NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING

CONCERNING A PROPOSED AMENDMENT

ZONING BY-LAW #2019-22

OF THE CORPORATION OF THE TOWNSHIP MUSKOKA LAKES

TAKE NOTICE THAT THE PLANNING COMMITTEE OF THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES WILL HOLD A PUBLIC MEETING

March 12, 2020

at 9:00 a.m. in the Council Chambers, Municipal Building
Township of Muskoka Lakes, Port Carling, Ontario
(corner of Bailey and Joseph Streets)

TO CONSIDER a proposed amendment to Zoning By-law #2014-14 of the Corporation of the Township of Muskoka Lakes pursuant to the provisions of Section 34 of the *Planning Act, R.S.O., 1990.*

This notice has been circulated to all property owners to which the proposed by-law would apply, to every owner of land within 240 metres (800 feet) of the area to which the proposed by-law would apply, and to the appropriate officials and agencies according to *Ontario Regulation 404/83* under the *Planning Act, R.S.O., 1990.*

An explanation of the purpose and effect of this by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands are attached.

All inquiries concerning the proposed amendment should be directed to the Planning Department. ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Muskoka Lakes to the Local Planning Appeal 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.

If a 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 may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of Muskoka Lakes on the proposed zoning by-law amendment, you must make a written request to the Township of Muskoka Lakes.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment **may** be available for inspection between 8:15 a.m. and 4:00 p.m. in the Planning Department at the Municipal Building or by mail at:

The Corporation of the Township of Muskoka Lakes
1 Bailey Street, P.O. Box 129
Port Carling, Ontario P0B 1J0
Telephone: (705) 765-3156, Fax: (705) 765-6755
Email: planning@muskokalakes.ca

DATED at the Corporation of the Township of Muskoka Lakes this **21st** day of **February 2020.**

Cheryl Mortimer,
Clerk,
of the Corporation of the
Township of Muskoka Lakes

BY-LAW#:	**2019-22**
ZBA#:	**ZBA-04/19**
ROLL#:	**7-9-071**
NAME:	**GOLDBERG**
CIVIC/911 ADDRESS:	**1021 RIVER STREET**

EXPLANATION OF THE PURPOSE AND EFFECT OF

ZONING BY-LAW AMENDMENT

ZBA-04/19, BY-LAW 2019-22, GOLDBERG, ROLL # 7-9-071

The lands affected by this amendment are described as Concession A, Part Lot 14, (in the former Town of Bala), now in the Township of Muskoka Lakes, more specifically described as Plan 12, Lot 12, and Plan 35R-5968, Part 2, and is known municipally as 1021 River Street, Bala. The lands are presently in the ownership of Sherri and Bernard Goldberg.

A dwelling with sundeck, garage, gazebo, and dock are located on the property. The applicant proposes to construct an addition to an existing dock that encroaches over the projection of the side lot line.

