



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

**NOTICE OF COMPLETE APPLICATION
AND NOTICE OF PUBLIC MEETING
CONCERNING
ZONING BY-LAW AMENDMENT BY-LAW 2023-095
AND CONSENT APPLICATIONS B/14/15/16/22/ML**

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

August 17, 2023

at **9:00 a.m.** in the Council Chambers, Municipal Building
Township of Muskoka Lakes, Port Carling, Ontario
1 Bailey Street, Port Carling
(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 this public meeting will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wish 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.** 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, 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@muskokalakes.ca. Please quote the Application File Number in your submission or request.

DATED at the Corporation of the Township of Muskoka Lakes this **28th** day of **July, 2023**.

Crystal Paroschy, Clerk
Township of Muskoka Lakes

CONSENT #B/14/15/16/22/ML
BY-LAW #2023-095
AMENDEMENT #ZBA-21/23
NAME: Cranberry Products of Canada
ROLL #: 6-17-002
CIVIC ADDRESS: 1073 Cranberry Road



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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

B/14/15/16/22/ML, ZBA-21/23, BY-LAW 2023-095 CRANBERRY PRODUCTS OF CANADA ROLL # 6-17-002

The land affected is described as Part of Lot 13, Concession G, and Part of Lots 12 to 14 Concession F, and Part 5, Plan 35R-10850, (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as 1073 Cranberry Road and is currently in the ownership of Cranberry Products of Canada.

Consent/Severance Applications (B/14/15/16/22/ML) and a Zoning By-law Amendment Application (ZBA-21/23, By-law 2023-095) have been submitted to create three new lots (plus one Retained Lot) and to implement the recommendations of an Environmental Impact Study (EIS).

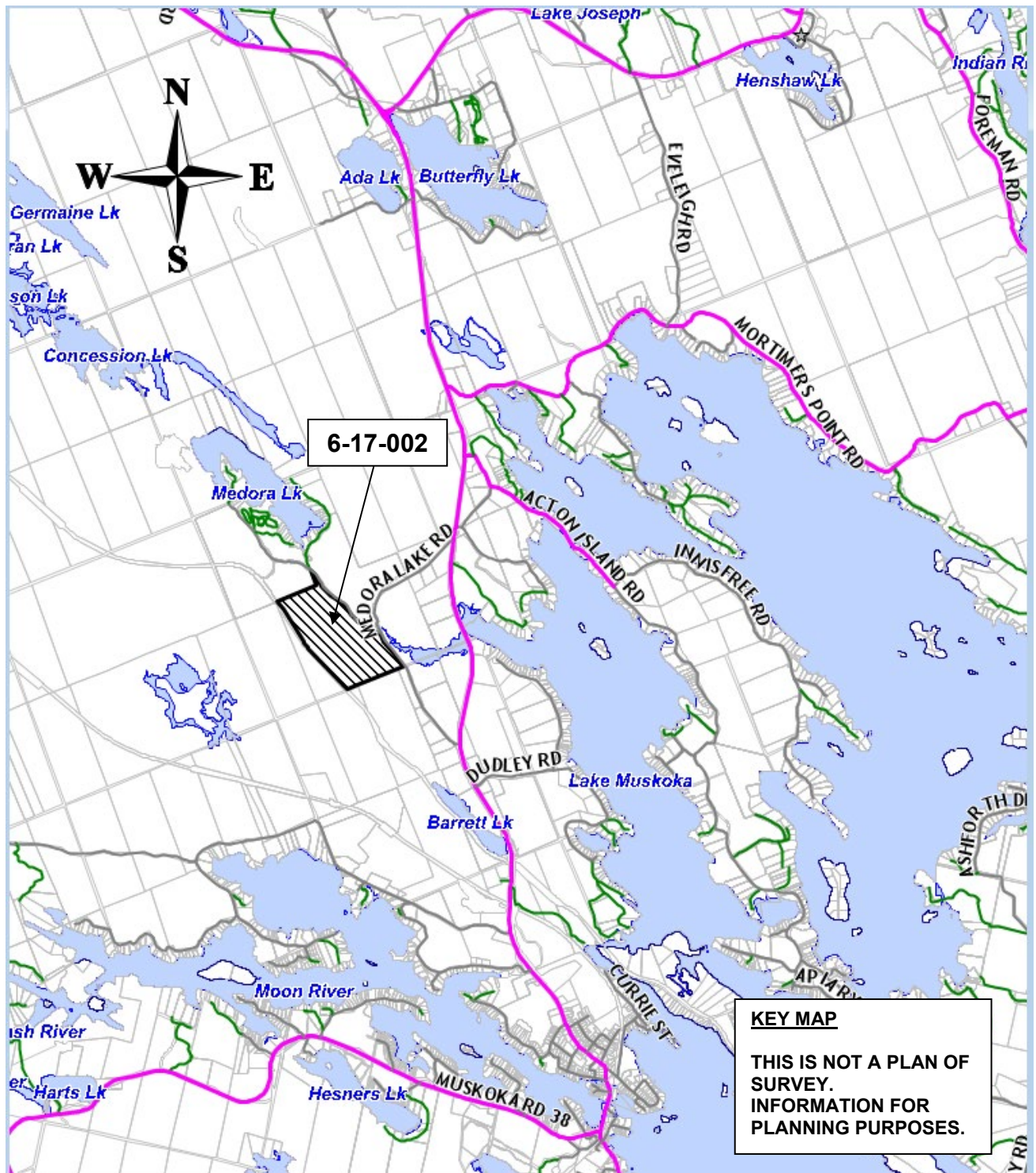
All of the three proposed Severed Lots are vacant and residential development is proposed on each lot in the future. The Retained Lot is used for agricultural purposes and contains cranberry marshes, associated driveways/pathways, and parking areas. No changes are proposed on the Retained Lot at this time.

