



1 Bailey Street
Port Carling, ON P0B 1J0

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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/13/14/49/26/ML & ZBA-17/26

Roll No.: 8-1-071-04

By-law: To Be Assigned

Owner:	Oceanview PN Corp.
Address:	No Civic Address Assigned – Vacant
Description:	Part of Lots 11 and 12, Concession 1, Parts 5, 7, and 8, Plan 35R-7499, (Wood)
Zoning:	Rural - Area 2 (RU2) & Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6) Lake: Not Applicable Schedule: 43
Meeting Date: Thursday September 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/13/14/49/26/ML have been submitted to create three (3) new lots with frontage on Barlochan Road. The subject lands are currently vacant. Details of the proposed severances are provided in Table 1.

Concurrent Zoning By-law Amendment Application ZBA 17/26 has been submitted to rezone Severed Lot 2, Severed Lot 3 and Retained Lot from Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6) Zone to Rural – Area 2 (RU2) Zone and Environmental Protection (EP1) Zone. See Table 2 for more details. ZBA-17/26 also proposes to restrict development on the rear of Severed Lot 2 and Severed Lot 3.



Table 1: Lot Creation Details

Lot	Property Characteristic	Existing	Resultant	By-law Requirements
Severed Lot 1 (B/13/26/ML)	Lot Frontage	N/A	± 524 ft.	RU2: 325 ft. & 2.5 ac. OP (2023): 492 ft. & 4.9 ac.
	Lot Area	N/A	± 13 ac.	
Severed Lot 2 (B/14/26/ML)	Lot Frontage	N/A	± 1,021 ft.	
	Lot Area	N/A	± 18 ac.	
Severed Lot 3 (B/47/26/ML)	Lot Frontage	N/A	± 492 ft.	
	Lot Area	N/A	± 12 ac.	
Retained Lot	Lot Frontage	± 2,352 ft.	± 492 ft.	
	Lot Area	± 63 ac.	± 18.5 ac.	

Table 2: Summary of Proposed Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	6.1.4.1	Maximum Number of Lots Permitted to be Created by Consent	One (1) New Lot as of October 13, 1992	Three (3) New Lots as of October 13, 1992		To Create Three (3) New Lots
B	6.1.3	Prohibit Structures and Buildings within 30 metres of Wetlands and Permanent Watercourses	-	-	-	Implement Development Buffers recommended in the Environmental Impact Study
C	6.1.3	Prohibit Buildings and Structures within 15 metres of Vernal Pools	-	-	-	



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
		and Intermittent Watercourses				
D	6.1.1	Permitted Uses within the Rural – Area 2 (Ru2) Zone	Agricultural Uses, Bed & Breakfast, Conservation, Residential – Dwelling Unit, Farm, Forestry Operation, Kennel, Open Space Recreation, Rooming Houses, Wayside Pit or Wayside Quarry, Residential – Secondary Dwelling Unit, and Home Based Business.	Prohibit Buildings and Structures and Limit Permitted Use to Open Space Recreation.	-	Prohibit Buildings and Structures and Limit Permitted Use to Open Space Recreation within the hatched area on Schedule II.

Table 3: Existing vs. Proposed Zoning Permitted Uses

Existing Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6) Zone Permitted Uses	Existing Rural – Area 2 (RU2) Zone Permitted Uses	Proposed Environmental Protection (EP1) Zone Permitted Uses	Proposed Rural – Area 2 (RU2) Zone Permitted Uses
<u>Main:</u> - Residential <u>Accessory:</u> - Bed & Breakfast - Home Based Business	<u>Main:</u> - Agricultural Uses; - Bed & Breakfast; - Conservation; - Residential – Dwelling Unit; - Farm; - Forestry Operation;	All Structures, Buildings and Facilities Necessary in Conjunction with: i. The Production of Cranberries Excluding	<u>Main:</u> - Agricultural Uses; - Bed & Breakfast; - Conservation; - Residential – Dwelling Unit; - Farm;



