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/36/37/26/ML & ZBA-28/26
Roll No.: 6-14-035
By-law: To Be Assigned

Owner:	Glenn Kri
Address:	4025 Muskoka Road 118 West
Description:	Part of Lot 21, Concession 4, (Medora)
Zoning:	Rural – Area 2 (RU2) & Environmental Protection (EP1) Lake: N/A Schedules: 28 & 35
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/36/37/26/ML have been submitted to create one new rural commercial lot and to grant a right of way over the proposed Severed Lot in favour of the proposed Retained Lot.

A concurrent Zoning By-law Amendment Application ZBA-28/26 has been submitted to rezone the proposed Severed Lot from Rural – Area 2 (RU2) to Rural Commercial – Rural (RUC1 and RUC1-S). Further, ZBA-28/26 seeks to permit a Contractor's Yard as a permitted main use for the proposed Severed Lot.

Table 1: Proposed Lot Creation Details

Lot	Property Characteristic	Existing	Resultant	By-law & Official Plan (OP) Requirements
Retained Lot	Lot Frontage	+/- 408 m (1,340 ft.)	+/- 260.6 m (855 ft.)	OP: 150 m (492 ft.) & 4.9 ac. ZBL (RU2): 100 m (325 ft.) & 2.5 ac.
	Lot Area	+/- 15.2 ac.	+/- 10.3 ac.	
Severed Lot	Lot Frontage	-	+/- 150.3 m (493 ft.)	

Lot	Property Characteristic	Existing	Resultant	By-law & Official Plan (OP) Requirements
	Lot Area	-	+/- 4.9 ac.	ZBL (RUC1): 61 m (200 ft.) & 1 ac.

Table 2: Requested Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	6.1.3	Minimum Interior Side Yard Setback	6.1 m (20 ft.)	Propane Tank: 1.8 m (6 ft.)	4.3 m (14 ft.)	Permit a Reduced Setback for a Propane Tank and a Shed to a New Lot Line
				Shed: 4.9 m (16 ft.)	1.2 m (4 ft.)	
B	6.2.1	Main Permitted Uses	As Detailed Below for RUC1 Zone	Permit a Contractor's Yard as an Additional Main Permitted Use	-	Permit a Contractor's Yard

Table 3: Summary of Proposed Rezoning Permitted Uses

Existing Rural – Area 2 (RU2) Zone Permitted Uses	Proposed Rural Commercial – Rural (RUC1 & RUC1-S) Zone Permitted Uses
Main: • Agricultural Uses • Bed & Breakfast • Conservation • Residential – Dwelling Unit • Farm • Forestry Operation • Kennel • Open Space Recreation • Rooming Houses • Wayside Pit or Wayside Quarry Accessory: • Residential – Secondary Dwelling Unit • Home Based Business	Main: • Automobile Service Station • Convenience Store • Gas Bar • Marina • Private Club • Restaurant Accessory: • Residential – Dwelling Unit • Gas Bar • Office • Parking Areas • Parking Spaces • Personal Service Shop • Restaurant • Retail Store • Service Shop

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 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: **Thursday, December 10, 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.

