/25/ML, A-11/25, (ROSS & ST-JEAN)

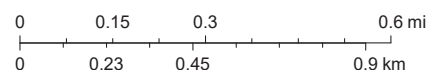


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NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | | |
|-----------------------|---------------------|------------|
| Parcel: Assessment | Geographic Township | Private |
| District Municipality | Road Network | Waterbody |
| Area Municipality | District | Major Lake |
| | Township | |

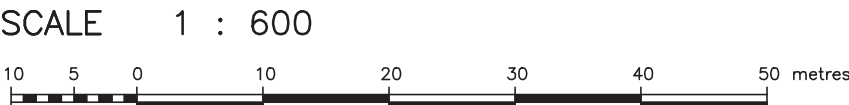
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Esri, NASA, NGA, USGS, FEMA, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada, Sources: NRCAN, Esri Canada, and Canadian Community Maps

CONSENT/ZONING SKETCH

TOPOGRAPHIC SURVEY OF
PART OF LOT 28
CONCESSION 11
TOWNSHIP OF MUSKOKA LAKES
(FORMERLY GEOGRAPHIC TOWNSHIP OF MEDORA)
DISTRICT MUNICIPALITY OF MUSKOKA



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ELEVATION NOTE

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AND ARE DERIVED FROM GPS OBSERVATIONS
USING REAL TIME NETWORK OBSERVATIONS.

LEGEND

UP	DENOTES	UTILITY POLE
CR	"	CENTERLINE
O/H	"	OVERHEAD
INST	"	INSTRUMENT
PIN	"	PROPERTY IDENTIFIER NUMBER
Ø	"	DIAMETER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN
WERE COMPLETED ON THE 5TH DAY OF APRIL, 2023.

APRIL 20, 2023
DATE

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ONTARIO LAND SURVEYOR



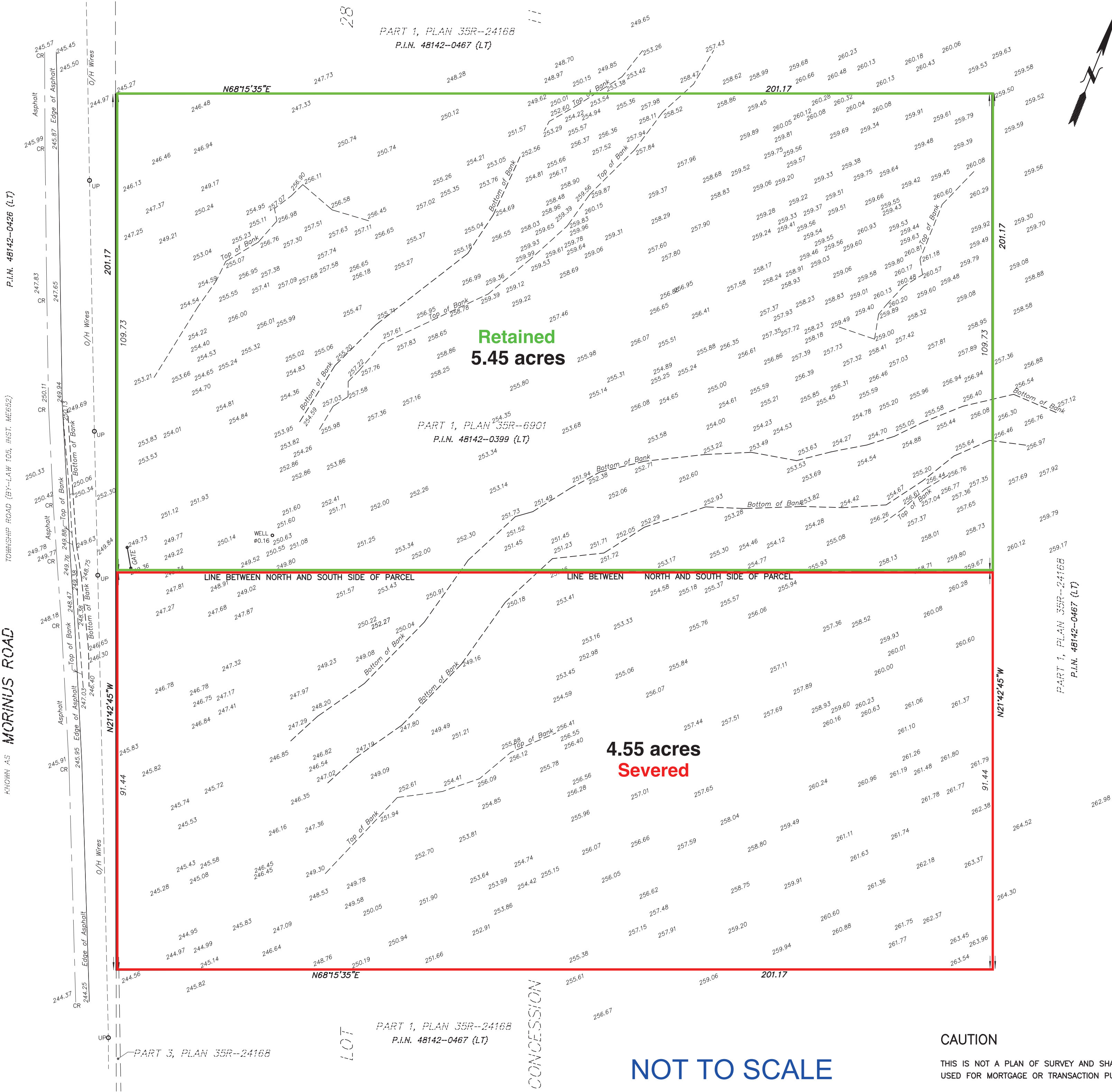
ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
160 APPLEWOOD CRESCENT, UNIT 8,
CONCORD, ONTARIO, L4K 4H2
PHONE: 905-879-9889 FAX: 905-879-0770
E-MAIL: alex@amsurveying.ca
WEBSITE: www.amsurveying.ca