• Sleeping Cabin • Accessory Structures	• Kennel; • Open Space Recreation; • Rooming Houses; and • Wayside Pit or Wayside Quarry. <u>Accessory:</u> • Residential – Secondary Dwelling Unit; and • Home Based Business.	Buildings and Structures; ii. Flood Control; iii. Erosion Control; and iv. Provision of Pedestrian Access such as a Boardwalk but not Including Shoreline Structures.	• Forestry Operation; • Kennel; • Open Space Recreation; • Rooming Houses; and • Wayside Pit or Wayside Quarry. <u>Accessory:</u> • Residential – Secondary Dwelling Unit; and • Home Based Business.
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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: September 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.

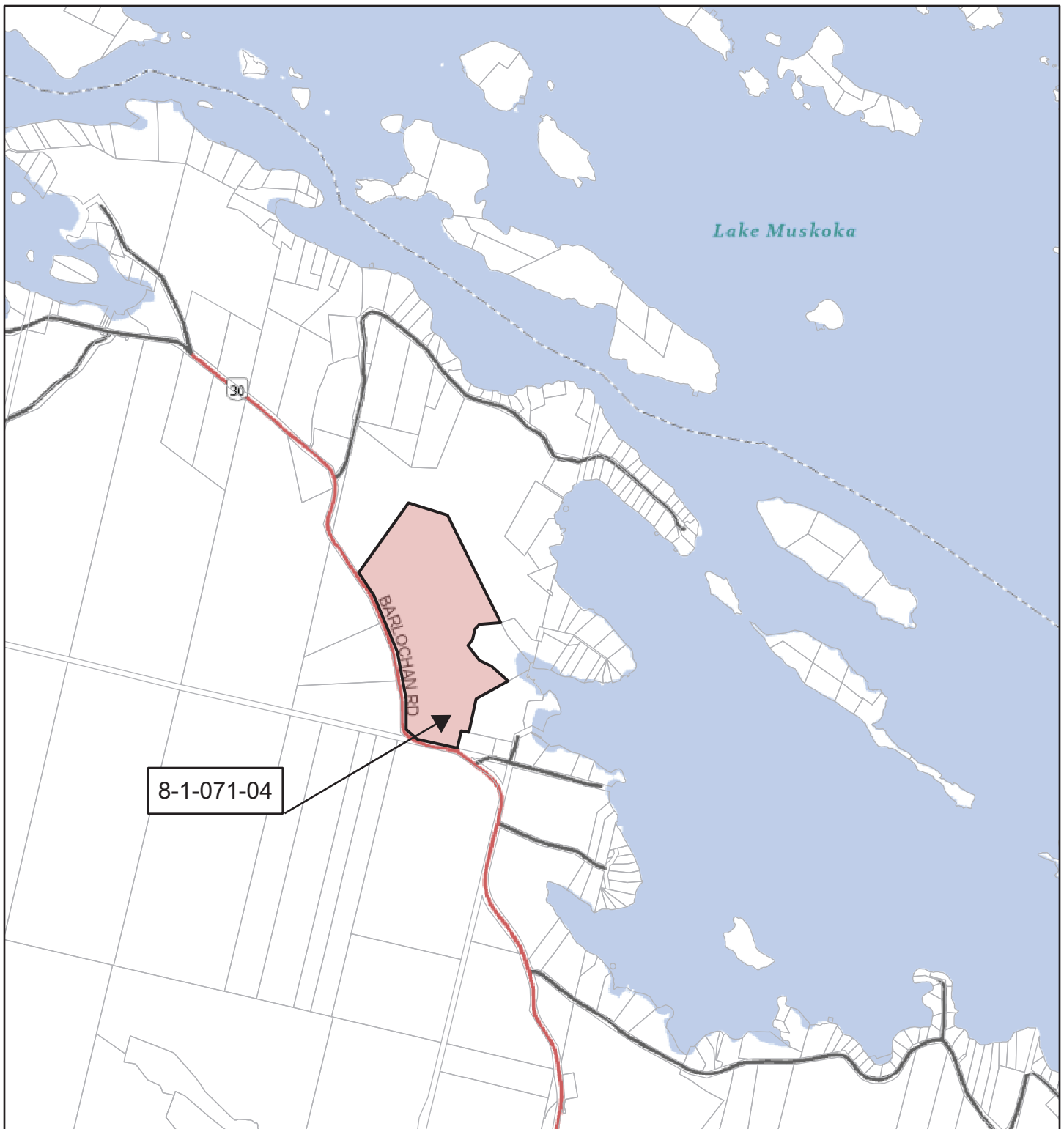
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 27th day of August, 2026.

