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/32/33/34/26/ML & ZBA-26/26
Roll No.: 2-16-038 & 2-16-066
By-law: To Be Assigned

Owner:	FH Developments Inc.
Address &: Description:	**2-16-038:** 1096 Sandwood Road Part of Lots 14 and 15, Concession 7, Part of Part 47, Plan BR773, Part of Part 45, Plan BR787, (Watt) **2-16-066:** No Civic Address Assigned Part of Lot 14, Concession 7, Parts 29 and 30, Plan BR787, (Watt)
Zoning:	Waterfront Commercial – Tent and Trailer Park (WC3) and Open Space – Private (OS2) Lake: Three Mile Lake (Category 4 Lake) Schedules: 23 & 24
Meeting Date: Thursday, December 17th, 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/32/33/34/26/ML have been submitted to create three new waterfront residential backlots.

A Zoning By-law Amendment Application ZBA-26/26 has been submitted to rezone the waterfront lot from Waterfront Commercial – Tent and Trailer Park (WC3) to Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4). The backlot parcel is proposed to be rezoned from Open Space – Private (OS2) and Waterfront Commercial – Tent and Trailer Park (WC3) to Waterfront Residential – Backlot (WR2) and Environmental Protection (EP1). Further, ZBA-26/26 seeks to implement the recommendations of the Scoped Environmental Impact Study (EIS), prepared by RiverStone Environmental Solutions Inc. and dated March 13, 2026.

Table 1: Proposed Lot Creation Details

Lot	Property Characteristic	Existing	Resultant	By-law & Official Plan (OP) Requirements
Retained Lot	Lot Frontage	+/- 794 m (2,600 ft.)	+/- 193.9 m (636 ft.)	OP: 200 m (656 ft.) & 4.9 ac. ZBL (WR2): 201.2 m (660 ft.) & 5 ac.
	Lot Area	+/- 60.4 ac.	+/- 12.4 ac.	
Severed Lot A	Lot Frontage	-	+/- 200 m (656 ft.)	
	Lot Area	-	+/- 15.4 ac.	
Severed Lot B	Lot Frontage	-	+/- 200 m (656 ft.)	
	Lot Area	-	+/- 17.3 ac.	
Severed Lot C	Lot Frontage	-	+/- 200 m (656 ft.)	
	Lot Area	-	+/- 15.3 ac.	

Table 2: Requested Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.3	Minimum Lot Frontage for Lands Zoned WR2	201.2 m (660 ft.)	199.9 m (656 ft.) (Severed Lots A, B & C)	1.3 m (4.3 ft.)	Permit Severed Lots A-C and the Retained Lot to Have Less Than the Required Lot Frontage for a WR2 Zoned Lot
				193.8 m (636 ft.) (Retained Lot)	7.4 m (24 ft.)	

Table 3: Summary of Proposed Zoning – Waterfront Parcel

Existing Waterfront Commercial – Tent and Trailer Park (WC3) Zone Permitted Uses	Proposed Waterfront Residential (WR4) Zone Permitted Uses
Main: • Tent & Trailer Park Accessory: • Artist Studio • Convenience Store • Cultural Centre	Main: • Residential Accessory: • Accessory Uses • Bed & Breakfast • Home Based Business

Existing Waterfront Commercial – Tent and Trailer Park (WC3) Zone Permitted Uses	Proposed Waterfront Residential (WR4) Zone Permitted Uses
• Residential – Dwelling Unit • Home Based Business • Marina • Open Space Recreation • Parking Areas • Parking Spaces • Restaurant • Roofed Recreation Facility • Storage Facilities • Office	• Sleeping Cabin

Table 4: Summary of Proposed Zoning – Backlot Parcel

Existing Open Space – Private (OS2) Zone Permitted Uses	Existing WC3 Zone Permissions	Proposed Waterfront Residential – Backlot (WR2) Zone Permitted Uses	Proposed Environmental Protection (EP1) Zone Permissions
• Agricultural Uses • Conservation • Forestry Operation • Hunt Camp • Open Space Recreation • Wayside Pit or Quarry	See Above	Main: • Residential Accessory: • Accessory Uses • Bed & Breakfast • Home Based Business • Sleeping Cabin	All structures, buildings and facilities necessary in conjunction with: 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.

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 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: **December 10th, 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

