

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-15/26

Roll No.: 2-21-077

By-law No.: To Be Assigned

Owners:	Kenneth & Lorelei McMorran
Address:	1134 Bert Sims Road
Description:	Part of Lot 40, Concession B, Part of Lot 15, Concession 12, Parts 4, 5, 7, and 8, Plan 35R-2685, Parts 3 and 4, Plan 35R-11616, (Watt)
Zoning:	Waterfront Residential – No Constraints (WR1) and Waterfront Residential – Backlot (WR2) Lake: Skeleton Lake (Category 2 Lake) Schedule: 16
Meeting Date: Thursday, October 8th, 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 rezone part of the subject lands from Waterfront Residential – Backlot (WR2) to Waterfront Residential – No Constraints (WR1). The purpose of the proposed rezoning is to permit additional lot coverage to recognize an as-built garage on the backlot parcel.

Existing WR2 Zone Permitted Uses	Proposed WR1 Zone Permitted Uses
Main: Residential	Main: Residential
Accessory:	Accessory:
• Bed & Breakfast • Home Based Business • Sleeping Cabin • Accessory Uses	• Bed & Breakfast • Home Based Business • Sleeping Cabin
	Accessory Uses

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@muskokalak.es.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@muskokalak.es.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: **October 1, 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.muskokalak.es.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.muskokalak.es.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@muskokalak.es.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.



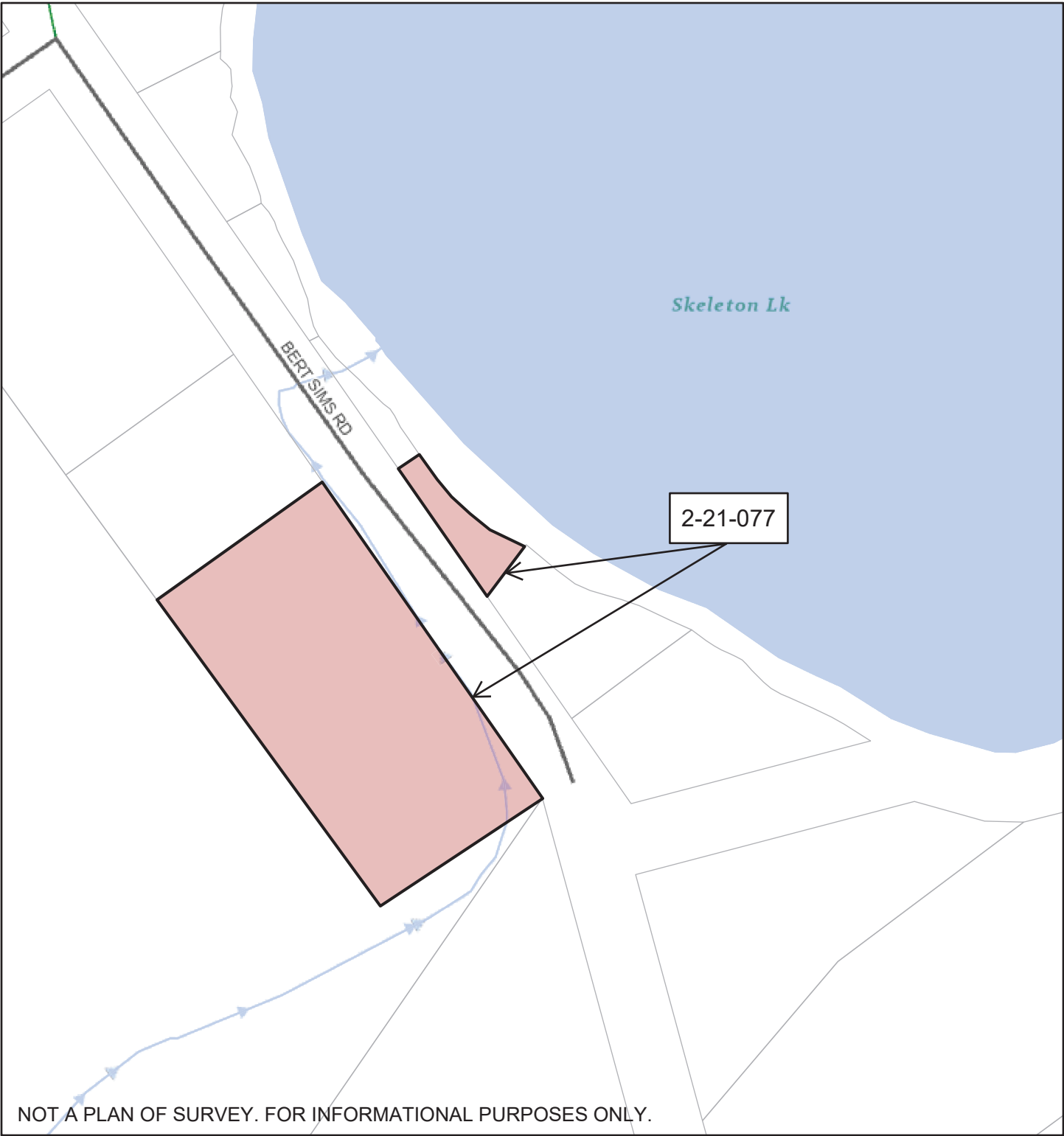
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 15th day of September, 2026.

