



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 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/36/24/ML & ZBA-43/24

Roll No.: 9-13-016 & 9-13-046

By-law: To Be Assigned

Owner:	Kevin Wise, 2 Algonquin Trail, Tiny, ON, L0L 1T0
Addresses & Descriptions:	2743 Muskoka Road 118 West (9-13-016) Part of Lot 29, Concession 13, Parts 4 to 8, Plan 35R-5465, (Monck) 2755 Muskoka Road 118 West, Unit #36 (9-13-046) Part of Lot 29, Concession 13, (Monck)
Zoning:	Waterfront Residential – No Constraints (WR1), Open Space – Private (OS2) Lake: Lake Muskoka (Category 1 Lake) Schedule: 37

Meeting Date: Thursday, May 14th, 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 Application B/36/24/ML has been submitted to create one new lot with frontage on Muskoka District Road 118 West. The Retained Lot currently contains a dwelling. The proposed Severed Lot is currently vacant and is intended to be developed for residential purposes in the future. Details of the proposed severance are provided in Table 1 below.

Concurrent Zoning By-law Amendment Application ZBA-43/24 has been submitted to rezone the proposed Severed Lot from Open Space - Private (OS2) to Rural Residential – Area 3 (RU1-S) and Environmental Protection (EP1) to facilitate future residential development and implement the recommendations of the Scoped Environmental Impact Study, prepared by Beacon Environmental and dated November 13, 2025. The application also seeks to rezone part of the Retained Lot from Open Space – Private (OS2) to Waterfront Residential – No Constraints (WR1). A number of exemptions are also required to facilitate the proposal, as detailed in Table 1 below.

Table 1: Lot Creation Details



Lot	Property Characteristic	Existing	Resultant	By-law Requirements
Severed Lot	Lot Frontage	N/A	± 226 ft.	RU1-S: 600 ft. & 10 ac.
	Lot Area	N/A	± 3.75 ac.	
Retained Lot	Lot Frontage	± 63.5 ft.	± 63.5 ft.	WR1: 200 ft. & 1 ac.
	Lot Area	± 4.65 ac.	± 0.9 ac.	

Table 2: Summary of Proposed Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	3.7 d)	Minimum Lot Frontage on a Class A District Road	492 ft.	226 ft.	266 ft.	Create One New Lot (Severed Lot)
B	6.1.3	Minimum Lot Frontage and Lot Area	600 ft. & 10 ac.	226 ft. & 3.75 ac.	374 ft. & 6.25 ac.	
C	4.1.3	Minimum Lot Area	1 ac.	0.9 ac.	0.1 ac.	Permit a New Lot to be Created Resulting in an Undersized Retained Lot Size
D	8.1	Permitted Uses within the Environmental Protection (EP1) Zone	Structures, Buildings and Facilities Necessary in Conjunction with: The Production of Cranberries Excluding Buildings and Structures, Flood Control, Erosion Control, and Provision of Pedestrian Access Such as a	Add Driveway as a Permitted Use	-	Permit the Construction of a Driveway within an EP1 Zone



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
			Boardwalk but not Including Shoreline Structures.			

Table 3: Existing vs. Proposed Zoning Permitted Uses

Existing Open Space – Private (OS2) Zone Permitted Uses	Proposed Rural – Area 3 (RU1-S) Zone Permitted Uses	Proposed Environmental Protection (EP1) Zone Permitted Uses	Proposed Waterfront Residential – No Constraints (WR1) Zone
<ul style="list-style-type: none"> • Agricultural Uses; • Conservation; • Forestry Operation; • Hunt Camp; • Open Space Recreation; and • Wayside Pit or Quarry. 	<p><u>Main:</u></p> <ul style="list-style-type: none"> • Agricultural Uses; • Bed & Breakfast; • Conservation; • Residential – Dwelling Unit; • Farm; • Forestry Operation; • Kennel; • Open Space Recreation; • Rooming Houses; and • Wayside Pit or Wayside Quarry. <p><u>Accessory:</u></p> <ul style="list-style-type: none"> • Residential – Secondary Dwelling Unit; and • Home Based Business. 	<p>All Structures, Buildings and Facilities Necessary in Conjunction with:</p> <ul style="list-style-type: none"> i. The Production of Cranberries Excluding Buildings and Structures; ii. Flood Control; iii. Erosion Control; and iv. Provision of Pedestrian Access such as a Boardwalk but not Including Shoreline Structures. 	<p><u>Main:</u></p> <ul style="list-style-type: none"> • Residential <p><u>Accessory:</u></p> <ul style="list-style-type: none"> • Bed & Breakfast • Home Based Business • Sleeping Cabin • Accessory Structures

A key map of the subject property, the applicant’s consent and zoning sketches 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 these applications, 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: **May 7, 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.

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.