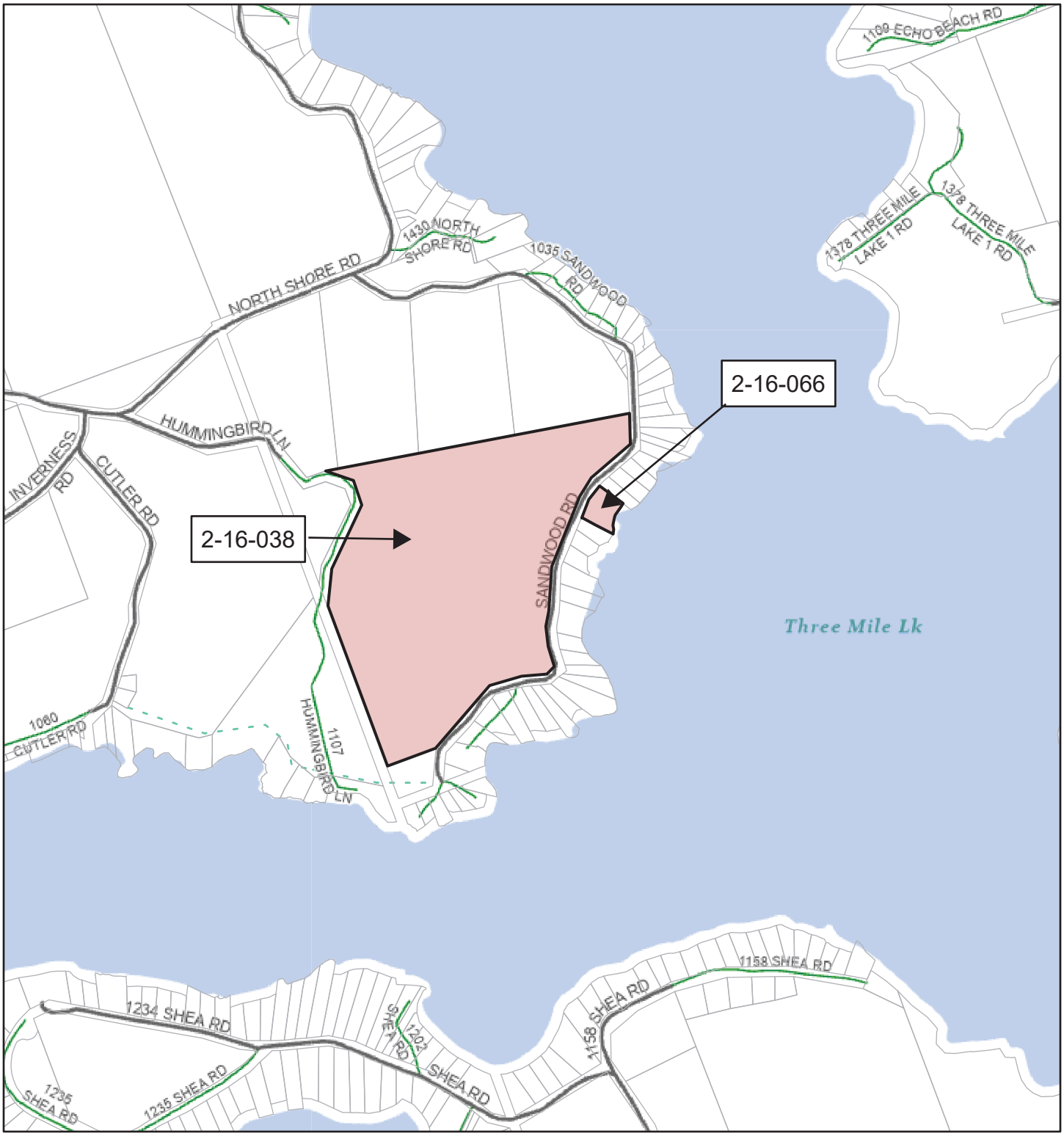
consent to the Ontario Land Tribunal, but does not make written submissions to the Council of the Township of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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 4th day of November, 2026.

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

KEY MAP (B/32/33/34/26/ML, ZBA-26/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:15,582

