

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT
ZONING BY-LAW #2022-211
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 ELECTRONICALLY FROM THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

April 13, 2023 at 9:00 am

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*.

TAKE FURTHER NOTICE THAT as 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 via ZOOM and will commence at 9:00am. 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**. 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 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 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 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 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.

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 Ontario Land 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 upon request. **Please direct all inquiries to the Planning Department:**

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 **24th** day of **March, 2023**.

Crystal Paroschy, Clerk
of the Corporation of the
Township of Muskoka Lakes

ZBA#: ZBA-62/22
ROLL#S: 6-6-100, 101, 102
NAMES: CLEAR LAKE VILLAGE RESORT,
KNIGHT, 2125808 ONTARIO INC.
CIVIC/911 ADDRESSES: 2641 MUSKOKA RD 169,
4651 SOUTHWOOD RD, 2643 MUSKOKA RD 169

**EXPLANATION OF THE PURPOSE AND EFFECT OF
ZONING BY-LAW AMENDMENT**

**ZBA-62/22, BY-LAW 2022-211, CLEAR LAKE VILLAGE RESORT, GREGORY
KNIGHT, 2125808 ONTARIO INC.,
Roll #s 6-6-100/101/102**

The lands affected by this amendment are described as:

- Part of Lot 24, Concession 8, Part 1, Plan 35R-5515, and Part 4, Plan BR-604, (in the former Township of Wood), now in the Township of Muskoka Lakes. The subject land is known municipally as 2641 Muskoka Rd 169 and is currently in the ownership of Clear Lake Village Resort. This lot is zoned Community Commercial – Highway (C4) and contains a restaurant and a parking area.
- Part of Lot 24, Concession 8, Parts 1 and 2, Plan BR-604, (in the former Township of Wood), now in the Township of Muskoka Lakes. The subject land is known municipally as 4651 Southwood Road and is currently in the ownership of Gregory Knight. This lot is zoned Community Commercial – Highway (C4) and contains a brewery and a parking area.
- Part of Lot 24, Concession 8, Parts 3 and 6 to 8, Plan BR-604, (in the former Township of Wood), now in the Township of Muskoka Lakes. The subject land is known municipally as 2643 Muskoka Road 169 and is currently in the ownership of 2125808 Ontario Inc. This lot is zoned Community Commercial (C3) and contains a dwelling, a temporary patio proposed to become permanent, and a parking area.
- Part of an Original Road Allowance containing existing parking areas.

