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/15/16/26/ML & ZBA-21/26
Roll No.: 5-4-070
By-law: To Be Assigned

Owner:	2567897 Ontario Inc.
Address:	1118 Shamrock Road, Unit #5
Description:	Part of Lots 24 and 25, Concession 7, Parts 1 to 20, Plan 35R-16485, Parts 1 to 3, Plan 35R-23662, (Medora)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7, WR6-7, WR6-7R) Lake: Rosseau (Category 1 Lake) Schedule: 28
Meeting Date: Thursday, December 17th, 2026, at 9 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 Applications B/15/16/26/ML has been submitted to create one new waterfront residential lot and to grant a right-of-way.

The purpose of Consent Application B/15/26/ML is to create one new waterfront residential lot (Severed Lot) with frontage on Lake Rosseau.

The purpose of Consent Application B/16/26/ML is to grant a right-of-way over the Retained Lot in favour of the Severed Lot.

A Zoning By-law Amendment Application ZBA-21/26 has been submitted concurrently to rezone an identified wetland from Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6-7) to Environmental Protection (EP1) and to require a 30-metre (98.4 foot) setback for on-land development (including any leaching bed distribution pipe) from the identified wetland feature.

Table 1: Proposed Lot Creation Details

Lot	Property Characteristic	Existing	Resultant	By-law & Official Plan (OP) Requirements
Retained Lot	Lot Frontage	+/- 1,357 ft.	+/- 1,216 ft.	OP: 492 ft. & 1.98 ac. WR6 Zone: 400 ft. & 2 ac.
	Lot Area	+/- 31.02 ac.	+/- 27.6 ac.	
Severed Lot	Lot Frontage	-	+/- 554 ft.	
	Lot Area	-	+/- 3.42 ac.	

Table 2: Summary of Proposed Zoning Permitted Uses

Existing WR6-7 and WR6-7R Zone Permissions	Proposed EP1 Zone Permissions
Main: • Residential Accessory: • Bed & Breakfast • Home Based Business • Sleeping Cabin • Accessory Uses	All 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 boardwalk but not including shoreline structures.

Table 3: Requested Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	8.1	Minimum Setback from EP1 Zone	0 ft.	98.4 ft.	-	Require a Minimum Setback for On-Land Development of Buildings and Structures (including Septic system Leaching Bed Distribution Pipes) to be Setback 98.4 Feet from the EP1 Zone

A key map of the subject property, the applicant's site plan 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: **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