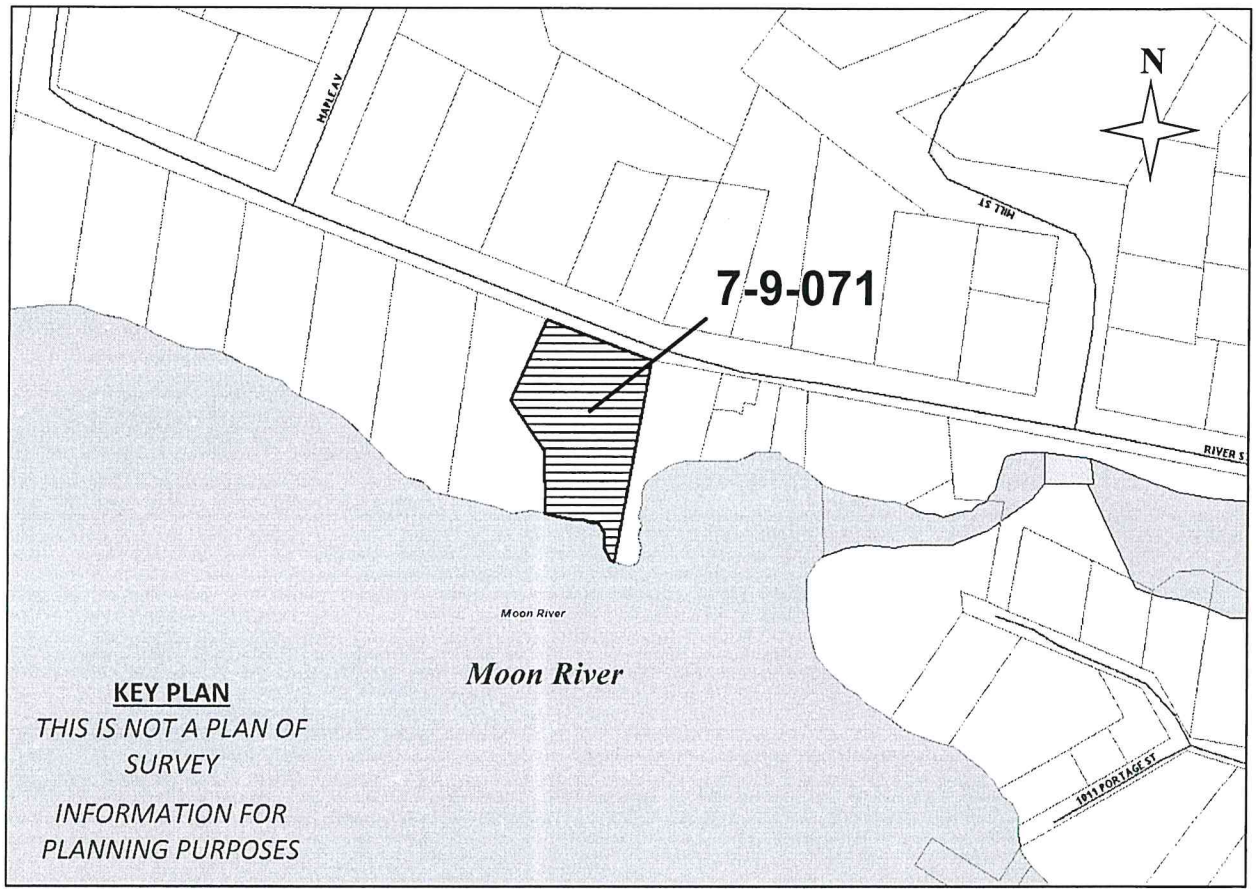
The purpose of this by-law is to provide an exemption to Section 11.168 of By-law 2014-14, as amended, being the definition of Straight Line Projection. The applicant proposes to amend the definition of Straight Line Projection of the westerly side lot line to be 35 degrees west of the straight line projection.

The purpose of this by-law is also to provide an exemption to Section 5.1.11.a)ii) of By-law 2014-14, as amended, being the minimum permitted side yard setback of 15 feet for a dock. The applicant proposes to construct a dock addition setback 8.1 feet from the proposed re-projected westerly side lot line. A 3 foot by 6 foot portion of the existing dock is proposed to be removed.

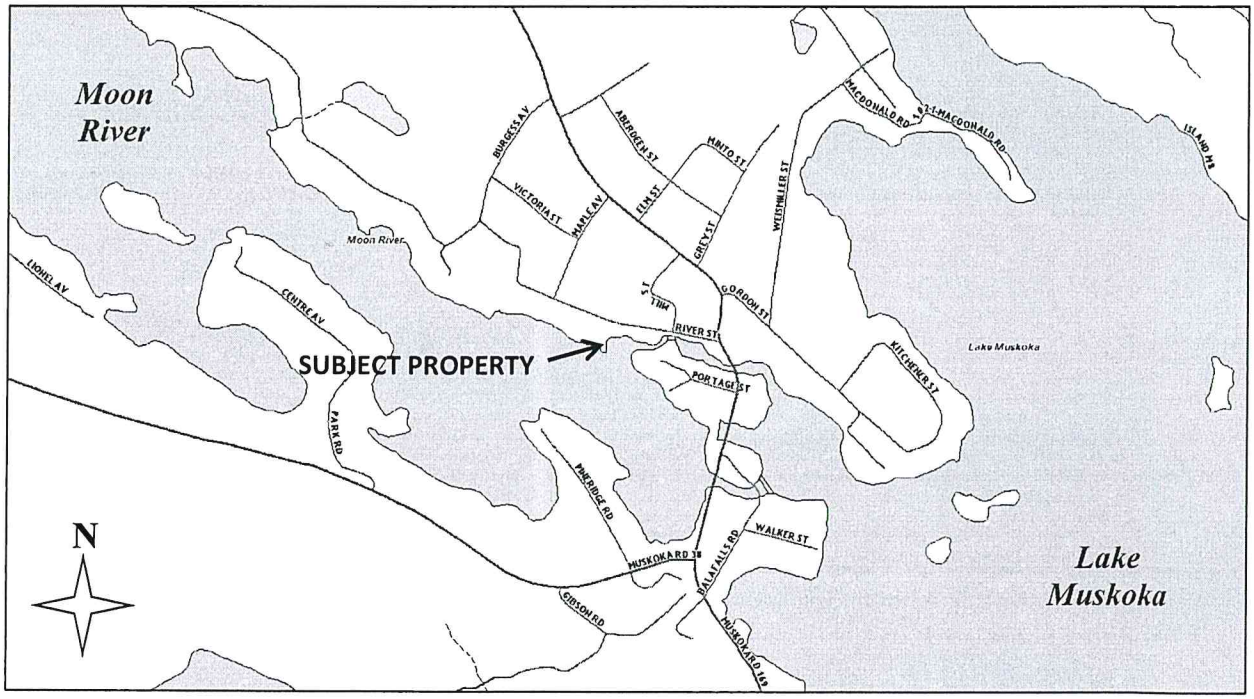
This by-law will have the effect of amending the definition of Straight Line Projection of the westerly side lot line to be 35 degrees west of the straight line projection, and permitting a dock with a side yard setback of 8.1 feet from the re-projected lot line.

