

PLANNING COMMITTEE

NOTICE OF PUBLIC MEETING & COMPLETE APPLICATION

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. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: B/23/24/25/ML & ZBA-20/25

Roll No.: 2-5-004-01

By-law: To Be Assigned

Owner:	Kimberley Mandley, 2346 Falkenburg Road, RR#1, Port Carling, ON, P0B 1J0		
Address & Description:	2346 Falkenburg Road Part of Lot 26, Concession 1, (Watt)		
Zoning:	Rural (RU1) & Environmental Protection (EP1)	Lake: N/A	Schedule: 30
Meeting Date: Thursday, September, 11th, 2025 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.

Explanation of the Purpose and Effect:

Consent/Severance Applications B/23/24/25/ML have been submitted to create two new lots. Both Severed Lots are vacant and compliant development would be permitted in the future. The Retained Lot contains a dwelling and accessory structures and no new development is proposed at this time.

A Zoning By-law Amendment Application ZBA-20/25 has been submitted to provide exemptions from the Rural – RU1 Zone minimum lot frontage and area requirements. The application would also provide an exemption from rural lot creation requirements, being that one lot is permitted to be created by consent as of October 13th, 1992, to allow for two additional lots to be created. The proposed exemptions are detailed in the table below.



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	6.1.3	Minimum Lot Frontage & Area	600 ft. 10 ac.	Retained Lot: 530 ft.*	-	Create Two New Lots
				Severed Lot 1: 435ft * 5 ac.		
				Severed Lot 2: 515ft * 6.9 ac.		
B	6.1.4.1 a.	Maximum Number of Lots Permitted to be Created by Consent	One Additional Lot per Existing Lot as of October 13th, 1992	Create Two New Lots After October 13th, 1992	-	

*Proposed frontages in the notice have been rounded down from values on consent sketch.

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



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 4, 2025.**

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 via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled 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.

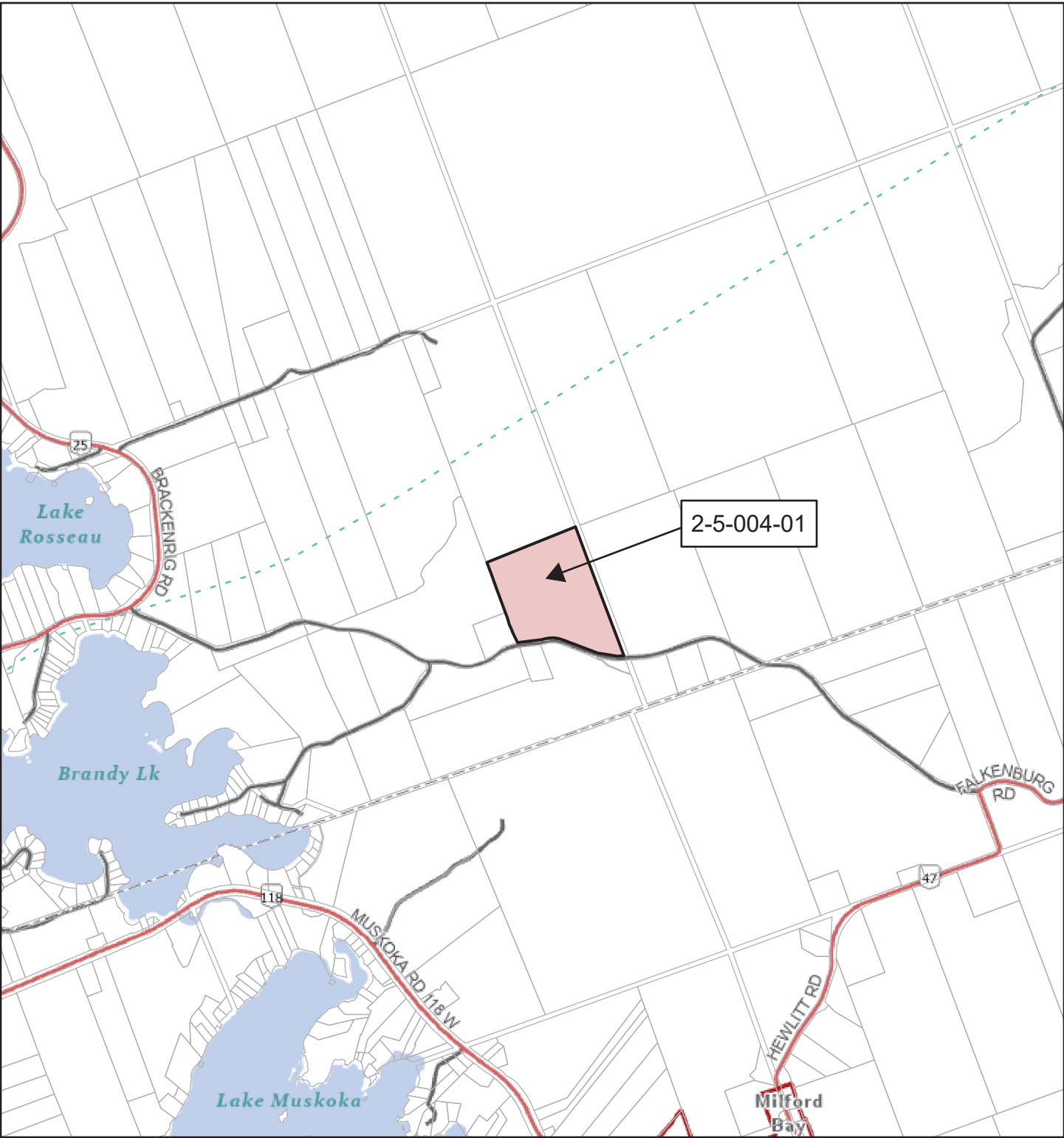
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 20th day of August, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