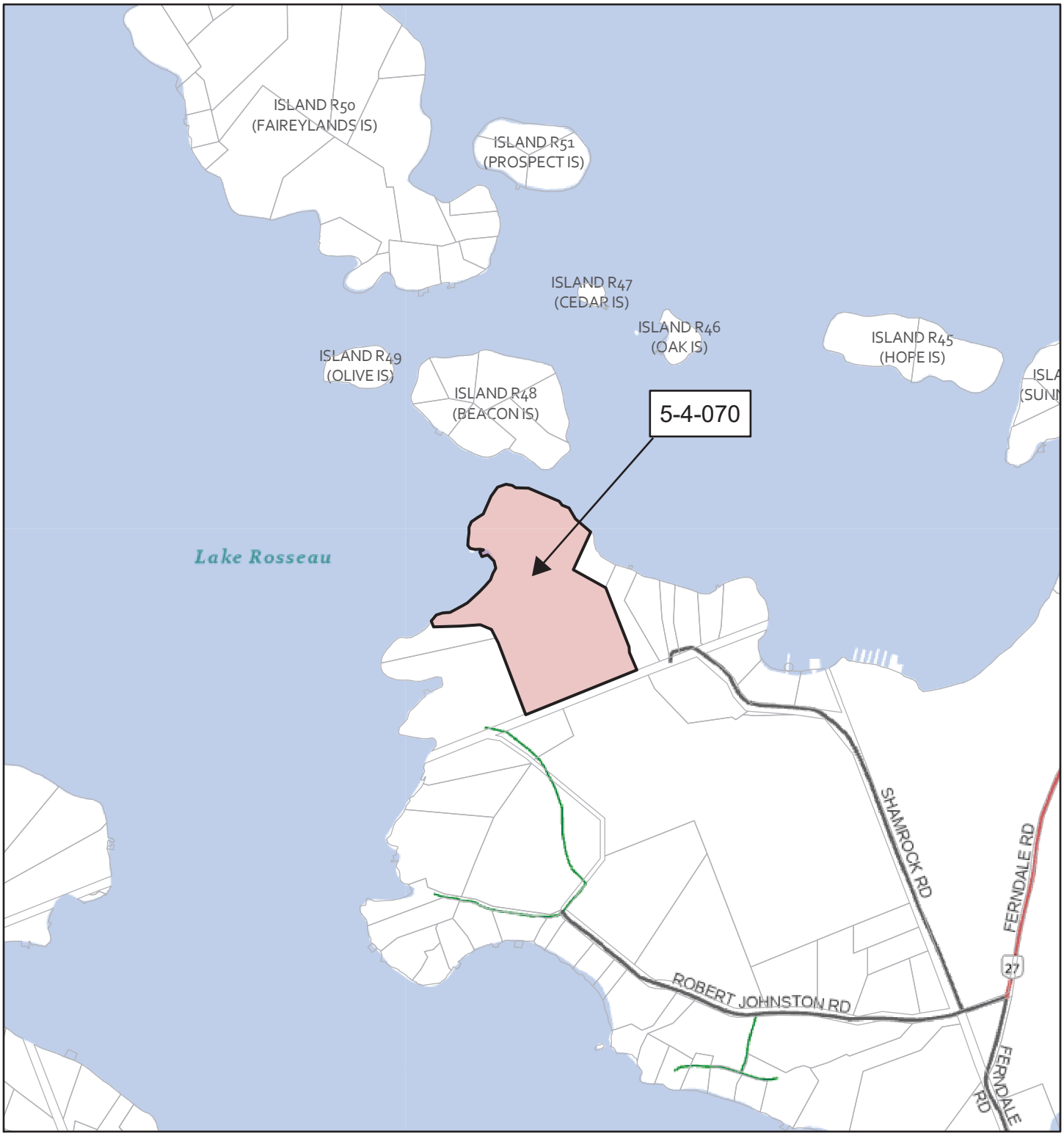
consent to the Ontario Land Tribunal, but does not make written submissions to the Council of the Township of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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 6th day of November, 2026.

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

KEY MAP



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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

Road Network
- District
- Township
- Private

Wetland With Significance
- Evaluated-Provincial
- Evaluated-Other
- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade