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

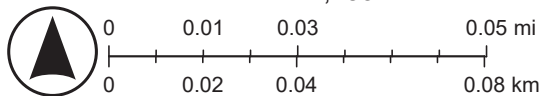


Key Map, ZBA-15/26 (MCMORRAN)



4/30/2026, 2:31:52 PM

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Civic Addresses
- Road Network
 - Township
 - Private
- Wetland With Significance
 - Evaluated-Provincial
- Evaluated-Other
- Stream
- Waterbody
- Major Lake
- 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, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SITE PLAN (BACKLOT PARCEL)



KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

LOT 40 CON B WATT **WR1 & WR2**

AREA CALCULATIONS			
EXISTING: (PRIOR TO CONSTRUCTION)		PROPOSED:	
COTTAGE	1344.0 SQ.FT.	COTTAGE	3,797.0 SQ.FT.
GARAGE	904.0 SQ.FT.	GARAGE	904.0 SQ.FT.
TOTAL =	2,248.0 SQ.FT.	TOTAL =	4,701.0 SQ.FT.
TOTAL LOT AREA WR2:		68,681 SQ.FT.	
TOTAL LOT AREA WR1:		4,030 SQ.FT.	
TOTAL LOT AREA:		72,711 SQ.FT.	
TOTAL LOT AREA W/IN 200':		29,250 SQ.FT.	
TOTAL PROPOSED COVERAGE:		4,701 SQ.FT. (6.5%)	
TOTAL PROPOSED COVERAGE W/IN 200':		2,600 SQ.FT. (8.8%)	
STRAIGHT LINE FRONTAGE:		115 FT.	

NOT TO SCALE



GENERAL NOTES

1. Do not scale drawings.
2. Should there appear to be any discrepancies, the dimensions shall prevail.
3. All materials and installation methods shall adhere to the Ontario Building Code.
4. Any substitutions shall be approved by the designers prior to proceeding with any work.

T | SQUARED
DESIGN STUDIO INC.
187 Medora Street Port Carling, ON P0B 1J0 | 705.765.5428