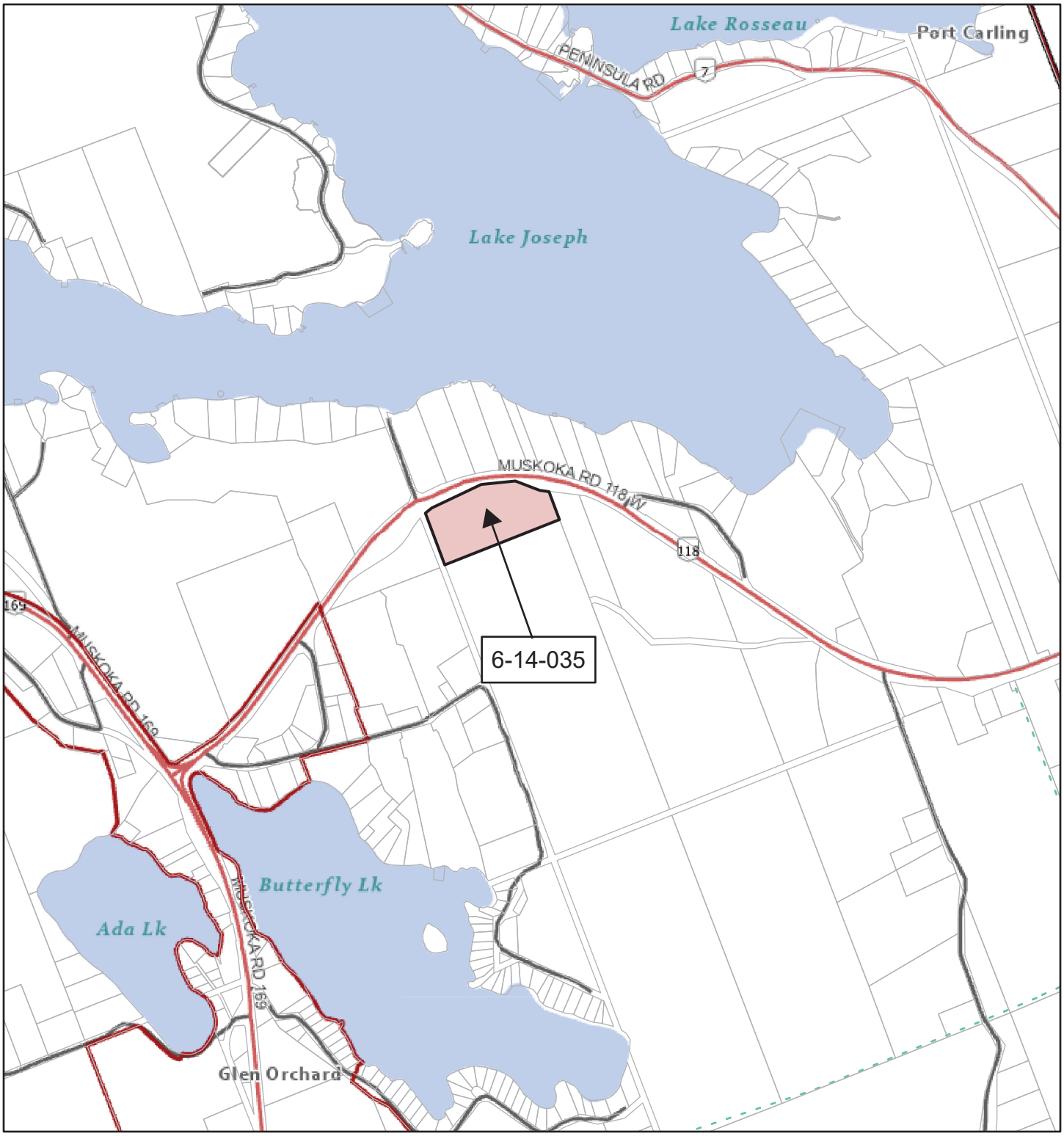
CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect 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/36/37/26/ML, ZBA-28/26)