(See Key Map and Location Map on the Following Page)

KEY MAP



LOCATION MAP

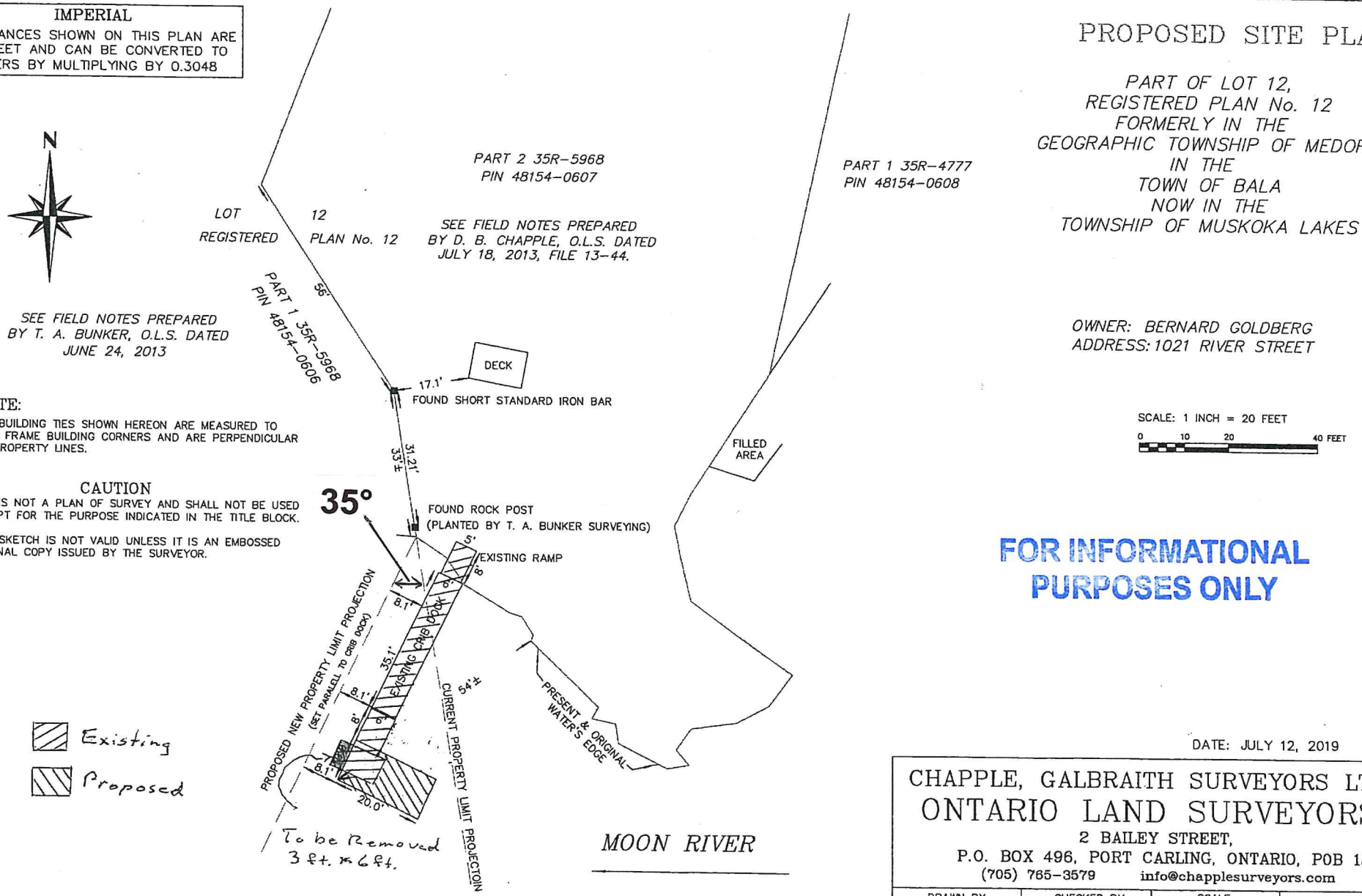


PROPOSED SITE PLAN

PART OF LOT 12,
REGISTERED PLAN No. 12
FORMERLY IN THE
GEOGRAPHIC TOWNSHIP OF MEDORA
IN THE
TOWN OF BALA
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES

OWNER: BERNARD GOLDBERG
ADDRESS: 1021 RIVER STREET

IMPERIAL
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048



NOTE:
ALL BUILDING TIES SHOWN HEREON ARE MEASURED TO MAIN FRAME BUILDING CORNERS AND ARE PERPENDICULAR TO PROPERTY LINES.

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.

SCALE: 1 INCH = 20 FEET
0 10 20 40 FEET

FOR INFORMATIONAL PURPOSES ONLY

DATE: JULY 12, 2019

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	CHECKED BY	SCALE	FILE
RJC	DBC, OLS	1 INCH = 20 FEET	19-38-1

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2019-22

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:

87-1857

