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/30/31/26/ML & ZBA-24/26
Roll No.: 5-7-033
By-law: To Be Assigned

Owner:	Leslie Carr
Address:	2 Joseph Street
Description:	Part of Lot 33, Concession 3, Part of Lots 88 and 89, Plan 1, Part 1, Plan 35R-12437, (Port Carling)
Zoning:	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4), General Restricted (GR), Rural – Area 3 (RU1) Silver Lake (Category 4 Lake) Schedules: 29 and 55
Meeting Date: Thursday, December 17th, 2026	

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 Application B/30/26/ML has been submitted to create one new waterfront residential lot with frontage on Silver Lake.

Consent Application B/31/26/ML has been submitted to grant a right-of-way over the Retained Lot in favour of the Severed Lot.

Zoning By-law Amendment Application ZBA-24/26 has been submitted to permit a new lot to be created from lands zoned WR4 and to implement the recommendations of the submitted Environmental Impact Study, prepared by RiverStone Environmental Solutions Inc. and dated September 9, 2026.

Table 1: Proposed Lot Creation Details

Lot	Property Characteristic	Existing	Resultant	By-law & Official Plan (OP) Requirements
Retained Lot	Lot Frontage	+/- 608 ft.	+/- 308 ft.	

Lot	Property Characteristic	Existing	Resultant	By-law & Official Plan (OP) Requirements
	Lot Area	+/- 23.2 ac.	+/- 21.2 ac.	OP: 295 ft. & 1.98 ac. ZBL (WR4): That at the Time of Lot Creation
Severed Lot	Lot Frontage	-	+/- 300 ft.	
	Lot Area	-	+/- 2.0 ac.	

Table 2: Requested Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.3 & 4.1.3.1	Minimum Lot Requirements for Lands Zoned WR4	Existing Configuration/Dimensions	Retained Lot: 21.2 ac. & 308 ft. Severed Lot: 2 ac. & 300 ft.	-	Create One New Lot

