1 Bailey Street
Port Carling, ON P0B 1J0
E: planning@muskokalakes.ca P: 705-765–3156 F: 705-765-6755

NOTICE OF INTENT TO PASS A ZONING BY-LAW TO REMOVE A HOLDING SYMBOL AS PER THE REQUIRMENTS OF THE PLANNING ACT

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 to remove a Holding Symbol pursuant to Section 36 of the Planning Act, R.S.O., 1990.

File No.: ZBA-43/26
Roll No.: 5-8-085
By-law No.: To Be Assigned

Owners:	Daniel & Alyxandra Brown
Address:	No Civic Address Assigned
Description:	Lot 32, Concession 3, Lot 19, Plan 7, (Medora)
Zoning:	Multiple Residential Medium Density (RM1-H) Lake: Not Applicable Schedule: 55

Take further notice that there is no public meeting for this application. The matter will be considered during the **December 17th, 2026** Planning Committee meeting. Should you wish to view an electronic copy of the Notice to remove a Holding Symbol for the above-noted application, please visit https://www.muskokalakes.ca/planning-notices/ or scan the QR code.

Explanation of the Purpose and Effect:
A Zoning By-law Amendment Application has been submitted to remove a Holding (-H) Symbol from the zoning on the subject lands. This by-law will have the effect of removing the Holding (-H) Symbol, thereby permitting the construction of residential units on the subject lands in accordance with By-Law 2026-075. In accordance with the requirements of the Planning Act, the purpose of this Notice is to advise the public that the Township of Muskoka Lakes intends to pass a Zoning By-law Amendment to remove the “H” Symbol from the zoning on the subject property.

Proposal:
The subject lands are zoned Multiple Residential Medium Density (RM1-H). The intent of the Holding Symbol was to ensure the applicant completed the following:

I. A Functional Servicing Report (FSR) has been submitted to the satisfaction of the District Municipality of Muskoka;
II. That hydraulic modelling be completed and that any required improvements be implemented to the satisfaction of the District Municipality of Muskoka; and
III. Availability of water and sewer capacity be confirmed to the satisfaction of the District Municipality of Muskoka.

Recommendation:
Staff supports the removal of the Holding “H” Symbol, as the above-mentioned conditions have been completed. The District of Muskoka requires an additional fire flow test that shall be completed to the satisfaction of the District at a later stage of development. This will allow the District to confirm the availability of adequate fire flow, and to support applicable fire protection requirements.

A key map of the subject property, 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 Comment:

Submit Comments in Writing



If you wish to provide a response to this Holding Symbol removal, 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 11th, 2026

Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice will be used to assist staff and Council to process this application and will be made public.

NOTICE OF PASSING & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca.

Subsection 36(3) of the Planning Act states that applicants are eligible to appeal the decision to refuse the lifting of a Holding Symbol to the Ontario Land Tribunal.

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

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

KEY MAP (ZBA-43/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:2,650

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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

Settlement Areas

- Urban Centre

Road Network

- District
- Township
- Stream
- Waterbody
- Major Lake

World_Hillshade

Teranet / MPAC, District Municipality of Muskoka, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

Being a By-law to amend Comprehensive Zoning By-law 2014-14, as amended, in the Township of Muskoka Lakes

WHEREAS the authority to pass this by-law is provided by Section 36 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 By-law 2014-14 was further amended by the Corporation of the Township of Muskoka Lakes through the enacting of By-law 2026-075 which site specifically regulated land use and applied a Holding (H) Provision for lands known as Concession 3, Lot 32, (in the former Village of Port Carling), now in the Township of Muskoka Lakes, and more specifically described as Lot 19, Plan 7, as shown hatched on Schedule I;

AND WHEREAS notice of removal of the Holding (H) Provision has been provided in accordance with the regulations of the Planning Act, R.S.O. 1990, c.P.13, as amended;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it appropriate to remove the Holding (H) Provision thereby further amending By-law 2014-14;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES ENACTS AS FOLLOWS:

1. THAT Schedule 55 of By-law 2014-14, as amended, is hereby further changed by:

    i. For those lands described as Concession 3, Lot 32, (in the former Village of Port Carling), now in the Township of Muskoka Lakes, and more specifically described as Lot 19, Plan 7, the Holding “-H” symbol, is hereby removed from the lands shown in the extent and location of Schedule I to By-law 2026-XXX

2. Schedule I attached hereto are hereby made part of this By-law.

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.