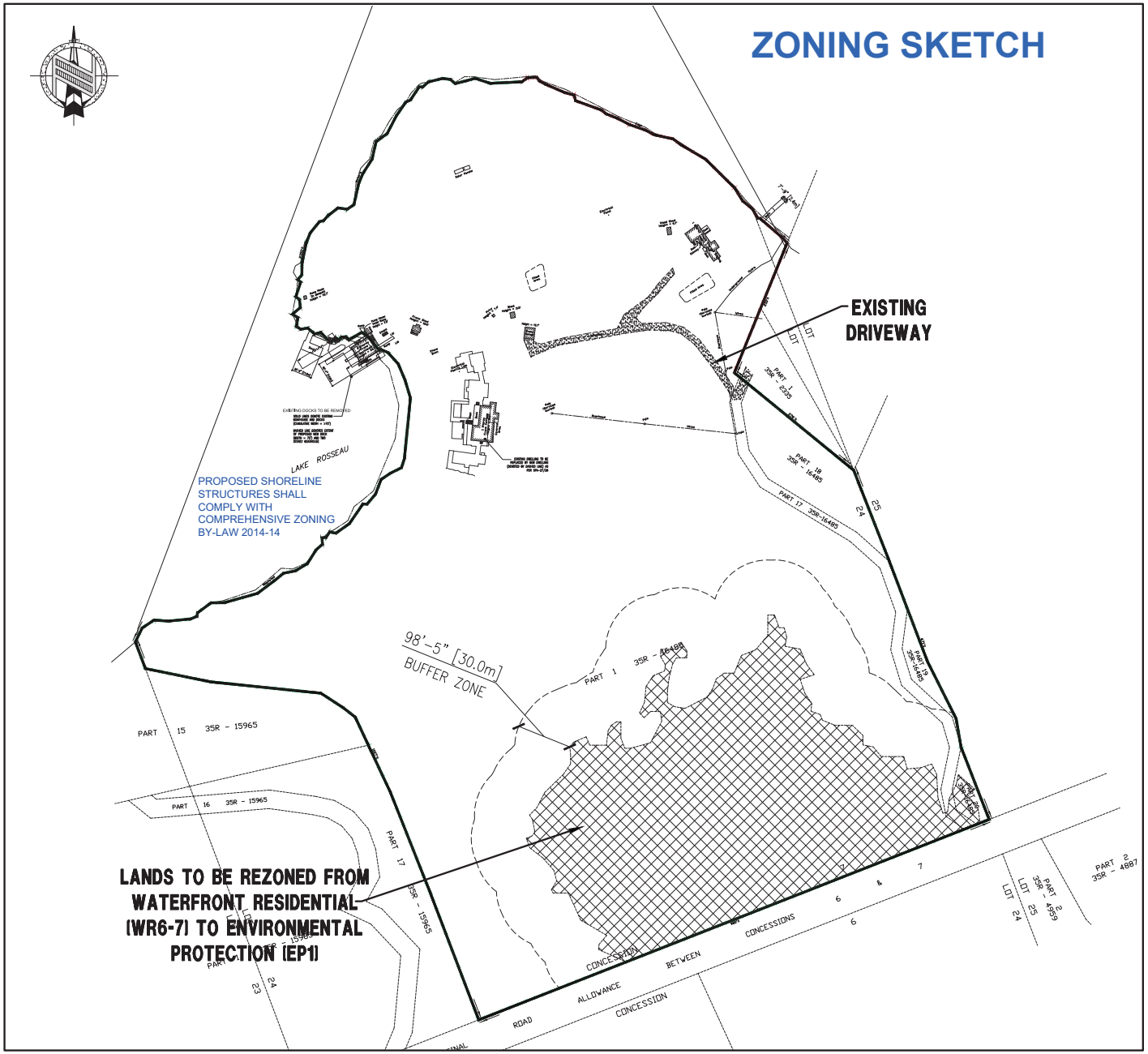
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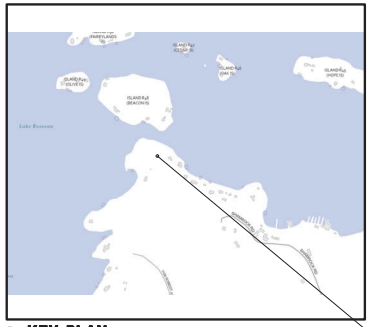
0 0.17 0.35 0.7 km

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

ZONING SKETCH



3 SP-1 **SITE PLAN** SCALE: 1" = 85'



1 SP-1 **KEY PLAN** SCALE: DNS — PROJECT SITE

2 SP-1 **RESERVED** SCALE: DNS

NOT TO SCALE

4 SP-1 **RESERVED** SCALE: N.T.S.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

ONTARIO ASSOCIATION OF ARCHITECTS — IAN W.N. MACLAREN — LICENCE 8974

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
COOTE, HILEY, JEMMETT LTD.
ONTARIO LAND SURVEYORS
2026

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

SITE LEGEND:

	PROPERTY LINE
85.00	EXISTING GRADE
85.50	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
F.D.E.	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	PROPOSED ADDITION AREA
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	SURVEY MONUMENT FOUND
	SURVEY MONUMENT SET
SIB	STANDARD IRON BAR
IB	IRON BAR
IT	IRON TUBE
WIT	WITNESS
OU	ORIGIN UNKNOWN
DIA	DIAMETER
HP	HYDRO POLE
MEAS.	DENOTES MEASURED
Fd.	FOUND

REF.	DATE:	DESCRIPTION:
3	26.11.05	ISSUED FOR REVIEW
2	26.10.26	ISSUED FOR REVIEW
1	26.04.06	ISSUED FOR REVIEW

REVISION / ISSUANCE:

ian MACLAREN ARCHITECT inc
416.703.3355 www.maclarenarchitect.ca
245 ROBINSON ST. SUITE 306, OAKVILLE, ON L6J 1G7

