

**NOTICE OF COMPLETE APPLICATION
AND NOTICE OF ELECTRONIC
PUBLIC MEETING
CONCERNING A ZONING BY-LAW AMENDMENT
BY-LAW 2021-38 AND PROPOSED
CONSENT APPLICATION B/08/09/21/ML**

TAKE NOTICE PLANNING COMMITTEE OF THE TOWNSHIP OF MUSKOKA LAKES
WILL HOLD AN ELECTRONIC PUBLIC MEETING ON

JUNE 17, 2021

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 consent application in the Township of Muskoka Lakes, pursuant to the provisions of Section 53 of the Planning Act, 1990, R.S.O. c.P13, as amended, and a proposed amendment to By-law 2014-14 of the Township of Muskoka Lakes, pursuant to the provisions of Section 34 of the Planning Act, R.S.O., as amended.

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19 and part of the Township's response to stop the spread of COVID-19, this public meeting will be held in a virtual forum with electronic participation. **The meeting will be held electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via ZOOM and will commence at 9:00 a.m.** More information about viewing and/or participating in the ZOOM meeting is included in this Notice and can be found on our website at www.muskokalakes.ca.

PUBLIC MEETING: You or your representative are entitled to participate in this public hearing and make verbal representation by participating in the ZOOM meeting or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed Consent/Zoning By-law Amendment. If you wish to make written comments on these applications they can be forwarded to the email address shown below.

Members of the public may also observe the proceedings by accessing the live webcast at: www.muskokalakes.ca. If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>.

THIS NOTICE has been circulated to all property owners to which the proposed consent and 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 the proposed consent and by-law, describing the lands to which the proposed consent and by-law applies and a key map showing the location of the lands are attached.

ALL INQUIRIES concerning the proposed consent and zoning by-law amendment should be directed to the Planning Department.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of Council 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 Council of the Township of Muskoka Lakes before the zoning by-law is passed, the person or public body is not entitled to appeal the decision.

ANY PERSON OR PUBLIC BODY that files an appeal of a decision of Council in respect of the proposed consent does not make written submissions to the Planning Committee and/or Council before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at the Public Meeting, or make written submissions to Planning Committee and/or Council of the Township of Muskoka Lakes before the consent/by-law is given/passed or refused, 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 Council with respect to the proposed consent and/or zoning by-law amendment or to be notified of any subsequent meetings of the Planning Committee, the Planning Act requires that you must make a **written** request for such notification to the Township of Muskoka Lakes at the address noted below.

THERE MAY BE ADDITIONAL INFORMATION relating to the proposed consent and zoning by-law amendment is available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4:00 p.m. or by mail at the Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone (705) 765-3156 or Fax (705) 765-6755. Please email any submissions or requests to planning@muskokalakes.ca. Please quote the Application File Number in your submission or request.

Dated at the Corporation of the Township of Muskoka Lakes this 27th day of May, 2021.

Cheryl Mortimer
Clerk
Township of Muskoka Lakes

CONSENT # B/08/09/21/ML
BY-LAW #2021-38
AMENDMENT #ZBA-12/21
NAME: 2213080 ONTARIO CORP.
ROLL # 2-24-70-08
CIVIC ADDRESS: NOT ASSIGNED



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

EXPLANATION OF THE PURPOSE AND EFFECT OF PROPOSED CONSENT AND ZONING BY-LAW AMENDMENT

**B/08/09/21/ML, ZBA-12/21, BY-LAW 2021-038
2213080 ONTARIO CORP.
ROLL # 2-24-70-08**

The lands affected are described as Part of Lot 32, Concession 9, Parts 1-3 and 8, Plan 35R-24941, (in the former Township of Watt). These lands are currently in the ownership of 2213080 Ontario Corp.

Severance Application B/08/21/ML has been submitted to sever a portion of the property (Severed Lot A) and add it to an abutting lot (Benefitting Lot A).

Severance Application B/09/21/ML has also been submitted to sever a portion of the property (Severed Lot B) and add it to an abutting lot (Benefitting Lot B).