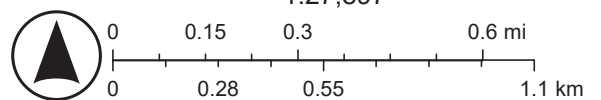
Crystal Best-Sararas, Clerk
Corporation of the Township of Muskoka Lakes



KEY MAP (B/13/14/49/26/ML, ZBA-17/26)



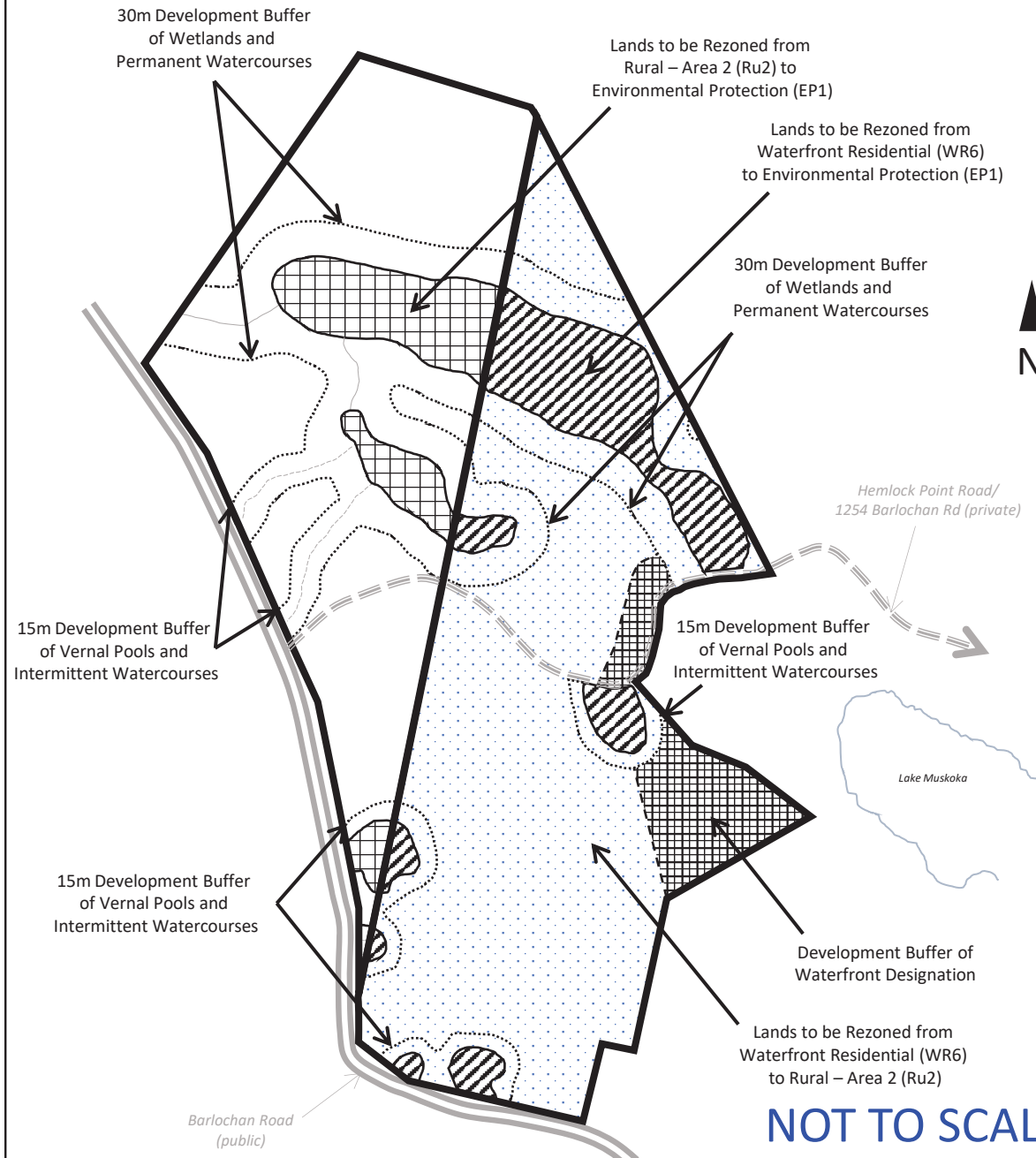
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