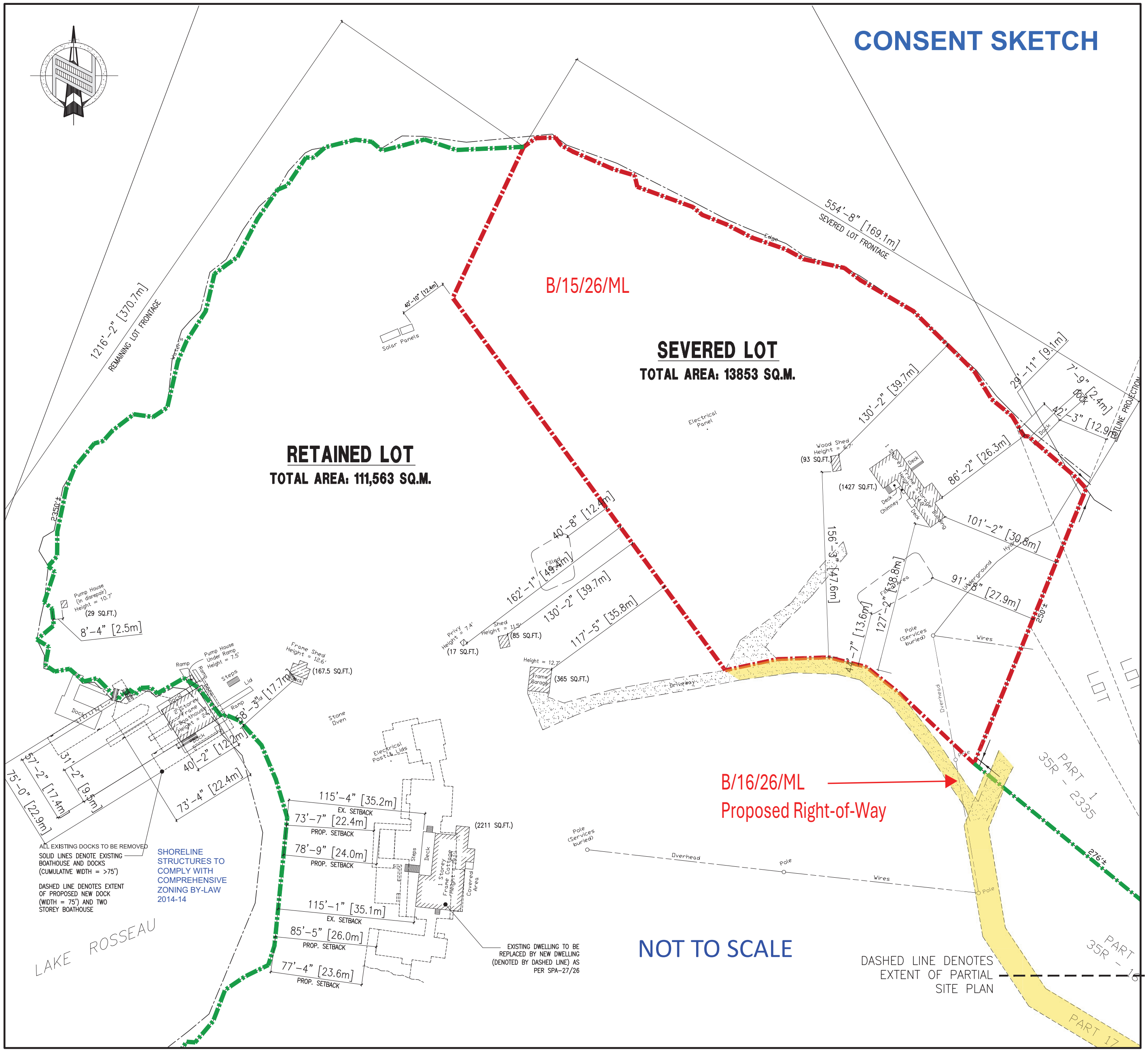
CLIENT:
BELZBERG COTTAGE

ADDRESS: 1118-5 SHAMROCK RD.
MUNICIPALITY: LAKE ROSSEAU

DRAWING TITLE:
EXISTING SITE PLAN

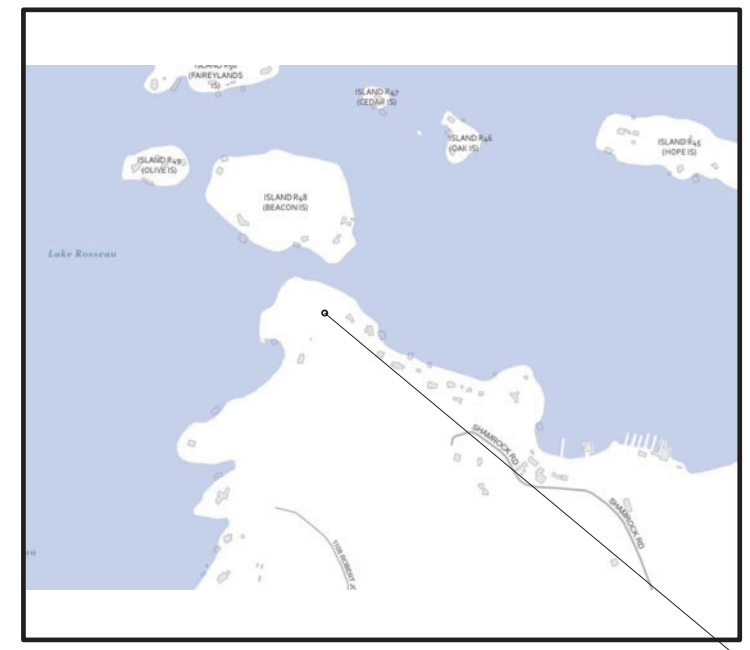
DRAWN: H.F.+A.B.
DATE: FEB. 2025 | SCALE: AS NOTED
JOB NUMBER: 26195 | SHEET NUMBER: **SP-3**

1/30/2026 C:\USERS\HALLA\IAN MACLAREN ARCHITECT INC\MYDRIVE\CLOUD_DOCUMENTS\2026\16_JEFF\REV_COTTAGE\IAN\26195_REV_COTTAGE_SITE PLAN.DWG



SITE PLAN

3 SP-1 SCALE: 1" = 40'



KEY PLAN

1 SP-1 SCALE: DNS

OWNER	**ARCHITECT**			
	ian Maclaren Architect inc.			
	295 ROBINSON ST., SUITE 300			
	OAKVILLE, ONTARIO L6J 1G7			
APPLICANT:	**ATTENTION: IAN MACLAREN**			
OWNER'S AGENT	**PH: 416-702-9295**			
SITE STATISTICS				
ADDRESS:	1118-5 SHAMROCK RD. TOWNSHIP OF MUSKOKA LAKES			
LEGAL DESCRIPTION:	PART OF LOTS 24 & 25, CONCESSION 7 GEOGRAPHIC TOWNSHIP OF MEDORA			
ZONING:	WR6-7 and WR6-7R			

