

**NOTICE OF COMPLETE APPLICATION  
AND NOTICE OF ELECTRONIC  
PUBLIC MEETING  
CONCERNING A ZONING BY-LAW AMENDMENT  
BY-LAW 2021-86 AND PROPOSED  
CONSENT APPLICATION B/28/29/21/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](http://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](http://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](mailto: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 27<sup>th</sup> day of May, 2021.

Cheryl Mortimer  
Clerk  
Township of Muskoka Lakes

**CONSENT # B/28/29/21/ML**  
**BY-LAW #2021-86**  
**AMENDMENT #ZBA-28/21**  
**NAME: GROSSMAN**  
**ROLL # 9-9-47-01**  
**CIVIC ADDRESS: 1051 BEAUMARIS RD**



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# THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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

**B/28/29/21/ML, ZBA-28/21, BY-LAW 2021-086  
GROSSMAN  
ROLL #'S 9-9-047 and 9-9-047-01**

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The lands affected are described as Part of Lot 26, Concession 8 & 9, Parts 1 & 2, Plan 35R19185 and Part of Lot 26, Concession 8 & 9, Parts 4 to 6, Plan 35R19185, (in the former Township of Monck). These lands are currently in the ownership of Christopher Grossman and Christopher and Lisa Grossman and are known municipally as 1051 & 1047 Beaumaris Rd.

Severance Applications, (B/28/29/21/ML), and a Zoning Amendment Application, (ZBA-28/21), have been submitted to sever an existing property and add the two portions to the abutting lots, provide an exemption for the side yard setback of an existing two storey, legal non-complying, boathouse and to repeal By-law 2001-111.

The Severance Applications apply to lands located at 1051 Beaumaris Road. The subject lot will be severed into two portions and added to the abutting lots. The severed lots are currently vacant. Benefiting lot one is currently in the ownership of Robyn Linden and contains a dwelling, garage and dock. Benefiting lot two is currently in the ownership of Christopher and Lisa Grossman and contains a dwelling, garage, and a two storey boathouse and associated dock. No changes are proposed on either benefiting lot at this time.

