



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.

File No.: ZBA-26/25
Roll No.: 2-23-012-01, 2-23-013-01, 2-23-013-02
By-law No.: To Be Assigned

Owner:	Fundeco Inc.
Address:	No Civic Address Assigned
Description:	Part Lots 26 and 30, Concession A, Part of Part 8 and Parts 9 & 10, Plan 35R-15594 (Watt) (2-23-012-01) Lot 31, Concession A, Part 1, Plan 35R-5790 (2-23-013-01) Part Road Allowance, Concession A, Part 1, Plan 35R-22537 (Watt) (2-23-013-02)
Zoning:	Commercial Open Space - Holding (OS3-H) Lake: Not Applicable Schedule: 17
Meeting Date: Thursday, July 16th, 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:

A Zoning By-law Amendment Application has been submitted to rezone the subject lands from Commercial Open Space (OS3-H) to Rural Residential – Special (RUR – Special) & Environmental Protection – Special (EP1 – Special).

The proposed Zoning By-law Amendment proposes a number of site specific exemptions that will apply to the proposed to Rural Residential – Special (RUR – Special) & Environmental Protection – Special (EP1 – Special) zones. The applicants are also proposing to repeal existing site-specific by-laws from the subject lands.

Concurrently, the applicants have submitted a Vacant Land Condominium application with the District of Muskoka to develop the lands with 21 units/lots.



Proposal	Permitted Uses in Existing OS3-H Zone	Permitted Uses in Proposed RUR-Special Zone	Permitted Uses in Proposed EP1-Special Zone
To Rezone the Subject Lands from Commercial Open Space (OS3-H) to Rural Residential – Special (RUR – Special) & Environmental Protection – Special (EP1 – Special)	Main Uses: <ul style="list-style-type: none"> • Agricultural Uses • Conservation • Golf Course • Open Space Recreation • Private Club • Private Park • Wayside Pit or Quarry 	Main Uses: <ul style="list-style-type: none"> • Conservation • Residential – Dwelling Unit • Open Space Recreation Accessory <ul style="list-style-type: none"> • Secondary Dwelling Unit 	Main Uses: <ul style="list-style-type: none"> • Flood Control • Erosion Control • Pedestrian Access such as Boardwalk

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A		Permitted Main & Accessory Uses in RuR – Special Zone		Main Uses: <ul style="list-style-type: none"> • Conservation • Residential – Dwelling Unit • Open Space Recreation Accessory: <ul style="list-style-type: none"> • Secondary Dwelling Unit 	-	Rezone Portion of Lands From OS3-H to RuR-Special & Limit Permitted Uses
B		Permitted Uses in EP1-Special Zone		Main Uses: <ul style="list-style-type: none"> • Flood Control • Erosion Control • Pedestrian Access such as Boardwalk 		Rezone Portion of Lands From OS3-H to EP1-Special and Limit Permitted Uses
C		Minimum Lot Area		Min. 0.4 ha/1 ac.		Permit the Creation of 21 Residential Units/Lots through VLCC Application
D		Minimum Lot Frontage		Min. frontage 25m/82 ft. for a lot on a cul-de-sac (Unit 6, 7, 18, 19, 20) Min. frontage 45 m/147.6 ft. where side lot lines meet the front lot line		



E		Maximum Vegetation Clearing		Maximum Vegetation Clearing on Each Unit Within RuR-Special Zone shall be 50%		Restrict Tree Removal
F		Maximum Height – Dwelling		Maximum of 2 Storeys with a Maximum Height of 35 ft.		Restrict Height to 2 Storeys
G		All Other Provisions of the RuR Zone Apply to RuR-Special Zone		Lot Coverage	5%	Apply the RuR Coverage, Setback and Accessory Building Height Provisions to RuR – Special Zone
	Min. Front Yard Setback			50 ft.		
	Minimum Interior Side Yard Setback			20 ft.		
	Minimum Exterior Side Yard Setback			50 ft.		
	Minimum Rear Yard Setback			20 ft.		
	Maximum Height – Accessory Bldg.			20 ft.		
H	3.43	New Use on Lands Adjacent Land Fill Sites	500 m/1,640 ft.	Portion of Subject Lands within 500 m/1,640 ft. of Inactive/Closed Landfill Site	-	Permit a Residential/Sensitive Land Use within 500 m/1,640 ft. of Inactive/Closed Landfill Site
I	Repeal By-laws 1994-020 & By-law 1999-112 on the subject lands					

A key map of the subject property, the applicant’s site plan and any drawing, 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 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 this application, please 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: **July 9, 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.