PARTY CHIEF: H.Z.	FILE NAME: 2023-080.DWG
DRAWN : J.H.	PLOT SCALE: 1:600
CHECKED : A.M.	PROJECT No. 2023-080

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
USED FOR MORTGAGE OR TRANSACTION PURPOSES.

NOT TO SCALE



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. Section 12 of By-law 2014-14 is hereby amended by the addition of the following subsection:
 - 87-XXXX i) The lands affected by this amendment are described as Part of Lot 28, Concession 11, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-6901, as shown hatched on Schedule I to By-law 2025-XXX.
 - ii) Despite the provisions of Section 6.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage for the Severed Lot in Consent Application B/05/25/ML shall be 300 feet, as shown in the location and extent 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.

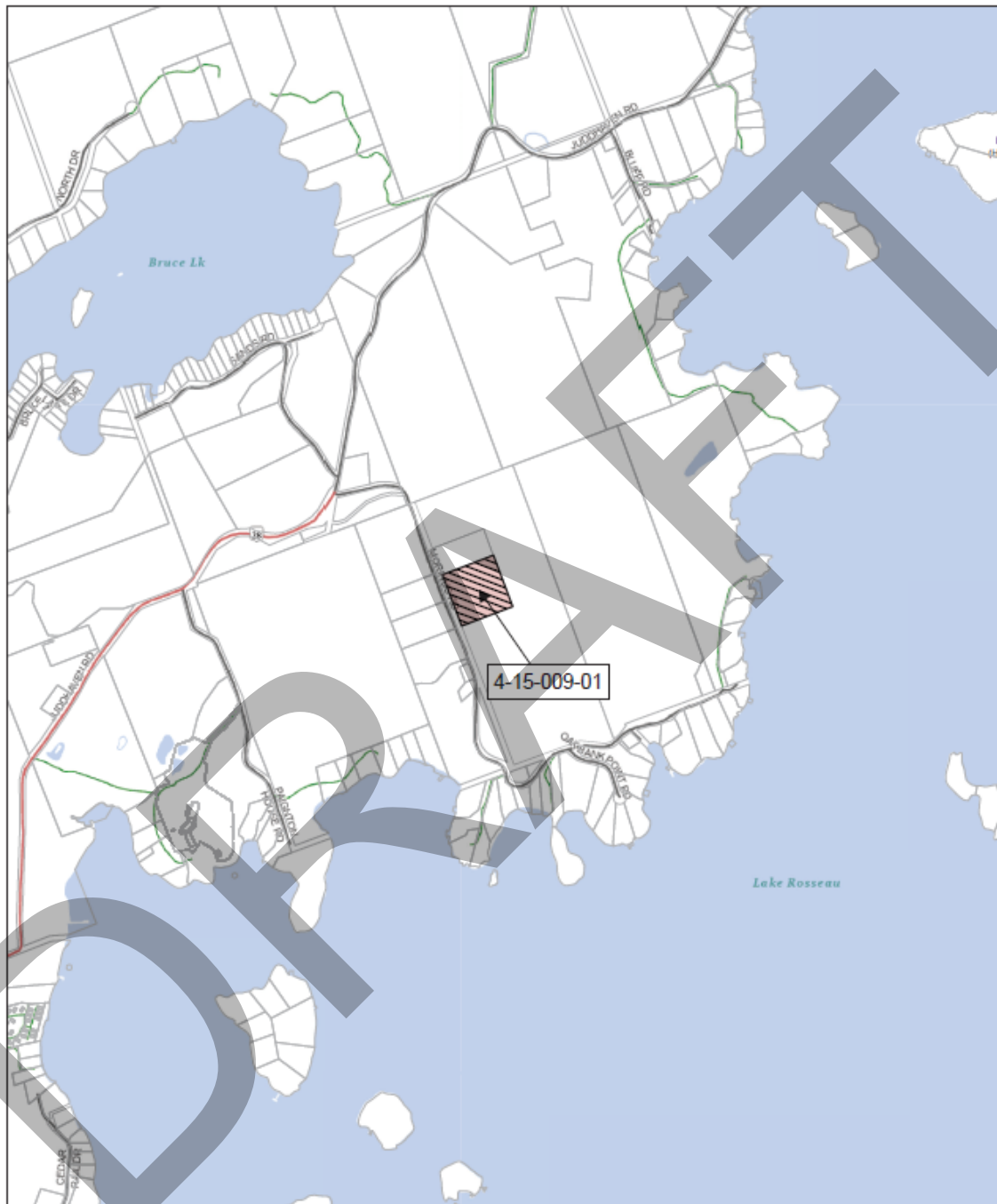
Read a **first, second and third time** and **finally passed** this _____ day of _____, **2025.**

Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO DRAFT BY-LAW 2025-XXX

Key Map, B/05/25/ML, A-11/25, (ROSS & ST-JEAN)

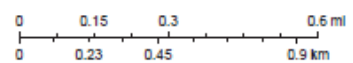


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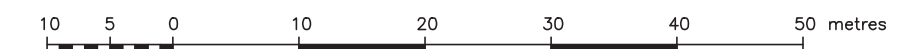


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SCHEDULE II CONSENT/ZONING SKETCH

TOPOGRAPHIC SURVEY OF
PART OF LOT 28
CONCESSION 11
TOWNSHIP OF MUSKOKA LAKES
(FORMERLY GEOGRAPHIC TOWNSHIP OF MEDORA)
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 600



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SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
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WERE COMPLETED ON THE 5TH DAY OF APRIL, 2023.

APRIL 20, 2023
DATE

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ONTARIO LAND SURVEYOR



ALEX MARTON LIMITED ONTARIO LAND SURVEYORS 160 APPLEWOOD CRESCENT, UNIT 8, CONCORD, ONTARIO, L4K 4H2 PHONE: 905-879-9889 FAX: 905-879-0770 E-MAIL: alex@amsurveying.ca WEBSITE: www.amsurveying.ca	
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