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

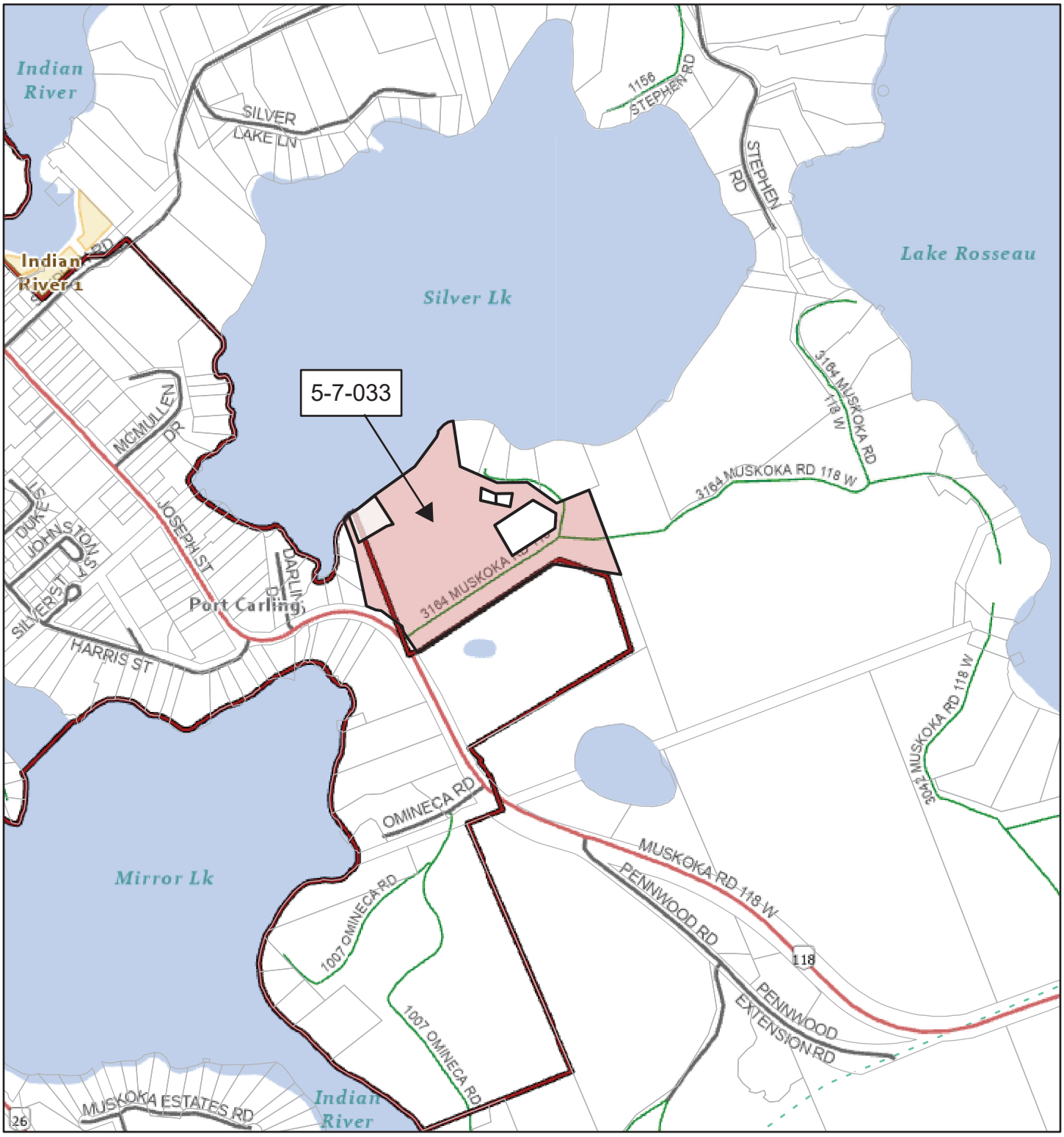
consent to the Ontario Land Tribunal, but does not make written submissions to the Council of the Township of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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 5th day of November, 2026.

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

KEY MAP (B/30/31/26/ML, ZBA-24/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:14,513