i) The lands affected are described as Concession A, Part Lot 14, (in the former Town of Bala), now in the Township of Muskoka Lakes, more specifically described as Plan 12, Lot 12, and Plan 35R-5968, Part 2, as shown hatched on Schedule I to By-law 2019-22.

DRAFT

ii) Despite the provisions of Section 11.168 of By-law 2014-14, as amended, for those lands described above, the westerly side lot line projection shall be defined as being 35 degrees west from the straight line projection, as shown in the location and extent on Schedule II to By-law 2019-22.

iii) Despite the provisions of Section 5.1.11.a)ii) of By-law 2014-14, as amended, for those lands described above, the minimum permitted side yard setback for a dock shall be 8 feet, as shown in the location and extent on Schedule II to By-law 2019-22.

All other provisions of By-law 2014-14 apply.

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

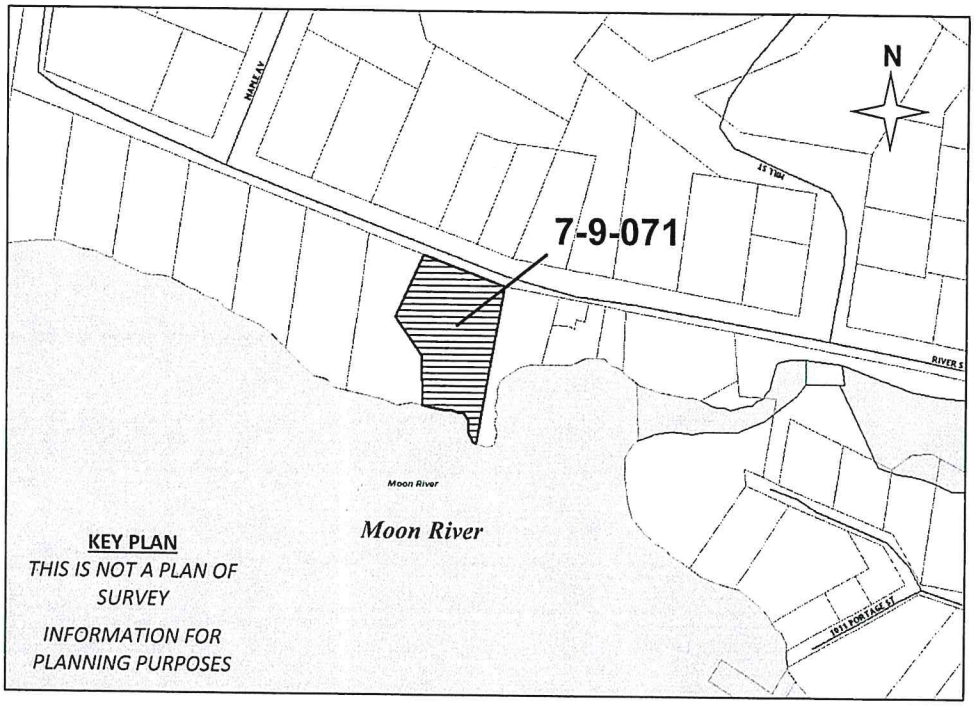
READ A FIRST AND SECOND TIME this ___day of _____, 2020.

