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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
PLANNING COMMITTEE

**NOTICE OF COMPLETE APPLICATION
AND
NOTICE OF PUBLIC MEETING**

This notice has been sent to you for your information and does not require any response unless you wish to make one.

TAKE NOTICE THAT the Council for The Corporation of the Township of Muskoka Lakes will be considering the following proposed Consent and Amendment to Zoning By-Law 2014-14 pursuant to Sections 53 and 34 of the Planning Act, R.S.O. 1990, c. P.13.

Public Meeting Date: Thursday, April 11th 2024 at 9:00 a.m.

File #.: B/04/24/ML, ZBA-11/24

Roll #: 2-5-057-01

Owners: Thomas and Ann Knight, 2366 Falkenburg Road, RR 1, Port Carling, ON, P0B 1J0

Civic Address: 2366 Falkenburg Road

Legal Description: Part of Lots 27 and 28, Concessions 1 and 2, (Watt)

Lake/River: Not Applicable.

Zoning: Rural – Area 3 (RU1) and Environmental Protection (EP1)

Zoning Schedule: 30

EXPLANATION OF THE PURPOSE AND EFFECT: A Consent/Severance Application B/04/24/ML has been submitted to create one additional lot. The Severed Lot is vacant and compliant residential development will be permitted in the future. The Retained Lot contains a dwelling, accessory buildings/structures, and a private on-site sewage disposal system. No changes are proposed on the Retained Lot at this time.

A Zoning By-law Amendment Application (ZBA-11/24) has also been submitted to provide exemptions from Rural – Area 3 (RU1) Zone minimum lot frontage and lot area requirements for the Severed Lot in Application B/04/24/ML.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	6.1.3	Minimum Lot Frontage and Lot Area for Lands Zoned RU1	600 ft. & 10 ac.	492 ft. & 4.9 ac. (Severed Lot)	108 ft. & 5.1 ac.

Please note that lessor lot frontage and area amounts have been included in the draft by-law to ensure compliance upon receipt of a survey if the applications are approved. Greater lot frontage and lot area amounts are intended per the table above.

Please also note that the Township's new Official Plan approved by Council of the District Municipality of Muskoka on November 20, 2023 stipulates minimum lot frontage and area requirements of 492 feet and 4.9 acres, respectively. However, the Township's Comprehensive Zoning By-law has not yet been updated to reflect these requirements.

A **KEY MAP** of the subject property, severance sketches and a zoning amendment sketch are included in this notice.

TAKE FURTHER NOTICE that this public meeting will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wishing to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at 9:00 a.m.**

ZOOM Guide

More information about viewing and/or participating in the zoom hearing can be found on our website: <https://www.muskokalakes.ca/zoom/>

Electronic Version of Notice of Hearing

Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code:



Submit Comments in Writing

Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.



Active Verbal Participation in Person or on Zoom

Hybrid hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit: www.muskokalakes.ca/zoom

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.



Watch the Meeting Online

You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on www.muskokalakes.ca

For more information, please contact the Planning Department weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

FAILURE TO PARTICIPATE: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent or zoning by-law amendment, you must submit a written request to the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

ZONING AMENDMENT: If a person or public body would otherwise have an ability to appeal the decision of Council 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. 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.

CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent to the Ontario Land Tribunal, but does not make written submissions to the Council of the Township of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