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- First Nations Land

Settlement Areas

- Urban Centre

Road Network

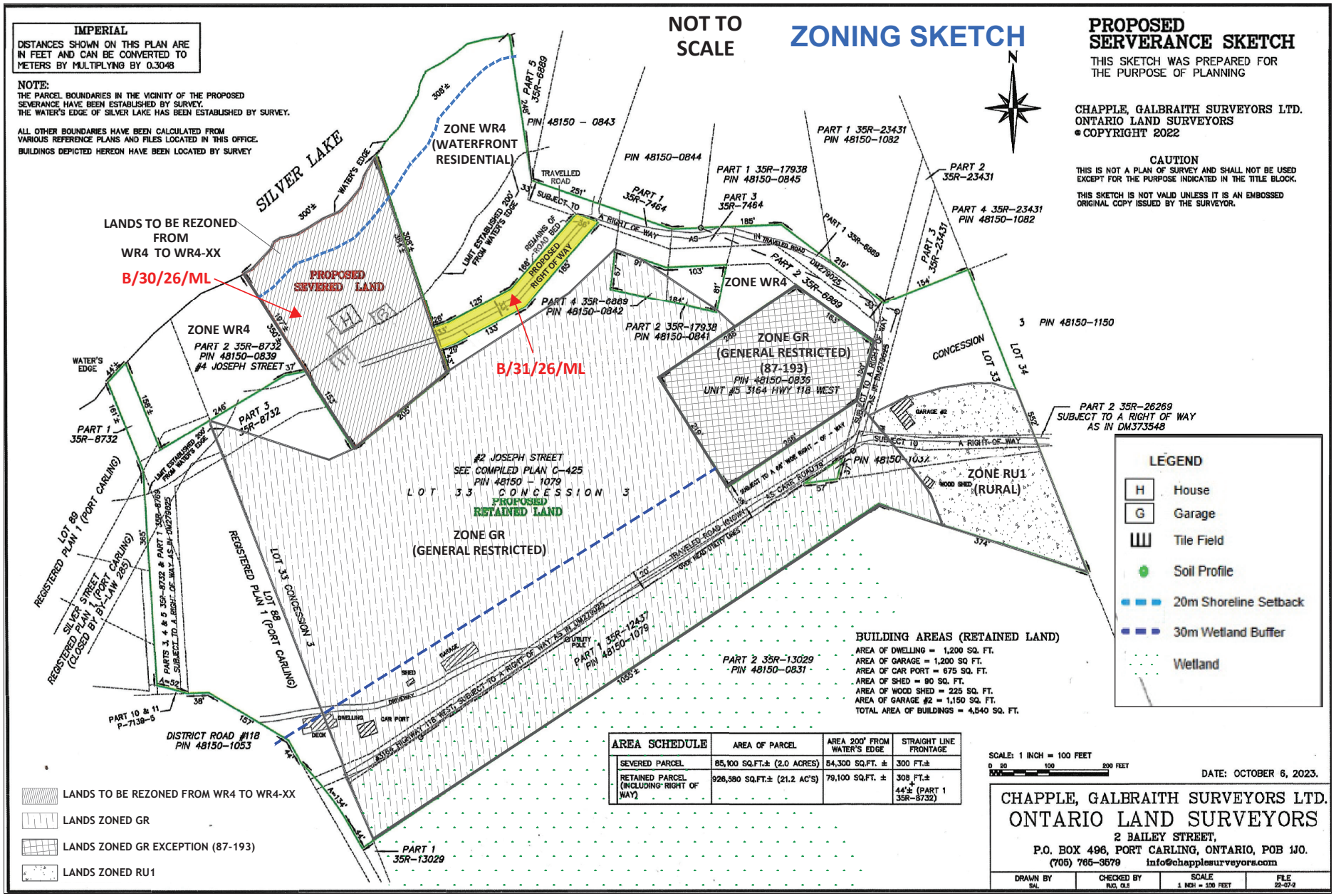