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

Road Network

- Township
- Private

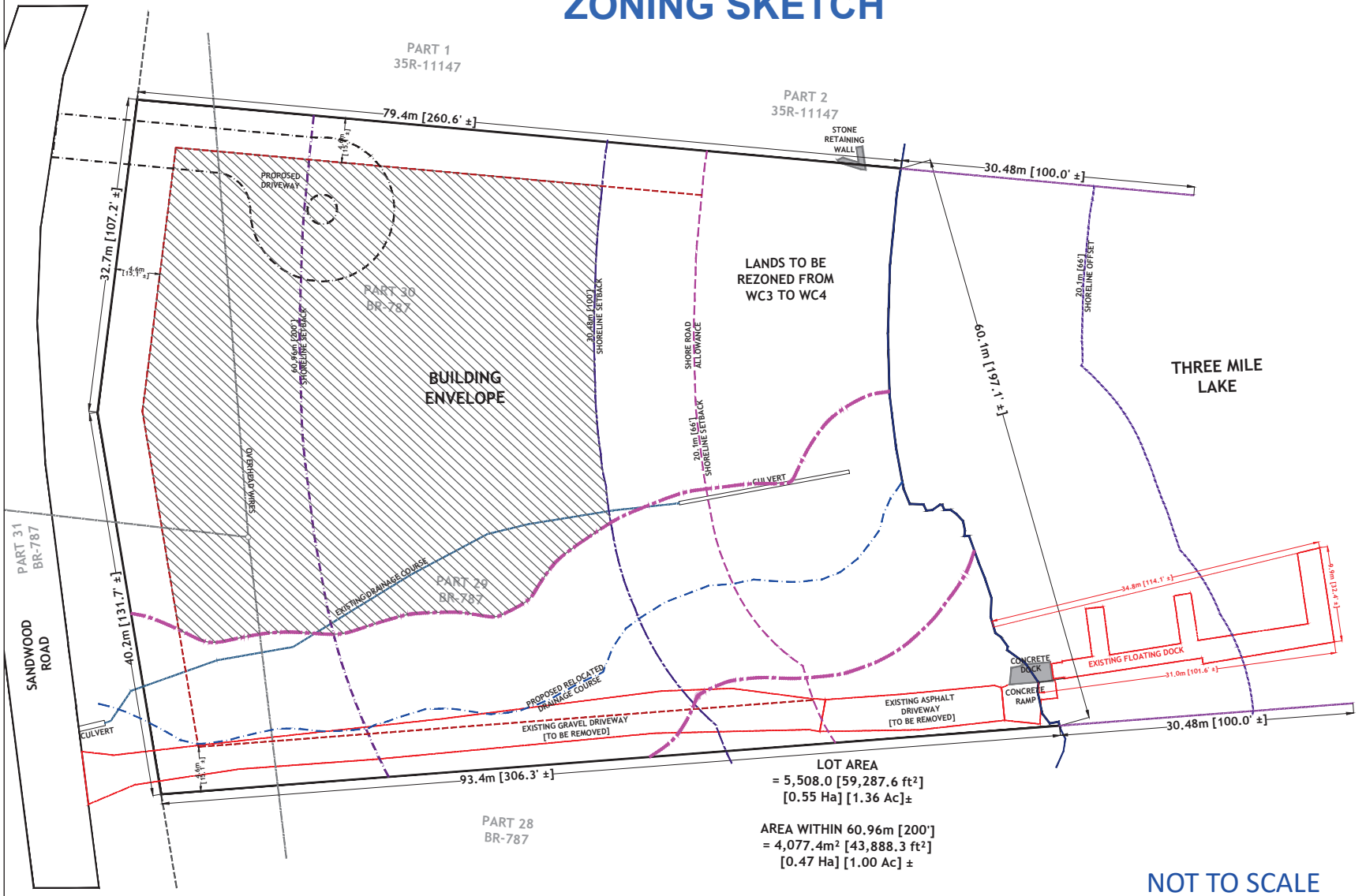
Wetland With Significance

- Evaluated-Provincial
- Evaluated-Other

- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade

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

ZONING SKETCH



ZONING AMENDMENT SKETCH

1096 SANDWOOD ROAD
PART OF LOT 14, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

FISCHER

LOT AREA = 5,508.0m² [59,287.6 ft²]
[0.55 Ha] [1.36 Ac] ±

AREA WITHIN 60.96m [200'] =
4,077.4m² [43,888.3 ft²]
[0.47 Ha] [1.00 Ac] ±

LANDS TO BE REZONED
FROM WC3 TO WC4

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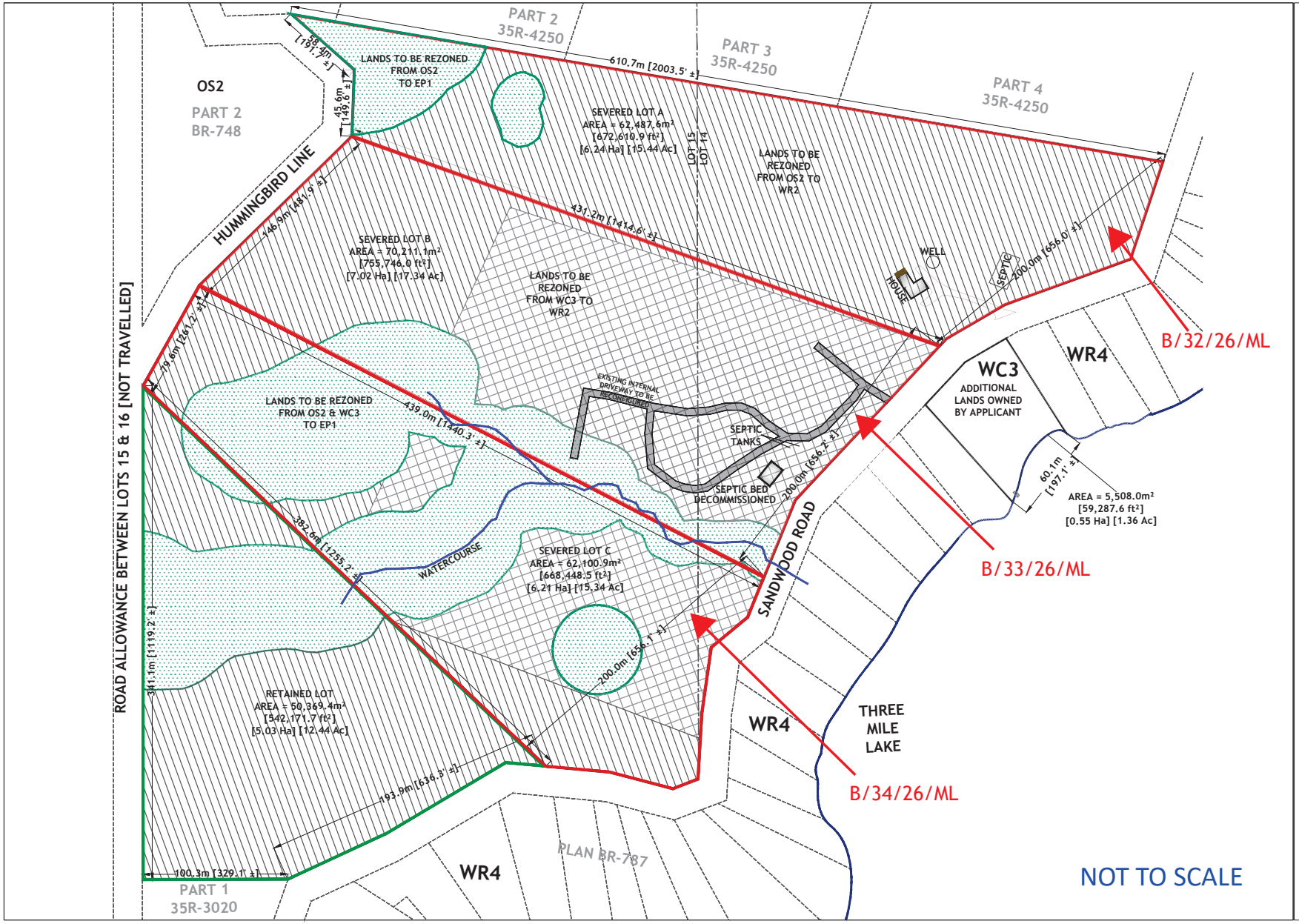
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PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE	BY
1 : 400	175701	JUNE 1, 2026	JT