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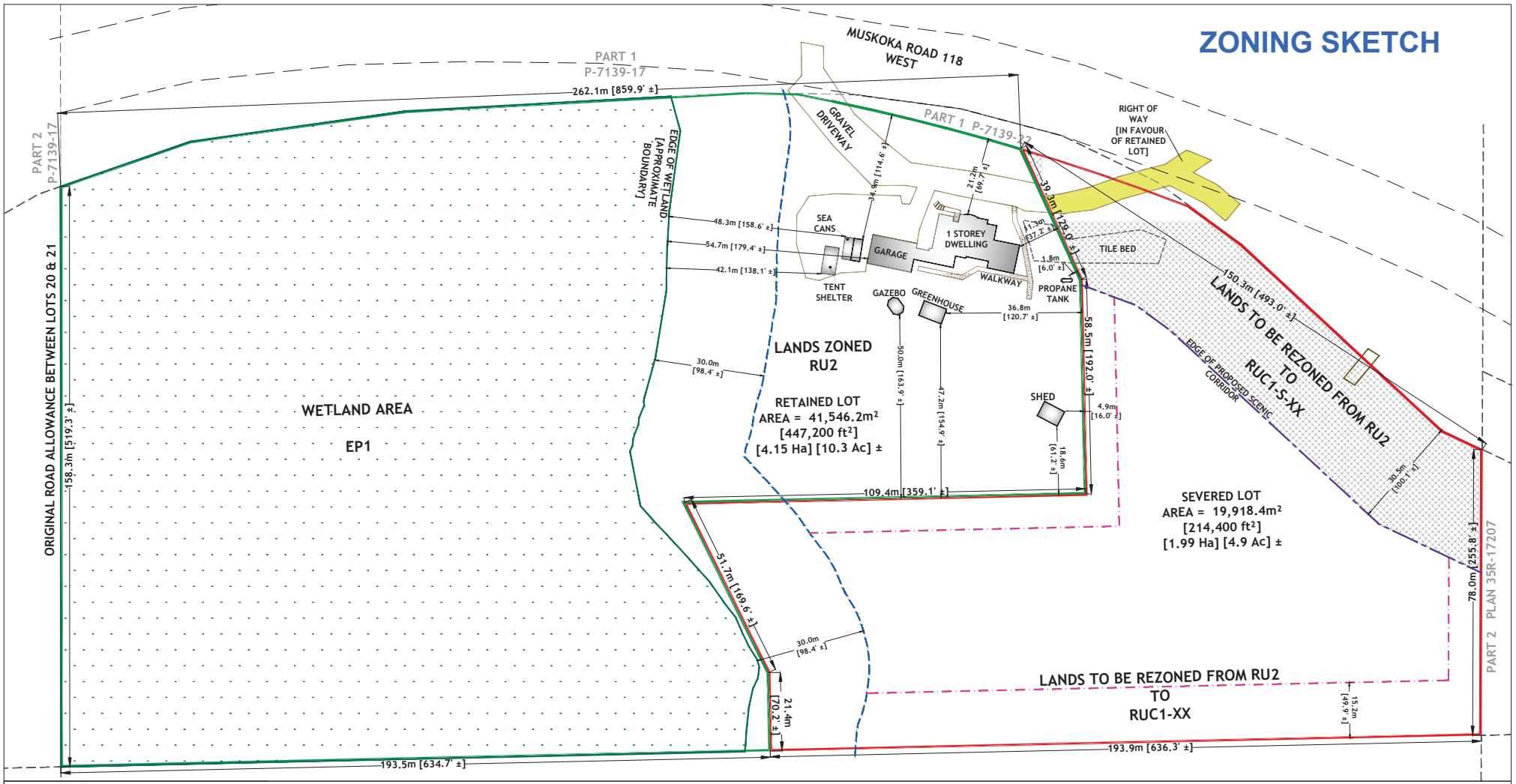
0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Parcel: Assessment
District Municipality
Area Municipality
Geographic Township
Settlement Areas
Urban Centre
Community
Road Network
District
Township
Private
Wetland With Significance
Evaluated-Provincial
Evaluated-Other
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

4025 MUSKOKA ROAD 118 WEST
PART OF LOT 21, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SERENITY

RETAINED LOT - DEVELOPMENT INFORMATION

DWELLING = 361.8 m² [3,895.0 ft²]
GREENHOUSE = 27.9m² [300.0 ft²]
GAZEBO = 14.9m² [160.0 ft²]
TENT SHELTER = 28.8m² [310.0 ft²]
SEACANS = 29.7m² [320.0 ft²]
SHED = 26.9m² [290.0 ft²]

TOTAL DEVELOPMENT = 490.0m² [5,275.0 ft²]

RETAINED LOT COVERAGE

= 490.0m² / 41,546.2m² * 100 = 1.18%

NOT TO SCALE

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PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE	BY
1 : 1 000	187800	AUGUST 11, 2026	JT