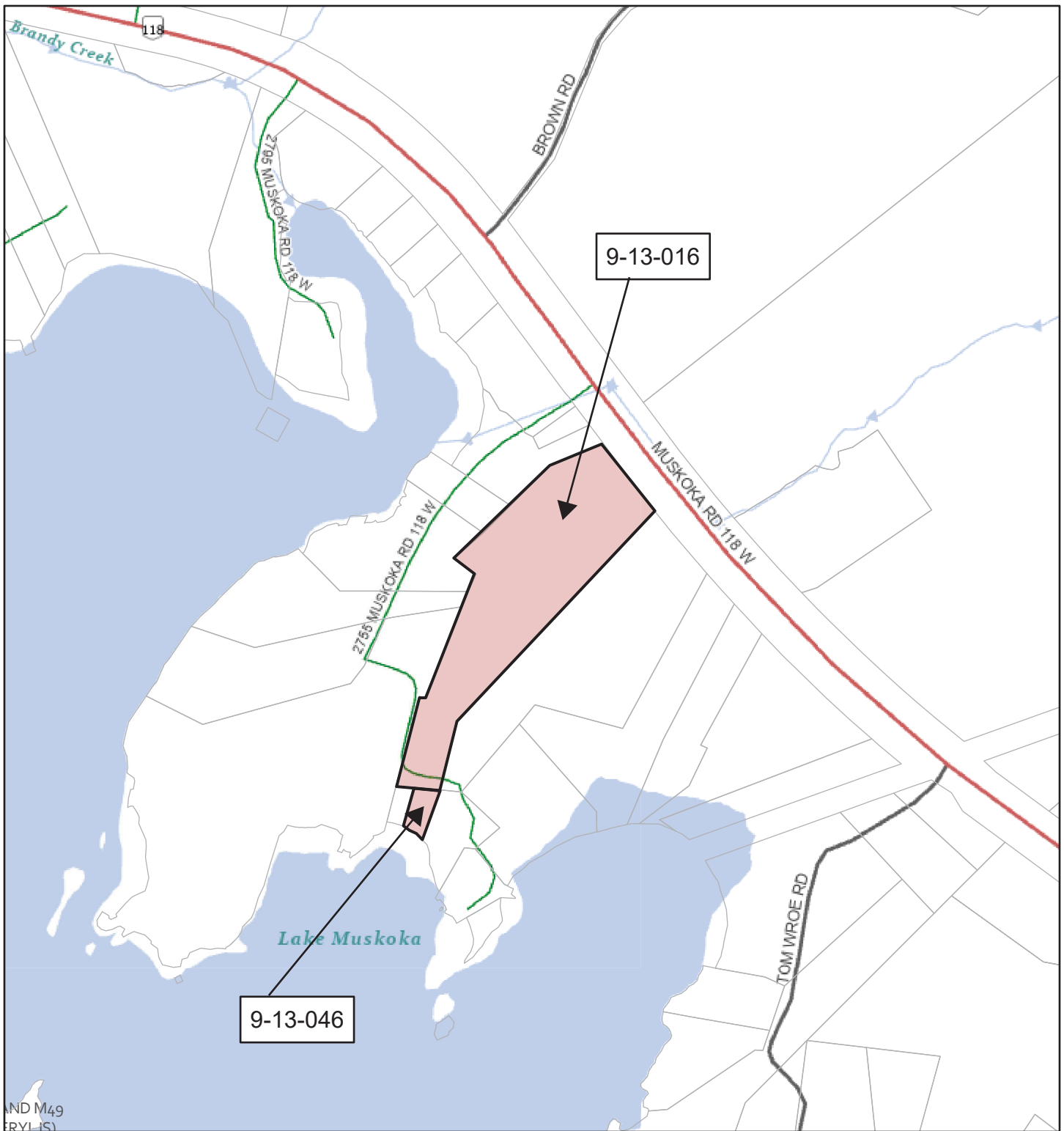
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 15th day of April, 2026.

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



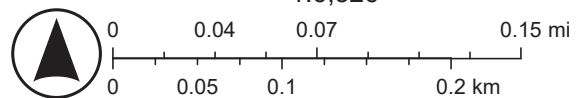
KEY MAP (B/36/24/ML, ZBA-43/24)