BASE MAP SOURCE:
TOMPSETT - PLAN 35R-16281
RANDY SKIDMORE - 2024
T.A. BUNKER SURVEYING LTD. - 2019

CONSENT & ZONING SKETCH - BACKLOTS



ZONING AMENDMENT SKETCH

1110 SANDWOOD ROAD
PART OF LOT 14, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

FISCHER

- LANDS TO BE REZONED FROM OS2 TO WR2
- LANDS TO BE REZONED FROM WC3 TO WR2
- LANDS TO BE REZONED FROM OS2 & WC3 TO EP1

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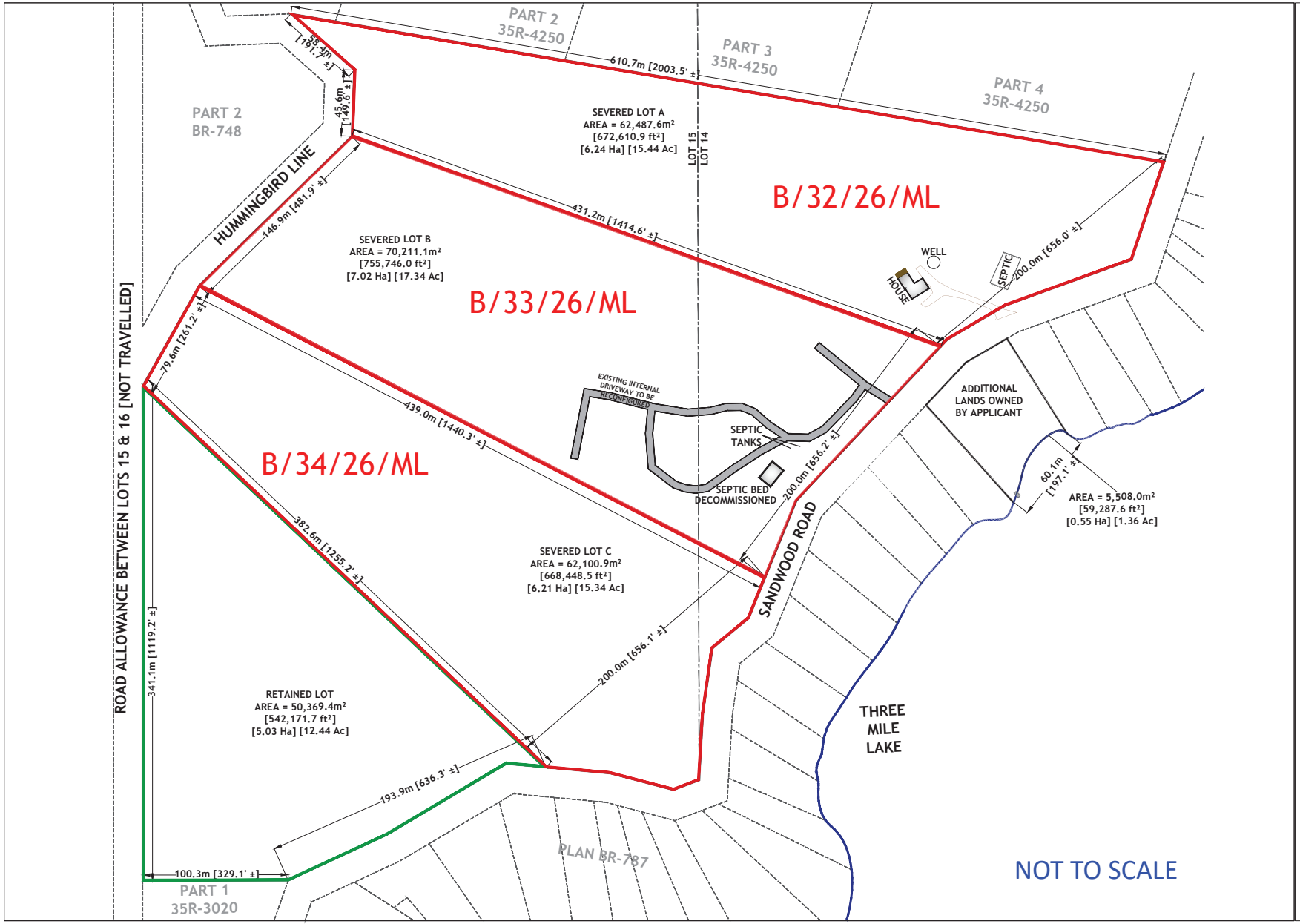
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CONSENT SKETCH