SEVERED LOT	%	METRIC	IMPERIAL	
TOTAL LOT AREA:		13,852.97	149,112.11	
LOT FRONTAGE:		169.06	554.67	
EXISTING COVERAGE:				**HEIGHT**
ONE STOREY STORAGE BUILDING	±	133	1,427	14.9'
WOOD SHED	±	9	93	6.7'
TOTAL LOT COVERAGE	1.02%	141	1,520	

RETAINED LOT	%	METRIC	IMPERIAL	
TOTAL LOT AREA:		111,562.91	1,200,853.20	
LOT FRONTAGE:		370.69	1,216.17	
EXISTING COVERAGE:				**HEIGHT**
ONE STOREY COTTAGE (TO BE DEMOLISHED)	±	205	2,211	19.1'
COTTAGE COVERED PORCH (TO BE DEMOLISHED)	±	4	39	-
GARAGE (TO BE DEMOLISHED)	±	34	365	12.7'
SHED (TO BE DEMOLISHED)	±	8	85	11.5'
PRIVY	±	2	17	7.4'
SHED	±	16	167	12.6'
PUMP HOUSE UNDER RAMP (TO BE DEMOLISHED)	±	4	48	7.5'
TWO-STOREY BOATHOUSE (TO BE DEMOLISHED)	±	117	1,255	24.7'
PUMP HOUSE (IN DISREPAIR)	±	3	29	10.7'
FUTURE TWO-STOREY COTTAGE (INCL. PORCHES)		701	7,546	35'
FUTURE TWO-STOREY BOATHOUSE		256	2,757	24.67'
TOTAL LOT COVERAGE	0.88%	977	10,517	