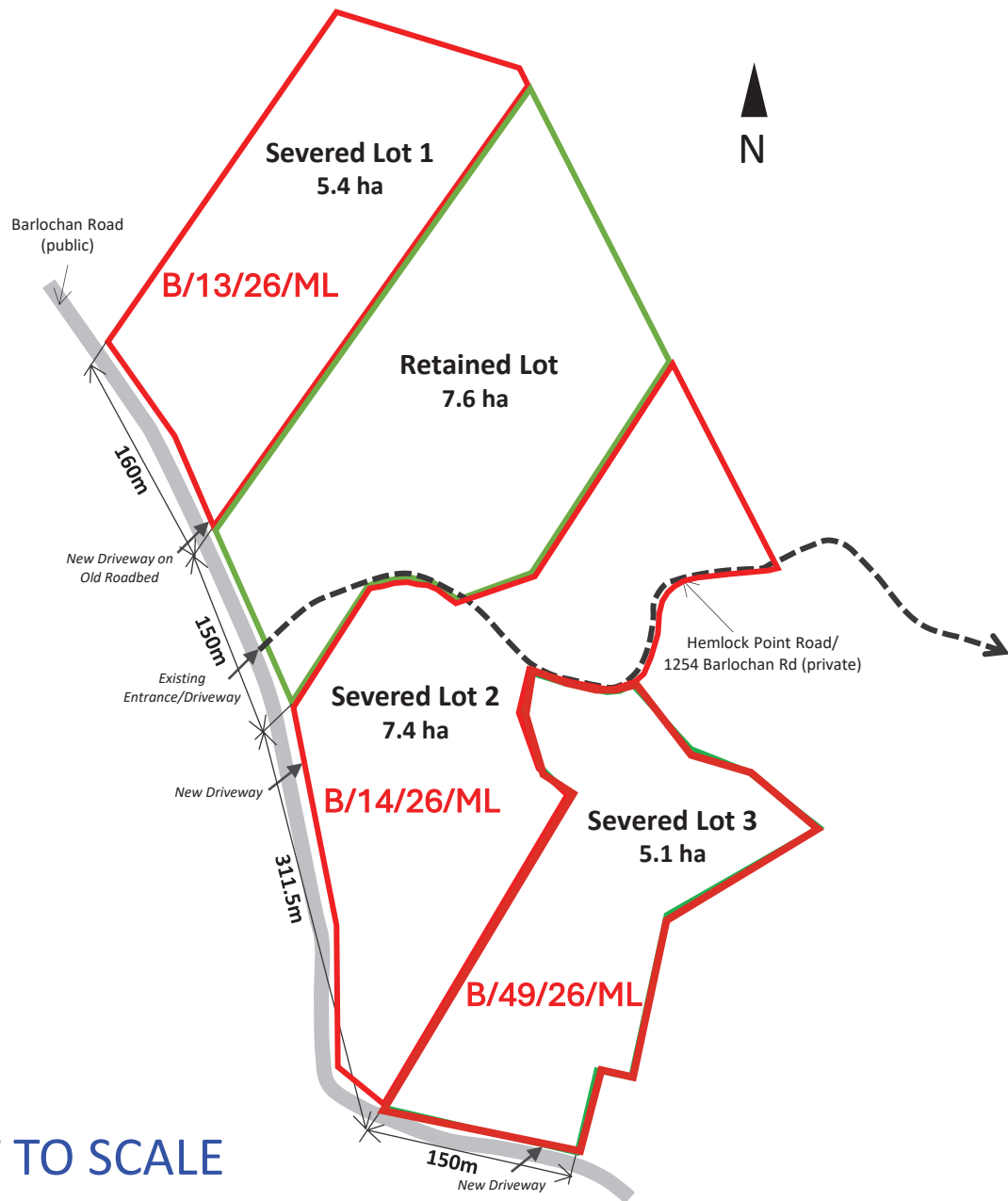
Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