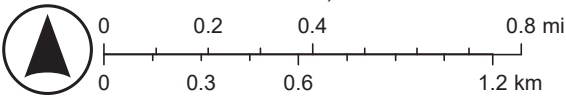


Key Map, B/23/24/25/ML, ZBA-20/25, (MANDLEY)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | | |
|-----------------------|------------------|------------|
| Parcel: Assessment | Settlement Areas | Private |
| District Municipality | Community | Waterbody |
| Area Municipality | Road Network | Major Lake |
| Geographic Township | District | |
| | Township | |
- Canada_Hillshade
World_Hillshade



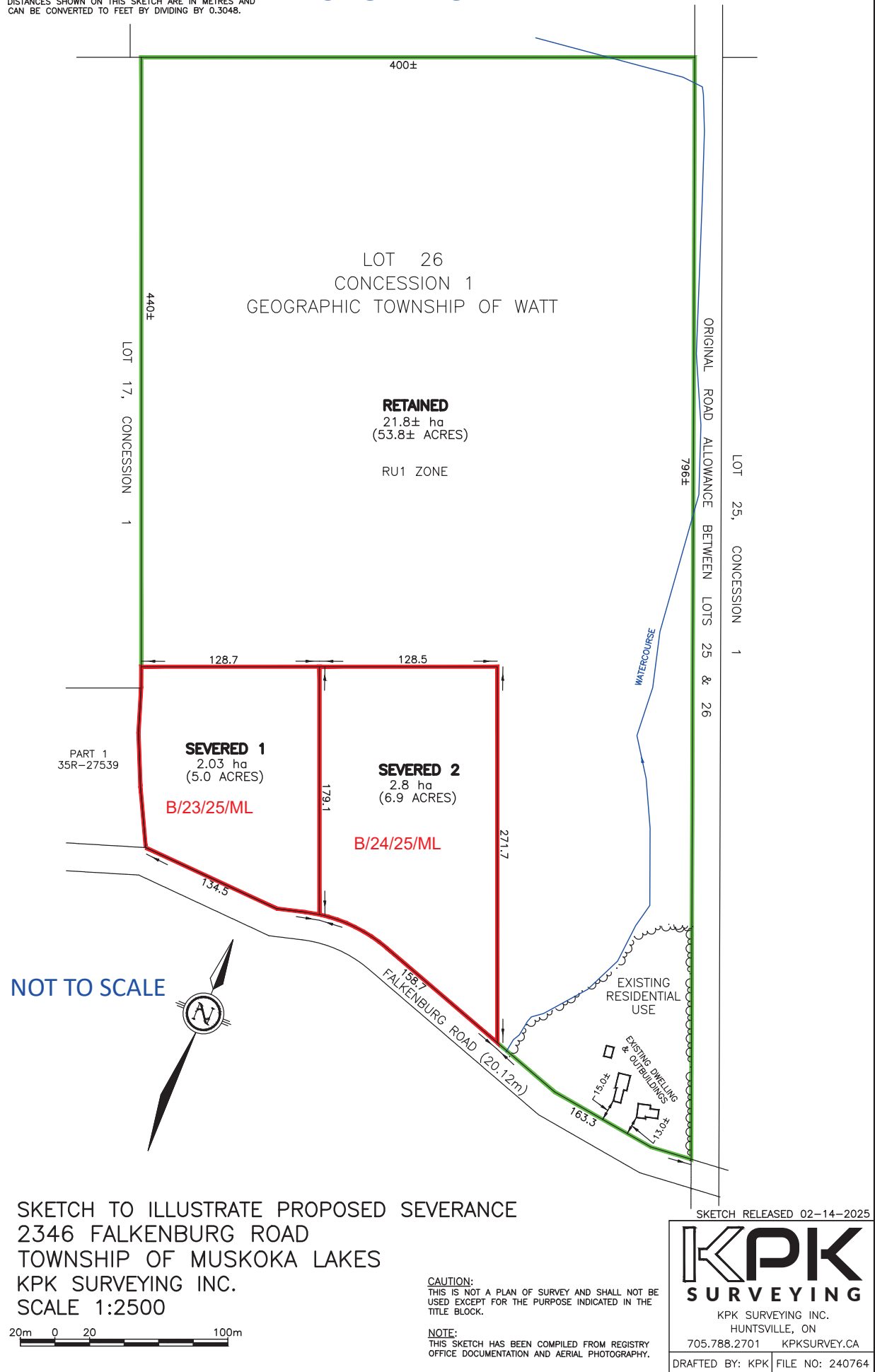
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Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

METRIC:

DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CONSENT SKETCH



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2025-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 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 26, Concession 1, (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-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 lot frontage and area of the Severed and Retained Lots in Consent Application B/23/24/25/ML, as shown on Schedule II to By-law 2025-XX, shall be as follows:

Retained Lot:
Frontage: 530 feet

Severed Lot 1:
Frontage: 435 feet
Area: 5 acres

Severed Lot 2:
Frontage: 515 feet
Area: 6.9 acres
 - iii) Despite the provisions of Section 6.1.4.1 a. of Zoning By-law 2014-14, as amended, for those lands described above, a total of two (2) new lots shall be permitted to be created by consent, as shown on Schedule II to By-law 2025-XX.
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 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.