- District
- Township
- Private

Wetland With Significance

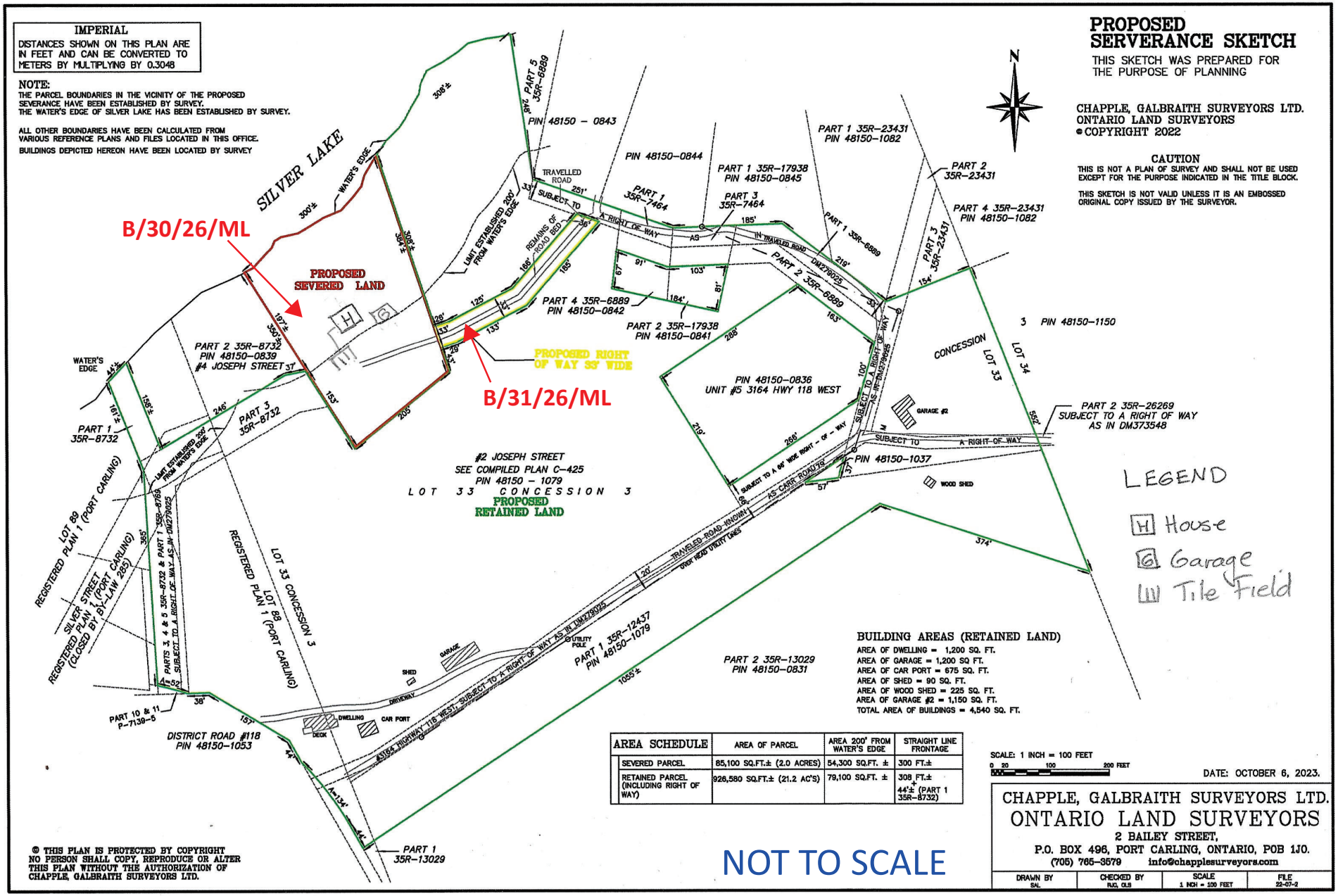
- Evaluated-Provincial
- Evaluated-Other