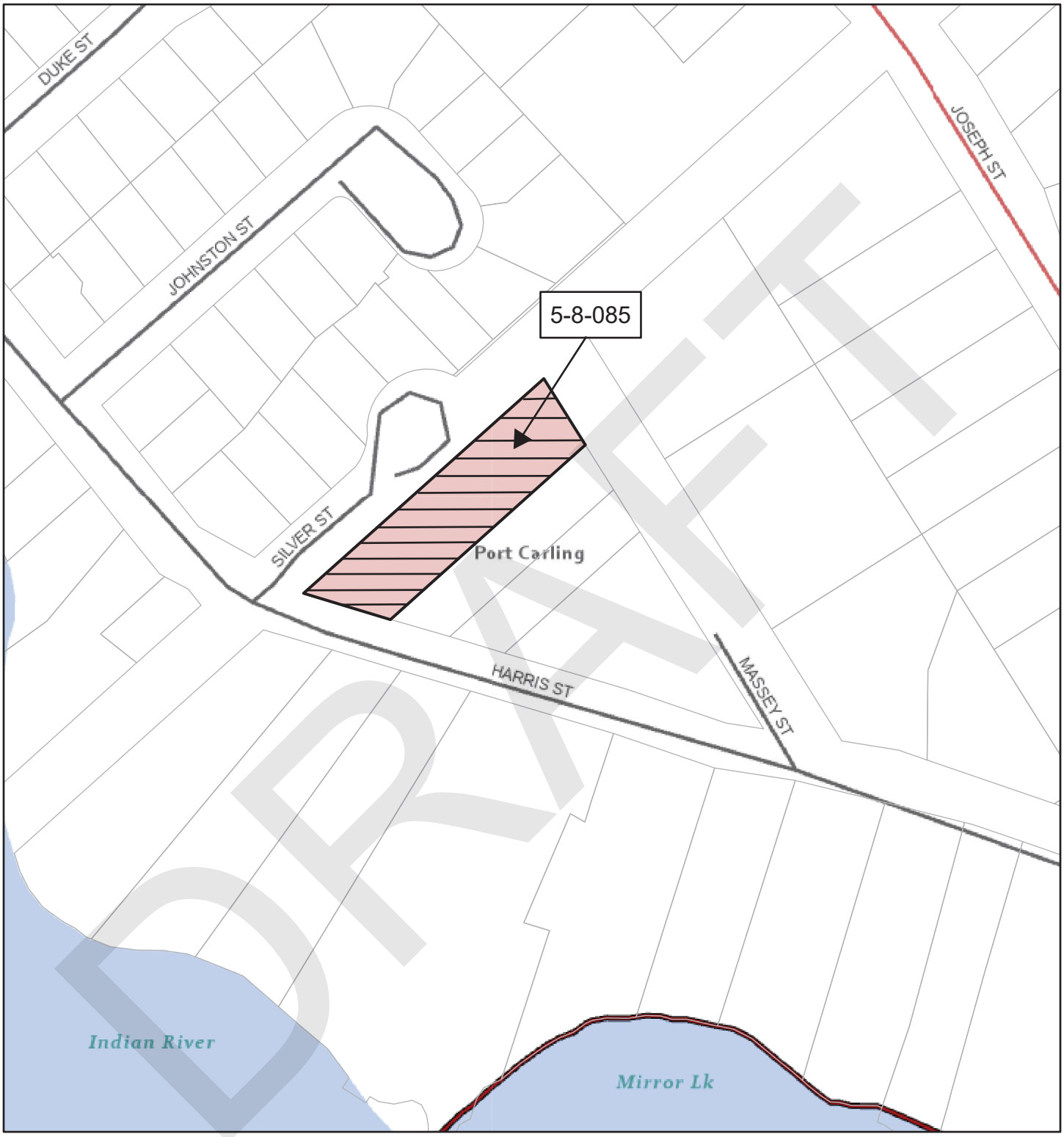
Read a **first, second** and **third time** and **finally passed** this _____day of _____, 2026.

_____
Mayor Peter Kelley

_____
Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2026-XXX



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