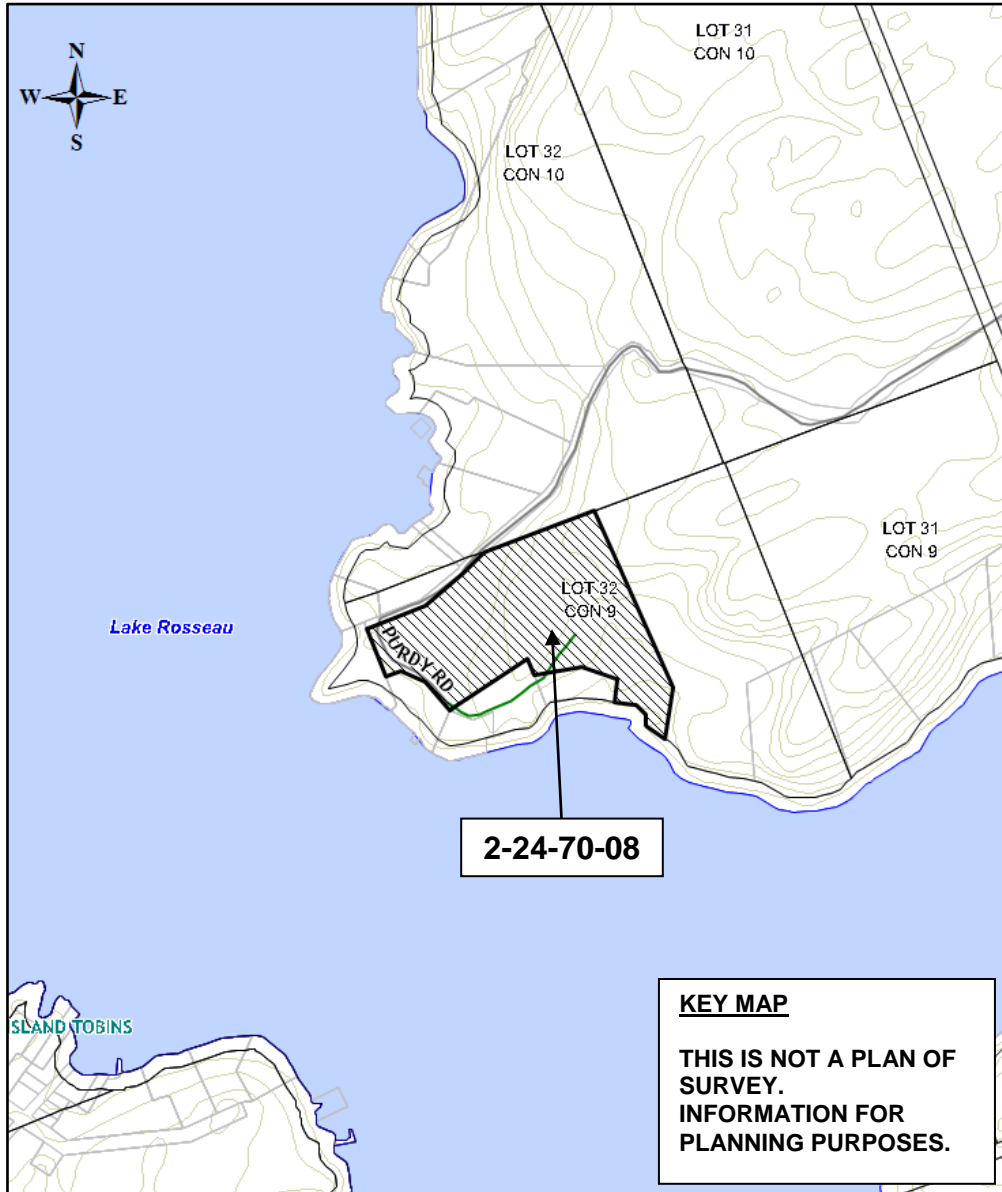
The severance applications represent changes in common lot lines only. No new additional lots are proposed.

Zoning Amendment Application ZBA-12/21, also submitted by 2213080 Ontario Corporation, proposes to provide an exemption to permit the resultant reconfigured lot dimensions. Previous similar lot re-configuration applications were approved in 2019 however those severances were not finalized. The current applications propose different lot configurations and the corresponding By-law is required to be amended to depict the currently proposed configurations, and the related portion of the previous By-law repealed. More specifically, the purpose of By-law 2021-038 is to provide an exemption to minimum lot frontage and area requirements established in site-specific Zoning By-law 2019-71, in order to permit the proposed changes in lot lines (new lot configuration/dimensions), and of repealing Section 3 i. of By-law 2019-71.

These applications will have the effect of adding lands to two abutting lots and amending By-law 2019-71 to recognize the new lot configurations.