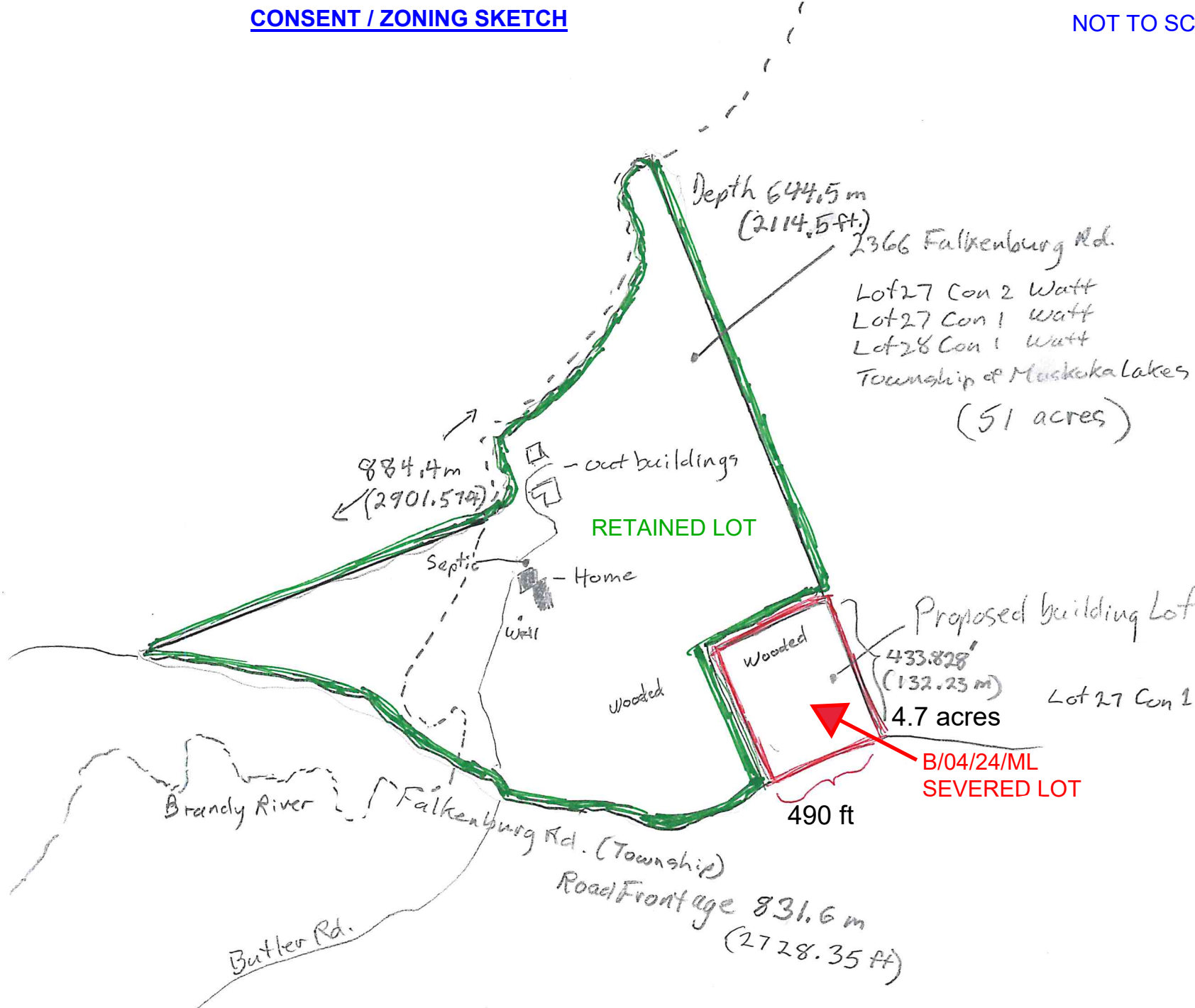
Dated at the Corporation of the Township of Muskoka Lakes this 22nd day of March, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP



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



all adjoining lands are residential

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2024-XXX

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-XXXX i) The land affected by this amendment is described as Part of Lots 27 and 28, Concessions 1 and 2 (in the former Township of Watt), as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 6.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage and lot area for the Severed Lot in Consent/Severance Application B/04/24/ML shall be 490 feet and 4.7 acres, respectively, as shown in the location and extent on Schedule II to By-law 2024-XXX.
2. Schedules I and II attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2024-XXX and By-law 2014-14, as amended, the provisions of By-law 2024-XXX shall apply.