BASE MAP SOURCE:
CHAPPLE, GALBRAITH SURVEYORS LTD. - 2026

CONSENT SKETCH

SEVERANCE SKETCH

THIS SKETCH WAS PREPARED FOR THE PURPOSE OF PLANNING

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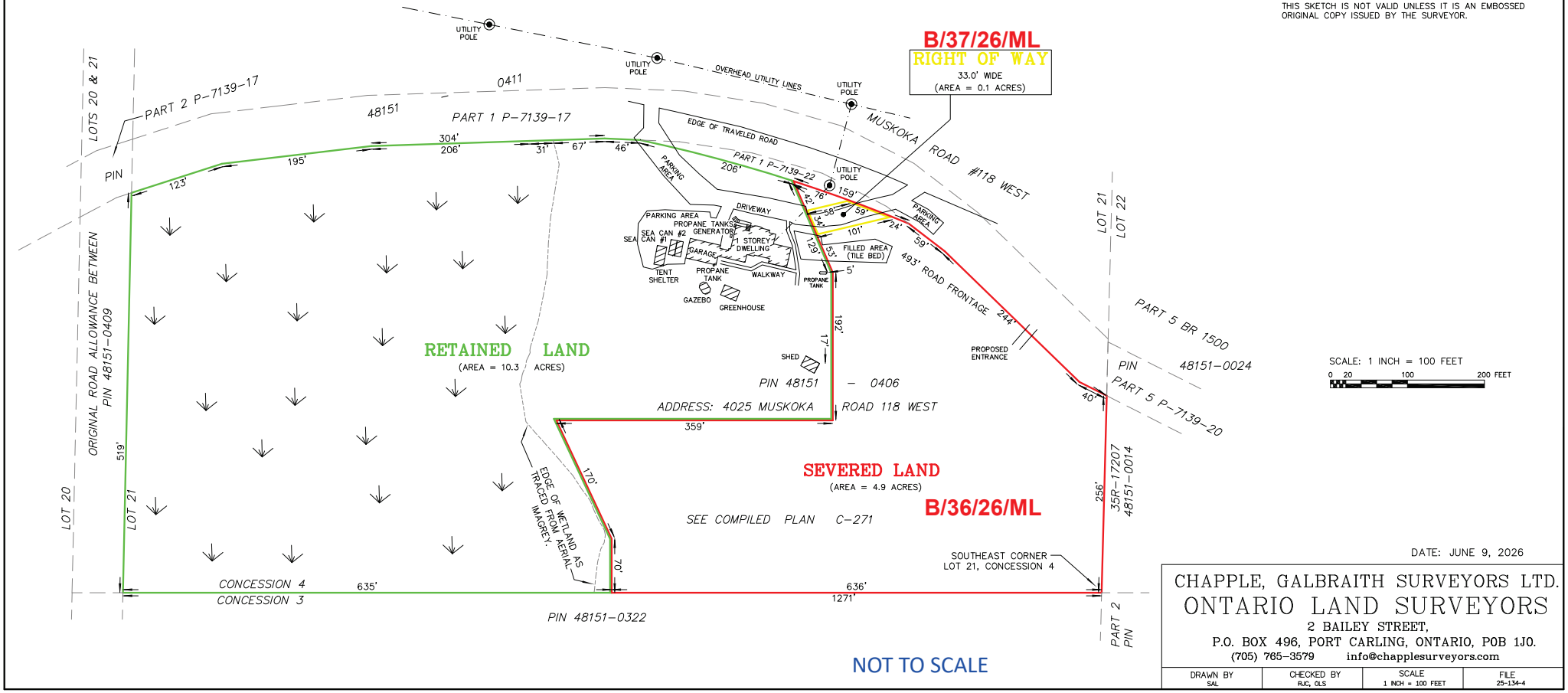
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DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

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AREA SCHEDULE	AREA OF PARCEL	STRAIGHT LINE FRONTAGE	BUILDING AREAS
SEVERED PARCEL	214,400 SQ.FT. (4.9 ACRES)	493 FT.	SHED=290 SQ.FT.
RETAINED PARCEL	447,200 SQ.FT. (10.3 ACRES)	855 FT.	DWELLING=3,895 SQ.FT. GREENHOUSE=300 SQ.FT. GAZEBO=160 SQ.FT. TENT SHELTER=310 SQ.FT. SEACAN #1=160 SQ.FT. SEACAN #2=160 SQ.FT.
TOTAL	661,600 SQ.FT. (15.2 ACRES)		TOTAL= 5,275 SQ.FT.



SCALE: 1 INCH = 100 FEET
0 20 100 200 FEET

NOT TO SCALE

DATE: JUNE 9, 2026

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
2 BAILEY STREET,
P.O. BOX 496, PORT CARLING, ONTARIO, P0B 1J0.
(705) 765-3579 info@chapplesurveyors.com

DRAWN BY	CHECKED BY	SCALE	FILE
SAL	RJC, OLS	1 INCH = 100 FEET	25-134-4

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 28 and 35 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 21, Concession 4, (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX, from Rural – Area 2 (RU2) to Rural Commercial – Rural (RUC1 and RUC1-S) as shown hatched and cross hatched, respectively, 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 Lot 21, Concession 4, (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-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 interior side yard setbacks for a propane tank and a shed shall be 1.8 m (6 ft.) and 4.9 m (16 ft.), respectively, as shown in the location and extent on Schedule II to By-law 2026-XXX.

   iii) Despite the provisions of Section 6.2.1 of Zoning By-law 2014-14, as amended, for those lands described above, a 'Contractor's Yard' shall be an additional main permitted use on the Severed Lot of Consent Application B/36/26/ML, as shown in the location and extent on Schedule II to By-law 2026-XXX.

