



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

NOTICE OF COMPLETE APPLICATION AND NOTICE OF ELECTRONIC PUBLIC MEETING CONCERNING A ZONING BY-LAW AMENDMENT BY-LAW 2023-026 AND PROPOSED CONSENT APPLICATION B/30/22/ML

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

April 13, 2023

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.muskokalak.es.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.muskokalak.es.ca. If the live webcast fails, the meeting recording will be posted at: <https://muskokalak.es.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 consent and 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 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 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 Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED of Council with respect to the proposed consent and/or zoning by-law amendment or 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 weekdays 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) 765-6755. Please email any submissions or requests to planning@muskokalak.es.ca. Please quote the Application File Number in your submission or request.

DATED at the Corporation of the Township of Muskoka Lakes this **24th** day of **March, 2023**.

Crystal Paroschy
Township Clerk
Township of Muskoka Lakes

CONSENT #B/30/22/ML
BY-LAW #2023-026
AMENDMENT #ZBA-05/23
NAME: KELLY LEDGER, JAMES BYERS, AND
DONALD BYERS
ROLL #: 6-23-044
CIVIC ADDRESS: 1428 MORTIMERS POINT ROAD



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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

**B/30/22/ML, ZBA-05/23, BY-LAW 2023-026
BYERS AND LEDGER
ROLL # 6-23-044**

The land affected is described as Part of Lot 24, Concession F (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as 1428 Mortimers Point Road and is presently under the ownership of Kelly Ledger, James Byers, and Donald Byers.

A Consent/Severance Application (B/30/22/ML) has been submitted to create one new lot (Severed Lot). The proposed Severed Lot is vacant and future residential development is proposed. The proposed Retained Lot contains a dwelling and no new buildings or structures are proposed at this time. Please refer to the attached Consent Sketch.

A Zoning By-law Amendment Application (ZBA-05/23, By-law 2023-026) has also been submitted.

The purpose of By-law 2023-026 is to provide exemptions from Section 3.7.1.d) of By-law 2014-14, as amended, being the minimum lot frontage requirement of 443 feet on a Class B District Road (Mortimers Point Road). The proposed lot frontages of the Severed and Retained Lots are 330 feet and 328 feet, respectively.

Please note that the measurements regarding lot frontage have been reduced in By-law 2023-026. Reducing the measurements will ensure conformity with the by-law once a survey has been prepared. It is anticipated that a new survey will show greater amounts. Please see Schedule II to By-law 2023-026.

In summary, these Severance and Zoning By-law Amendment Applications will have the effect of creating one new vacant lot and of permitting the Severed and Retained Lots to each have reduced lot frontages on a Class B District Road.

See Key Map on the Following Page

KEY MAP

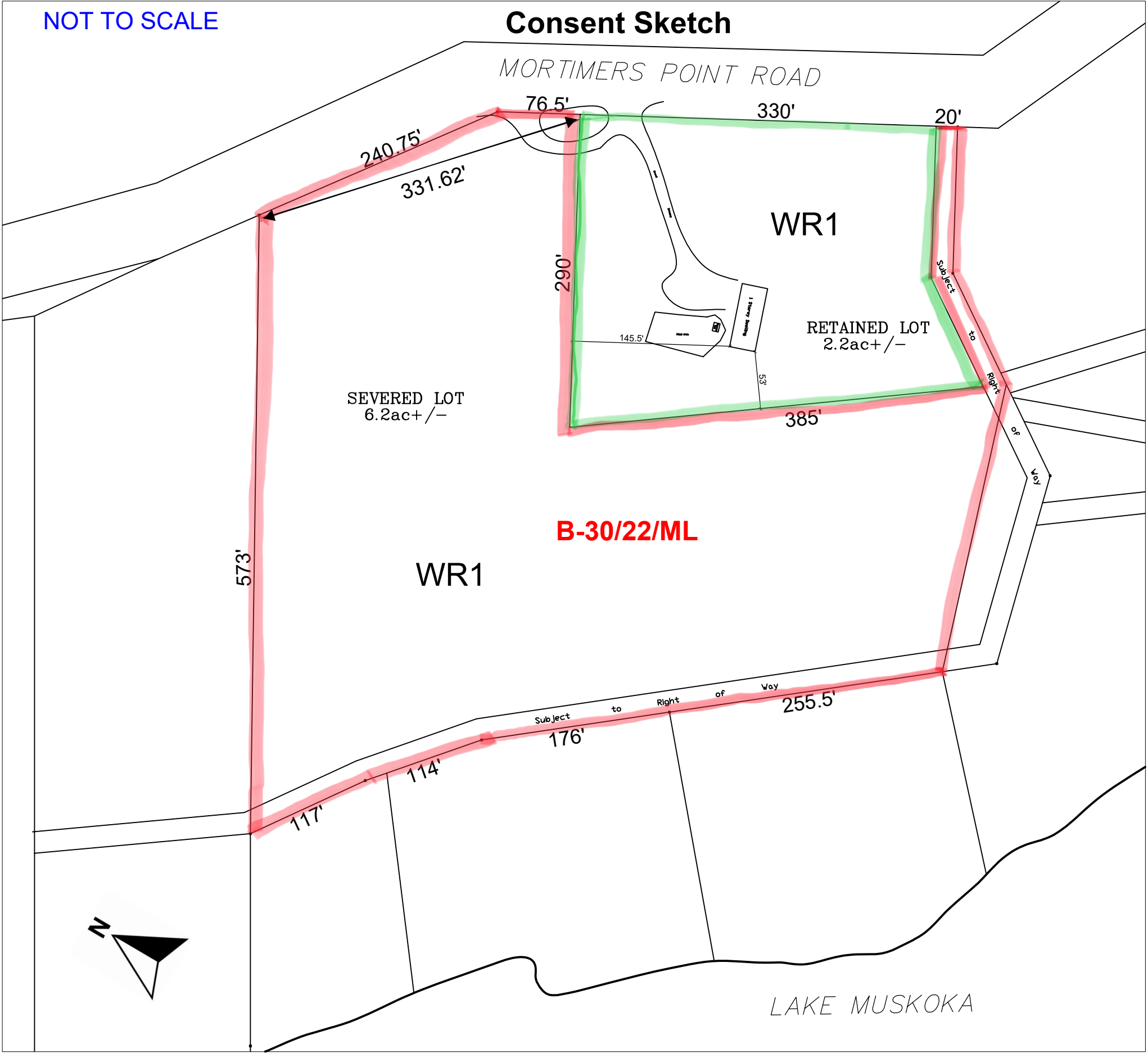




KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

1428 MORTIMERS POINT ROAD
LOT 24 CON F MEDORA
WR1

NOT TO SCALE



SCALE: 1"=100'-0"

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-026

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:

87-2075 i) The land affected by this amendment is described as Part of Lot 24, Concession F (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2023-026.

 ii) Despite the provisions of Section 3.7.1.d) of By-law 2014-14, as amended, for the land described above, the minimum lot frontage of the Severed and Retained Lots in Application B/30/22/ML shall be as follows and as shown on Schedule II to By-law 2023-026:
 - Severed Lot: 330 feet.
 - Retained Lot: 328 feet.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-026 and By-law 2014-14, as amended, the provisions of By-law 2023-026 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 2023-026



Schedule II to By-law 2023-026



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