See Key Map and Location Map on the Following Pages

KEY MAP

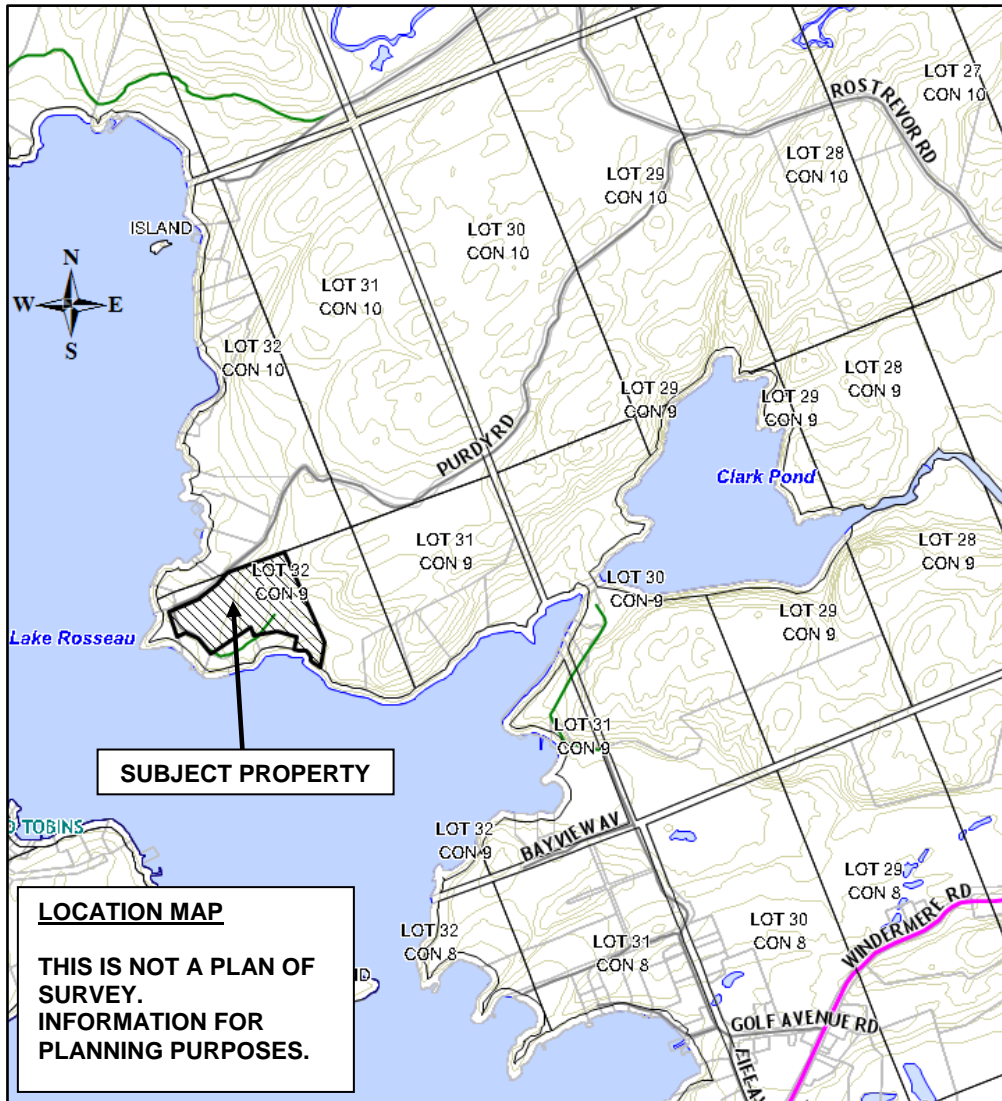


2-24-70-08

KEY MAP

**THIS IS NOT A PLAN OF
SURVEY.
INFORMATION FOR
PLANNING PURPOSES.**

LOCATION MAP



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2021-038

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:

87-1943	i)	The lands affected are described as Part of Lot 32, Concession 9, Parts 1-3 and 8, Plan 35R-24941, (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2021-038.
	ii)	Despite the provisions of Section 3 i) of By-law 2019-71, for the Resultant Lots shown, the minimum required lot frontage and lot area shall be as shown on Schedule II to By-law 2021-038.
	iii)	Section 3 i) of By-law 2019-71 is repealed.

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 ____, 2021.

READ A THIRD TIME AND FINALLY PASSED this ____ day of ____, 2021.

Phil Harding, Mayor

Cheryl Mortimer, Clerk

SCHEDULE I TO BY-LAW 2021-038