READ A THIRD TIME AND FINALLY PASSED this ___ day of _____, 2020.

_____
Phil Harding, Mayor

_____
Cheryl Mortimer, Clerk

SCHEDULE I TO BY-LAW 2019-22



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IMPERIAL

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

SEE FIELD NOTES PREPARED BY T. A. BUNKER, O.L.S. DATED JUNE 24, 2013

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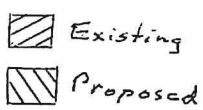

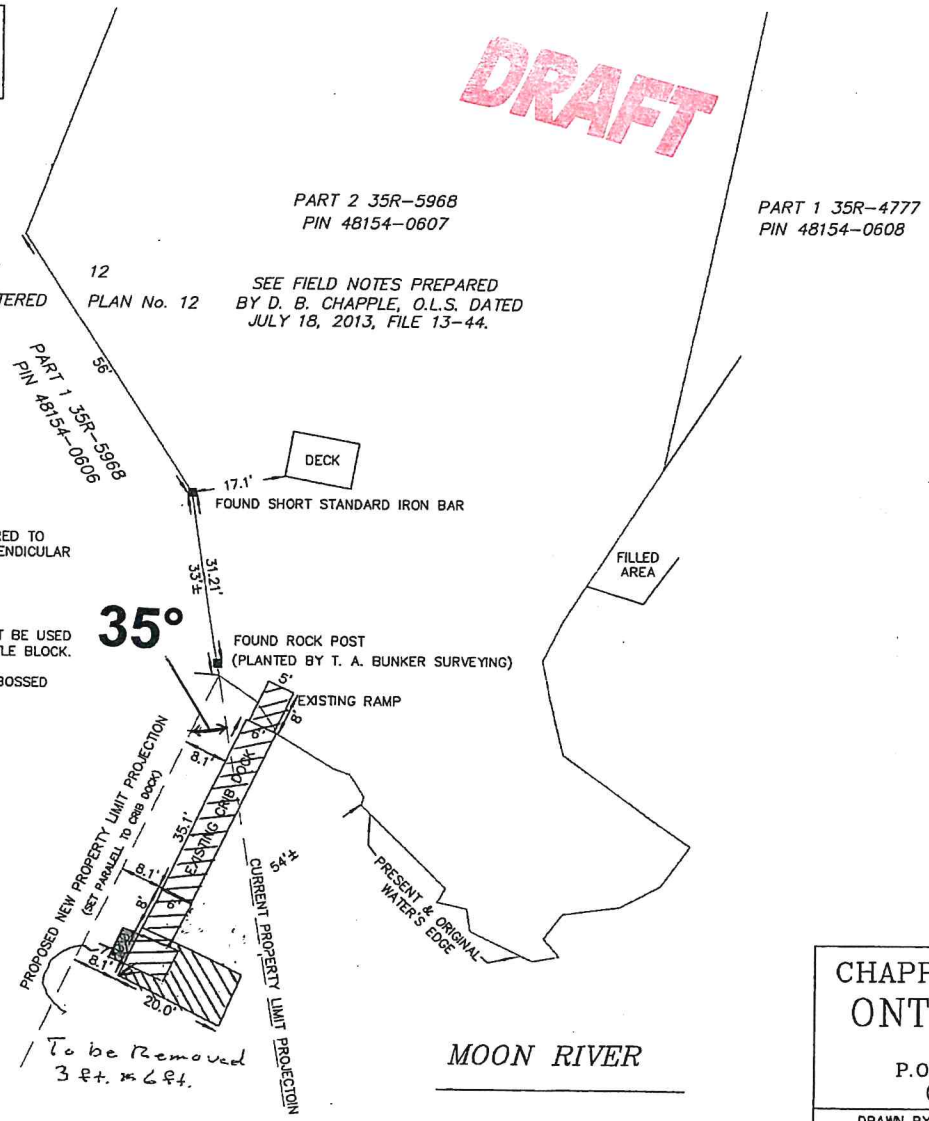

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OWNER: BERNARD GOLDBERG
ADDRESS: 1021 RIVER STREET

SCALE: 1 INCH = 20 FEET

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SCHEDULE II TO BY-LAW 2019-22

DATE: JULY 12, 2019

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