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436

TERRY LEDGER

CONSULTANTS

MCMORRAN COTTAGE
1134 BERT SIMS ROAD
TOWNSHIP OF MUSKOKA LAKES

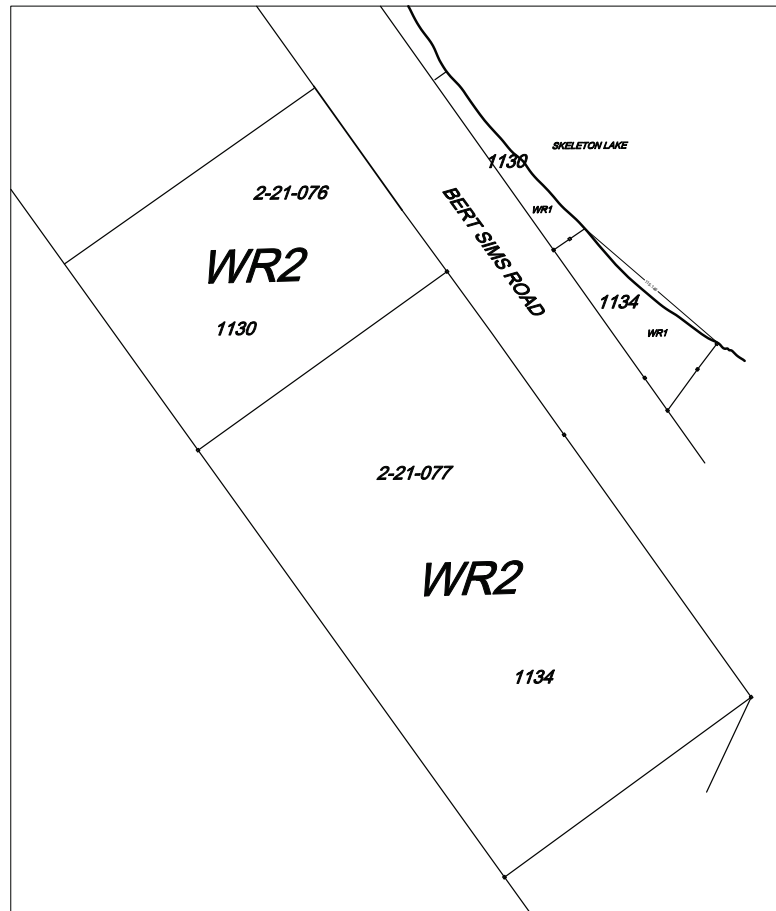
4		
3		
2		
1		
MARK	DATE	DESCRIPTION
SCALE:	1"= 40'	
PROJECT NO:	TL-22-	
CAD DWG FILE:	MCMORRAN-SITE	
DRAWN BY:		
CHECKED BY:	TERRY LEDGER	