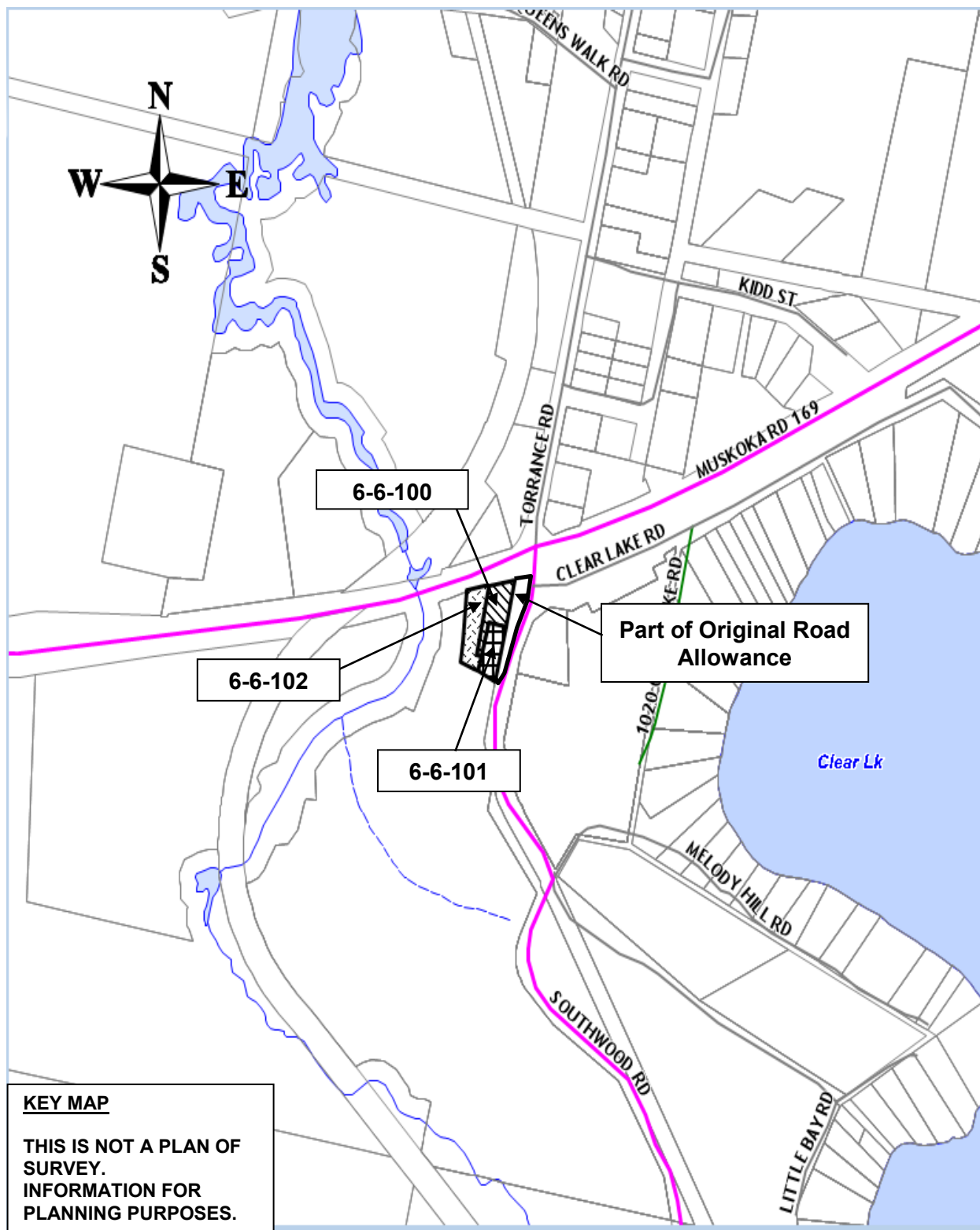
The purpose of By-law 2022-211 is to provide an exemption from Section 3.28 c., i) and iii) of Zoning By-law 2014-14, as amended, being that parking areas are required to be in the same zone as the use they are intended to serve and being that parking areas are required to be in the same ownership as the lot for which the parking spaces are required. In this case, parking areas and spaces for existing uses are located in differing zones and on lands in separate ownerships. The proposed exemption will recognize existing parking areas on lands with differing zoning and ownership.

The purpose of By-law 2022-211 is also to provide an exemption from Section 3.28 i. of By-law 2014-14, as amended, being the minimum required setback of a parking area from a street line. The minimum required setback is 3 feet. Existing parking areas encroach onto an Original Road Allowance and others are within the required 3-foot setback from a street line. The proposed exemption will permit parking spaces within 3 feet of a street line.

In summary By-law 2022-211 will have the effect of recognizing existing parking areas on lands with differing zoning and in separate ownership as well as recognizing existing parking areas within the required setback from a street line.

See Key Map on the Next Page

KEY MAP



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2022-211

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:

87-2068	<ol style="list-style-type: none">i) The lands affected by this amendment are described as Part of Lot 24, Concession 8, Part 1, Plan 35R-5515, and Parts 1 to 4 and 6 to 8, Plan BR-604, and Part of an Original Road Allowance, (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched, cross hatched, stippled, and outlined in bold on Schedule I to By-law 2022-211.ii) Despite the provisions of Section 3.28 c., i) of By-law 2014-14, as amended, for those lands described above, parking areas shall be permitted to be located in different zones than the locations they are intended to serve.iii) Despite the provisions of Section 3.28 c., iii) of By-law 2014-14, as amended, for those lands described above, parking areas shall be permitted to be in different ownership than the lands for which the parking spaces are required.iv) Despite the provisions of Section 3.28 i. of By-law 2014-14, as amended, for those lands described above, existing parking spaces shown on Schedule II to By-law 2022-211 shall be permitted within 3 feet of a street line.
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All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2022-211 and By-law 2014-14, as amended, the provisions of By-law 2022-211 shall apply.