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

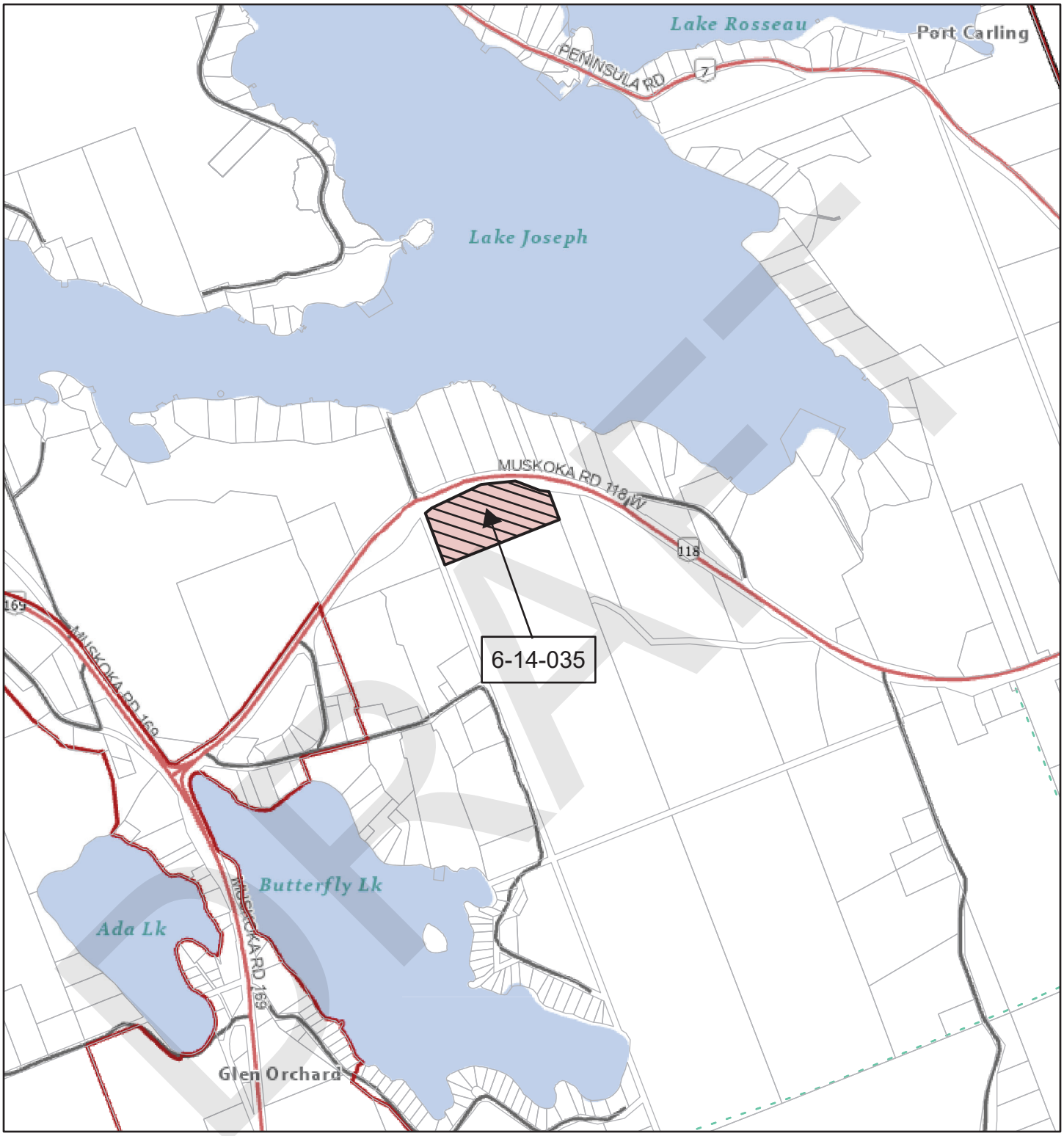
Read a **first, second** and **third time** and **finally passed** this **__th day of _____, 2026.**