SHEET TITLE

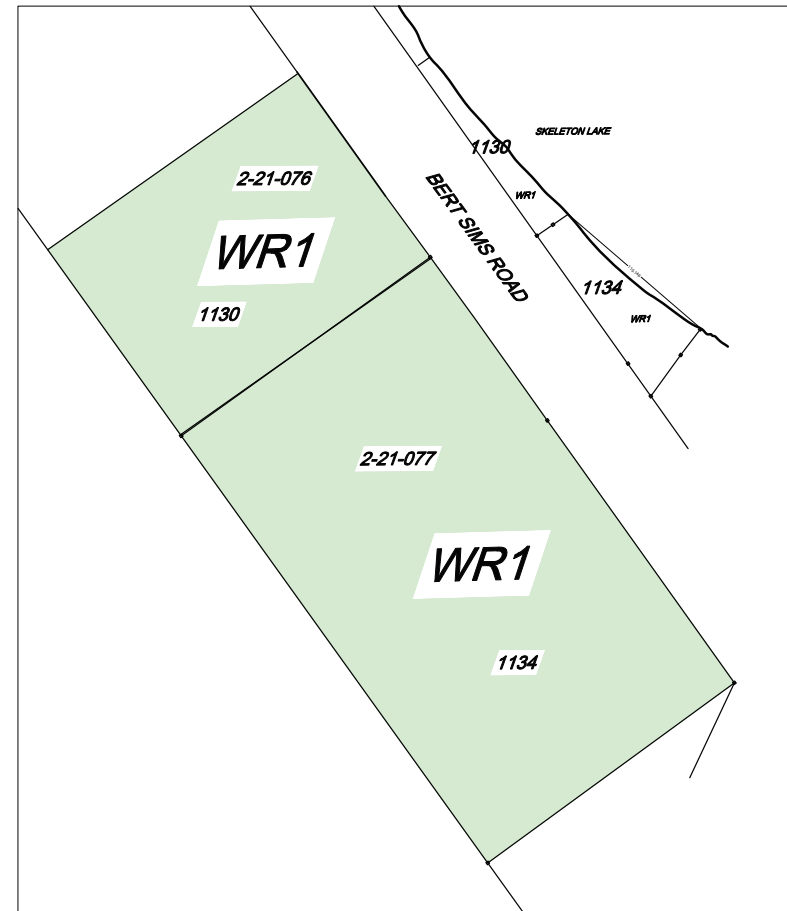
SITE PLAN

A0

REZONING SKETCH



EXISTING



PROPOSED

AREA FOR PROPOSED
REZONING

1130 & 1134 BERT SIMS RD-PROPOSED REZONING

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:**

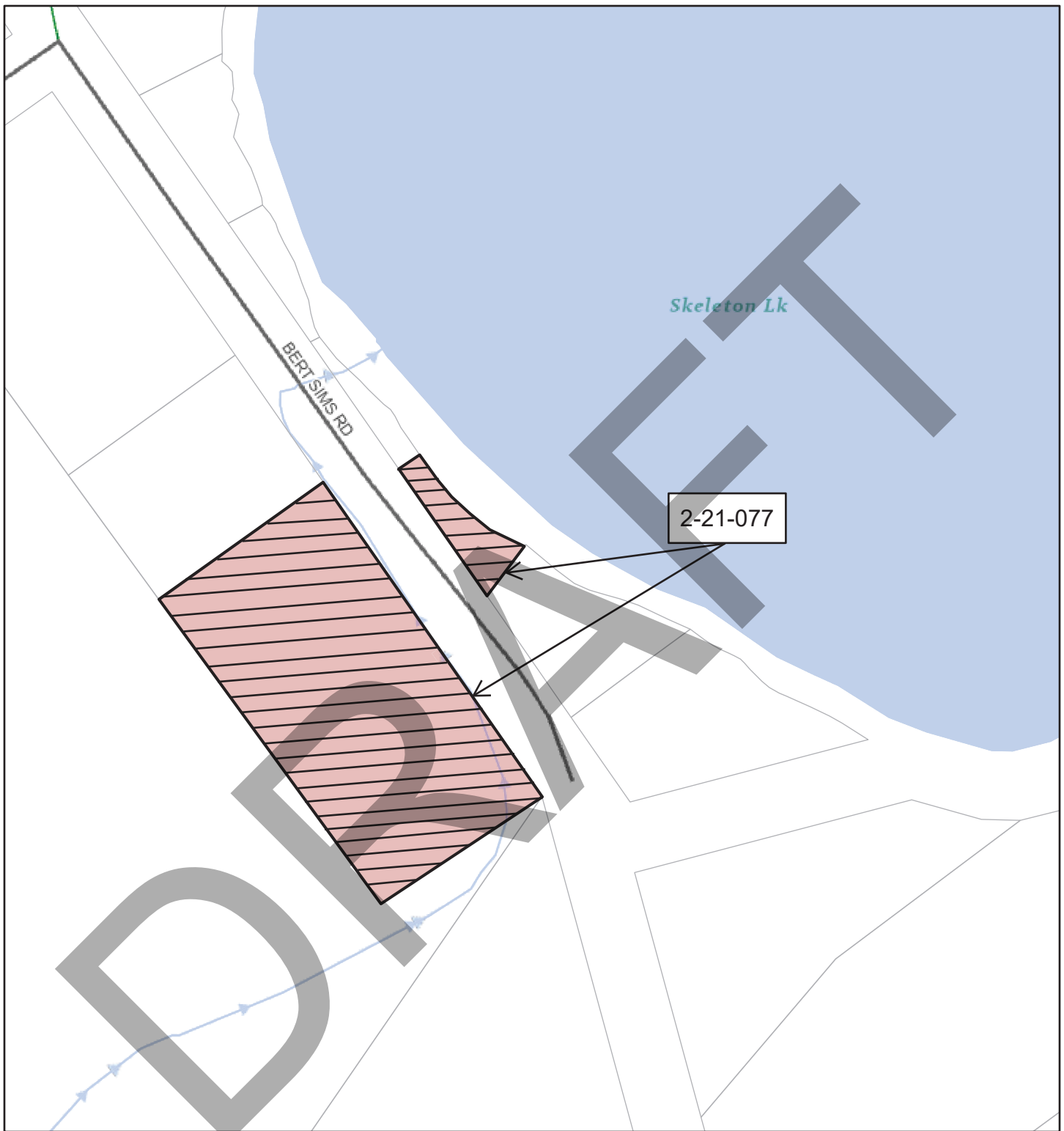
1. Schedule 16 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 40, Concession B, Part of Lot 15, Concession 12, Parts 4, 5, 7 and 8, Plan 35R-2685, Parts 3 and 4, Plan 35R-11616 (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX, from Waterfront Residential – Backlot (WR2) to Waterfront Residential – No Constraints (WR1), as shown hatched 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

