



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/07/08/26/ML & ZBA-12/26**

**Roll No.: 4-23-085**

**By-law: To Be Assigned**

<b>Owners:</b>	Felicity and Jason Endicott & Jenny and Kathleen Singleton
<b>Address:</b>	2755 Lake Muskoka Shore
<b>Description:</b>	Part of Lots 26 and 27, Concession D, Part of Lot 26, Concession E, Parts 1 and 2, Plan 35R-11991, Part of Parts 1 And 2, Part 3, Plan 35R-16048 (Medora)
<b>Zoning:</b>	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6-7 & WR6-7R) Lake: Muskoka (Category 1 Lake) Schedules: 36 & 42

**Meeting Date: Thursday July 16<sup>th</sup>, 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. 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:

Consent/Severance Applications B/07/08/26/ML have been submitted to create two new lots with frontage on Lake Muskoka. The Retained Lot currently contains a dwelling, three sleeping cabins, and accessory buildings and structures. Proposed Severed Lots 1 and 2 are currently vacant. Details of the proposed severances are provided in Table 1.

Concurrent Zoning By-law Amendment Application ZBA-12/26 has been submitted to rezone proposed Severed Lots 1 and 2 from Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6-7) to Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7). See Table 2 for more details. ZBA-12/26 also proposes to repeal site-specific zoning By-law 2002-60 which was approved as part of previous Zoning By-law Amendment Application ZBA-15/02 to permit a third sleeping cabin on the lot and to prevent future land division. The applicant's wish to carry forward the permission for three sleeping cabins and to amend the minimum lot requirements. See Table 3 for more details.



Table 1: Lot Creation Details

Lot	Property Characteristic	Existing	Resultant	By-law/OP Requirements
<b>Severed Lot 1</b>	Lot Frontage	N/A	± 343 ft.	ZBL: WR5-7: 300 ft. & 1.5 ac.  OP (2013): 300 ft. & 2 ac.
	Lot Area	N/A	± 2 ac.	
<b>Severed Lot 2</b>	Lot Frontage	N/A	± 300 ft.	
	Lot Area	N/A	± 2 ac.	
<b>Retained Lot</b>	Lot Frontage	± 826.6 ft.	± 624 ft.	ZBL: WR6-7: 400 ft. & 2 ac.
	Lot Area	± 7.1 ac.	± 3.2 ac.	OP (2013): 400 ft. & 2 ac.

Table 2: Summary of Rezoning Permissions

Existing WR6-7 Zone Permissions	Proposed WR5-7 Zone Permissions
<u>Main:</u> <ul style="list-style-type: none"> <li>Residential</li> </ul> <u>Accessory:</u> <ul style="list-style-type: none"> <li>Bed and Breakfast</li> <li>Home Based Business</li> <li>Sleeping Cabin</li> <li>Accessory Uses</li> </ul>	<u>Main:</u> <ul style="list-style-type: none"> <li>Residential</li> </ul> <u>Accessory:</u> <ul style="list-style-type: none"> <li>Bed and Breakfast</li> <li>Home Based Business</li> <li>Sleeping Cabin</li> <li>Accessory Uses</li> </ul>

Table 3: Summary Requested Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.3	Minimum Lot Frontage and Area	400 ft. & 2 ac.	624 ft. & 3.2 ac.	-	Restrict Lot Frontage and Lot Area for the Retained Lot in Consent Applications B/07/08/26/ML
B	3.45, 4.1.3 & 4.1.6 i)	Maximum Number of Sleeping Cabins & Maximum	1 Dwelling & 1 Sleeping Cabin	1 Dwelling & 3	-	Permit the Retained Lot in Consent Applications



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
		Number of Habitable Buildings on a Lot		Sleeping Cabins		B/07/08/26/ML to have 1 Dwelling and 3 Sleeping Cabins
C	Site-Specific By-law 2002-60	Minimum Lot Frontage	750 ft. & 7.1 ac.	Repeal By-law 2002-60	-	Repeal By-law 2002-60 and Gain New Exemptions from the Minimum Lot Size Requirements and Maximum Number of Habitable Buildings/Sleeping Cabins
		Maximum Number of Habitable Buildings/Sleeping Cabins on a Lot	1 Dwelling & 3 Sleeping Cabins			

A key map of the subject property, the applicant's consent and zoning sketches and any drawings, 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: **July 15, 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 25th day of June, 2026.