_____
Mayor Peter Kelley

_____
Crystal Best-Sararas, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2026-XXX



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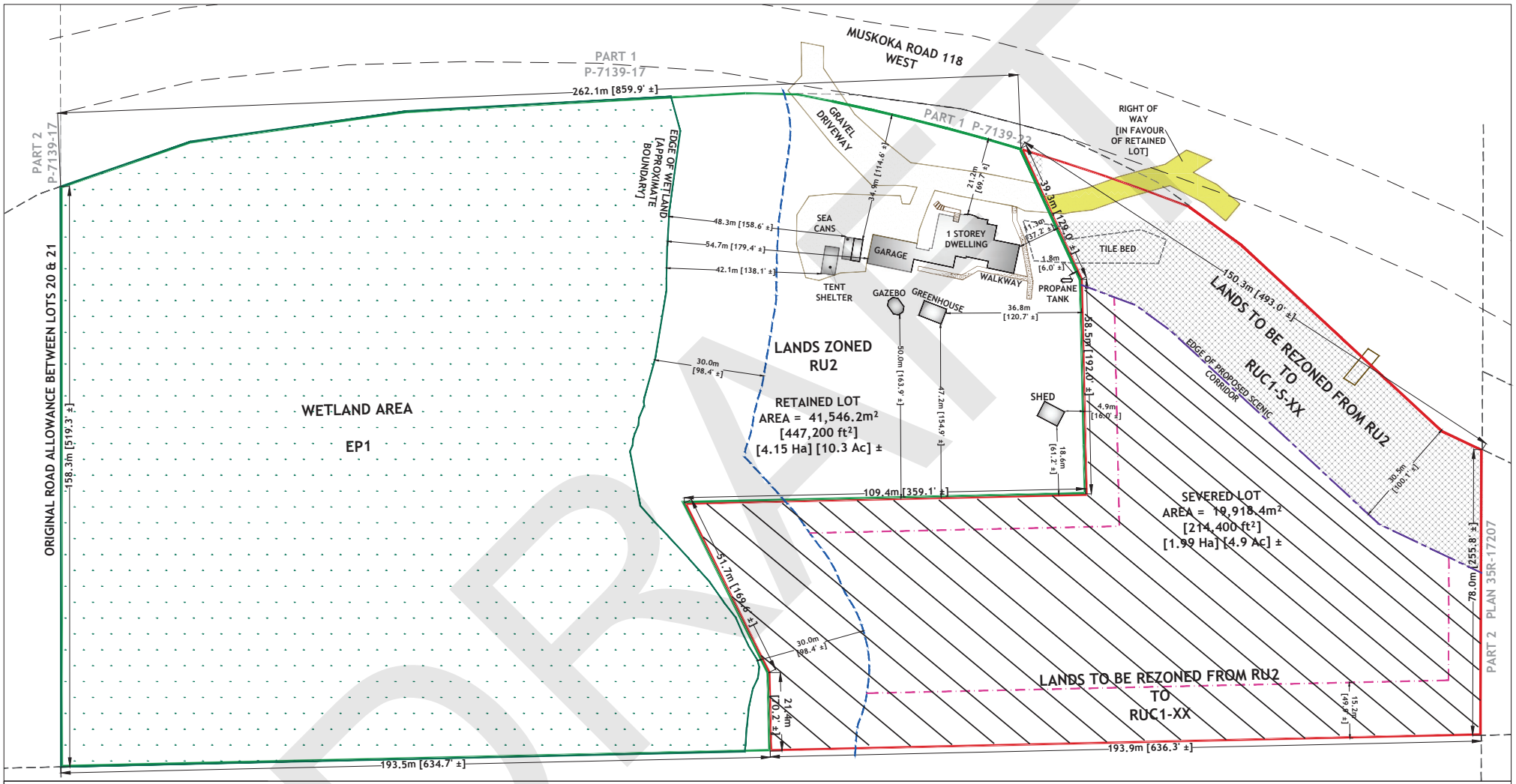
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Parcel: Assessment
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Geographic Township
Settlement Areas
Urban Centre
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Wetland With Significance
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SCHEDULE II TO BY-LAW 2026-XXX



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