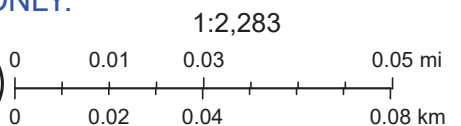
Crystal Best-Sararas, Clerk

SCHEDULE I TO BY-LAW 2026-XXX

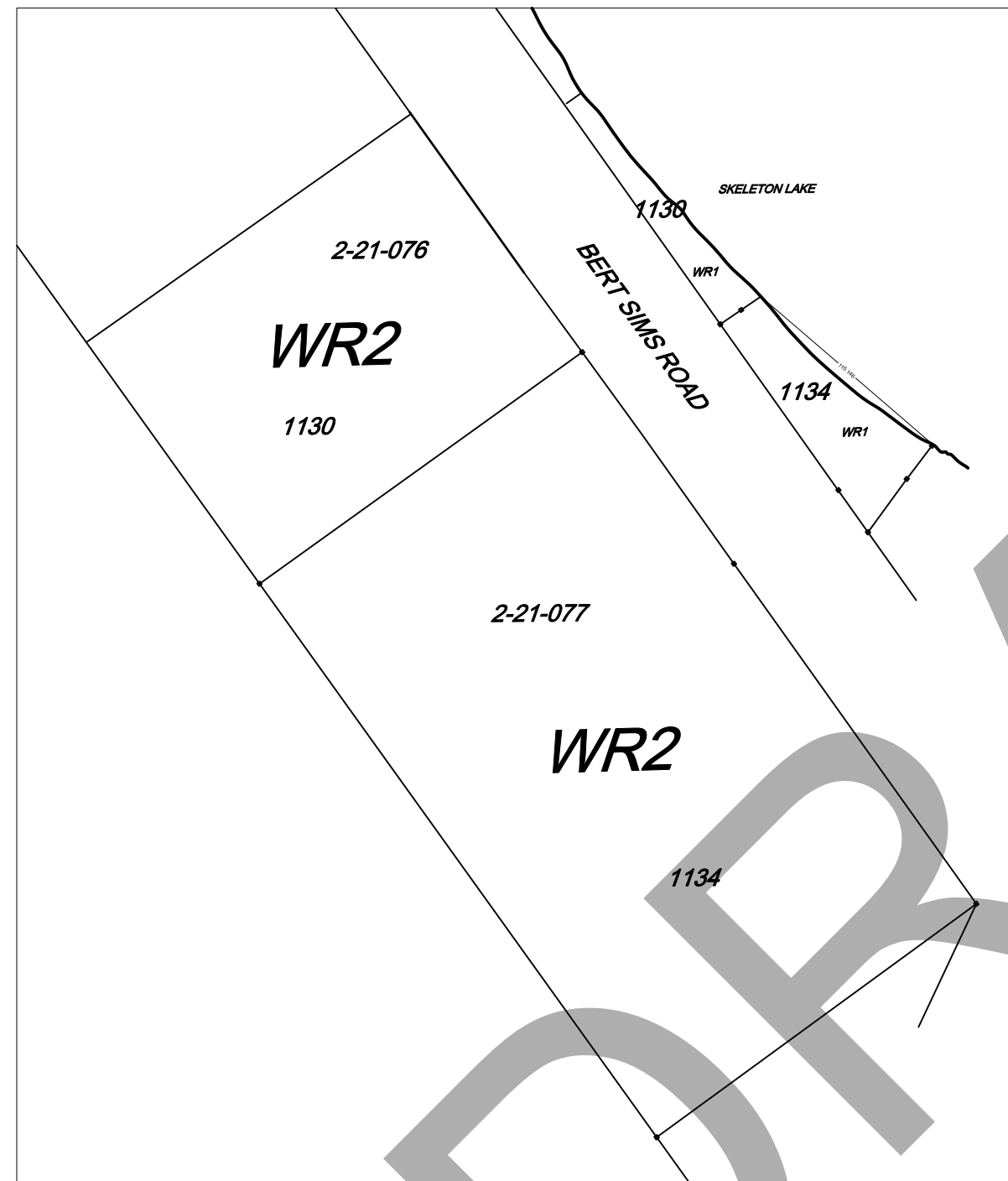


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

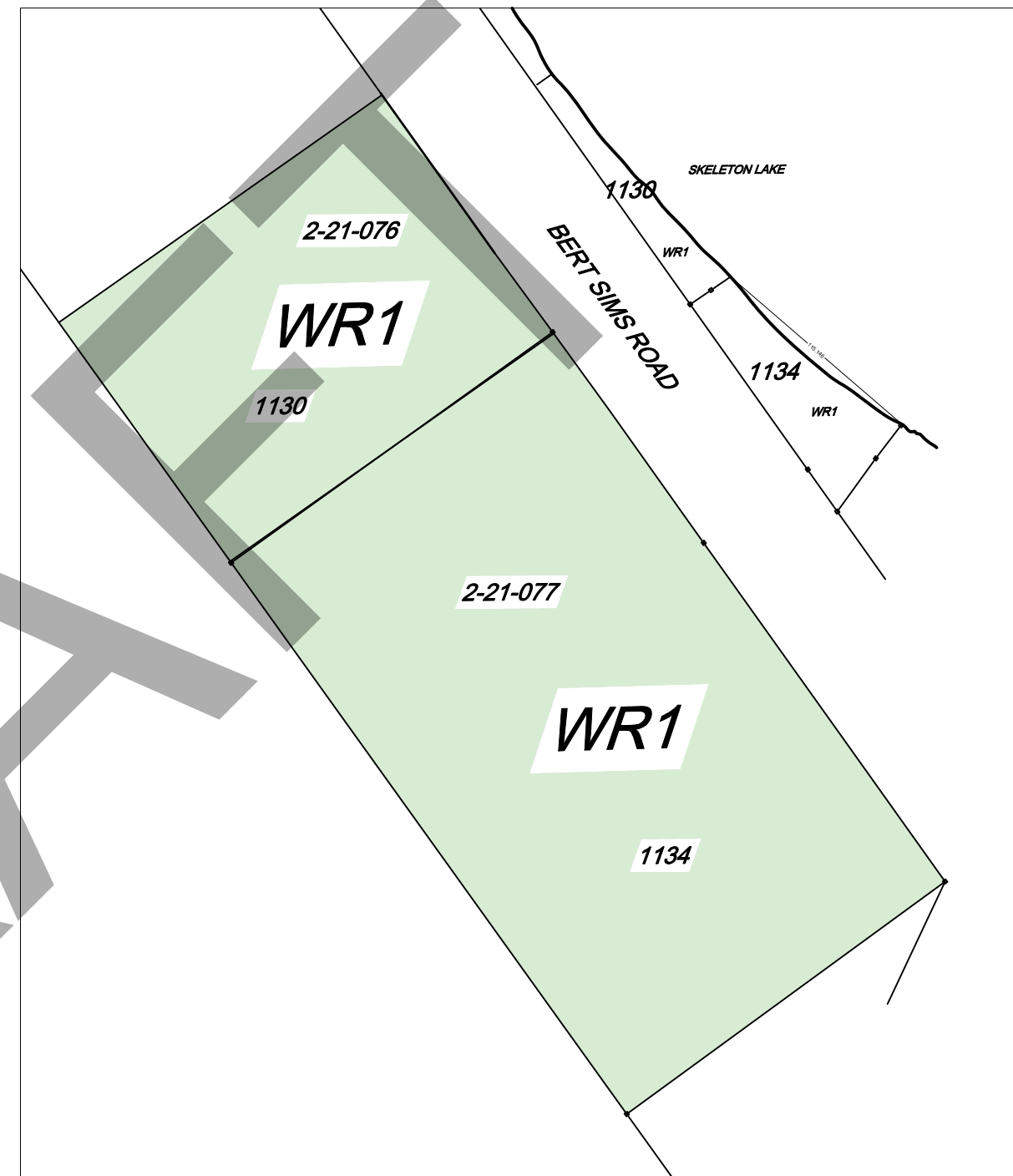
- | | | |
|-----------------------|---------------------------|-----------------|
| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | Township | Stream |
| Area Municipality | Private | Waterbody |
| Geographic Township | Wetland With Significance | Major Lake |
| Civic Addresses | 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, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



EXISTING



PROPOSED

AREA FOR PROPOSED
REZONING