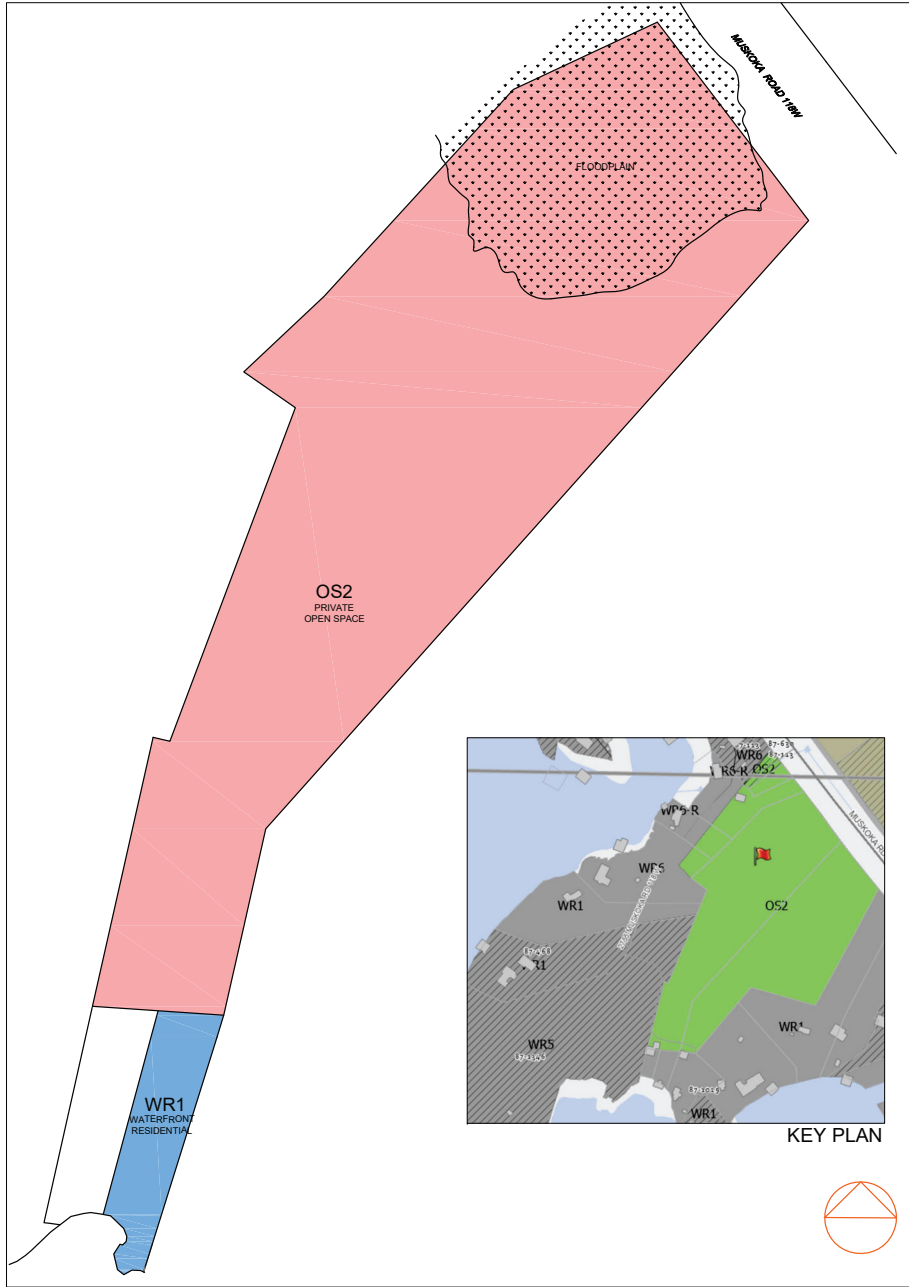
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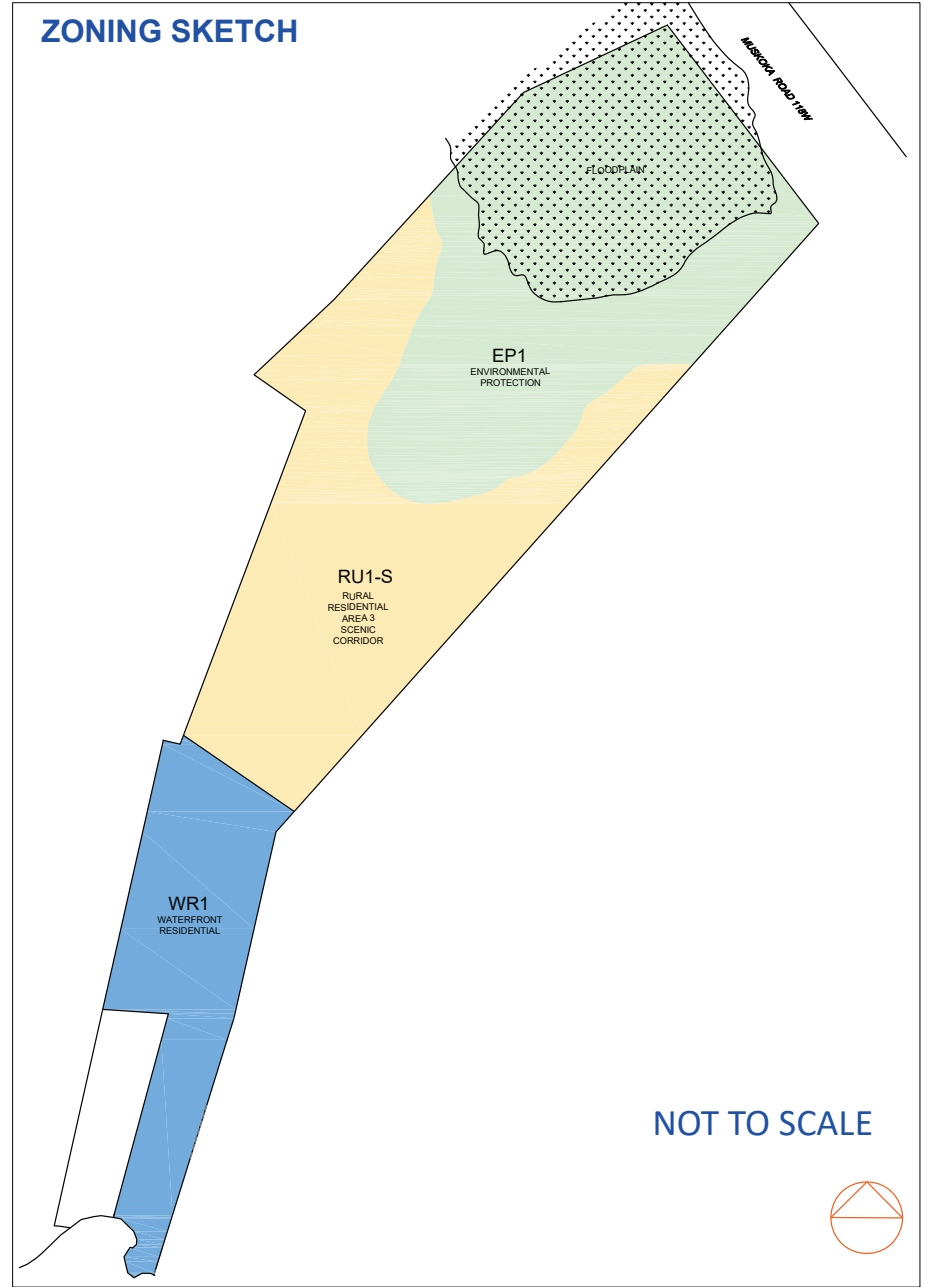
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|-----------------------|--------------|------------------|
| Parcel: Assessment | Road Network | Waterbody |
| District Municipality | District | Major Lake |
| Area Municipality | Township | Canada_Hillshade |
| Geographic Township | Private | World_Hillshade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