- 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


IMPERIAL
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048
NOTE:
THE PARCEL BOUNDARIES IN THE VICINITY OF THE PROPOSED SEVERANCE HAVE BEEN ESTABLISHED BY SURVEY.
THE WATER'S EDGE OF SILVER LAKE HAS BEEN ESTABLISHED BY SURVEY.
ALL OTHER BOUNDARIES HAVE BEEN CALCULATED FROM VARIOUS REFERENCE PLANS AND FILES LOCATED IN THIS OFFICE.
BUILDINGS DEPICTED HEREON HAVE BEEN LOCATED BY SURVEY
NOT TO SCALE
ZONING SKETCH
PROPOSED SERVERANCE SKETCH
THIS SKETCH WAS PREPARED FOR THE PURPOSE OF PLANNING
CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
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CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR.
SILVER LAKE
WATER'S EDGE
ZONE WR4 (WATERFRONT RESIDENTIAL)
LANDS TO BE REZONED FROM WR4 TO WR4-XX
B/30/26/ML
PROPOSED SEVERED LAND
ZONE WR4
PART 2 35R-8732
PIN 48150-0839
#4 JOSEPH STREET
B/31/26/ML
PROPOSED RETAINED LAND
#2 JOSEPH STREET
SEE COMPILED PLAN C-425
PIN 48150 - 1079
LOT 33 CONCESSION 3
ZONE GR (GENERAL RESTRICTED)
ZONE GR (GENERAL RESTRICTED) (87-193)
PIN 48150-0839
UNIT #5 3164 HWY 118 WEST
ZONE RU1 (RURAL)
PART 1 35R-8732
PART 3 35R-8732
PART 2 35R-17938 PIN 48150-0841
PART 4 35R-6889 PIN 48150-0842
PART 1 35R-7464
PART 3 35R-7484
PART 1 35R-17938 PIN 48150-0845
PART 1 35R-23431 PIN 48150-1082
PART 2 35R-23431
PART 4 35R-23431 PIN 48150-1082
PART 3 35R-23431
PART 2 35R-26269 SUBJECT TO A RIGHT OF WAY AS IN DM373548
PIN 48150-1150
PIN 48150-1031
PART 2 35R-13029 PIN 48150-0831
PART 1 35R-13029
PART 10 & 11 P-7139-5
DISTRICT ROAD #118 PIN 48150-1053
REGISTERED PLAN 1 (PORT CARLING)
LOT 88
LOT 33 CONCESSION 3
SILVER STREET (PORT CARLING) (CLOSED BY BY-LAW 285)
CONCESSION
LOT 33
LOT 34
TRAVELLED ROAD
SUBJECT TO A RIGHT OF WAY AS IN DM279025
REMAINS OF ROAD BED
PROPOSED RIGHT OF WAY
LIMIT ESTABLISHED 200' FROM WATER'S EDGE
DWELLING
CAR PORT
DECK
SHED
GARAGE
WOOD SHED
GARAGE #2
DRIVEWAY
UTILITY POLE
TRAVELED ROAD (KNOWN OVER NEAR ONLY) DOES NOT FOLLOW LOT LINES
LEGEND
H House
G Garage
Tile Field
Soil Profile
20m Shoreline Setback
30m Wetland Buffer
Wetland
BUILDING AREAS (RETAINED LAND)
AREA OF DWELLING = 1,200 SQ. FT.
AREA OF GARAGE = 1,200 SQ FT.
AREA OF CAR PORT = 675 SQ. FT.
AREA OF SHED = 90 SQ. FT.
AREA OF WOOD SHED = 225 SQ. FT.
AREA OF GARAGE #2 = 1,150 SQ. FT.
TOTAL AREA OF BUILDINGS = 4,540 SQ. FT.
AREA SCHEDULE
SEVERED PARCEL | 85,100 SQ.FT.± (2.0 ACRES) | 54,300 SQ.FT. ± | 300 FT.±
RETAINED PARCEL (INCLUDING RIGHT OF WAY) | 926,580 SQ.FT.± (21.2 AC'S) | 79,100 SQ.FT. ± | 308 FT.± & 44'± (PART 1 35R-8732)
LANDS TO BE REZONED FROM WR4 TO WR4-XX
LANDS ZONED GR
LANDS ZONED GR EXCEPTION (87-193)
LANDS ZONED RU1
SCALE: 1 INCH = 100 FEET
0 20 100 200 FEET
DATE: OCTOBER 6, 2023.
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 SAL | CHECKED BY RJG, GLS | SCALE 1 INCH = 100 FEET | FILE 22-07-2

CONSENT SKETCH



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. 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 33, Concession 3, (in the former Village of Port Carling), now in the Township of Muskoka Lakes, more particularly described as Part of Lots 88 and 89, Plan 1, Part 1, Plan 35R-12437, as shown hatched on Schedule I to By-law 2026-XXX.

   ii) Despite the provisions of Sections 4.1.3 and 4.1.3.1 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot area and frontage of the Retained Lot in Consent Application B/30/26/ML shall be 8.6 ha (21.2 ac) and 93.9 m (308 ft), respectively, as shown on Schedule II to By-law 2026-XXX.

   iii) Despite the provisions of Sections 4.1.3 and 4.1.3.1 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot area and frontage of the Severed Lot in Consent Application B/30/26/ML shall be 0.8 ha (2 ac) and 91.4 m (300 ft), respectively, as shown on Schedule II to By-law 2026-XXX.

2. Schedules I and II attached hereto are hereby made part of this By-law.

3. 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.