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.

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.



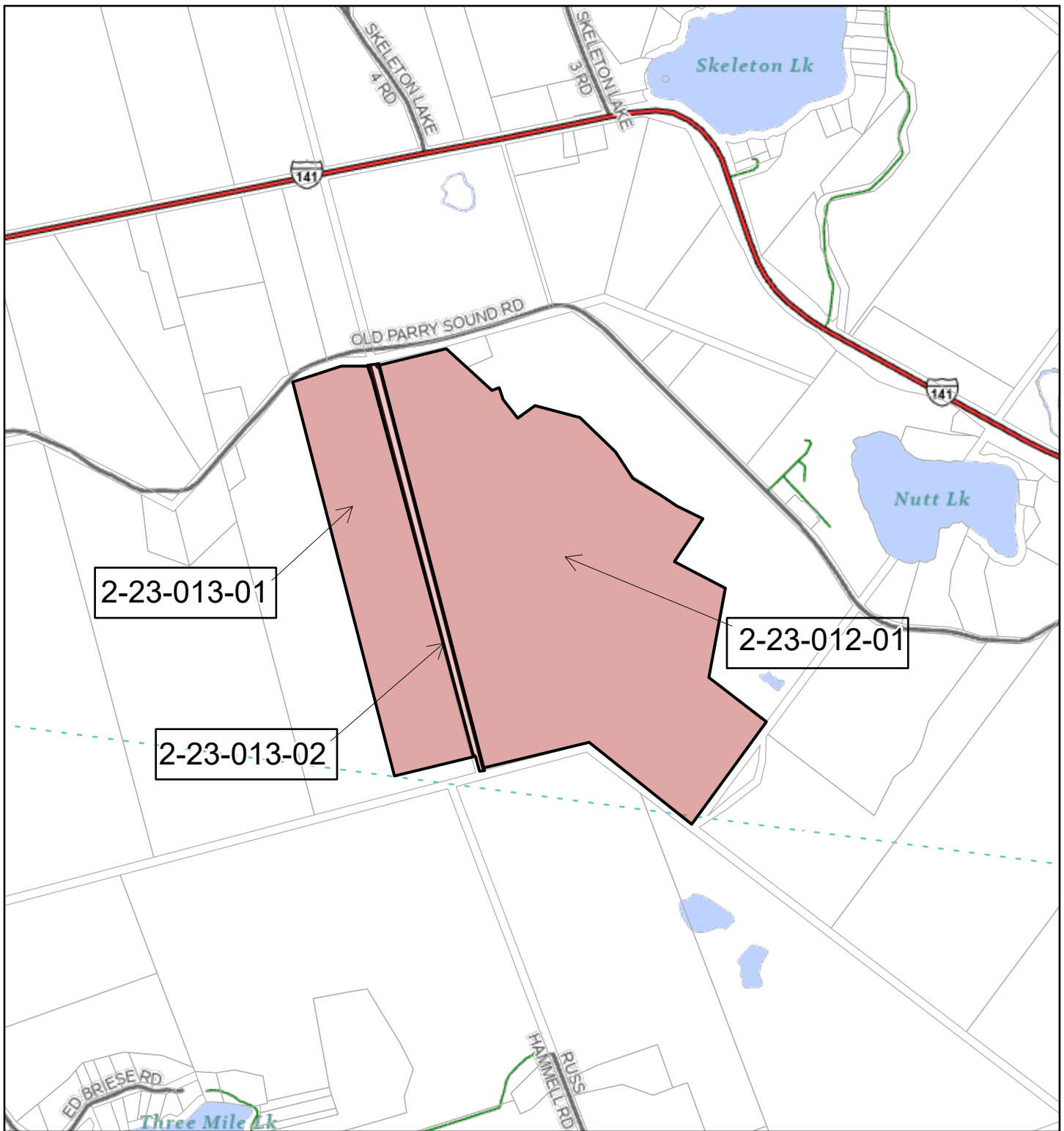
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 26th day of June, 2026.

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



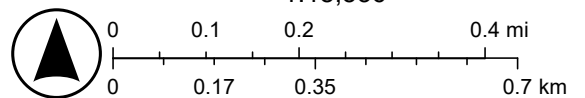
KEY MAP, ZBA-26/25 (FUNDECO INC.)