SEVERANCE SKETCH

1096 SANDWOOD ROAD
PART OF LOT 14, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF WATT
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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. Schedules 23 and 24 of By-law 2014-14, as amended, is hereby further amended by rezoning part of the lands known as Part of Lots 14 and 15, Concession 7, more particularly described as Part of Part 47, Plan BR773, Part of Part 45, Plan BR787, (in the former Township of Watt), and Part of Lot 14, Concession 7, more particularly described as Parts 29 and 30, Plan BR787, (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched and cross-hatched on Schedule I to By-law 2026-XXX, as follows:

    1.1 From Waterfront Commercial – Tent and Trailer Park (WC3) to Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4) and Environmental Protection (EP1), as shown hatched and cross-hatched, respectively, on Schedule II to By-law 2026-XXX;

    1.2 From Open Space – Private (OS2) and Waterfront Commercial – Tent and Trailer Park (WC3), as shown hatched and cross-hatched, respectively, to Waterfront Residential – Backlot (WR2), as shown on Schedule III to By-law 2026-XXX; and

    1.3 From Waterfront Commercial – Tent and Trailer Park and Open Space – Private (OS2) to Environmental Protection (EP1), as shown stippled on Schedule III 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 14 and 15, Concession 7, more particularly described as Part of Part 47, Plan BR773, Part of Part 45, Plan BR787, (in the former Township of Watt), and Part of Lot 14, Concession 7, more particularly described as Parts 29 and 30, Plan BR787, (in the former Township of Watt), now in the Township of Muskoka Lakes, 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 required lot frontage for Severed Lots A, B and C of Consent Applications B/32/33/34/26/ML, shall be 199 metres (656 feet), as shown in the location and extent on Schedule IV to By-law 2026-XXX.

    iii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum required lot frontage for the Retained Lot of Consent Applications B/32/33/34/26/ML, shall be 193 metres (636 feet), 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.

DRAFT

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.