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



# KEY MAP (B/07/08/26/ML, ZBA-12/26)

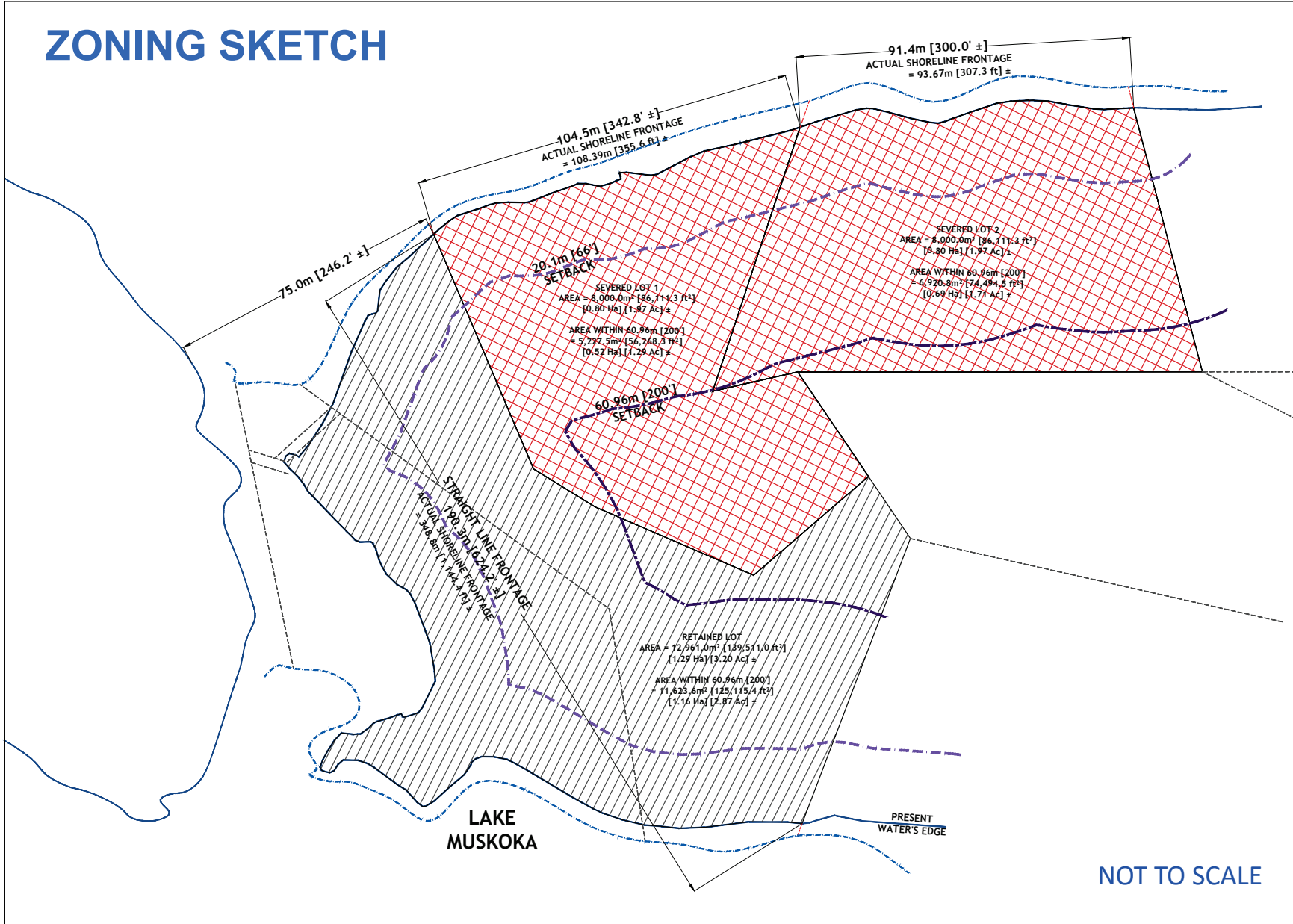


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

Parcel: Assessment	Road Network	Evaluated-Other		0 0.1 0.2 0.4 mi 0 0.17 0.35 0.7 km
District Municipality	District	Waterbody		
Area Municipality	Township	Major Lake		
Geographic Township	Private	Canada_Hillshade		
	Wetland With Significance	World_Hillshade		
	Evaluated-Provincial			

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