LOT STATISTICS

2 SP-1 SCALE: DNS



SITE PLAN KEYMAP

4 SP-1 SCALE: N.T.S.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

ONTARIO ASSOCIATION OF ARCHITECTS IAN W.N. MACLAREN LICENCE 8074

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
COOTE, HILEY, JEMMETT LTD.
ONTARIO LAND SURVEYORS
2026

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

	SITE LEGEND:
	PROPERTY LINE
82.96	EXISTING GRADE
83.37	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
F.D.E.	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	PROPOSED ADDITION AREA
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	SURVEY MONUMENT FOUND
	SURVEY MONUMENT SET
SIB	STANDARD IRON BAR
IB	IRON BAR
IT	IRON TUBE
WIT	WITNESS
OU	ORIGIN UNKNOWN
DIA	DIAMETER
HP	HYDRO POLE
MEAS.	DENOTES MEASURED
Fd.	FOUND

REF.	DATE:	DESCRIPTION:
4	26.11.05	ISSUED FOR REVIEW
3	26.11.02	ISSUED FOR PINNING
2	26.10.26	ISSUED FOR REVIEW
1	26.04.06	ISSUED FOR REVIEW

REVISION / ISSUANCE:

ian MACLAREN ARCHITECT inc
416.702.9295 www.maclarenarchitect.ca
295 ROBINSON ST. SUITE 300, OAKVILLE, ON L6J 1G7

CLIENT:
BELZBERG COTTAGE

ADDRESS: 1118-5 SHAMROCK RD.
MUNICIPALITY: LAKE ROSSEAU

DRAWING TITLE:
PARTIAL LOT PLANS LOT STATISTICS

DRAWN: H.F.+A.B.
DATE: FEB. 2025 SCALE: AS NOTED
JOB NUMBER: 26195 SHEET NUMBER: **SP-2**

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 28 of By-law 2014-14, as amended, is hereby further amended by rezoning part of the lands known as Part of Lots 24 and 25, Concession 7, Parts 1 to 20, Plan 35R-16485, Parts 1 to 3, Plan 35R-23662, (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 Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR6-7) to Environmental Protection (EP1).

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 24 and 25, Concession 7, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1 to 20, Plan 35R-16485, Parts 1 to 3, Plan 35R-23662, as shown hatched on Schedule I to By-law 2026-XXX.

   ii) Despite the provisions of Section 8.1 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum required setback from the Environmental Protection (EP1) Zone for development of buildings and structures (including a septic system leaching bed distribution pipe) shall be 98.4 feet, as shown 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.

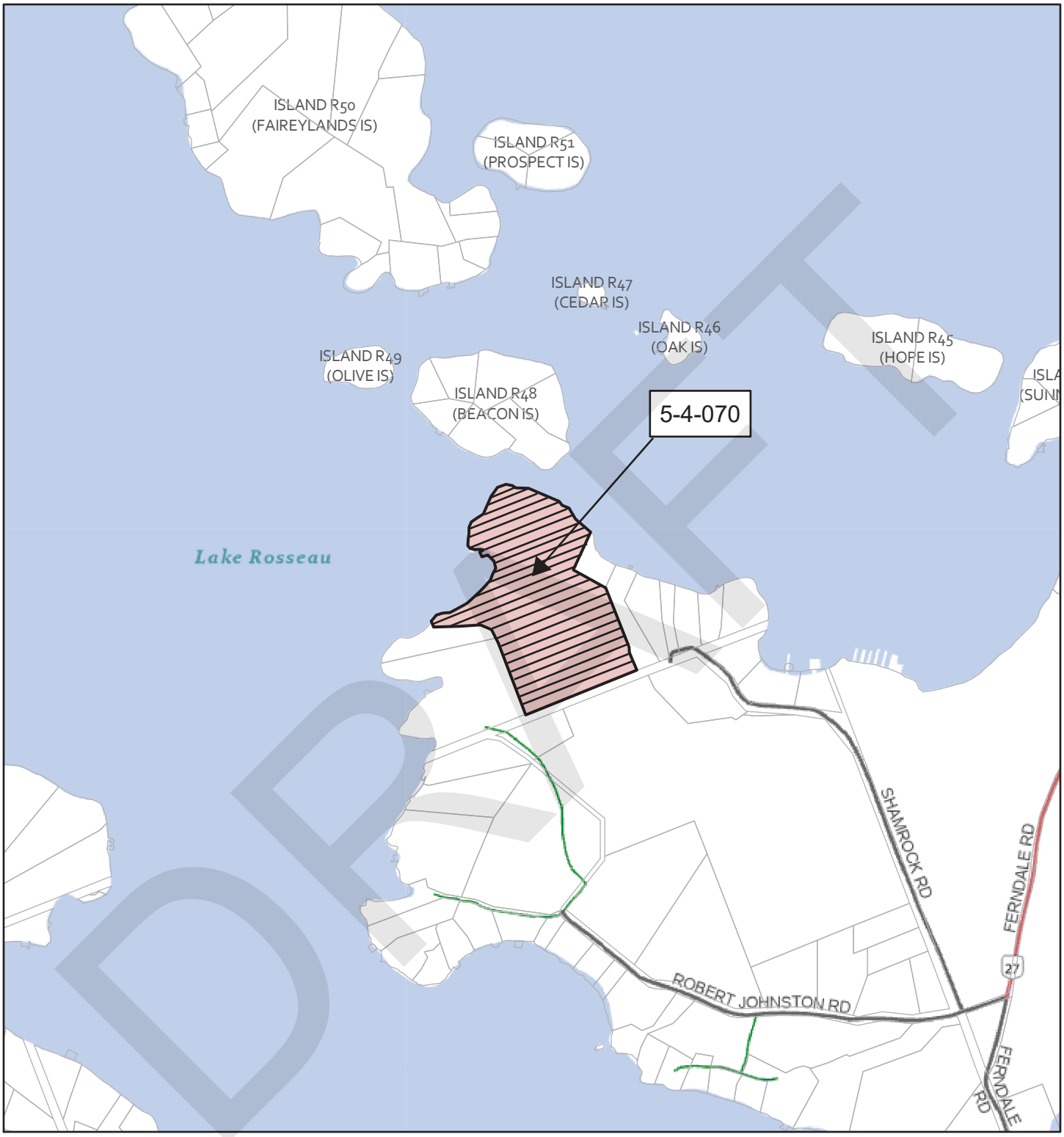
Read a **first, second** and **third time** and **finally passed** this **__th day of _____, 2026.**