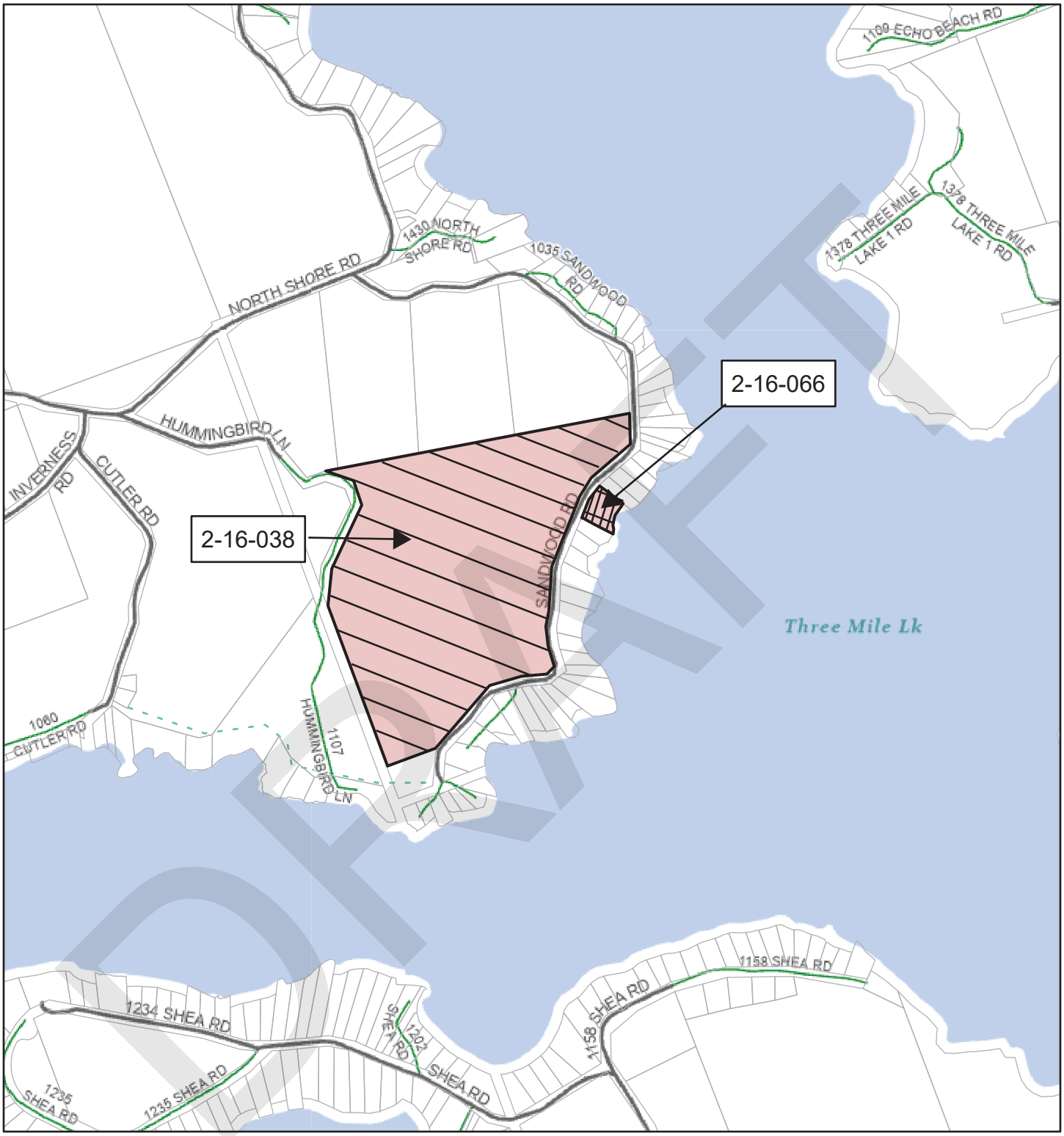
Read a **first, second** and **third time** and **finally passed** this **__th day of _____, 2026.**

_____
Mayor Peter Kelley

_____
Crystal Best-Sararas, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2026-XXX



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- Parcel: Assessment
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- Area Municipality
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Wetland With Significance

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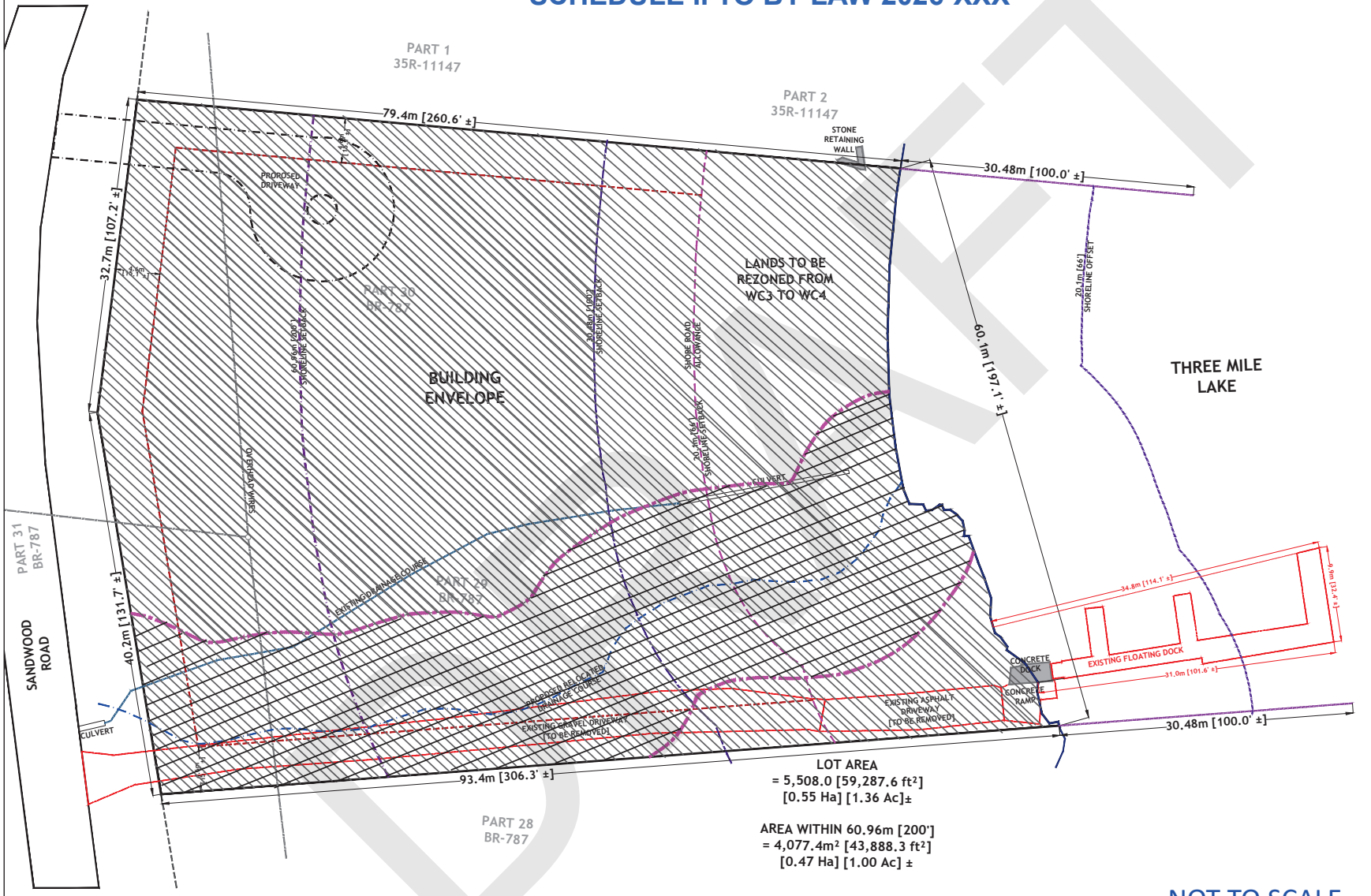
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SCHEDULE II TO BY-LAW 2026-XXX