# ZONING SKETCH



NOT TO SCALE

**ZONING AMENDMENT SKETCH**  
2755 LAKE MUSKOKA SHORES  
PLAN 35R-16048, 35R-11991, 35R-20722  
PART OF LOT 26 & 27, CONCESSION D  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

**SINGLETON**

LANDS TO REMAIN  
WR6-7

LANDS TO BE ZONED  
WR5-7

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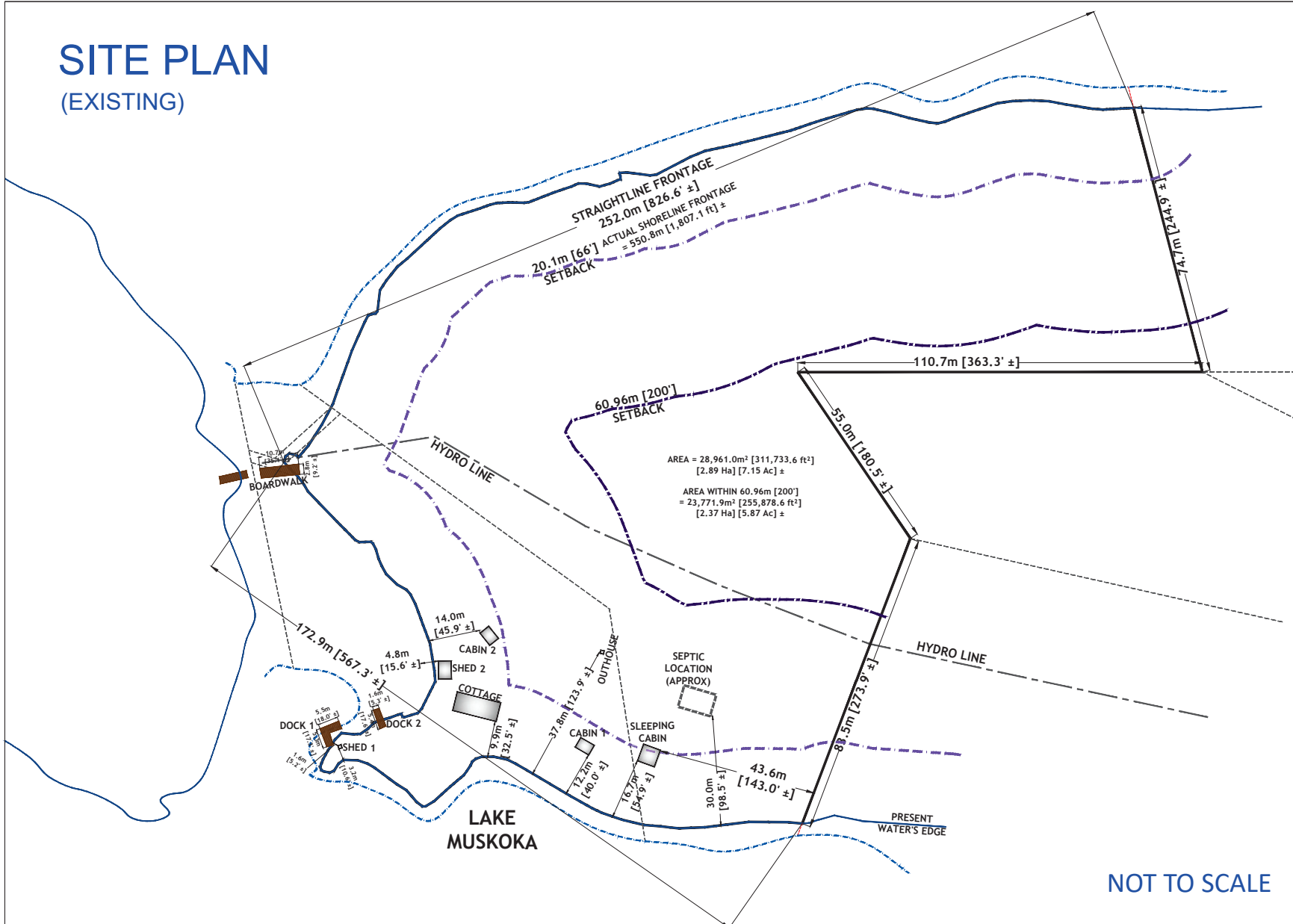
**PLANSCAPE**  
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE	BY
1 : 1 000	180100	FEBRUARY 3, 2026	JT