Proposed Zone Changes

ZONING SKETCH



Proposed Severance Plan



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
2014-24, 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 43 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lots 11 and 12, Concession 1, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Plan 35R-7499, Parts 5, 7, and 8, as shown hatched on Schedule I to By-law 2026-XXX, as follows:
 - i. From Rural – Area 2 (Ru2) Zone to Environmental Protection (EP1) Zone, as shown on Schedule II to By-law 2026-XXX.
 - ii. From Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6) Zone to Environmental Protection (EP1) Zone, as shown on Schedule II to By-law 2026-XXX.
 - iii. From Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6) Zone to Rural – Area 2 (Ru2) Zone, as shown 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 11 and 12, Concession 1, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Plan 35R-7499, Parts 5, 7, and 8, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Section 6.1.4.1 of Zoning By-law 2014-14, as amended, for those lands described above, a total of three (3) new lots shall be permitted to be created by consent, as shown 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 these lands described above, the minimum setback from a Wetland or Permanent Watercourses in the Environmental Protection (EP1) Zone shall be 30 metres, as shown on Schedule II to By-law 2026-XXX.
 - iv) Despite the provisions of Section 6.1.3 of Zoning By-law 2014-14, as amended, for these lands described above, the minimum setback from a Vernal Pool or Intermittent Watercourse in the Environmental Protection (EP1) Zone shall be 15 metres, as shown on Schedule II to By-law 2026-XXX.
 - v) Despite the provisions of Section 6.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, no buildings or structures shall be permitted within 150 metres of Lake Muskoka, as shown on

Schedule II to By-law 2026-XXX.

- vi) Despite the provisions of Section 6.1.1 of Zoning By-law 2014-14, as amended, for those lands described above, the only use permitted within 150 metres of Lake Muskoka, as shown on Schedule II to By-law 2026-XXX, shall be:
 - a) Open Space Recreation.