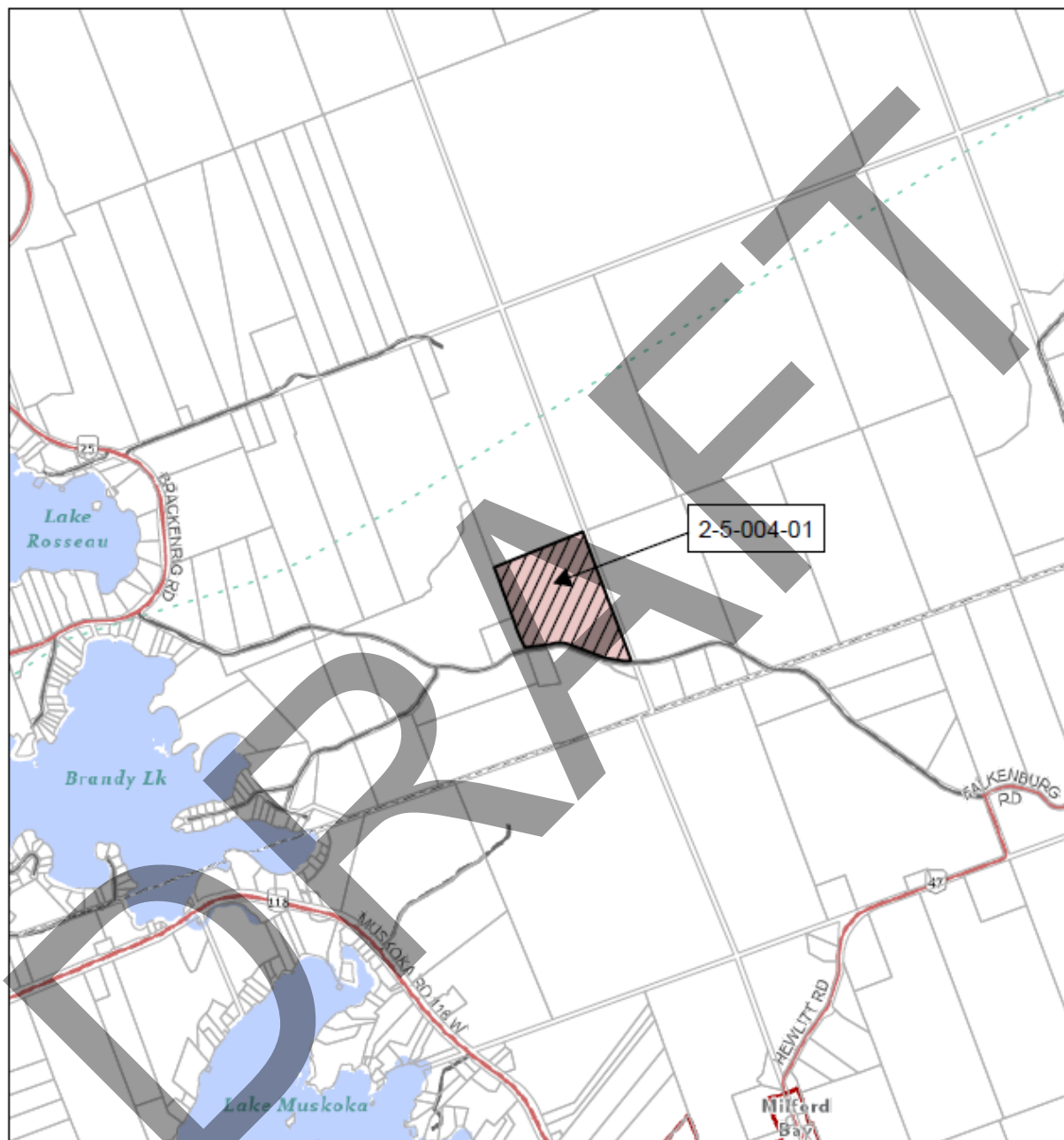
Read a **first, second and third time** and **finally passed** this _____ day of _____, **2025**.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO DRAFT BY-LAW 2025-XXX

Key Map, B/23/24/25/ML, ZBA-20/25, (MANDLEY)



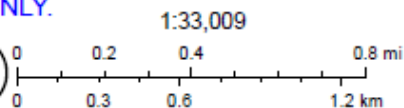
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- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

- Settlement Areas
- Community
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- District
- Township

- Private
- Waterbody
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Canada_Hillshade
World_Hillshade