NO.	DATE	REVISIONS	BY
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BASE MAP SOURCE:  
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# SITE PLAN (EXISTING)



NOT TO SCALE

## EXISTING DEVELOPMENT SKETCH

2755 LAKE MUSKOKA SHORES  
 PLAN 35R-16048, 35R-11991, 35R-20722  
 PART OF LOT 26 & 27, CONCESSION D  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

SINGLETON

### EXISTING DEVELOPMENT INFORMATION

COTTAGE = 64.5m<sup>2</sup> [694.3 ft<sup>2</sup>]  
 SLEEPING CABIN = 23.8m<sup>2</sup> [256.2 ft<sup>2</sup>]  
 CABIN 1 = 13.0m<sup>2</sup> [140.0 ft<sup>2</sup>]  
 CABIN 2 = 13.0m<sup>2</sup> [140.0 ft<sup>2</sup>]  
 SHED 1 = 0.8m<sup>2</sup> [8.6 ft<sup>2</sup>]  
 SHED 2 = 17.5m<sup>2</sup> [188.4 ft<sup>2</sup>]  
 OUTHOUSE = 0.8m<sup>2</sup> [8.6 ft<sup>2</sup>]

DOCK 1 = 17.7m<sup>2</sup> [190.5 ft<sup>2</sup>]  
 DOCK 2 = 8.8m<sup>2</sup> [94.7 ft<sup>2</sup>]  
 BOARDWALK = 28.5m<sup>2</sup> [306.8 ft<sup>2</sup>]

TOTAL LOT COVERAGE =  
 133.4m<sup>2</sup> / 28,961.0m<sup>2</sup> \* 100 = 0.46%

COVERAGE WITHIN 60.96m =  
 133.4m<sup>2</sup> / 23,771.9m<sup>2</sup> \* 100 = 0.56%