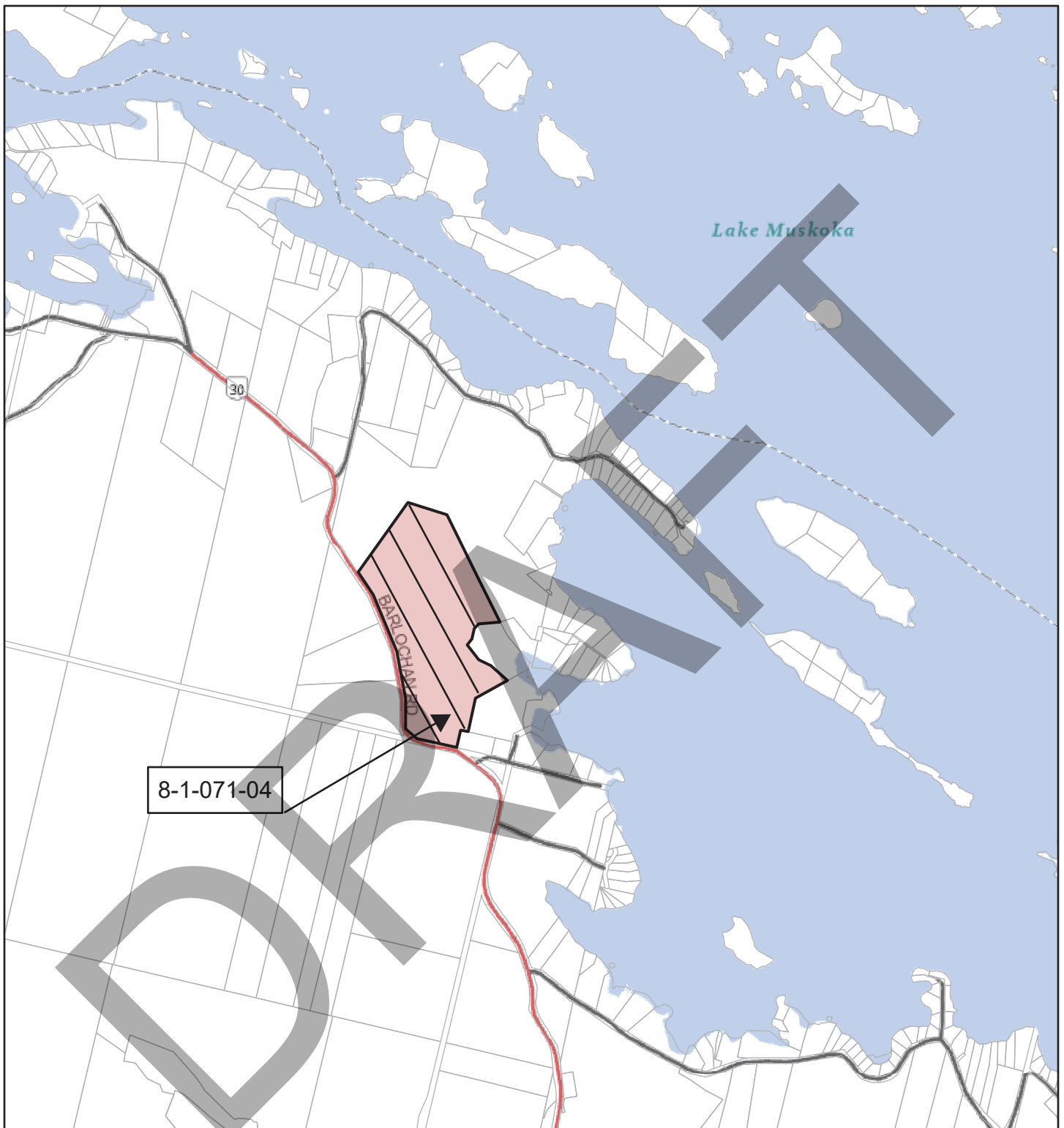
- 3. Schedules I and II attached hereto are hereby made part of this By-law.
- 4. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2026-XXX and By-law 2014-14, as amended, the provisions of By-law 2026-XXX shall apply.
- 5. That this by-law shall come into force and take effect _____, 2026.

