

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 Amendment to Zoning By-law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: ZBA-09/26

Roll No.: 7-5-090-02

By-law No.: To Be Assigned

Owners:	Cody Kupferschmidt and Kristina Kupferschmidt
Address:	No Municipal Address
Description:	Part of Lot 30, Concession 7, Part of Lot 10, Plan 4 (Wood)
Zoning:	Waterfront Residential – Highly Sensitive and/or Over Threshold Lakes (WR4) Lake: Long Lake (Category 4 Lake) Schedule: 48
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:

A Zoning By-law Amendment Application has been submitted to construct a dwelling with an attached sundeck, a pumphouse and a dock on an undersized lot.

Exemption	ZBL 2014-14 Section(s)	Description	Required	Proposed	Relief	Proposal
A	3.4.1 e)	Minimum Lot Area	15,000 sq. ft.	10,861 sq. ft.	-	Permit the Construction of a Dwelling with Attached Sundeck, Pumphouse and a Dock on an Undersized Lot
		Minimum Lot Frontage	100 ft	99.6 ft.		



Exemption	ZBL 2014-14 Section(s)	Description	Required	Proposed	Relief	Proposal
B	3.23.1	Minimum Setback from a Lot Line Abutting a Street or an Unopened Road Allowance	25 ft.	18 ft. (Sundeck)	6 ft.	Construct a Dwelling with an Attached Sundeck
				21.5 ft. (Dwelling)	3.5 ft.	
C	3.46	Minimum Setback for a Septic System Leaching Bed Distribution Pipe from the High Water Mark	100 ft.	78.5 ft.	21.5 ft.	Install a Septic System Leaching Bed Distribution Pipe

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 this application, 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.

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.

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.

Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes 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.



Notwithstanding the above, subsection 34(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

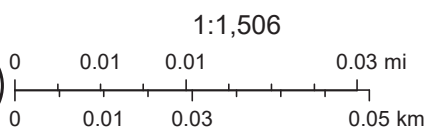


Key Map, ZBA-09/26 (KUPFERSCHMIDT)



3/9/2026, 11:00:45 AM

- | | | |
|-----------------------|---------------------------|-----------------|
| Parcel: Assessment | Civic Addresses | Evaluated-Other |
| District Municipality | Road Network | Waterbody |
| Area Municipality | District | Major Lake |
| Geographic Township | Wetland With Significance | World_Hillshade |
| | Evaluated-Provincial | World_Hillshade |



Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SITE DATA		4453 070 005 09002	
LOT .No		PT LT 10 PL 4 WOOD S OF PT 19	
ZONING		WR4 WATERFRONT RESIDENTIAL	
LOT FRONTAGE	STRAIGHT LINE	30.37 m	99.63 ft
	ALONG PRESENT WATERS EDGE	31.02 m	101.77 ft
FRONT YARD SETBACK		20.1m(66ft)	
INTERIOR YARD SETBACK		4.6m (15ft)	
EXTERIOR YARD SETBACK		9.1m (30ft)	
REAR YARD SETBACK		4.6m (15ft)	
MAX. BUILD HEIGHT		10.7m(35ft)	
MAX. ACCESSORY BUILD HEIGHT		7.7m (25ft)	
LOT AREA	TOTAL LOT AREA	1,009.03 m ²	10,861.11 ft ²
	WITHIN 200' OF HIGH WATER MARK	1,009.03 m ²	10,861.11 ft ²
PROPOSED			
DWELLING		77.11 m ²	830.00 ft ²
OPEN DECK		27.13 m ²	292.00 ft ²
PUMP HOUSE		3.25 m ²	35.00 ft ²
DOCK		52.03 m ²	560.00 ft ²
TOTAL PROPOSED LOT COVERAGE		80.36 m ²	865.00 ft ²
LOT COVERAGE	EXISTING (WITHIN 200ft OF SHORELINE)	0.0 %	
	PROPOSED (WITHIN 200ft OF SHORELINE)	0.0 %	

ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT
PRESERVE EXISTING VEGETATION WITHIN 20m OF SHORE -SUBJECT TO
PRUNING TO INDUSTRY STANDARD AND REMOVAL OF DEAD TREES