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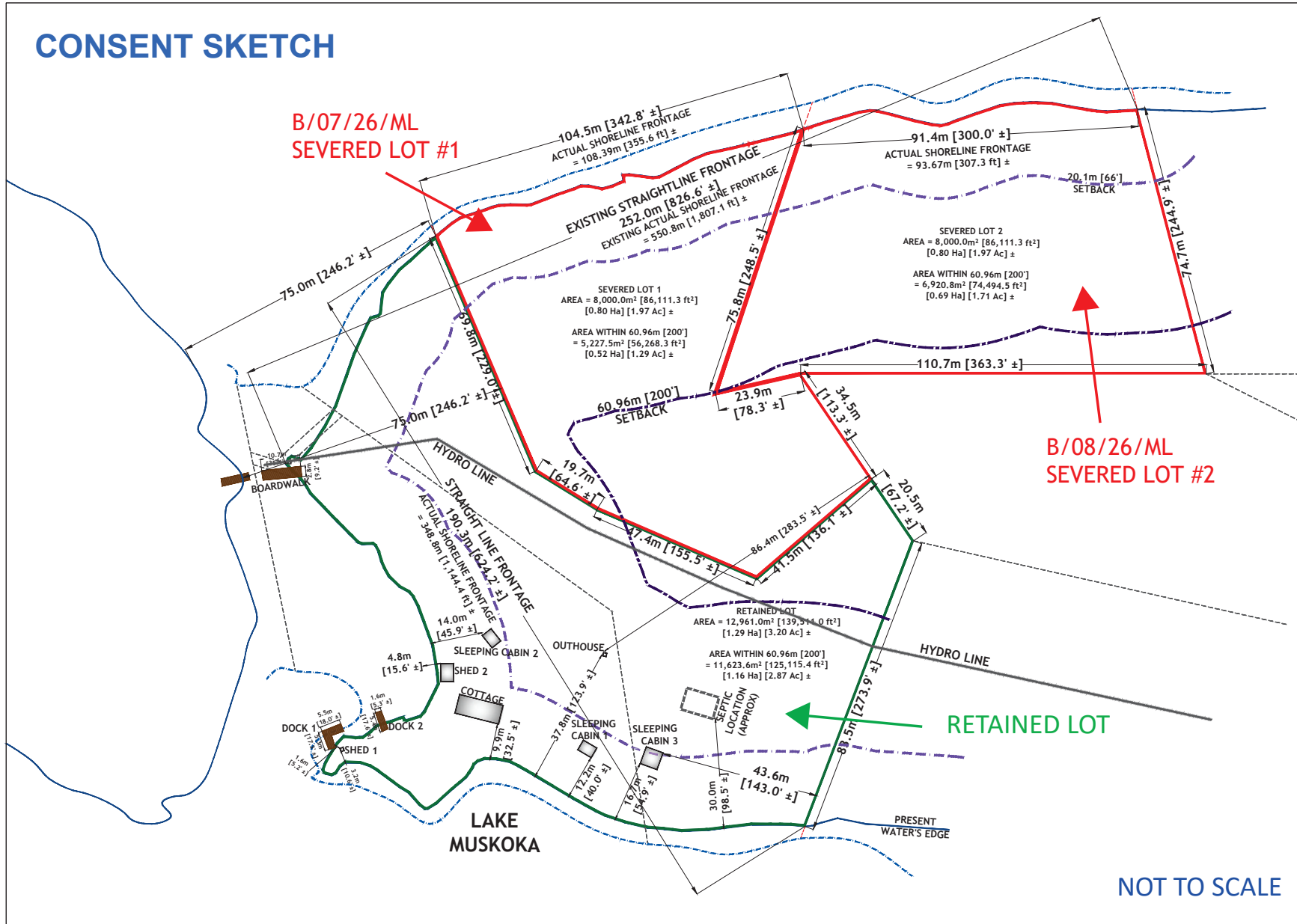
BASE MAP SOURCE:  
 RUDY MAK SURVEYING LTD., 2025

# CONSENT SKETCH

**B/07/26/ML  
SEVERED LOT #1**

**B/08/26/ML  
SEVERED LOT #2**

**RETAINED LOT**



## SEVERANCE SKETCH

2755 LAKE MUSKOKA SHORES  
 PLAN 35R-16048, 35R-11991, 35R-20722  
 PART OF LOT 26 & 27, CONCESSION D  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 SINGLETON

**EXISTING DEVELOPMENT INFORMATION**  
 COTTAGE = 64.5m² [694.3 ft²]  
 SLEEPING CABIN = 23.8m² [256.2 ft²]  
 CABIN 1 = 13.0m² [140.0 ft²]  
 CABIN 2 = 13.0m² [140.0 ft²]  
 SHED 1 = 0.8m² [8.6 ft²]  
 SHED 2 = 17.5m² [188.4 ft²]  
 outhouse = 0.8m² [8.6 ft²]

