



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 2023-010 AND PROPOSED CONSENT APPLICATION B/01/23/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.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 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 **23th** day of **March, 2023**.

Crystal Paroschy
Township Clerk
Township of Muskoka Lakes

CONSENT #B/01/23/ML
BY-LAW #2023-010
AMENDMENT #ZBA-01/23
NAME: ANTHONY AND DEBRA GRECH
ROLL #: 7-8-073-02
CIVIC ADDRESS: 1020 MOON RIVER ROAD



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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

**B/01/23/ML, ZBA-01/23, BY-LAW 2023-010
GRECH
ROLL # 7-8-073-02**

The land affected is described as Part of Lots 13 and 14, Concession C, Part 2, Plan 35R-14038 (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as 1020 Moon River Road and is presently under the ownership of Anthony and Debra Grech.

A Consent/Severance Application (B/01/23/ML) has been submitted to create one new lot (Severed Lot). The Retained and Severed Lot are each currently vacant. No buildings or structures are proposed at this time, however, residential development is intended in the future.

A Zoning By-law Amendment Application (ZBA-01/23, By-law 2023-010) has also been submitted.

The purpose of By-law 2023-010 is to provide an exemption from Section 6.1.2 of By-law 2014-14, as amended, to permit a dock as an accessory use to a residential dwelling unit on the Retained and Severed Lots.

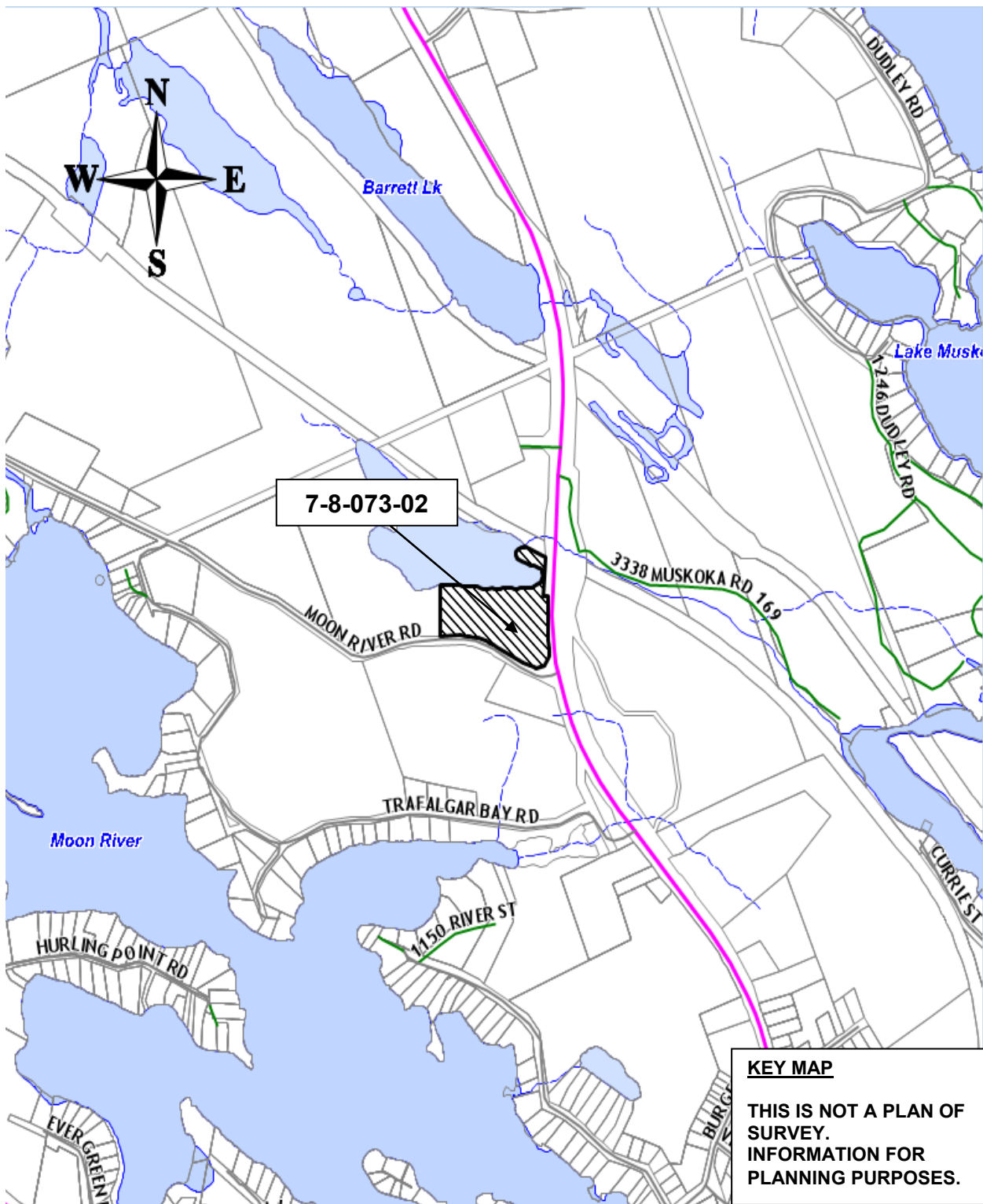
The purpose of By-law 2023-010 is to provide an exemption from Section 6.1.3 of By-law 2014-14, as amended, to require a dock on the Retained and Severed Lot to comply with the following requirements:

- Maximum permitted length of 66 ft.
- Maximum permitted cumulative width of 15%, to a maximum of 50 feet.
- Minimum permitted side yard setback of 30 feet.

In summary, the applications will have the effect of creating one new lot, of permitting a dock as an accessory use to a residential dwelling unit on each of the Retained and Severed Lots, and of prescribing length, width, and setback requirements for a dock on each of the Retained and Severed Lots.

See Key Map on the Following Page

KEY MAP



CONSENT SKETCH

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

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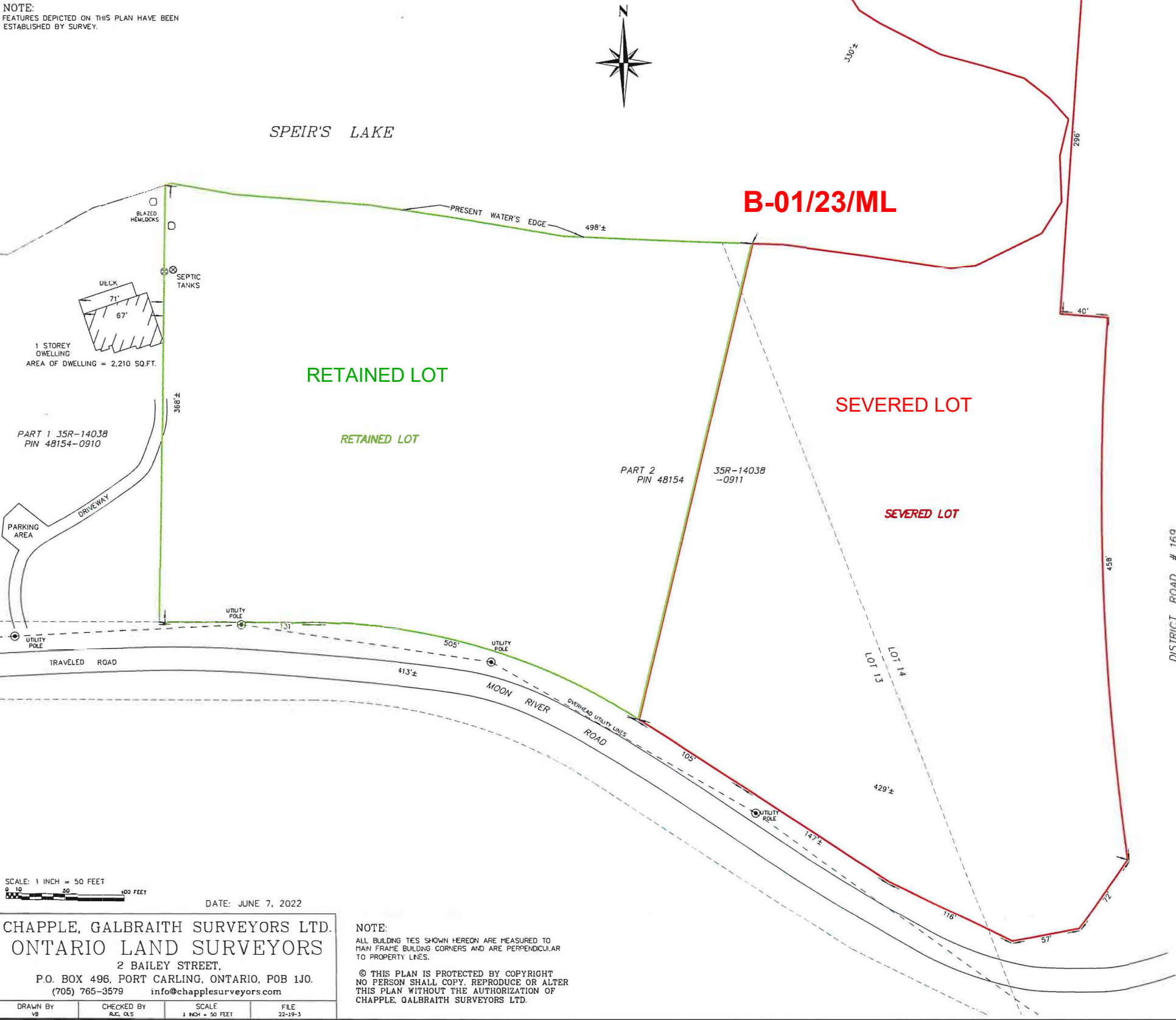
NOTE:
FEATURES DEPICTED ON THIS PLAN HAVE BEEN
ESTABLISHED BY SURVEY.

PROPOSED SEVERANCE

THIS SKETCH WAS PREPARED FOR
THE PURPOSE OF PLANNING

AREA SCHEDULE	AREA OF PARCEL	RESULTANT ROAD FRONTAGE	RESULTANT LAKE FRONTAGE
RETAINED LOT	165,600 SQ.FT. (3.8 ACRES)	413 FT.	498 FT.
SEVERED LOT	204,200 SQ.FT. (4.7 ACRES)	428 FT	330 FT

NOT TO SCALE



CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
2 BAILEY STREET,
P.O. BOX 496, PORT CARLING, ONTARIO, POB 1J0.
(705) 765-3579 info@chapplesurveyors.com

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DRAWN BY VB	CHECKED BY RJC, OLS	SCALE 1 INCH = 50 FEET	FILE 22-19-3
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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-010

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:

87-2071	<ol style="list-style-type: none">i) The land affected by this amendment is described as Part of Lots 13 and 14, Concession C, Part 2, Plan 35R-14038 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown on Schedule I to By-law 2023-010.ii) Despite the provisions of Section 6.1.2 of By-law 2014-14, as amended, for those lands described above, a dock shall be a permitted accessory use to a residential dwelling unit on the Retained and Severed Lots in Application B/01/23/ML.iii) Despite the provisions of Section 6.1.3 of By-law 2014-14, as amended, for those lands described above, a dock on the Retained and Severed Lots in Application B/01/23/ML shall be subject to the following:<ol style="list-style-type: none">i. a maximum permitted length of 66 feet;ii. a maximum permitted cumulative width of 15% of the lot frontage, to a maximum of 50 feet; and,iii. a minimum side yard setback of 30 feet measured from each side lot line and any 100 foot straight line projection thereof.
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All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-010 and By-law 2014-14, as amended, the provisions of By-law 2023-010 shall apply.

2. Schedule I attached hereto is hereby made part of this By-law.

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

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

Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2023-010