Read a **first, second and third time** and **finally passed** this _____ **day of**
_____, **2024.**

Peter Kelley, Mayor

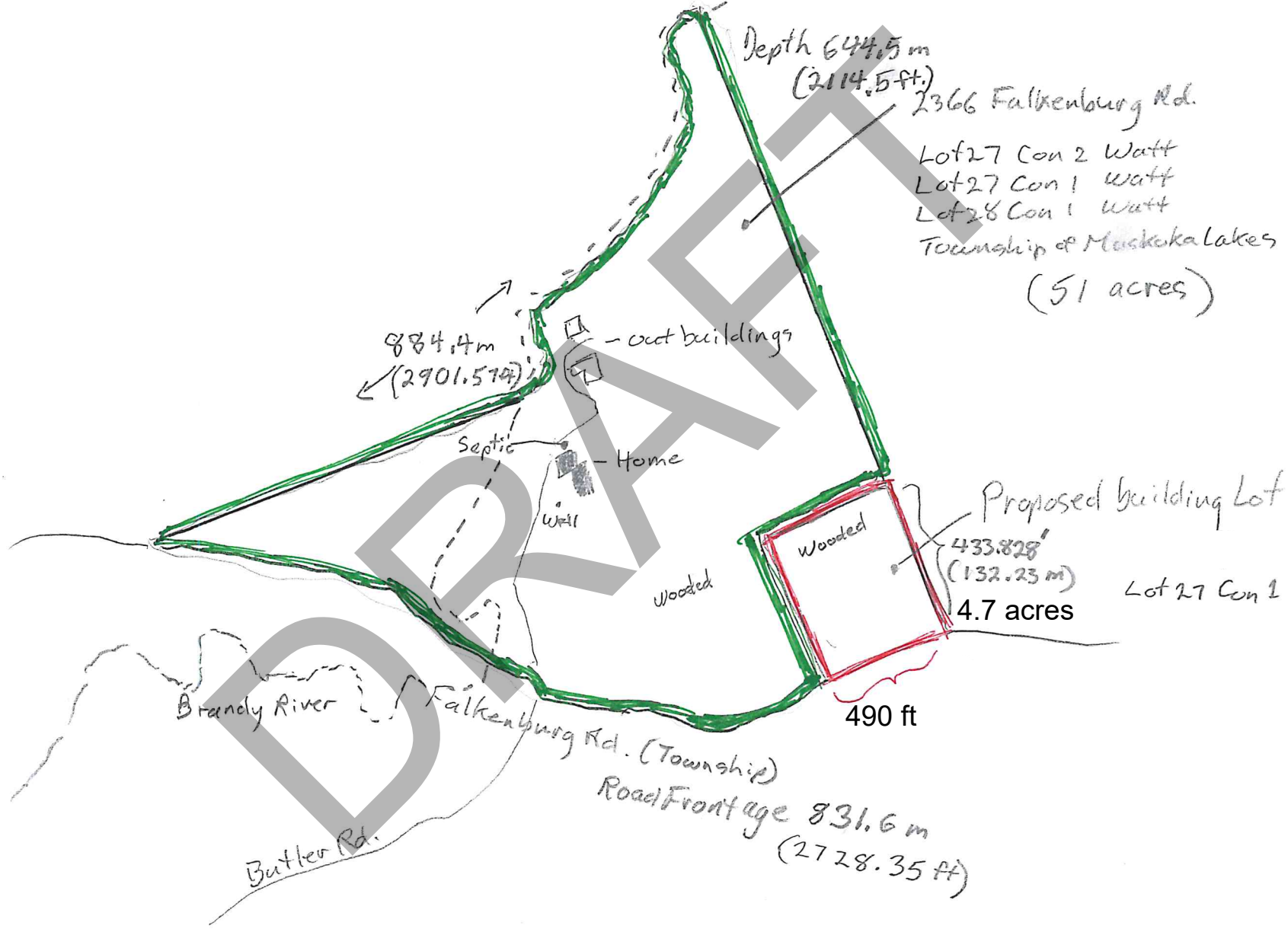
Crystal Paroschy, Clerk

SCHEDULE I TO DRAFT BY-LAW 2024-XXX



2-5-057-01

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