DOCK 1 = 17.7m² [190.5 ft²]  
 DOCK 2 = 8.8m² [94.7 ft²]  
 BOARDWALK = 28.5m² [306.8 ft²]

**TOTAL LOT COVERAGE =**  
 133.4m² / 12,961.0m² \* 100 = 1.02%

**COVERAGE WITHIN 60.96m =**  
 133.4m² / 11,623.6m² \* 100 = 1.14%

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BASE MAP SOURCE:  
 RUDY MAK SURVEYING LTD. 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  
2014-14, 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. Schedules 36 and 42 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lots 26 and 27, Concession D, Part of Lot 26, Concession E, Parts 1 and 2, Plan 35R-11991, Part of Parts 1 And 2, Part 3, Plan 35R-16048 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown on Schedule I to By-law 2026-XXX, from Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6-7) to Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7), as shown cross-hatched on Schedule II to By-law 2026-XXX.
2. 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 Lots 26 and 27, Concession D, Part of Lot 26, Concession E, Parts 1 and 2, Plan 35R-11991, Part of Parts 1 And 2, Part 3, Plan 35R-16048, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1 and 2, Plan 35R-11991, as shown hatched on Schedule I to By-law 2026-XXX.
  - ii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot frontage and area for the Retained Lot in Consent Applications B/07/08/26/ML shall be 624 feet and 3.2 acres, respectively, as shown in the location and extent of Schedule II to By-law 2026-XXX.
  - iii) Despite the provisions of Sections 3.45, 4.1.3 and 4.1.6 i) of Zoning By-law 2014-14, as amended, for those lands described above, more particularly for the Retained Lot in Consent Applications B/07/08/26/ML the maximum size of sleeping cabins #1 and #2 shall be 140 square feet, sleeping and sleeping cabin #3 shall be 256.2 square feet, as shown in the location and extent on Schedule III to By-law 2026-XXX.
3. Schedules I, II and III attached hereto are hereby made part of this By-law.
4. 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.
5. **REPEAL OF BY-LAWS**
  - 5.1 By-law 2002-60 of the Corporation of the Township of Muskoka Lakes is hereby repealed.
6. 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