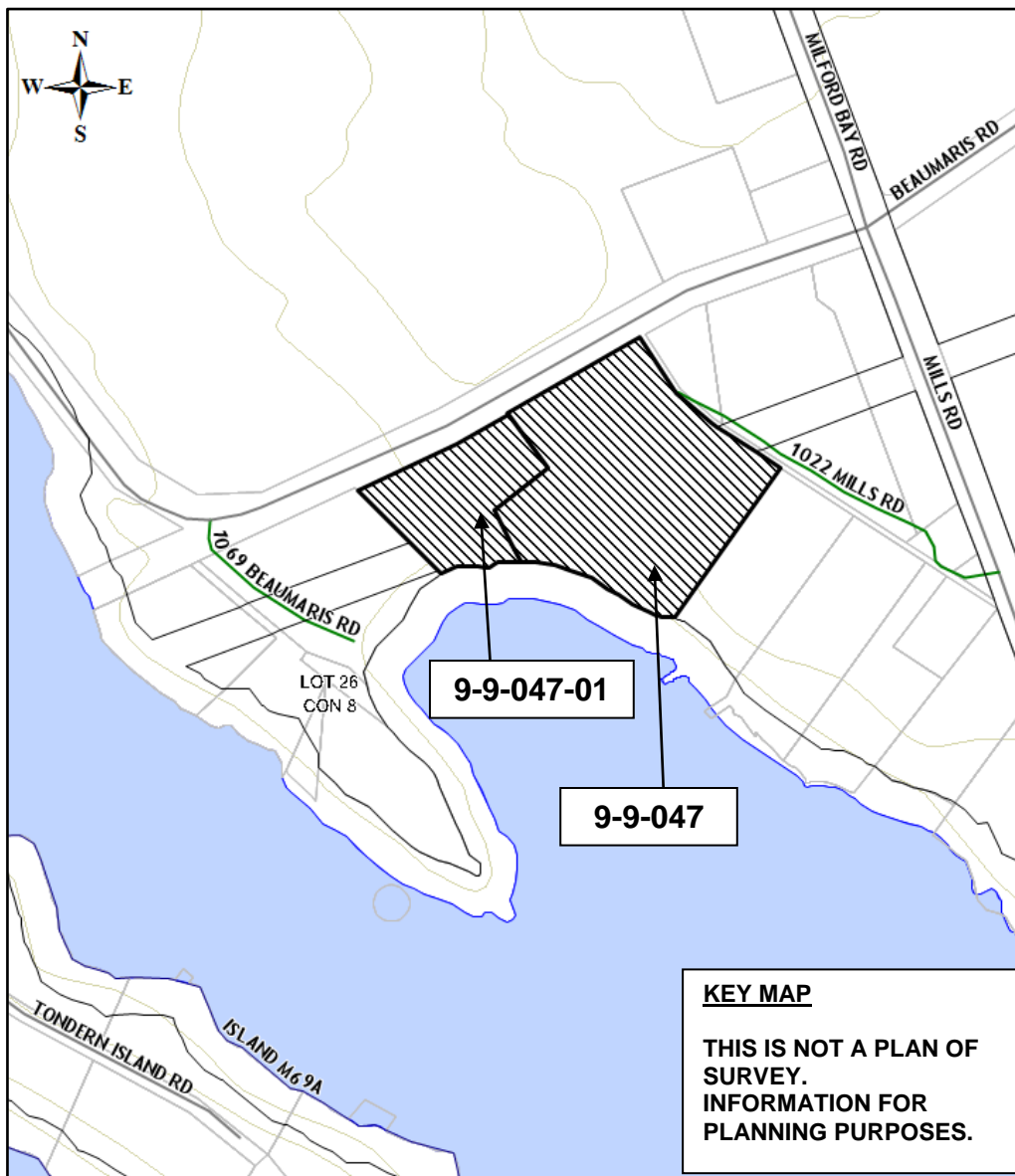
The purpose of By-law 2021-086 is to provide an exemption from Section 5.1.11.b.vi of By-law 2014-14, as amended, being the minimum side yard setback requirement for a two storey boathouse. The minimum side yard setback for a two storey boathouse in an R3 zone is 30 feet. The proposed severance (B/28/29/21/ML) will reconfigure the western lot line of benefiting lot two and result in a decreased side yard setback to an as-built, legal non-complying, two storey boathouse. The resulting side yard setback from the westerly side lot line projection is to be 21 feet.

The purpose of By-law 2021-086 is also to repeal By-law 2001-111. Most of the provisions of By-law 2001-111 apply to the severed property which will no longer exist. By-law 2001-111 also permits a sleeping cabin on benefiting lot two which is now permitted as-of-right by By-law 2014-14, as amended.