6/26/2026, 9:07:05 AM

1:18,536

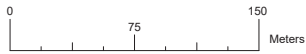
- | | | |
|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | Provincial | Waterbody |
| Area Municipality | Township | Major Lake |
| Geographic Township | Private | Canada_Hillshade |
| Civic Addresses | Wetland With Significance | World_Hillshade |
| | Evaluated-Provincial | |



Teranet / MPAC, District Municipality of Muskoka, <https://www.ontario.ca/page/open-government-licence-ontario>, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

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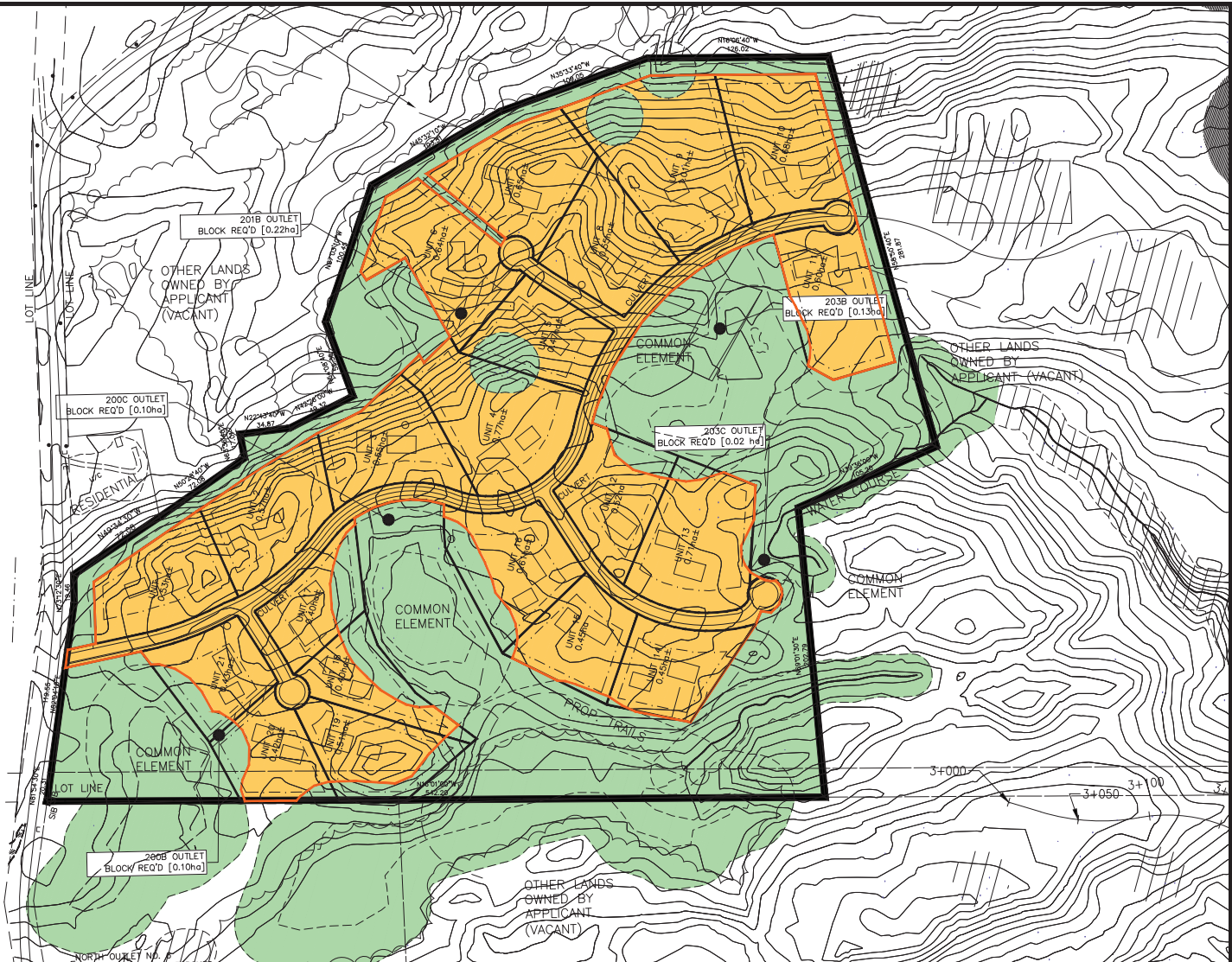
ZONING SKETCH