DRAFT

# SCHEDULE I TO BY-LAW 2026-XXX

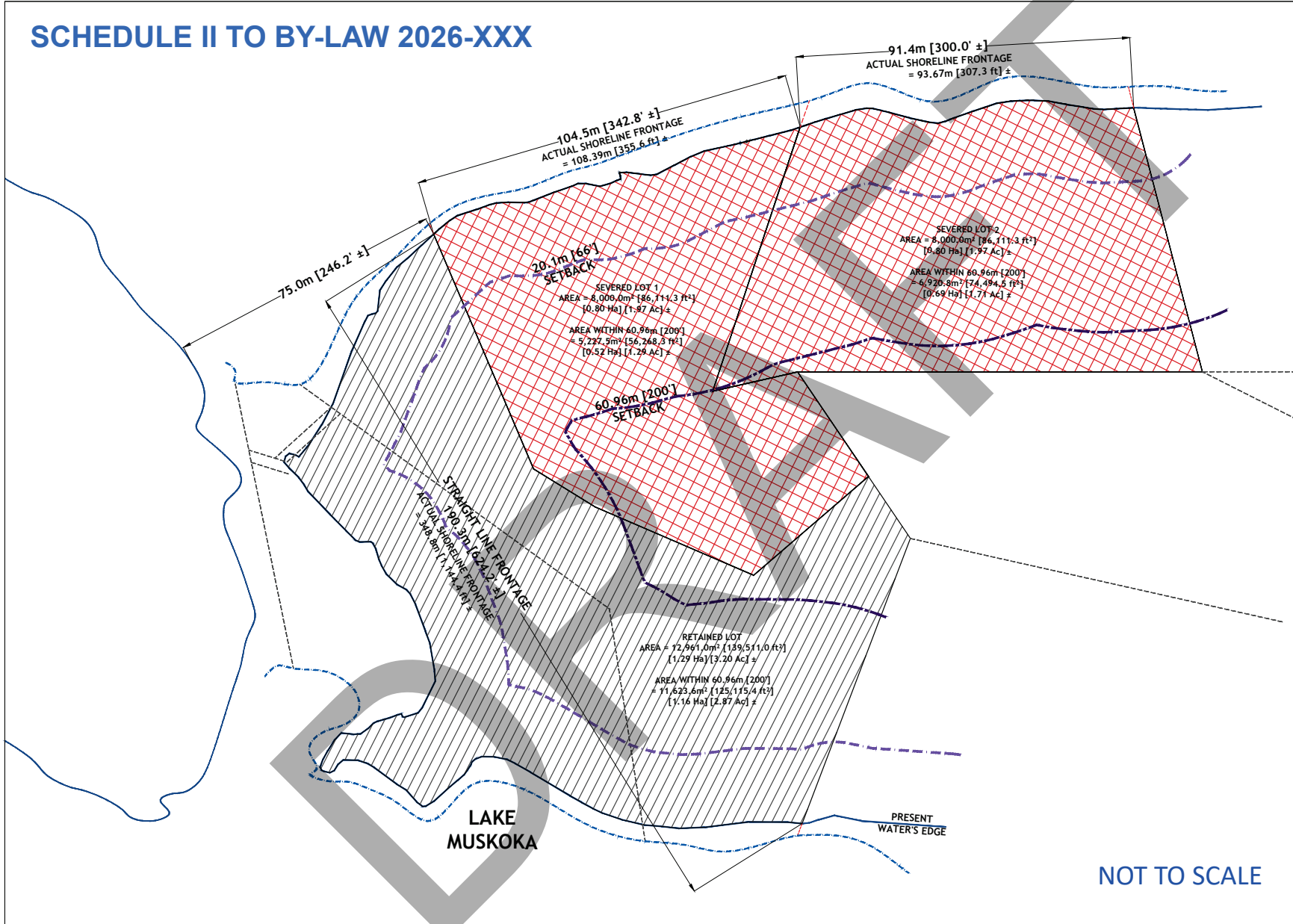


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

Parcel: Assessment	Road Network	Evaluated-Other	0 0.1 0.2 0.4 mi 0 0.17 0.35 0.7 km
District Municipality	District	Waterbody	
Area Municipality	Township	Major Lake	Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA
Geographic Township	Private	Canada_Hillshade	
Wetland With Significance	World_Hillshade		
Evaluated-Provincial			

1:18,056

# SCHEDULE II TO BY-LAW 2026-XXX



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**ZONING AMENDMENT SKETCH**  
 2755 LAKE MUSKOKA SHORES  
 PLAN 35R-16048, 35R-11991, 35R-20722  
 PART OF LOT 26 & 27, CONCESSION D  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