_____
Mayor Peter Kelley

_____
Crystal Best-Sararas, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2026-XXX



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

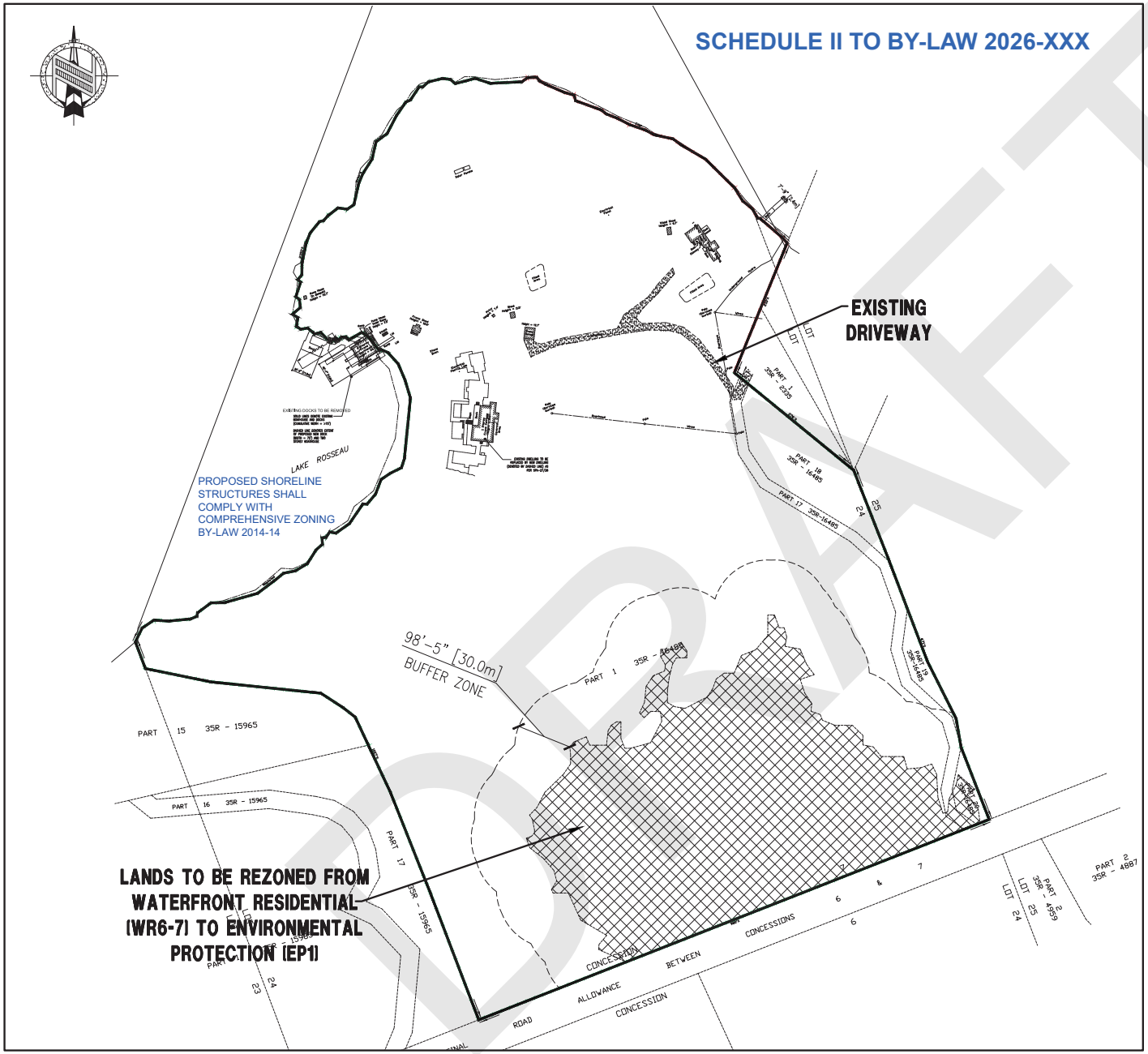
- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