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

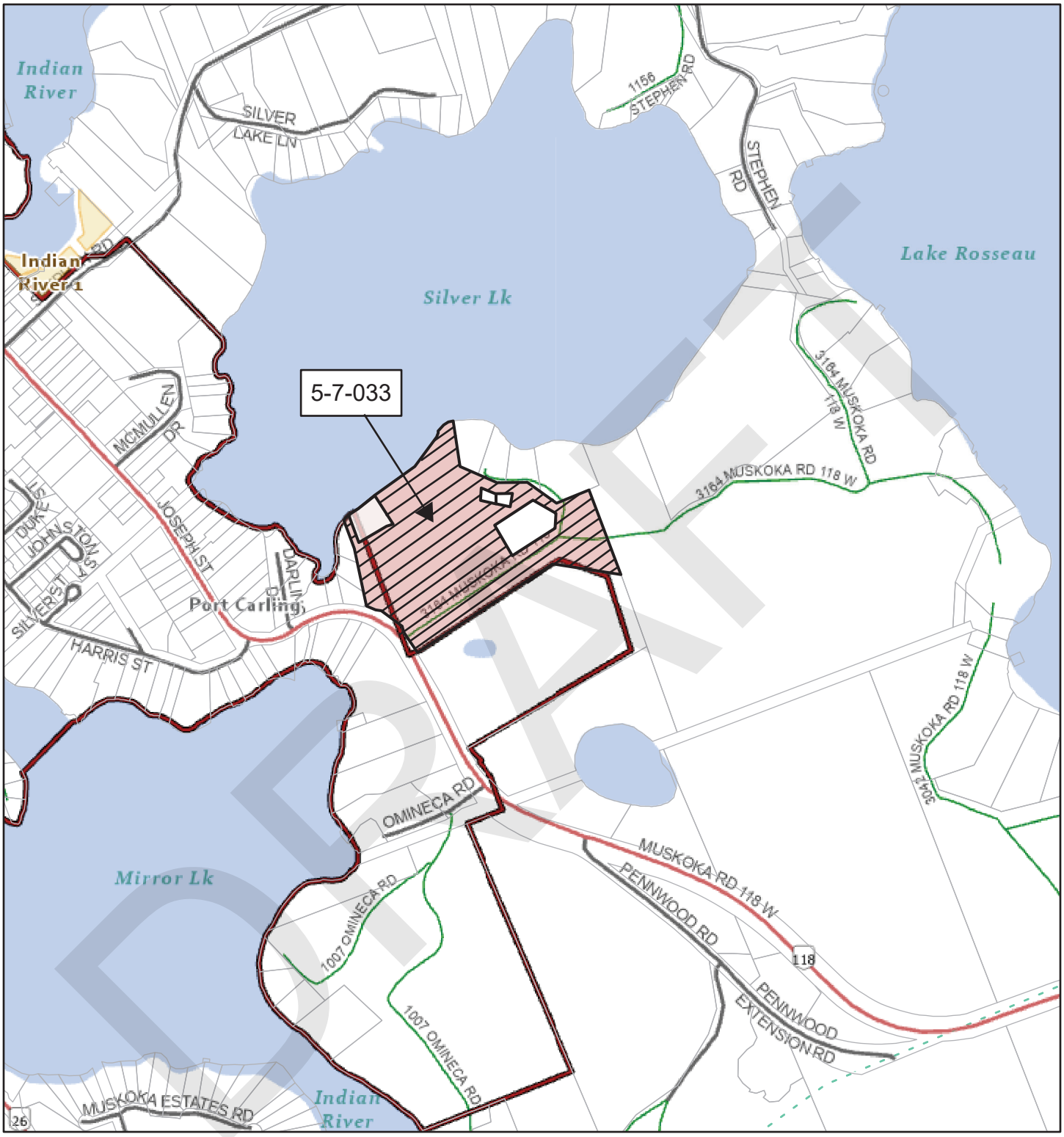
Read a **first, second** and **third time** and **finally passed** this **__th day of _____, 2026.**