THE PERMIT GUY
35 COVERED BRIDGE TRAIL
BRACEBRIDGE, ON
P1L 1Y1

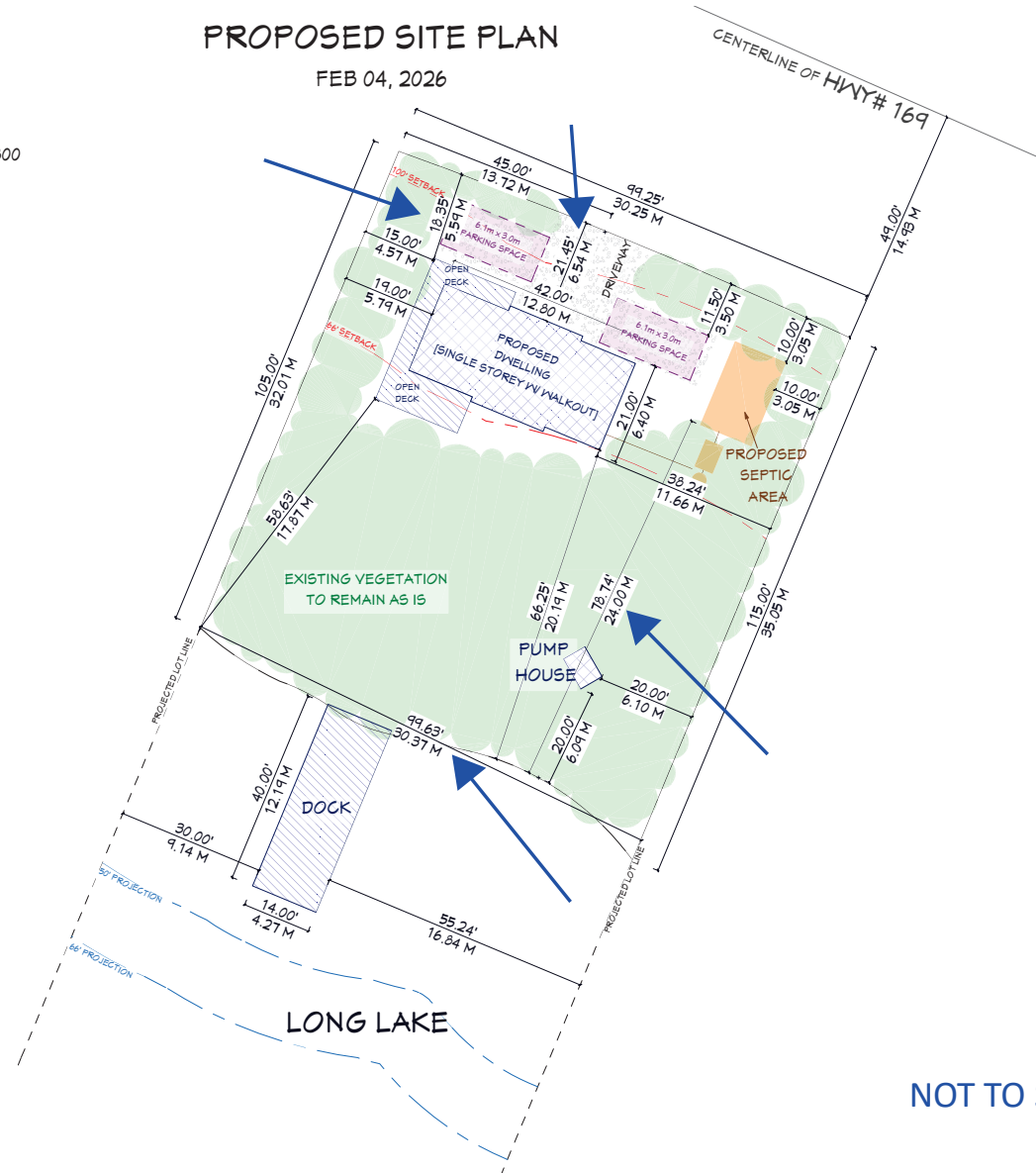
705-644-1167
Permits@ThePermitGuy.ca

NO CIVIC # - 4453 070 005 09002
MUSKOKA ROAD 169 [HWY 169]
TOWNSHIP OF MUSKOKA LAKES

PROPOSED SITE PLAN

FEB 04, 2026

SCALE 1 : 300



ZONING SKETCH

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. 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 30, Concession 7, Part of Lot 10, Plan 4, (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX.

 ii) Despite the provisions of Section 3.4.1 of Zoning By-law 2014-14, as amended, for those lands described above, the development of a dwelling with an attached sundeck, pumphouse and a dock is permitted on an undersized lot as shown in the location and extent on Schedule II to By-law 2026-XXX.

 iii) Despite the provisions of Section 3.23.1 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted setback from a lot line abutting a street or unopened road allowance shall be 18 feet for a sundeck as shown in the location and extent on Schedule II to By-law 2026-XXX.

 iv) Despite the provisions of Section 3.23.1 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted setback from a lot line abutting a street or unopened road allowance shall be 21.5 feet for a dwelling as shown in the location and extent on Schedule II to By-law 2026-XXX.

 v) Despite the provisions of Section 3.46 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum setback for a septic system leaching bed distribution pipe from the high water mark shall be 78.5 feet as shown in the location and extent 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.