ZONING AMENDMENT SKETCH

1096 SANDWOOD ROAD
PART OF LOT 14, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

FISCHER

LOT AREA = 5,508.0m² [59,287.6 ft²]
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AREA WITHIN 60.96m [200'] =
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LANDS TO BE REZONED
FROM WC3 TO WC4

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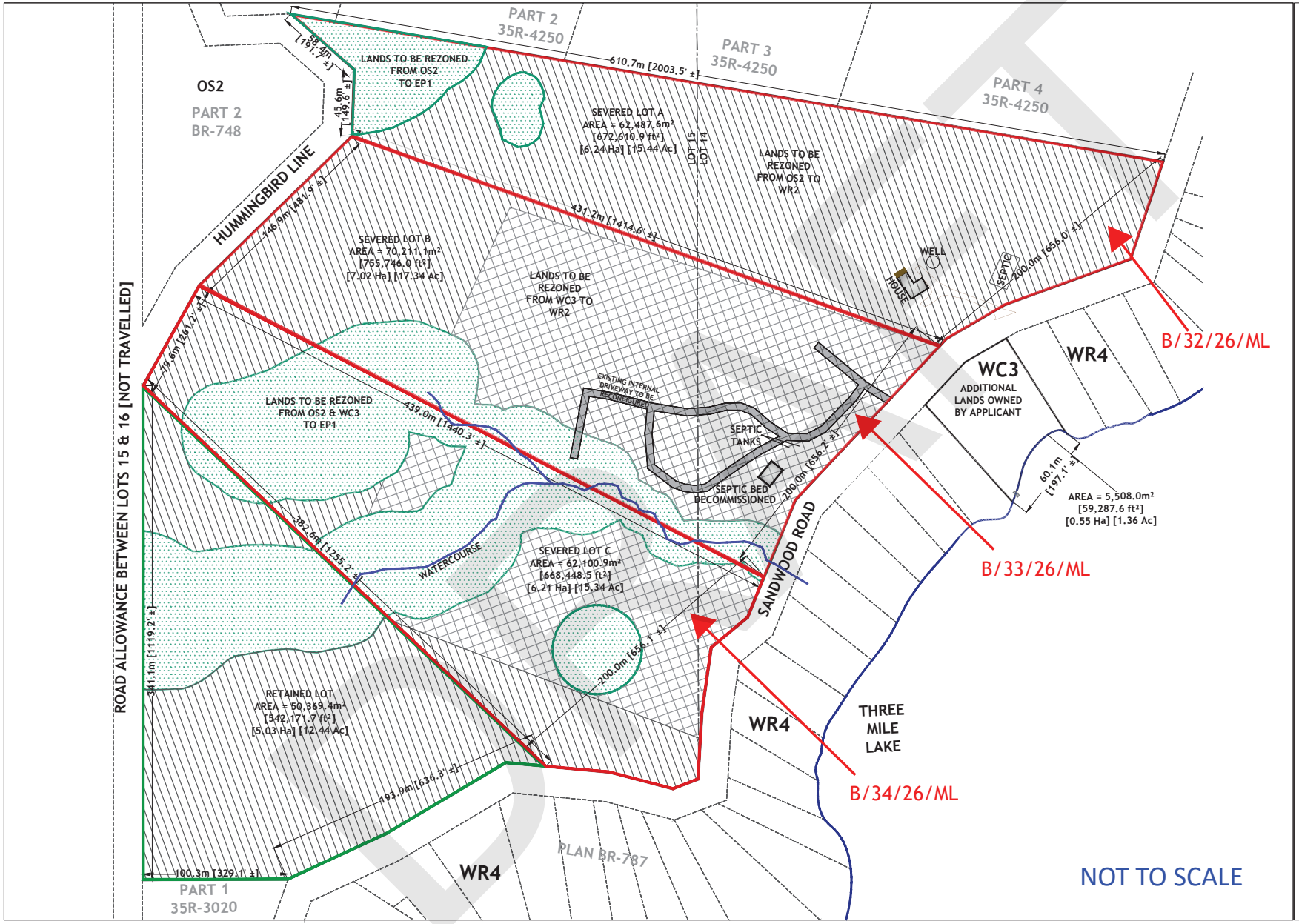
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RANDY SKIDMORE - 2024
T.A. BUNKER SURVEYING LTD. - 2019