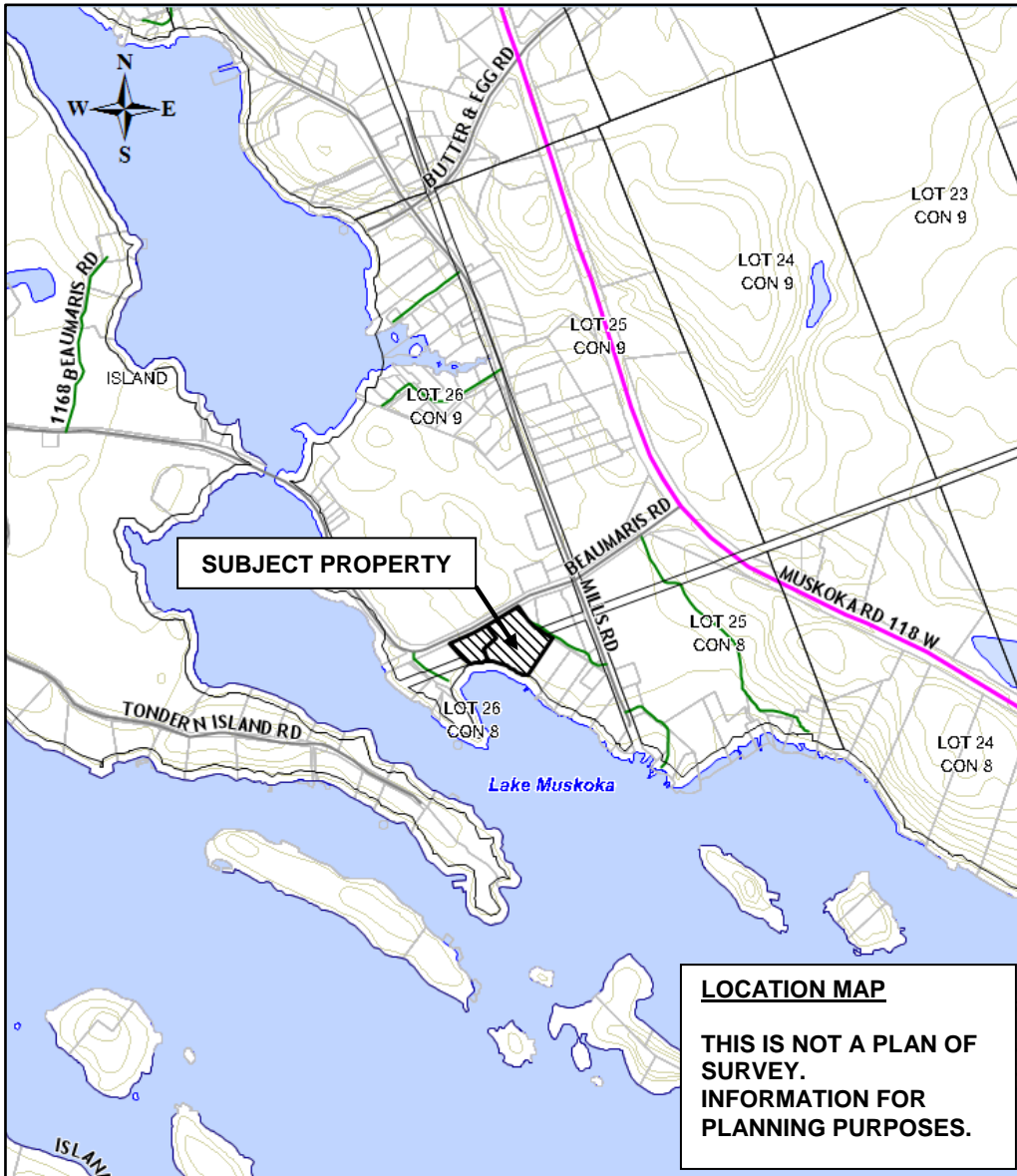
The Severance and Zoning By-law Amendment applications will have the effect of eliminating an existing lot and enlarging both abutting benefiting lots, permitting an existing two storey boathouse to remain at a reduced setback on benefiting lot two, and of repealing By-law 2001-111.

[See Key Map and Location Map on the Following Pages](#)

**KEY MAP**



# LOCATION MAP



**THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES**

**BY-LAW 2021-086**

Being a By-law to amend Comprehensive Zoning By-law 2014-14, as amended, in the Township of Muskoka Lakes

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**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:
  - 87-1959 i) The lands affected are described as Part of Lot 26, Concession 8 & 9, Parts 1 & 2, Plan 35R19185 and Part of Lot 26, Concession 8 & 9, Parts 4 to 6, Plan 35R19185, (in the former Township of Monck), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2021-086.
  - ii) Despite the provisions of Section 5.1.11.b.vi of By-law 2014-14, as amended, for those lands described above, the minimum side yard setback for a two storey boathouse shall be 21 feet as shown in the location and extent on Schedule II to By-law 2021-086.
  - iii) By-law 2001-111 is hereby 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.