Road Network
- District
- Township
- Private

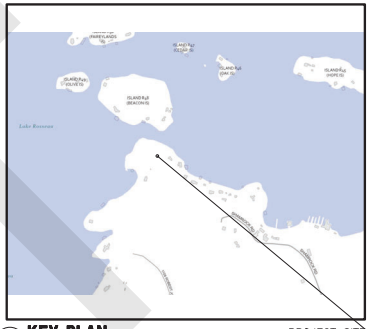
Wetland With Significance
- Evaluated-Provincial
- Evaluated-Other
- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade

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

SCHEDULE II TO BY-LAW 2026-XXX



3 SP-1 **SITE PLAN** SCALE: 1" = 85'



1 SP-1 **KEY PLAN** SCALE: DNS — PROJECT SITE

2 SP-1 **RESERVED** SCALE: DNS

NOT TO SCALE

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ONTARIO ASSOCIATION OF ARCHITECTS — IAN W.N. MACLAREN — LICENCE 8974

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
COOTE, HILEY, JEMMETT LTD.
ONTARIO LAND SURVEYORS
2026

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

SITE LEGEND:

	PROPERTY LINE
85.00	EXISTING GRADE
85.50	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
F.D.E.	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	PROPOSED ADDITION AREA
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	SURVEY MONUMENT FOUND
	SURVEY MONUMENT SET
SIB	STANDARD IRON BAR
IB	IRON BAR
IT	IRON TUBE
WIT	WITNESS
OU	ORIGIN UNKNOWN
DIA	DIAMETER
HP	HYDRO POLE
MEAS.	DENOTES MEASURED
Fd.	FOUND

REF.	DATE:	DESCRIPTION:
3	26.11.05	ISSUED FOR REVIEW
2	26.10.26	ISSUED FOR REVIEW
1	26.04.06	ISSUED FOR REVIEW

REVISION / ISSUANCE:

ian MACLAREN ARCHITECT inc
416.703.3355 www.maclarenarchitect.ca
245 ROBINSON ST. SUITE 306, OAKVILLE, ON L6J 1G7

CLIENT:
BELZBERG COTTAGE

ADDRESS: 1118-5 SHAMROCK RD.
MUNICIPALITY: LAKE ROSSEAU

DRAWING TITLE:
EXISTING SITE PLAN

DRAWN: H.F.+A.B.
DATE: FEB. 2025 SCALE: AS NOTED
JOB NUMBER: 26195 SHEET NUMBER: **SP-3**

DRAFT

1/30/2026 C:\USERS\HLAPOINTE\IAN MACLAREN ARCHITECT INC\MYDRIVE\CLOUD_DOCUMENTS\0019_BELZBERG COTTAGE\MAIN\0019_BELZBERG_COTTAGE_SITE PLAN.DWG