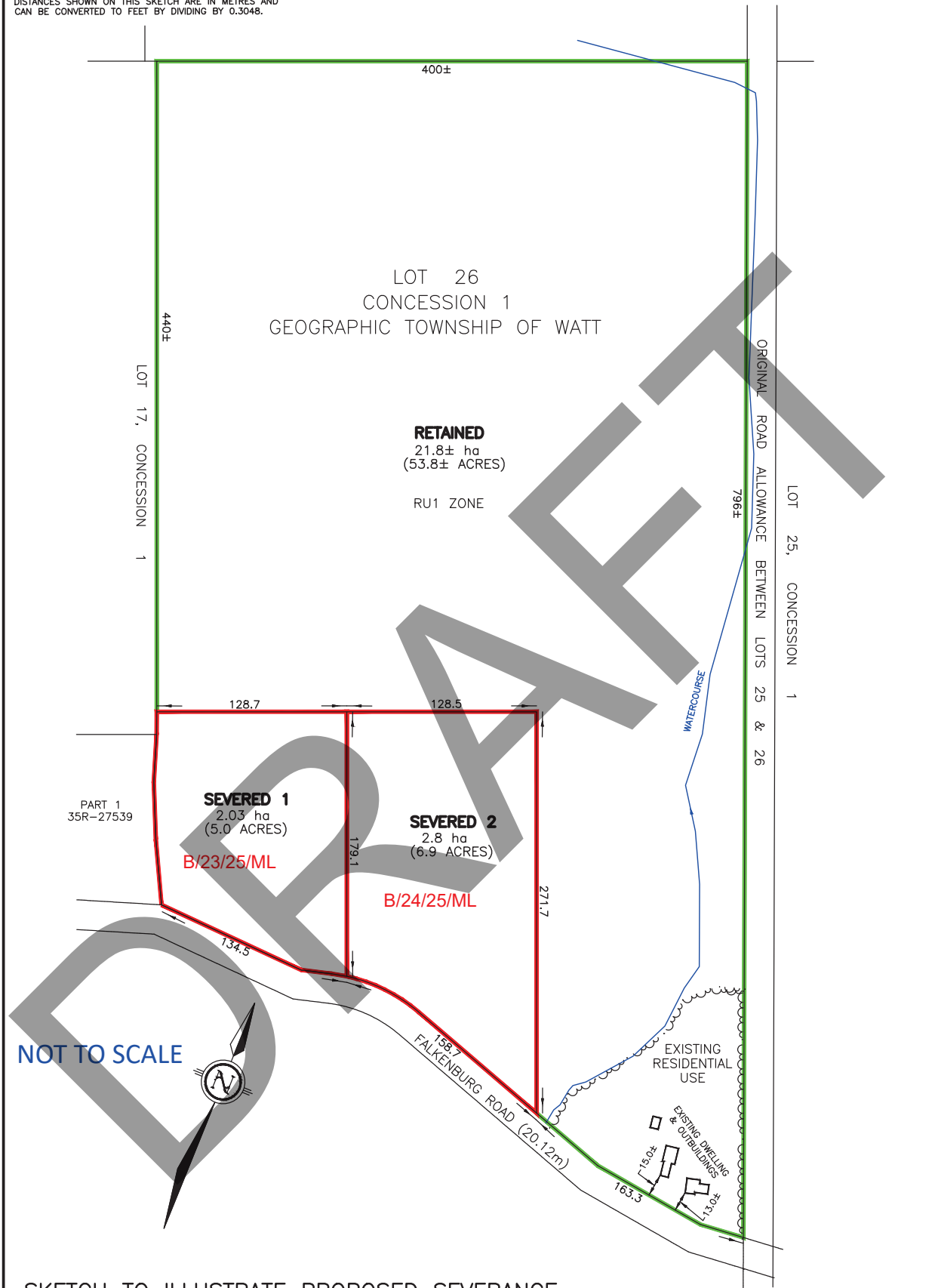


Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors.

SCHEDULE II TO BY-LAW 2025-XXX

METRIC:

DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SKETCH TO ILLUSTRATE PROPOSED SEVERANCE
2346 FALKENBURG ROAD
TOWNSHIP OF MUSKOKA LAKES
KPK SURVEYING INC.
SCALE 1:2500

20m 0 20 100m

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
USED EXCEPT FOR THE PURPOSE INDICATED IN THE
TITLE BLOCK.

NOTE:
THIS SKETCH HAS BEEN COMPILED FROM REGISTRY
OFFICE DOCUMENTATION AND AERIAL PHOTOGRAPHY.

SKETCH RELEASED 02-14-2025

KPK
SURVEYING

KPK SURVEYING INC.
HUNTSVILLE, ON

705.788.2701 KPKSURVEY.CA

DRAFTED BY: KPK FILE NO: 240764