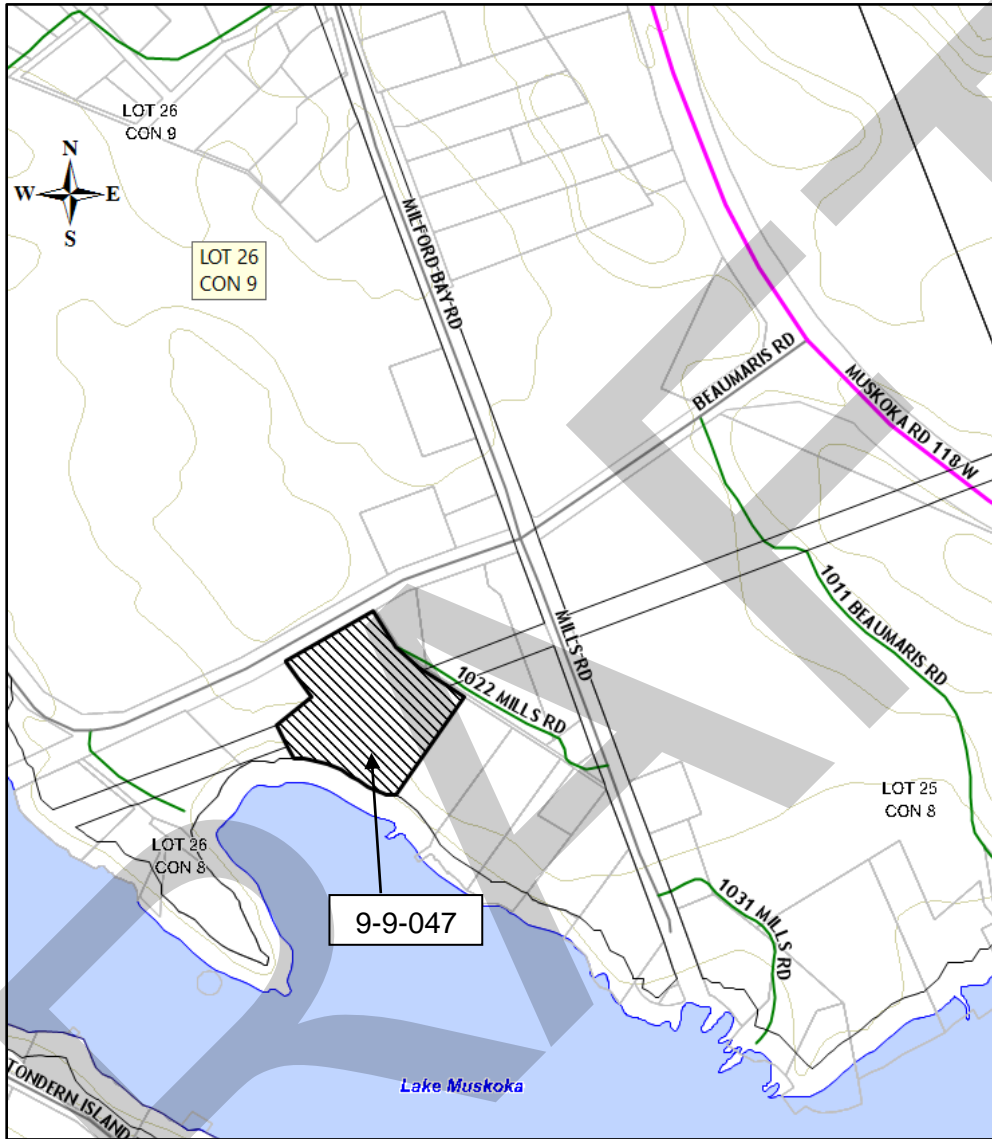
READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_, 2021.