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

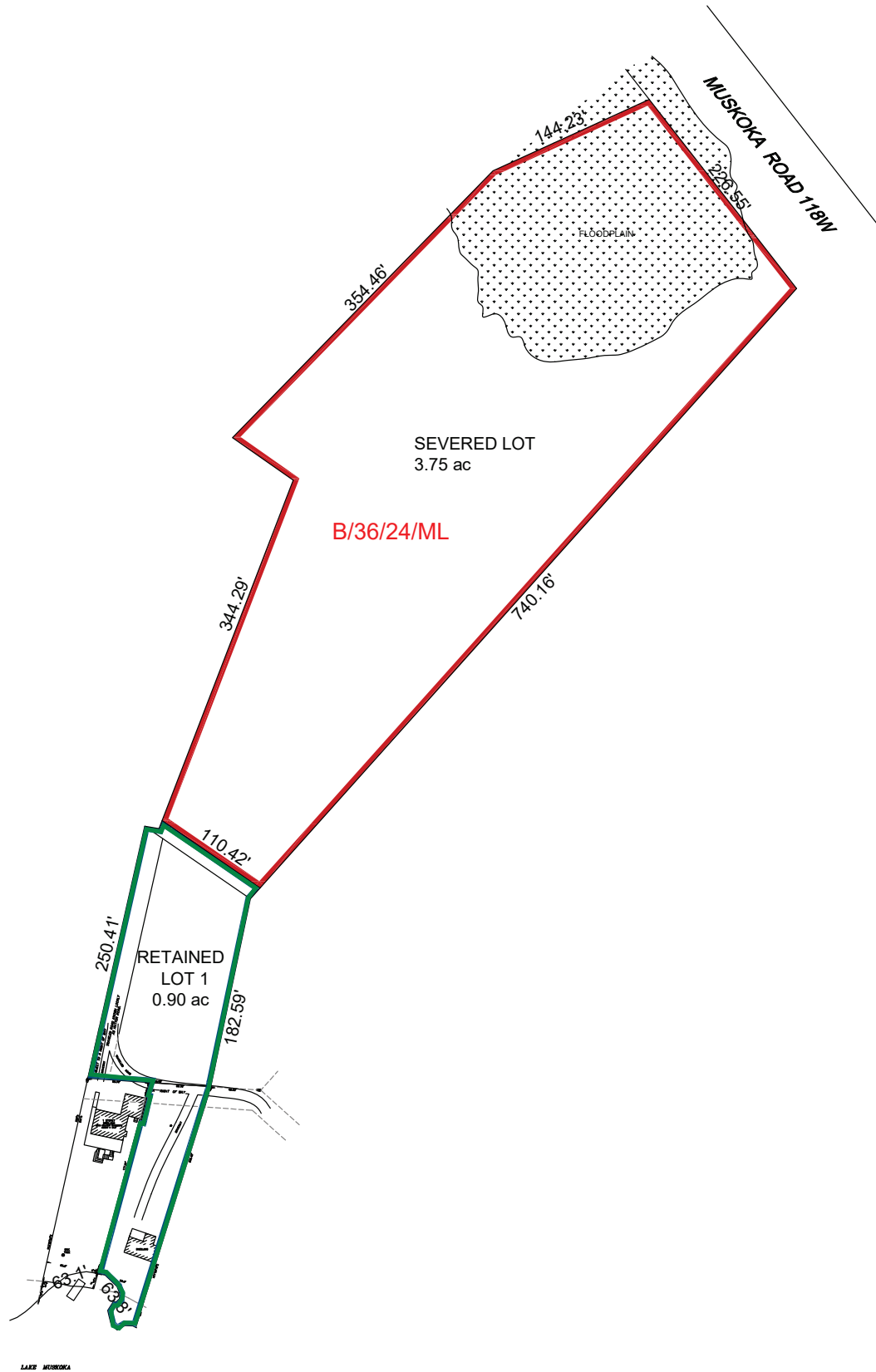


EXISTING



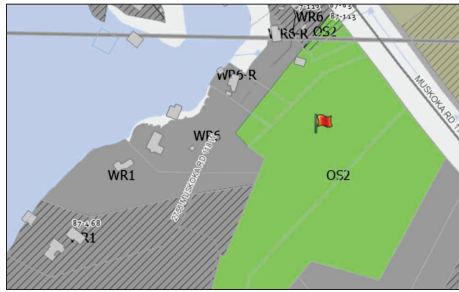
PROPOSED

CONSENT SKETCH



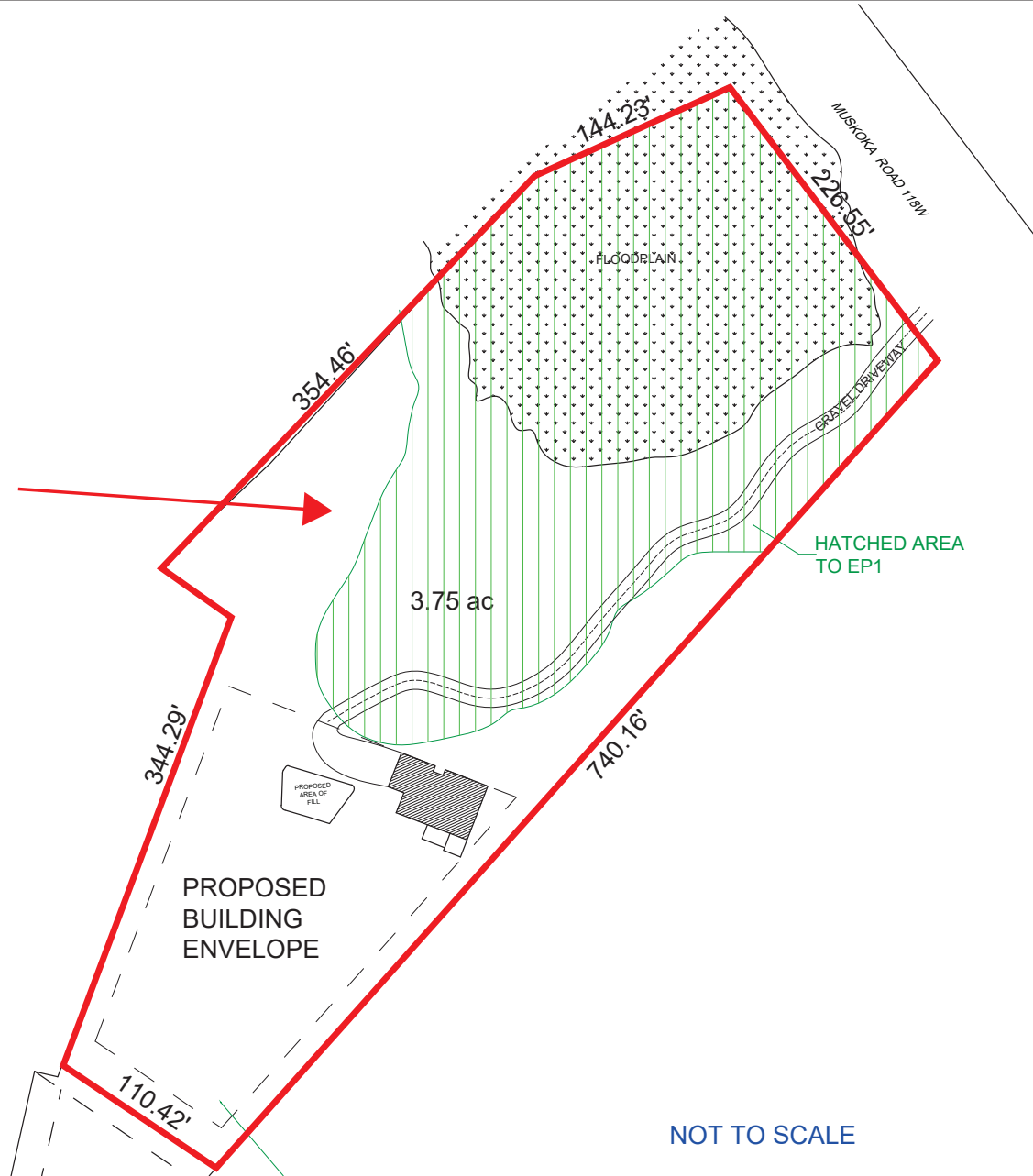
NOT TO SCALE

SITE PLAN (SEVERED LOT)



KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

B/36/24/ML



NOT TO SCALE

<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. Do not scale drawings. 2. Should there appear to be any discrepancies, 3. All materials and installation methods shall adhere to the Ontario Building Code. 4. Any substitutions shall be approved by the designers prior to proceeding with any work. 	<p>T SQUARED DESIGN STUDIO INC. 167 Medora Street Port Carling ON P0B 1J0 705.765.5428</p>				
<p>I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.</p>					
<p>INDIVIDUAL BCIN: 22334 FIRM BCIN: 27436</p>					
<p>TERRY LEDGER</p>					
<p>CONSULTANTS</p>					
<p>WISE RESIDENCE MUSKOKA ROAD 118W TOWNSHIP OF MUSKOKA LAKES</p>					
4					
3					
2					
1					
MARK	DATE	DESCRIPTION			
SCALE:		1"= 50'			
PROJECT NO:		TL-24			
CAD DWG FILE:		WISE-SITE			
DRAWN BY:		TERRY LEDGER			
CHECKED BY:		TERRY LEDGER			
SHEET TITLE					
<p>SITE PLAN</p>					
<p>A0</p>					

LOT 29 CON 13 MONCK
RUR-S

AREA CALCULATIONS	
EXISTING: (PRIOR TO CONSTRUCTION)	PROPOSED:
VACANT	DWELLING 2280 SQ.FT.
	TOTAL = 2280 SQ.FT.
TOTAL LOT AREA: 199,778 SQ. FT.	
TOTAL PERMITTED COVERAGE: 9,989 SQ. FT.(5.0%)	
TOTAL PROPOSED COVERAGE: 2280 SQ. FT.(1.1%)	
ROAD FRONTAGE: 226.55 FT.	

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 37 of By-law 2014-14, as amended, is hereby further amended by partially rezoning lands known as Part of Lot 29, Concession 13, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Parts 4 to 8, Plan 35R-5465, as shown hatched on Schedule I to By-law 2026-XXX, from Open Space – Private (OS2) to Rural Residential – Area 3 (RU1-S), Environmental Protection (EP1), and Waterfront Residential – No Constraints (WR1), as shown hatched, cross-hatched, and outlined in bold on Schedule II, respectively.
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 Lot 29, Concession 13, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Parts 4 to 8, Plan 35R-5465, as shown hatched on Schedule I to By-law 2026-XXX.

ii) Despite the provisions of Section 3.7 d) of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot frontage for a lot abutting a Class A District Road shall be 226 feet, as shown in the location and extent on Schedule III to By-law 2026-XXX.

iii) 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 and lot area for the Severed Lot in Consent Application B/36/24/ML shall be 266 feet and 3.75 acres, respectively, as shown in the location and extent on Schedule III to By-law 2026-XXX.

iv) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot area for the Retained Lot in Consent Application B/36/24/ML shall be 0.9 acres, as shown in the location and extent on Schedule III to By-law 2026-XXX.

v) Despite the provisions of Section 8.1 of Zoning By-law 2014-14, as amended, for those lands described above, a driveway shall be a permitted use within the Environmental Protection (EP1) Zone, as shown in the location and extent on Schedule IV to By-law 2026-XXX.

3. Schedules I, II, III, and IV 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. 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**.