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SCHEDULE III TO BY-LAW 2026-XXX



ZONING AMENDMENT SKETCH

1110 SANDWOOD ROAD
PART OF LOT 14, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

FISCHER

- LANDS TO BE REZONED FROM OS2 TO WR2
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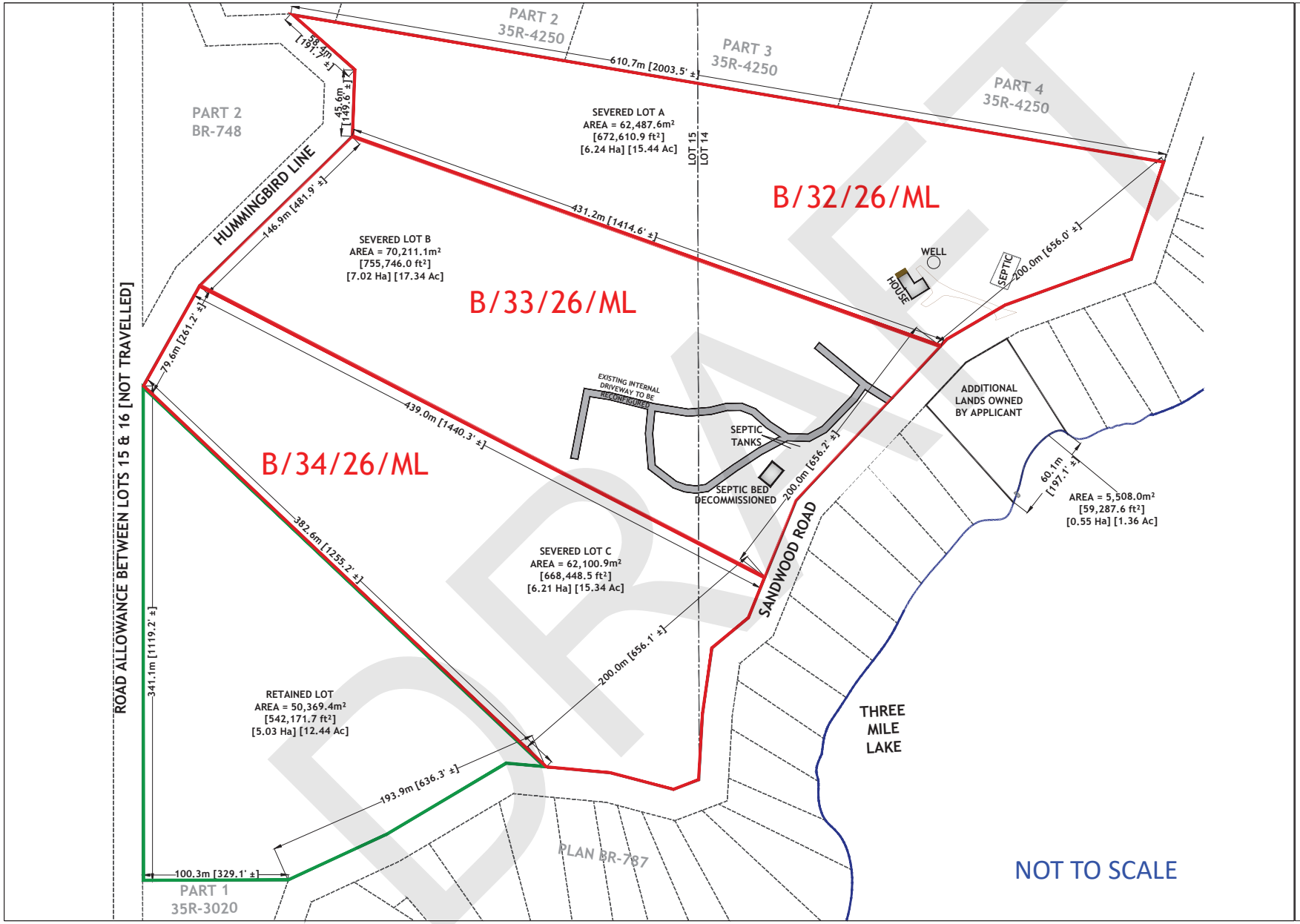
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SCHEDULE IV TO BY-LAW 2026-XXX



SEVERANCE SKETCH

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