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

\_\_\_\_\_  
Phil Harding, Mayor

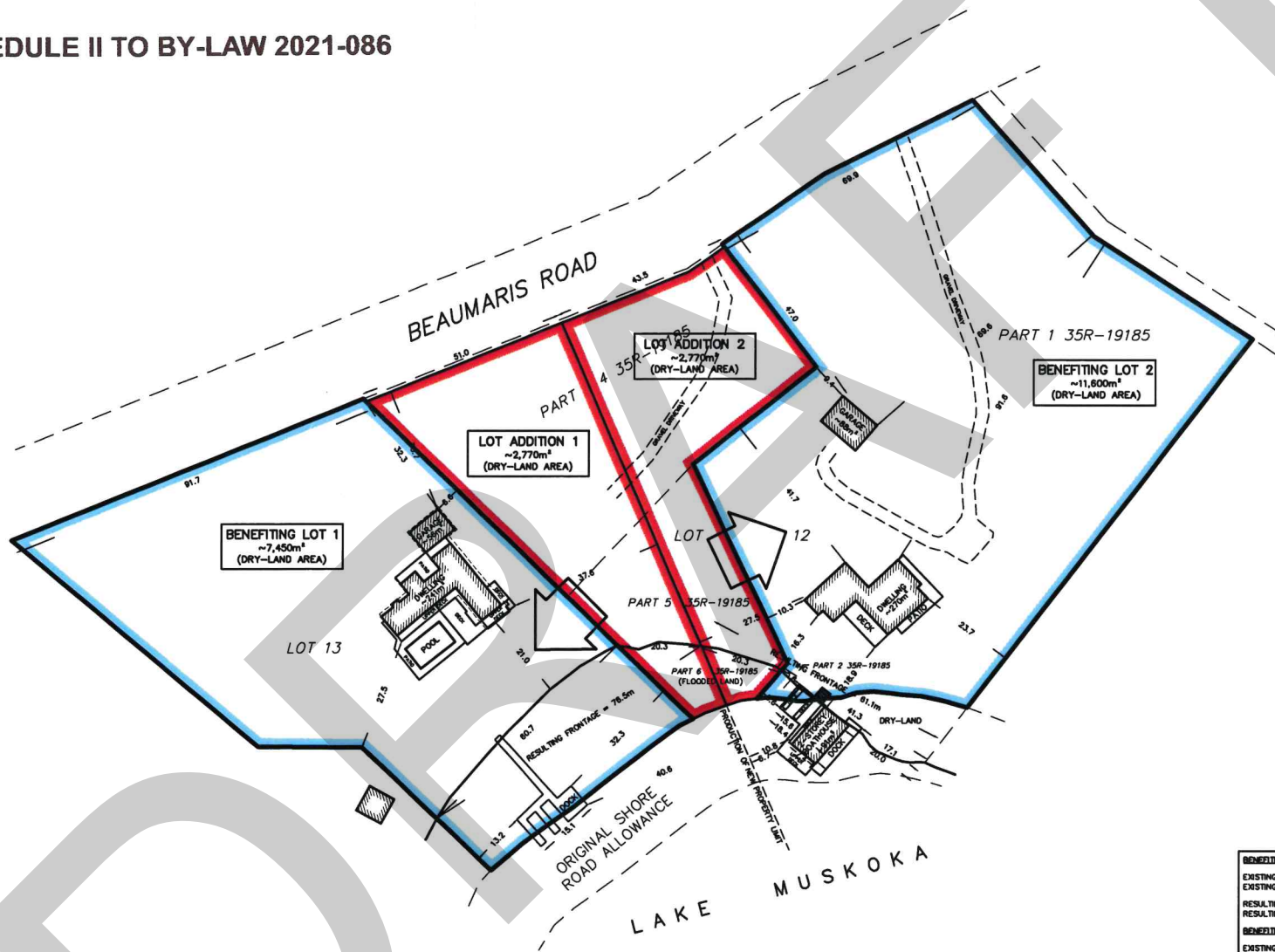
\_\_\_\_\_  
Cheryl Mortimer, Clerk

**SCHEDULE I TO BY-LAW 2021-86**





SCHEDULE II TO BY-LAW 2021-086



BENEFITING LOT 1	
EXISTING FRONTAGE	= 60.7m
EXISTING AREA	= 7,450m <sup>2</sup>
RESULTING FRONTAGE	= 78.5m
RESULTING AREA	= 10,220m <sup>2</sup>
BENEFITING LOT 2	
EXISTING FRONTAGE	= 41.3m
EXISTING AREA	= 11,600m <sup>2</sup>
RESULTING FRONTAGE	= 61.1m
RESULTING AREA	= 14,370m <sup>2</sup>

	DATE:	MAY 21, 2021
	SCALE:	1:1000
	FILE NO.:	20038
	FILE NAME:	20038-CONSENTSKETCH-2
LEGAL DESCRIPTION:	LOTS 12 AND 13, RCP 549 TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA	
PROJECT:	SITE PLAN	
CLIENT:	GROSSMAN/WEINBERGER	
LOCATION:	1907, 1001 & 1001 BEAUMARIS ROAD, WILFORD BAY	