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

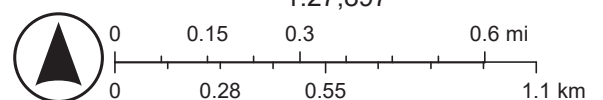
Mayor Peter Kelley

Crystal Best-Sararas, Clerk

SCHEDULE I TO BY-LAW 2026-XXX



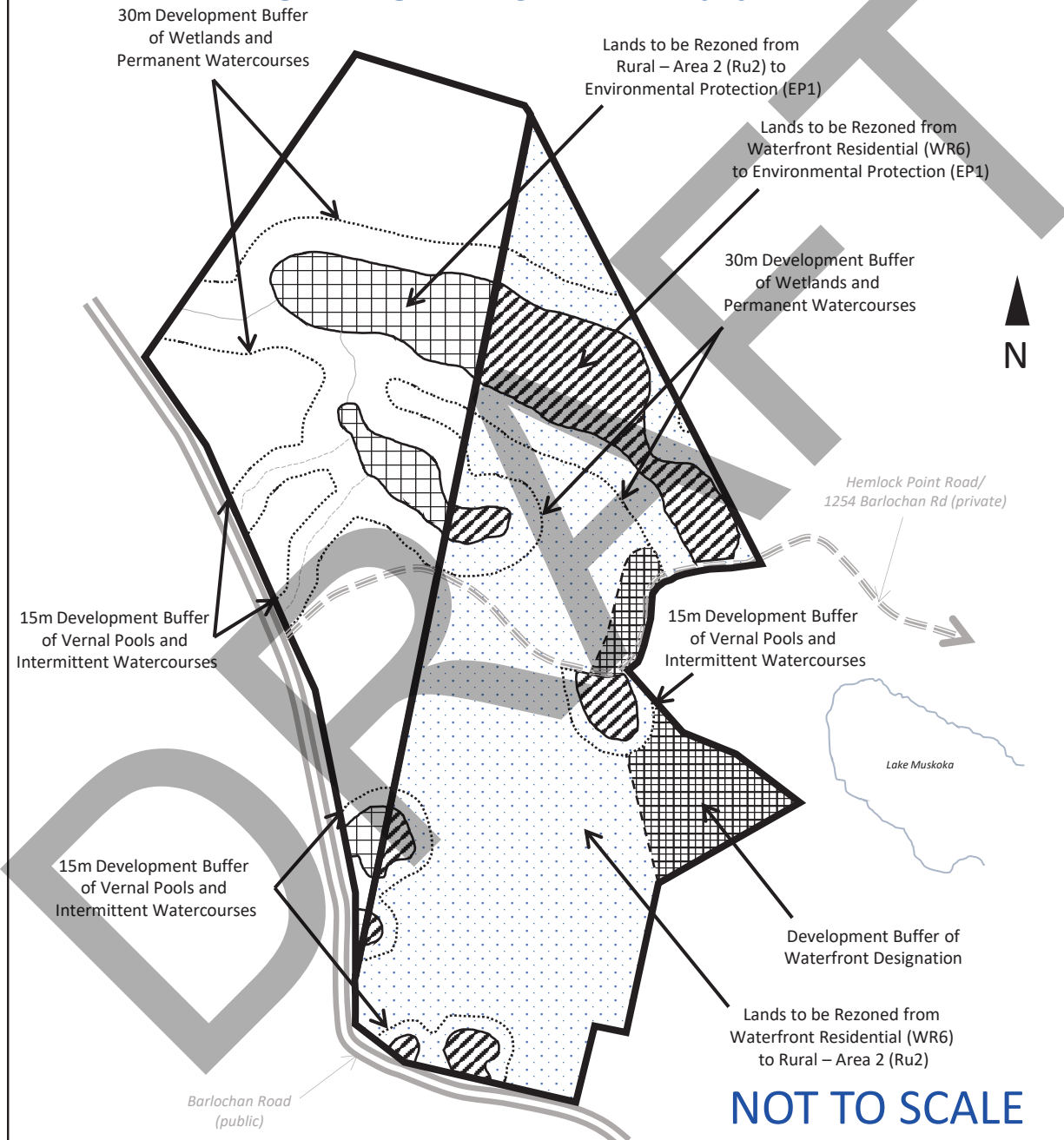