_____
Mayor Peter Kelley

_____
Crystal Best-Sararas, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2026-XXX



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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- Area Municipality
- Geographic Township
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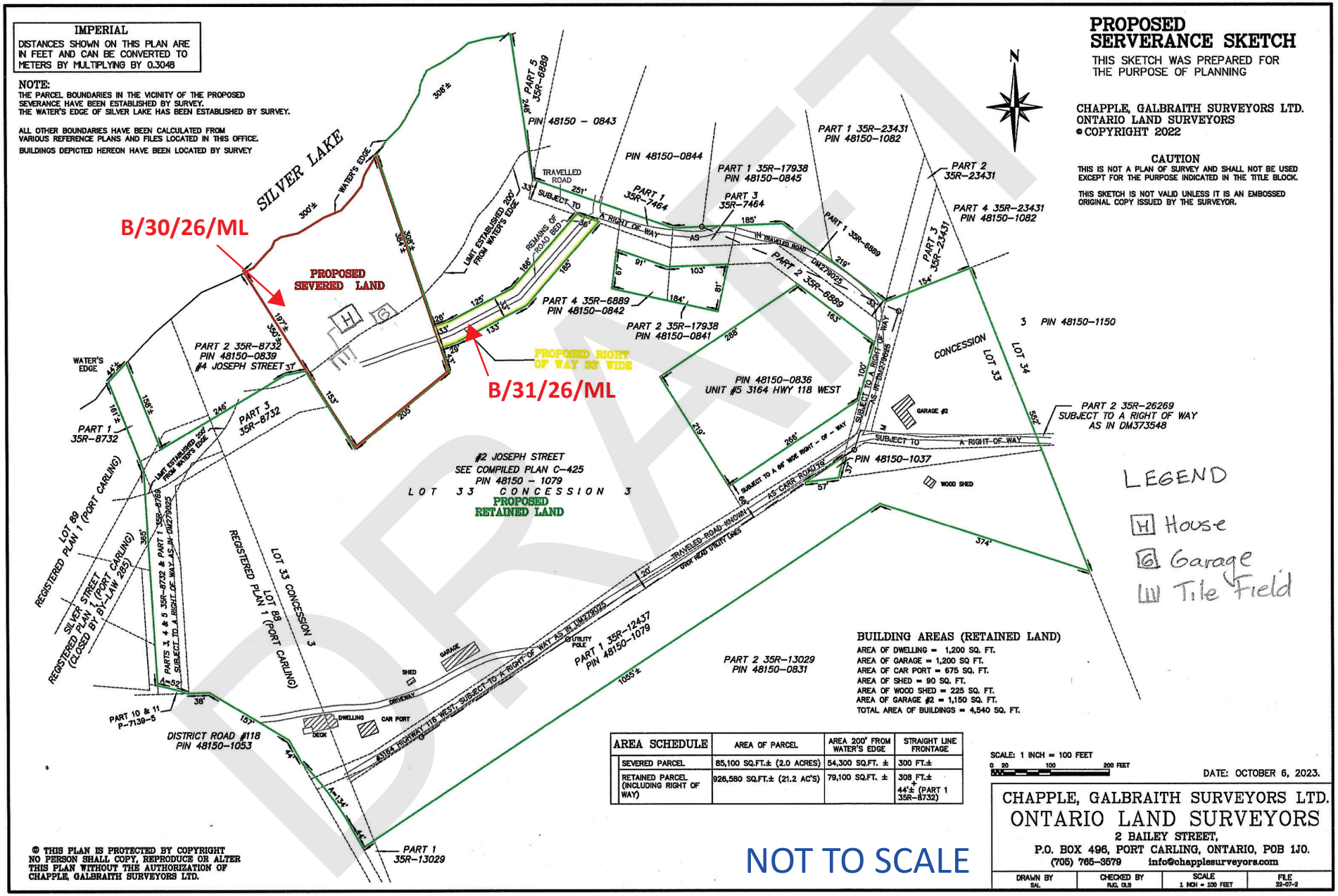
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SCHEDULE II TO BY-LAW 2026-XXX



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