PROPOSED ZONING

RuRSpecial

EP1-Special



NOT TO SCALE

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
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T: 705-789-7851
huntsville@tulloch.ca
80 MAIN ST W
HUNTSVILLE, ONTARIO
P1H 1W9

DRAWING:

Zoning Sketch

PROJECT:

**Diamond in the Ruff
Pt Lots 26 & 30, Con A, Watt
Twp of Muskoka Lakes
District Municipality of Muskoka**

DRAWN BY:

MDJ

SCALE:

1:3000

CHECKED BY:

GH

PLOT SIZE:

11x17

PROJECT No.:

1491

DATE:

March 4, 2025

P:\Lambton\2022_WATNE SIMPSON AND ASSOCIATES CARRIAGEWAY 2022\Drawings\1491 - Diamond in the Ruff\Condominium Plan\Diamond Trail Rezoning Sketch 2025-03-04.dwg

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

**Being a by-law to amend Comprehensive Zoning By-law
2014-24, 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 17 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lots 26 and 30, Concession A, Part of Part 8, Parts 9 & 10, Plan 35R-15594, (in the former Township of Watt), now in the Township of Muskoka Lakes, Lot 31, Concession A, Part 1, Plan 35R-5790, and Part Road Allowance, Concession A, Part 1, Plan 35R-22537, (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown on Schedule II to By-law 2026-XXX, from Open Space - Commercial (OS3-H) to Rural Residential – Special (RuR-Special) and Environmental Protection – Special (EP1 -Special).
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 30, Concession A, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as Part of Part 8, Parts 9 & 10, Plan 35R-15594, Lot 31, Concession A, more particularly described as Part 1, Plan 35R-5790, and Part Road Allowance, Concession A, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-22537, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) For the purposes of this By-law the following uses are permitted in the RuR-Special Zone:

Main Uses: Conservation, Residential - Dwelling Unit, Open Space Recreation

Accessory Uses: Secondary Dwelling Unit
 - iii) For the purposes of this By-law no person shall within the Environmental Protection – Special Zone (EP1-Special), being environmentally sensitive lands which require protection, use any lot or erect, locate, alter or use any building or structure for any purpose except for the following:

All structures, buildings and facilities necessary in conjunction with:

 - a) Flood control;
 - b) Erosion control; and
 - c) Provision of pedestrian access such as a boardwalk but not including shoreline structures.

iv) For the purposes of this By-law the following provisions shall apply to those lands zoned Rural Residential – Special (RuR-Special) as shown on Schedule II to By-law 2026-XXX:

- a) Minimum Lot Area 0.4 ha/1 ac.
- b) Minimum Lot Frontage 25m/82 ft. for a lot on a cul-de-sac (Unit 6, 7, 18, 19, 20)
45 m/147.6 ft. where side lot lines meet the front lot line
- c) Maximum Vegetation Clearing Maximum vegetation clearing on each unit/lot shall be 50% of the unit/lot area
- d) Maximum Height - Dwelling Maximum of 2 Storeys with a Maximum Height of 35 ft.
- e) Maximum Height – Accessory Bldg. 20 ft.
- f) Maximum Lot Coverage 5%
- g) Minimum Front Yard Setback 50 ft.
- h) Minimum Interior Side Yard Setback 20 ft.
- i) Minimum Exterior Side Yard Setback 50 ft.
- j) Minimum Rear Yard Setback 20 ft.

v) Despite the provisions of Section 3.43. of Zoning By-law 2014-14, as amended, for those lands described above, development shall be permitted within 500m/1,640 ft. of an inactive/closed landfill site.

3. Schedules I and II 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 1994-020, and 1999-112 of the Corporation of the Township of Muskoka Lakes are hereby repealed from the lands identified on Schedule I to By-law 2026-XXX.