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

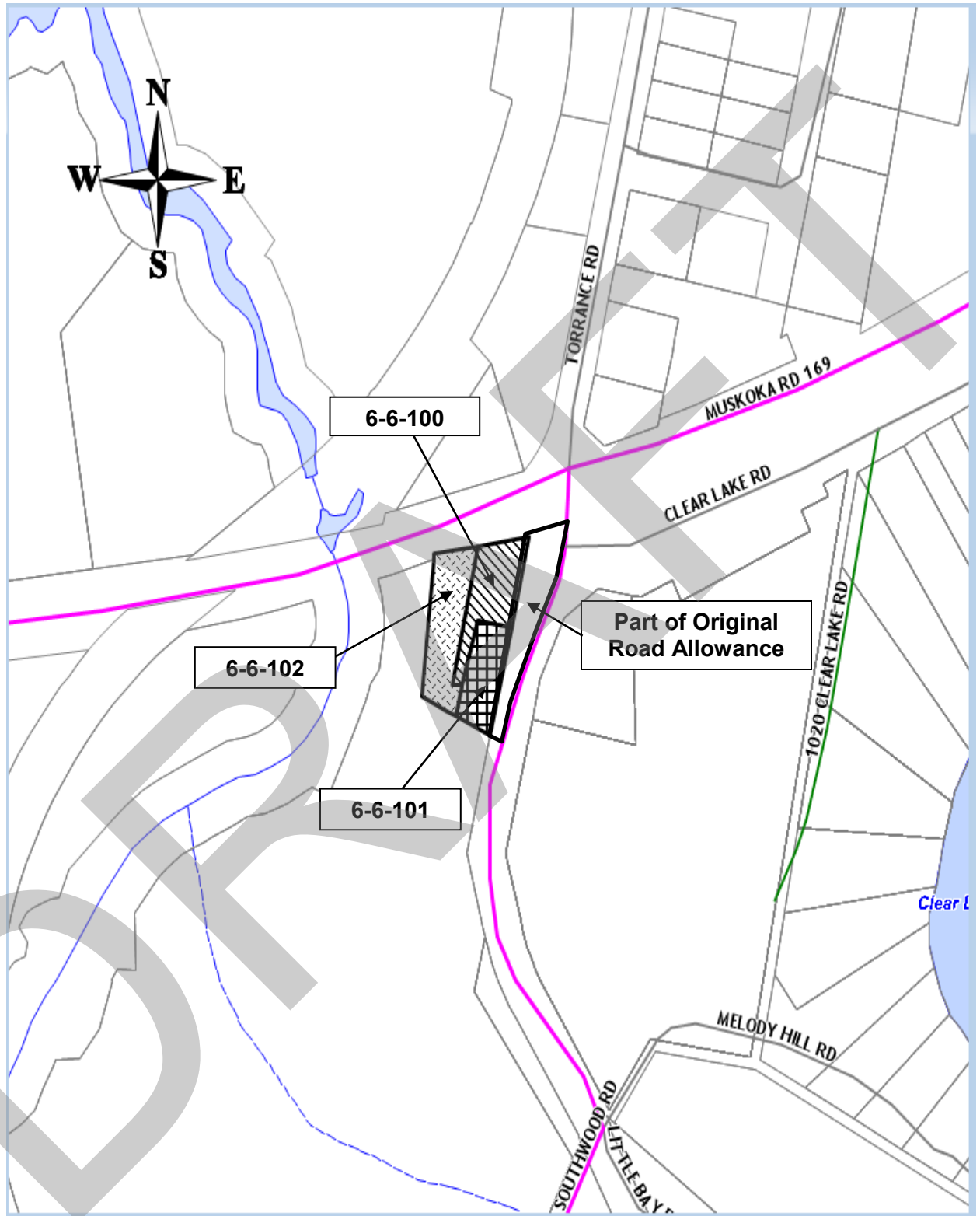
READ A FIRST AND SECOND TIME this ____ day of _____, 2023.

READ A THIRD TIME AND FINALLY PASSED this ____ day of _____, 2023.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2022-211



Muskoka Road 169
6.1 m
entrance

Existing
parking
area
Typical
Parking
Space
3m x 6.1m

Single Family
Residential
2643 Muskoka
Road 169

Existing Restaurant
"The Cottage"

Existing 28m2 patio

8.4 m
entrance

Typical
B.F.
Space
4.6m x 6.1m

8.8 m
entrance

377m2 existing
temporary COVID
patio proposed
to become
permanent

Existing
Brew
Pub

Existing
parking
area

*When weather permits, 297m2 of the
patio space may be used as an ice
skating rink

SCHEDULE II to By-
Law 2022-211