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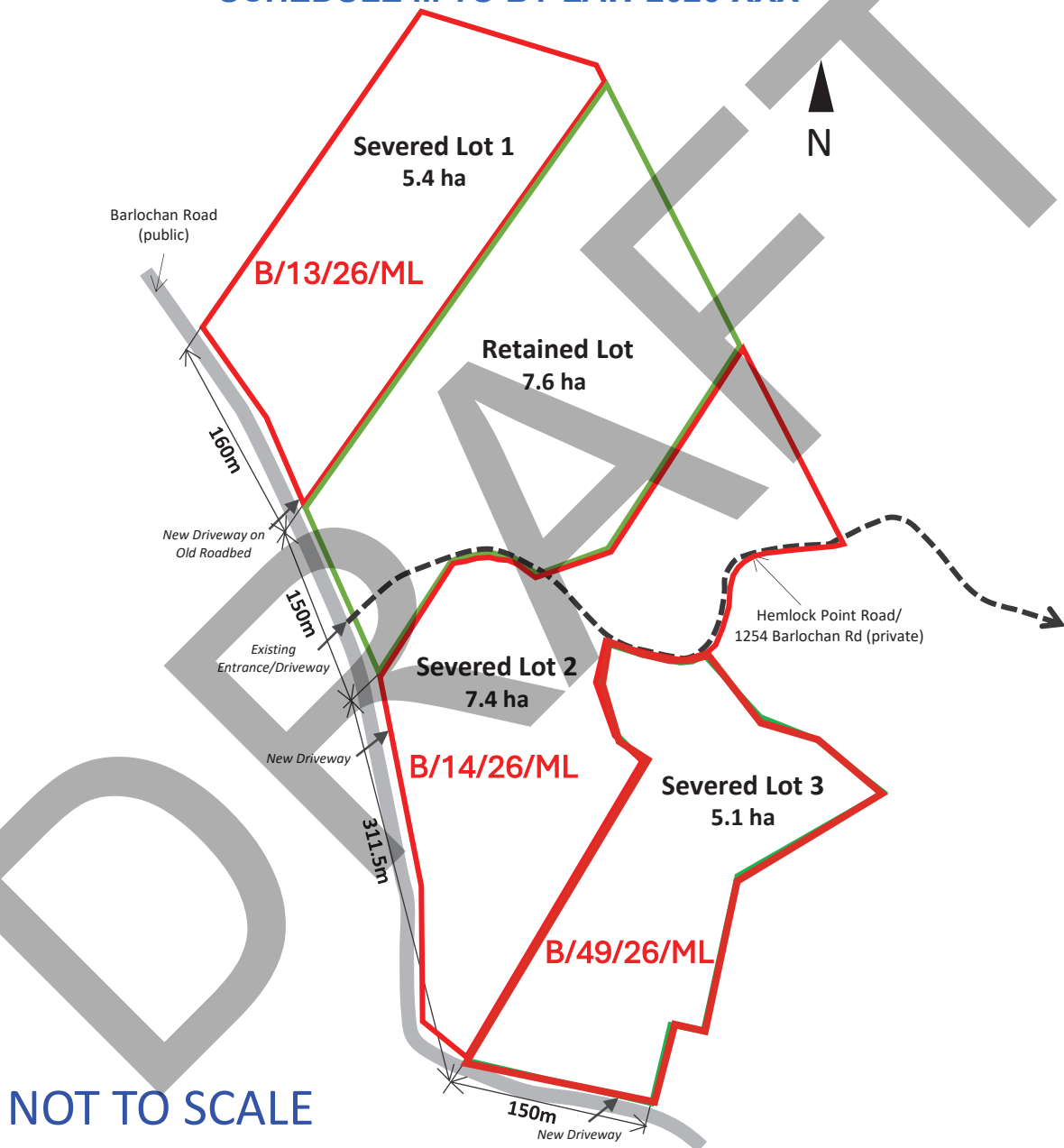
Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

Proposed Zone Changes

SCHEDULE II TO BY-LAW 2026-XXX



Proposed Severance Plan
SCHEDULE III TO BY-LAW 2026-XXX



NOT TO SCALE