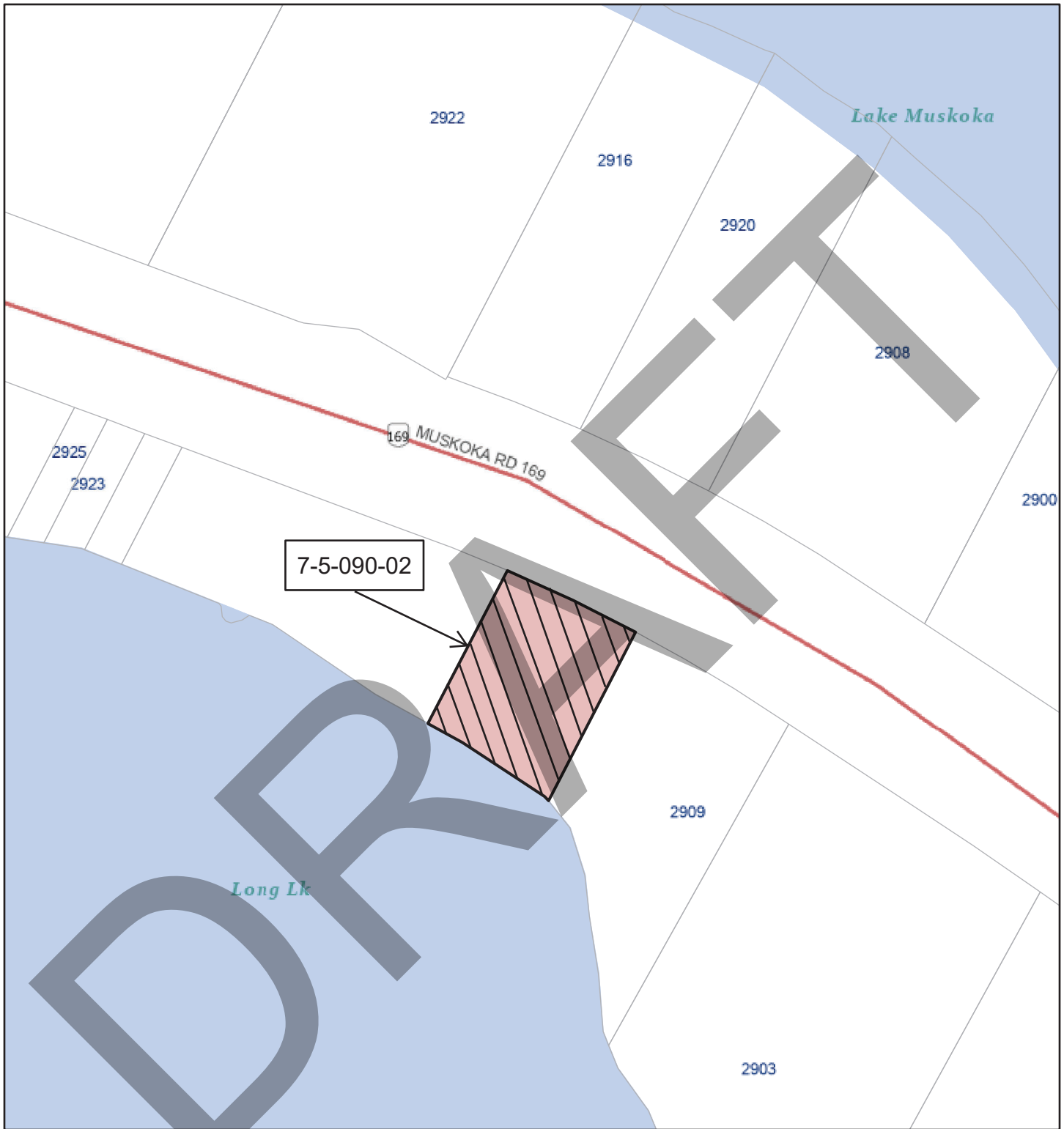
Read a **first, second and third time** and **finally passed** this th day of , 2026.

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2026-XXX



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., 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

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		WITHIN 200' OF HIGH WATER MARK	1,004.03 m ²
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SCHEDULE II TO BY-LAW 2026-XXX



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