6. That this by-law shall come into force and take effect _____, 2026.

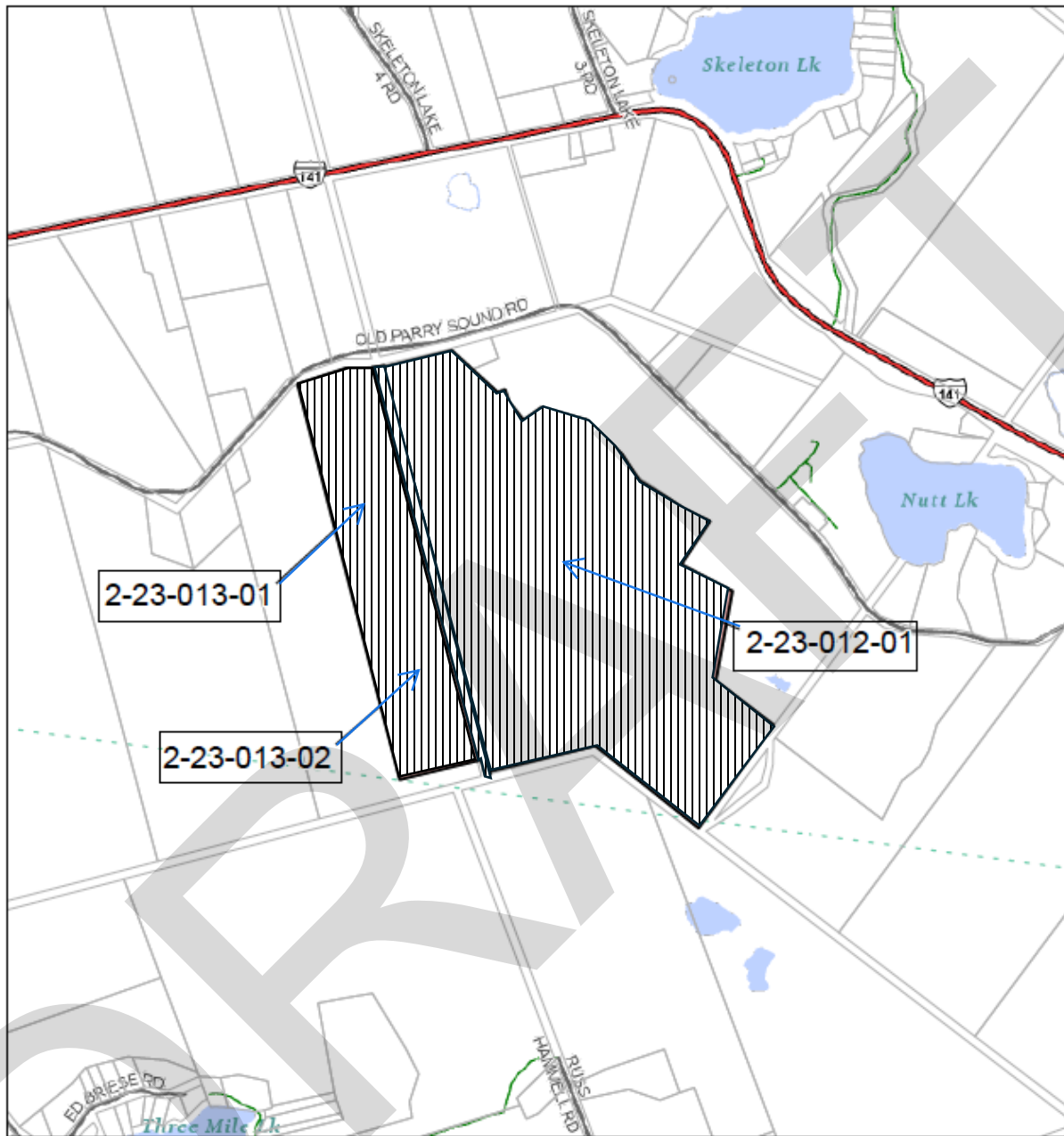
Read a **first, second and third time** and **finally passed** this ___th day of _____, 2026.

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

DRAFT

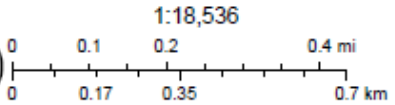
SCHEDULE I TO BY-LAW 2026-XXX



6/26/2026, 9:07:05 AM

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Civic Addresses
- Road Network
 - Provincial
 - Township
 - Private
- Wetland With Significance
 - Evaluated-Provincial

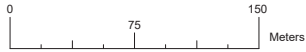
- Evaluated-Other
- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade