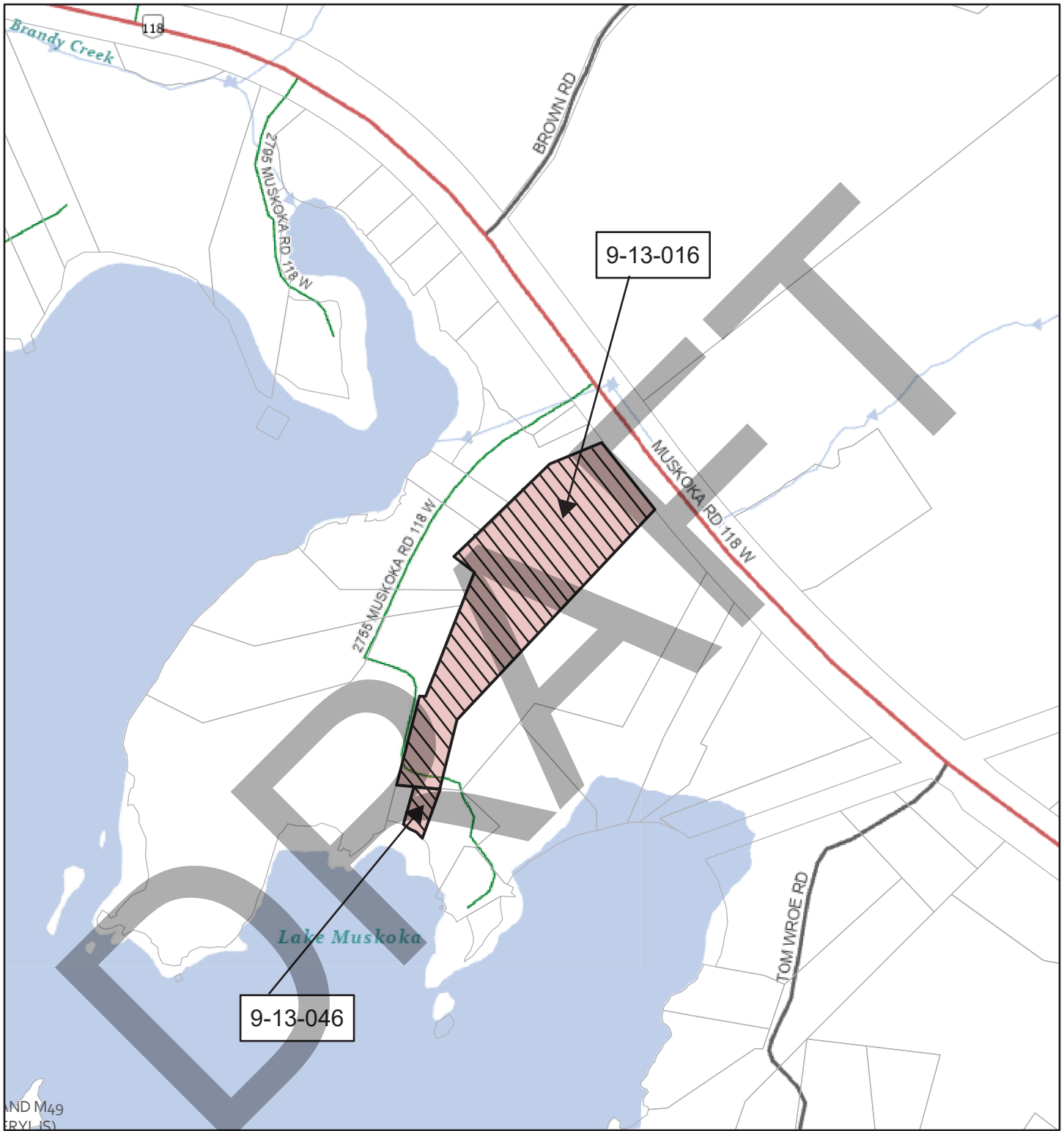
Mayor Peter Kelley

Crystal Best-Sararas, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2026-XXX

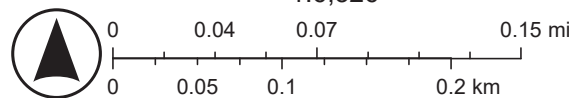
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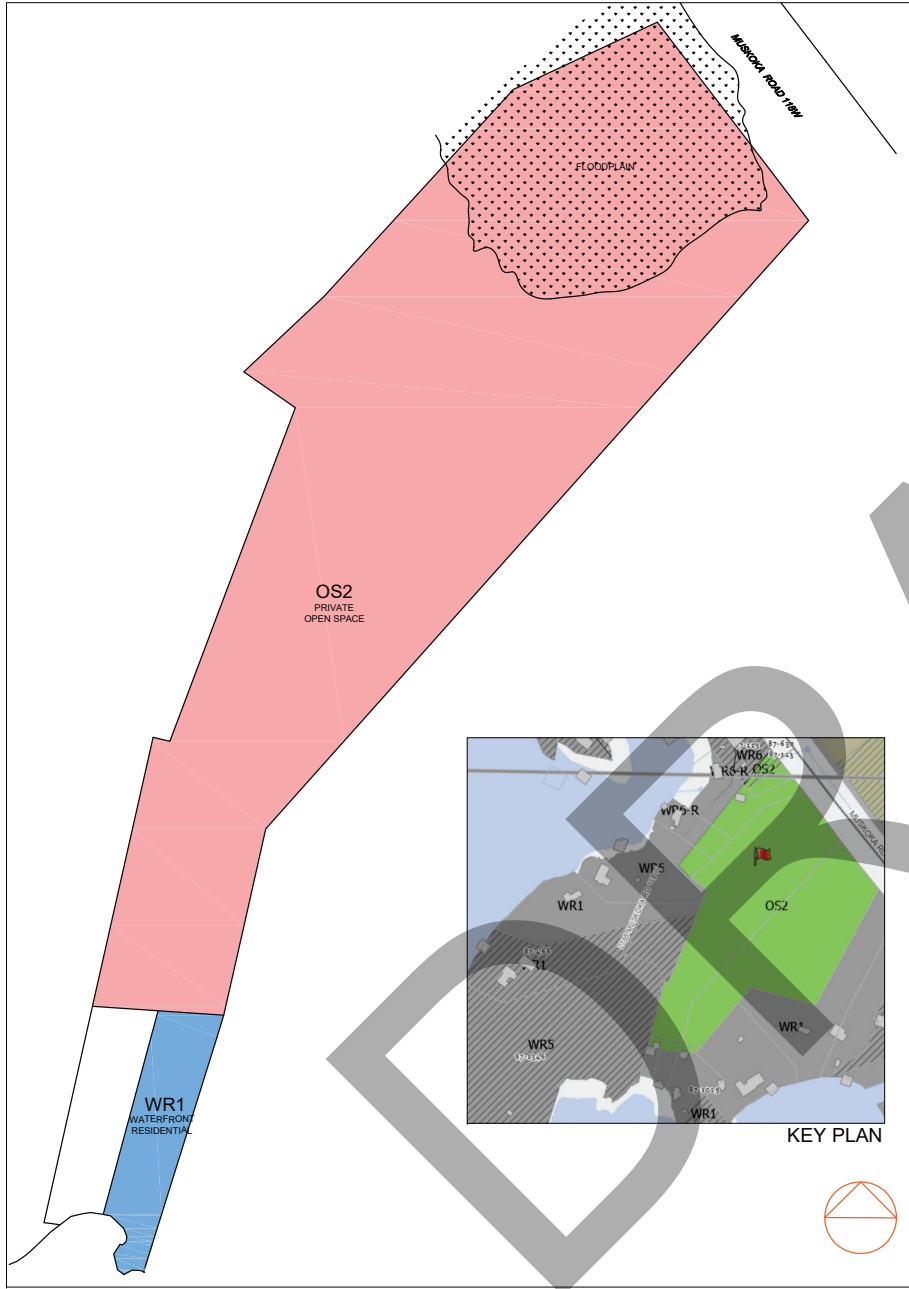
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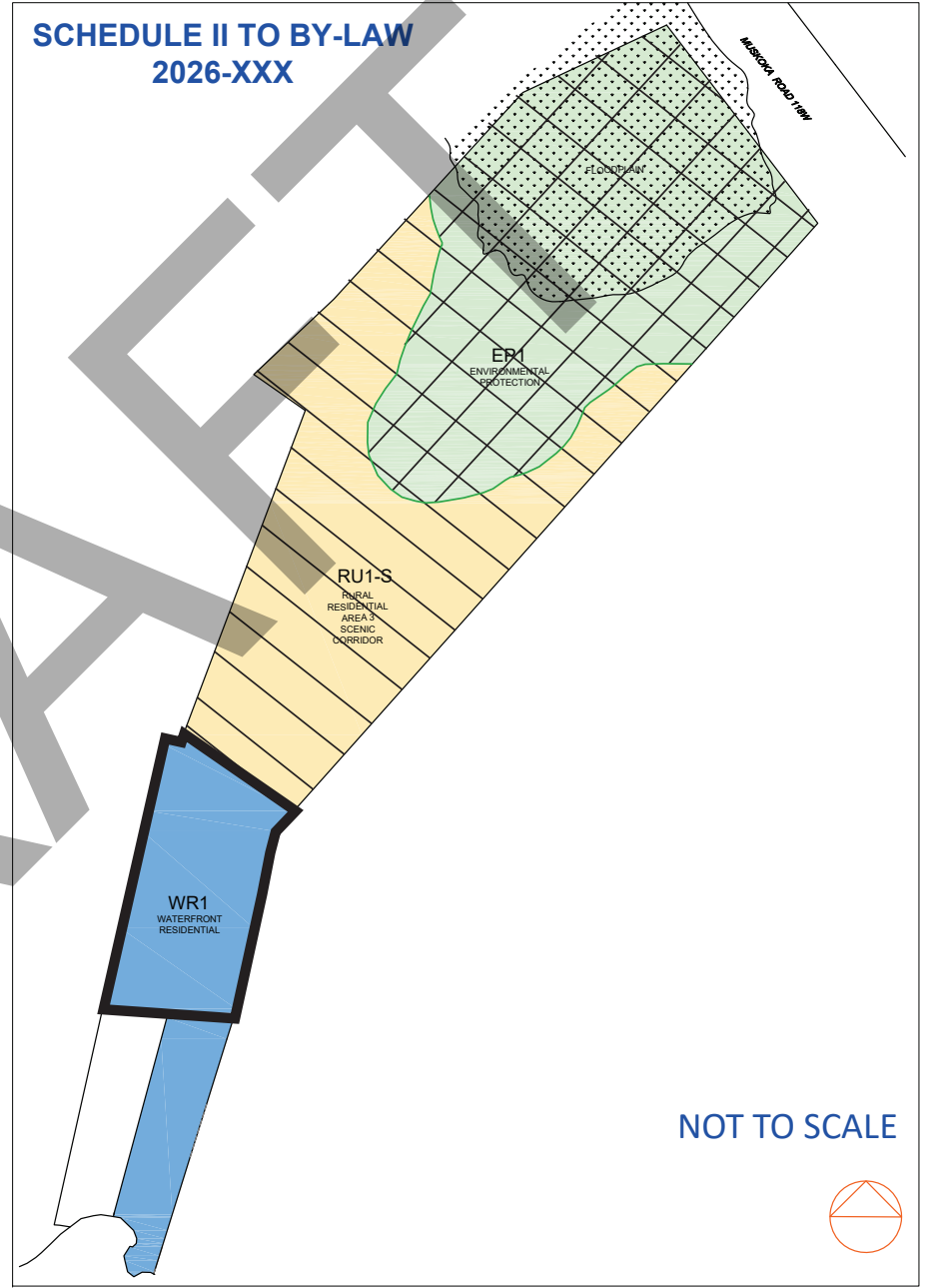
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|--|-----------------------|--|--------------|--|------------------|
| | Parcel: Assessment | | Road Network | | Waterbody |
| | District Municipality | | District | | Major Lake |
| | Area Municipality | | Township | | Canada_Hillshade |
| | Geographic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