**SINGLETON**

LANDS TO REMAIN  
 WR6-7

LANDS TO BE ZONED  
 WR5-7

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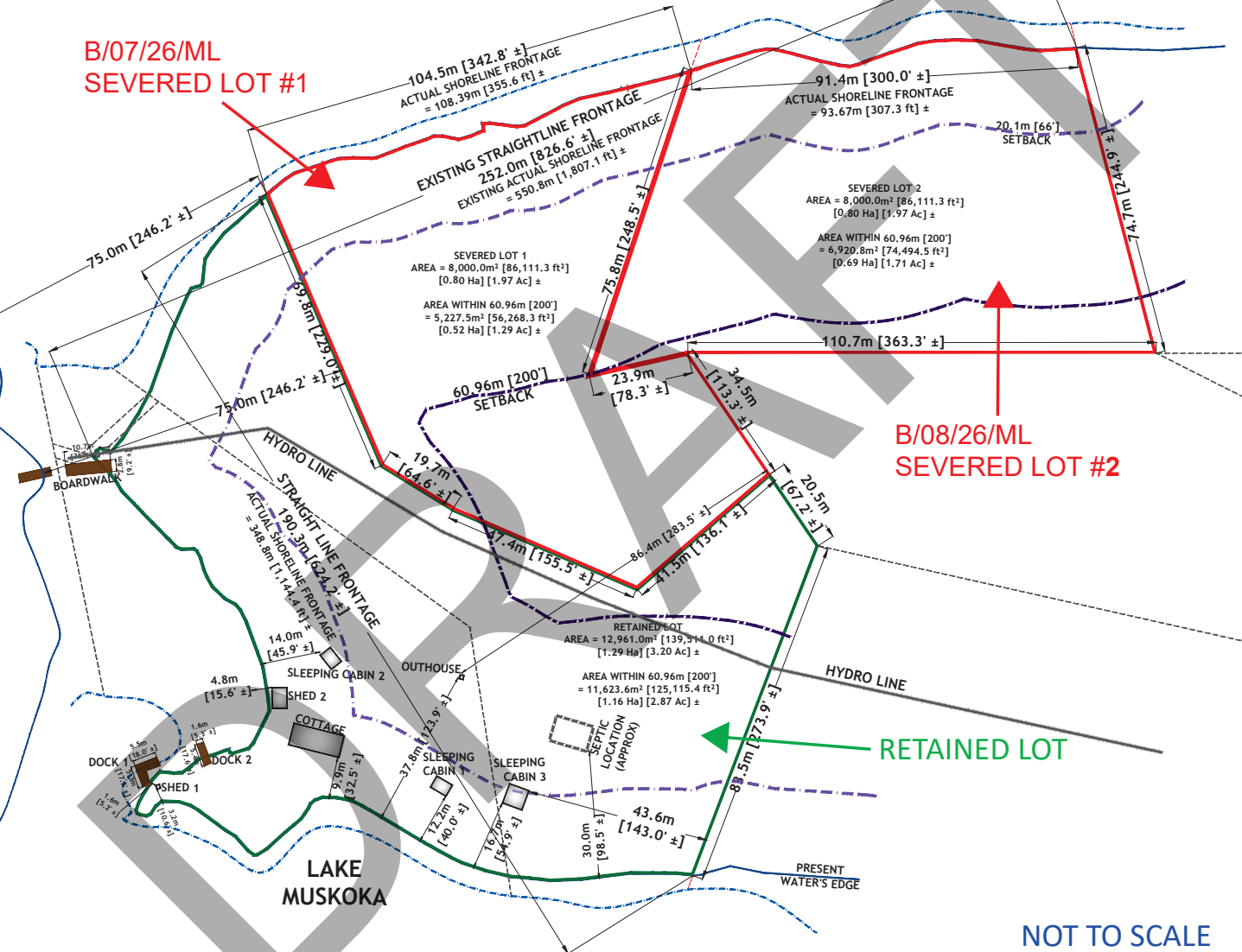
BASE MAP SOURCE:  
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# SCHEDULE III TO BY-LAW 2026-XXX

**B/07/26/ML  
SEVERED LOT #1**

**B/08/26/ML  
SEVERED LOT #2**

**RETAINED LOT**



**SEVERANCE SKETCH**  
 2755 LAKE MUSKOKA SHORES  
 PLAN 35R-16048, 35R-11991, 35R-20722  
 PART OF LOT 26 & 27, CONCESSION D  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 SINGLETON

**EXISTING DEVELOPMENT INFORMATION**  
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 SLEEPING CABIN = 23.8m<sup>2</sup> [256.2 ft<sup>2</sup>]  
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 BOARDWALK = 28.5m<sup>2</sup> [306.8 ft<sup>2</sup>]  
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**COVERAGE WITHIN 60.96m =**  
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BASE MAP SOURCE:  
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