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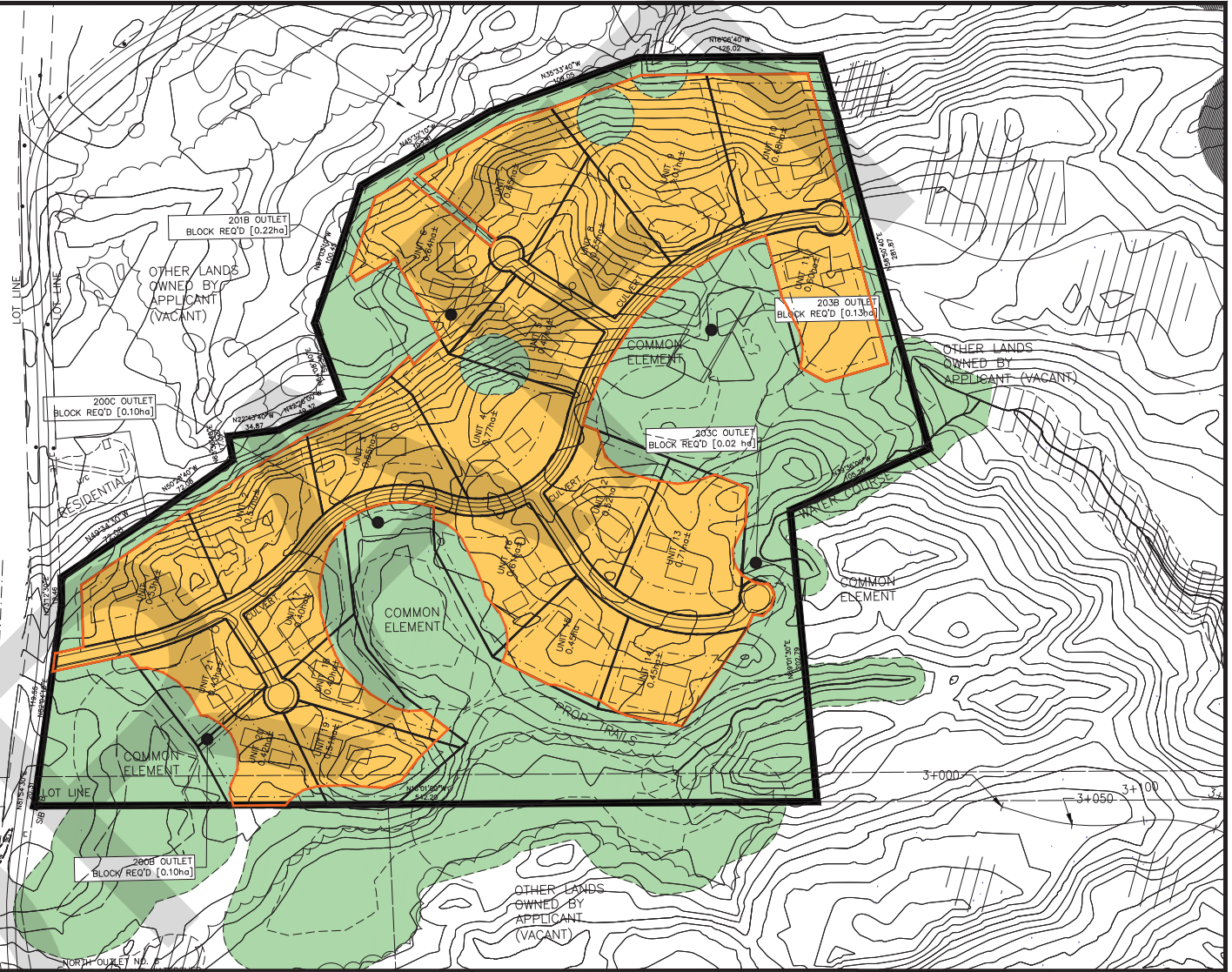
SCHEDULE II TO BY-LAW 2026-XXX



PROPOSED ZONING

RuRSpecial

EP1-Special



NOT TO SCALE

CAUTION

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DRAWING:
Zoning Sketch

PROJECT:
**Diamond in the Ruff
Pt Lots 26 & 30, Con A, Watt
Twp of Muskoka Lakes
District Municipality of Muskoka**

DRAWN BY: MDJ	CHECKED BY: GH	PROJECT No. : 1491
SCALE: 1:3000	PLOT SIZE: 11x17	DATE: March 4, 2025

P:\Lambton\2025_WATNE SIMPSON AND ASSOCIATES CARRIAGEWAY 2025\Drawings\1491 - Diamond in the Ruff\Condominium Plan\Diamond Trail Rezoning Sketch 2025-03-04.dwg