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

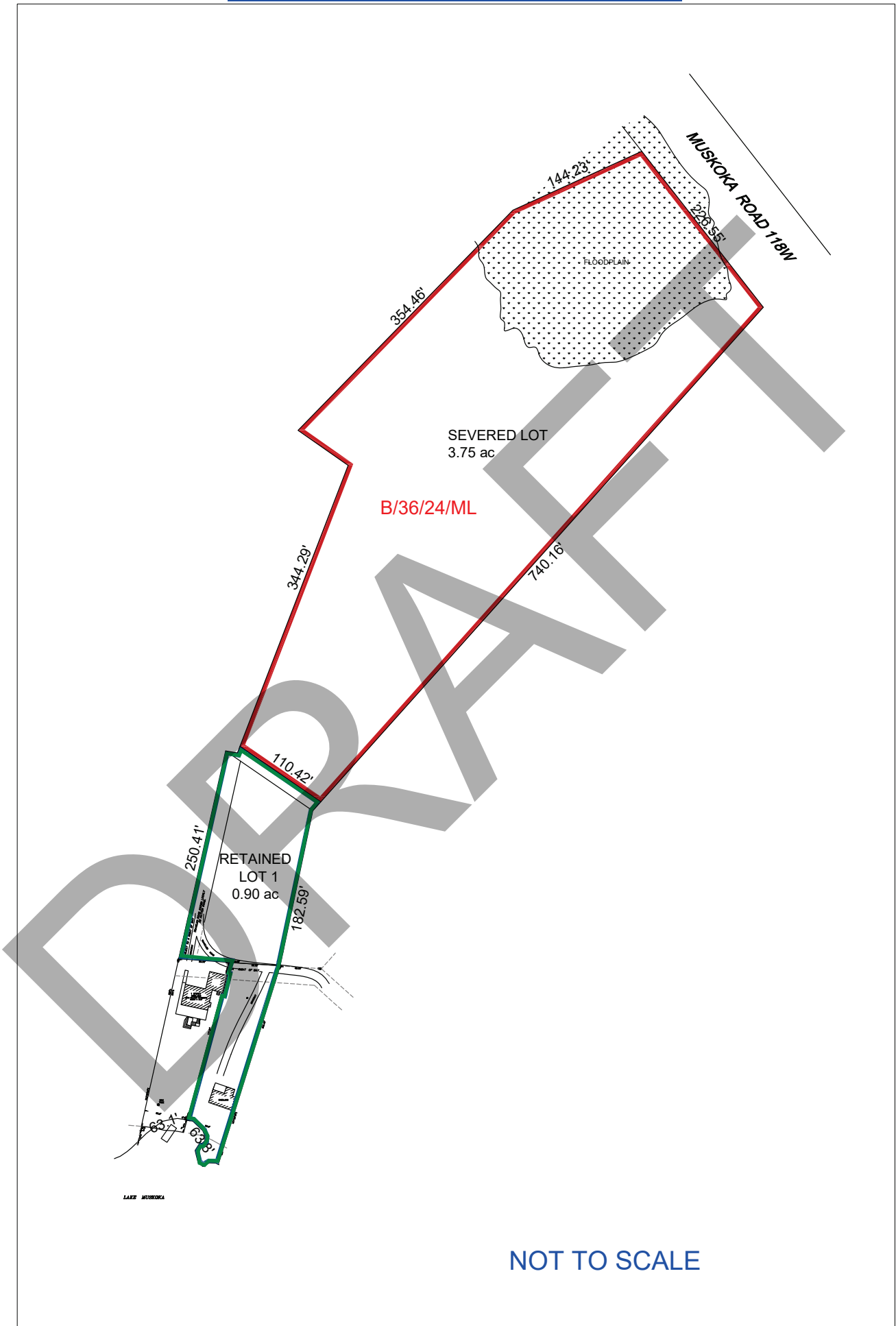


EXISTING



PROPOSED

SCHEDULE III TO BY-LAW 2026-XXX



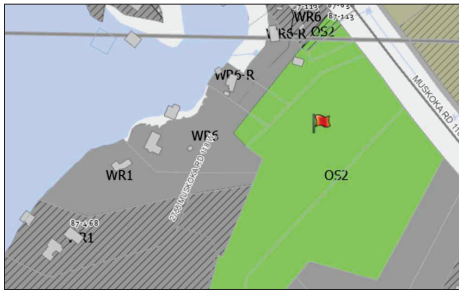
SEVERED LOT
3.75 ac

B/36/24/ML

RETAINED
LOT 1
0.90 ac

NOT TO SCALE

SCHEDULE IV TO BY-LAW 2026-XXX



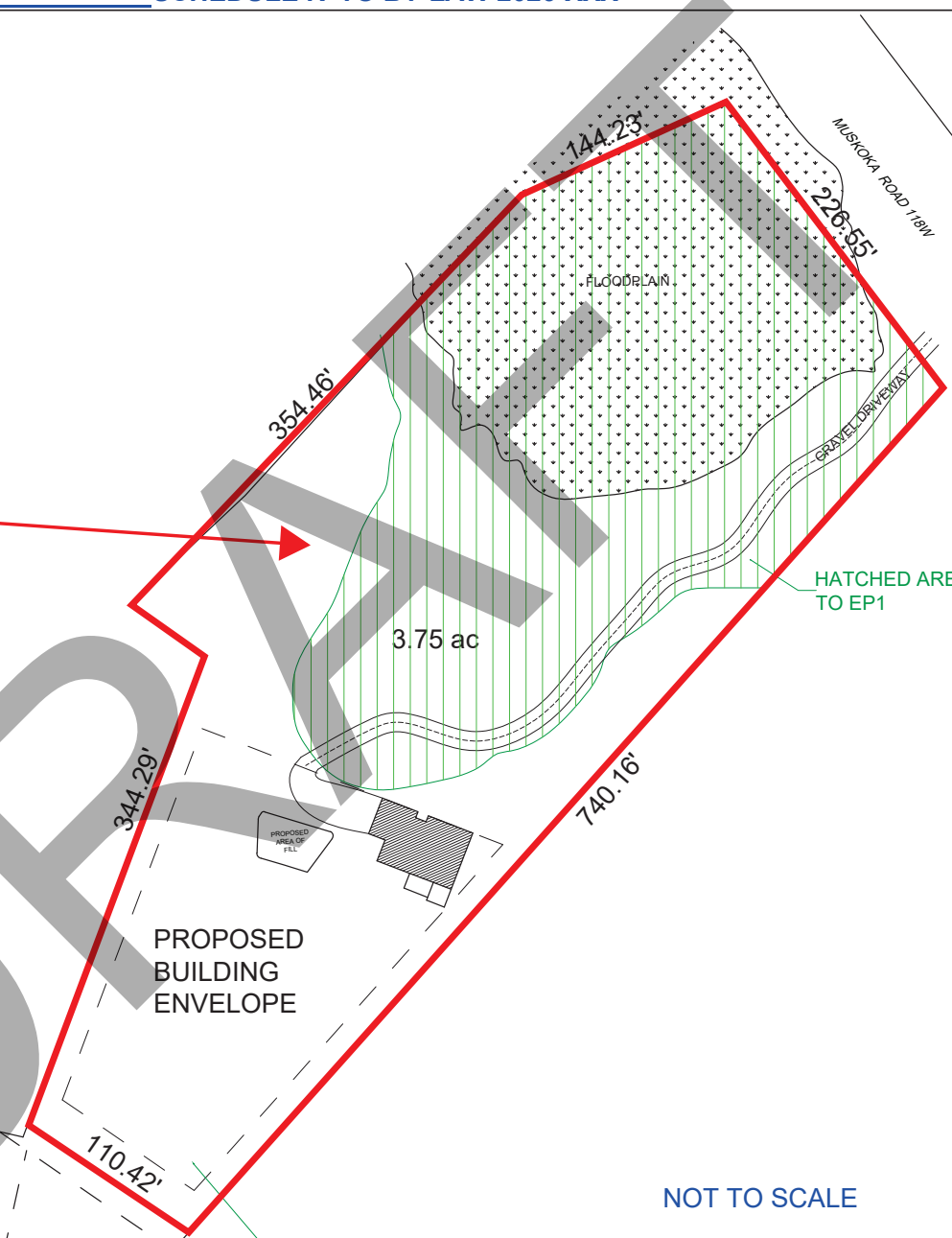
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B/36/24/ML

DRAFT

LOT 29 CON 13 MONCK
RUR-S

AREA CALCULATIONS	
EXISTING: (PRIOR TO CONSTRUCTION)	PROPOSED:
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	TOTAL = 2280 SQ.FT.
TOTAL LOT AREA: 199,778 SQ. FT.	
TOTAL PERMITTED COVERAGE: 9,989 SQ. FT. (5.0%)	
TOTAL PROPOSED COVERAGE: 2280 SQ. FT. (1.1%)	
ROAD FRONTAGE: 226.55 FT.	




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T | SQUARED
DESIGN STUDIO INC.
167 Medora Street Port Carling ON P0B 1J0 | 705.765.5428

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INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436


TERRY LEDGER

CONSULTANTS

WISE RESIDENCE
MUSKOKA ROAD 118W
TOWNSHIP OF MUSKOKA LAKES

MARK	DATE	DESCRIPTION
4		
3		
2		
1	-	-

SCALE: 1"= 50'
PROJECT NO: TL-24
CAD DWG FILE: WISE-SITE
DRAWN BY:
CHECKED BY: TERRY LEDGER

SHEET TITLE

SITE PLAN

A0