The purpose of By-law 2023-095 is to rezone portions of proposed Severed Lots 1, Severed Lot 2, and the Retained Lot from Rural (RU2) to Environmental Protection (EP1), to prohibit development within identified Species at Risk (SAR) Habitat and within 30 metres from the SAR habitat.

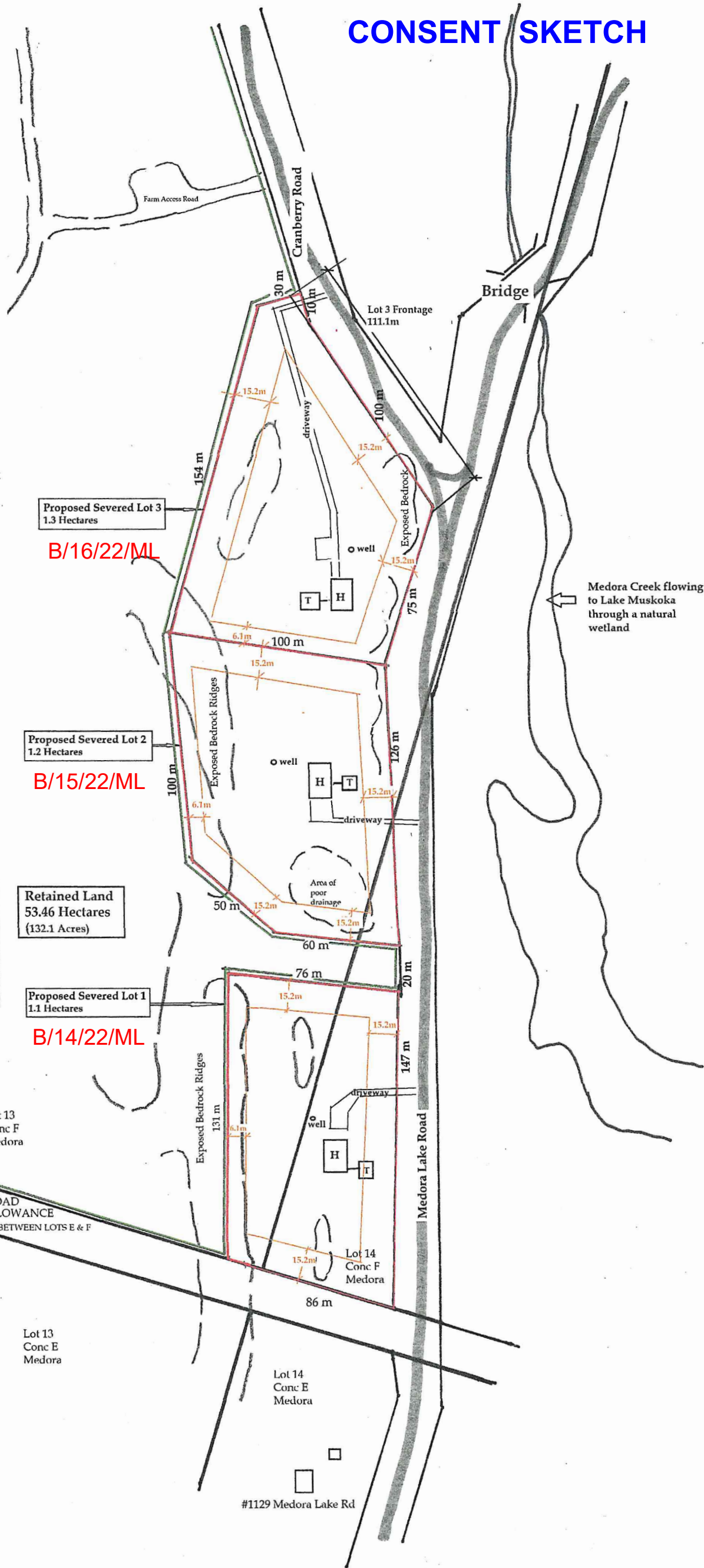
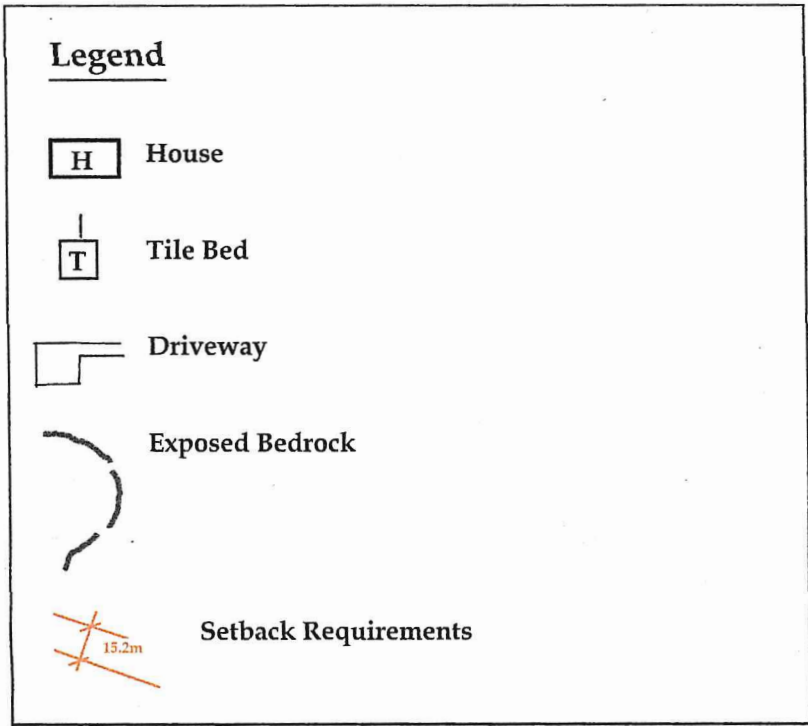
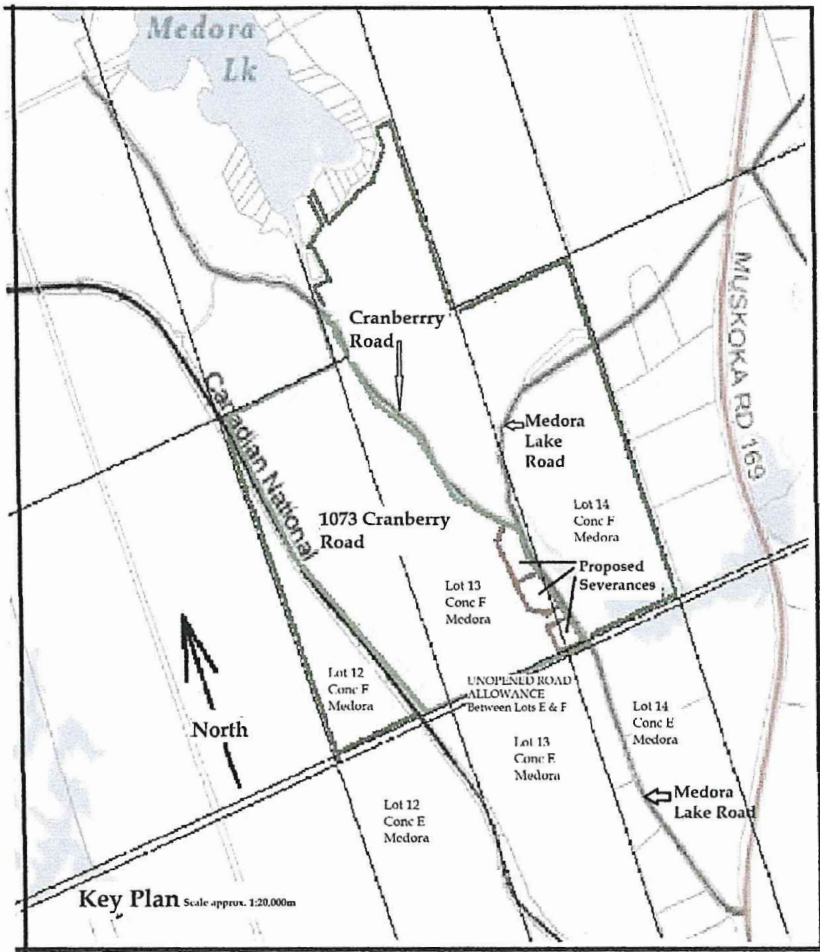
In summary, these Consent and Zoning By-law Amendment Applications will have the effect of creating three new vacant lots and rezoning a portion of the subject land from RU2 to EP1.

See Key Map on the Following Page

KEY MAP



CONSENT SKETCH



NOT TO SCALE

North

<p>Prepared by: L. Hogarth</p> <p>Scale 1 : 2000 m</p> <p>Date February 28, 2022</p> <p>Revision March 29, 2022: Proposed Lot 3 Frontage on Cranberry Road provided.</p>	<p>Site Description: The proposed severances are located along Medora Lake Road immediately north of #1129. It is undeveloped land with natural tree cover and bedrock outcrops. Proposed lot corner stakes are located and painted red.</p>	<p>Proposed Severances Part of Lots 13 & 14 Conc. F, Medora Township of Muskoka Lakes</p>
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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-095

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. Schedule 41 of By-law 2014-14, as amended, is hereby further amended by rezoning lands Part of Lot 13, Concession G, and Part of Lots 12 to 14 Concession F, and Part 5, Plan 35R-10850, (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2023-095, from Rural (RU2) to Environmental Protection (EP1), as shown hatched on Schedule II to By-law 2023-095.
2. Schedules I and II attached hereto are hereby made part of this By-law.

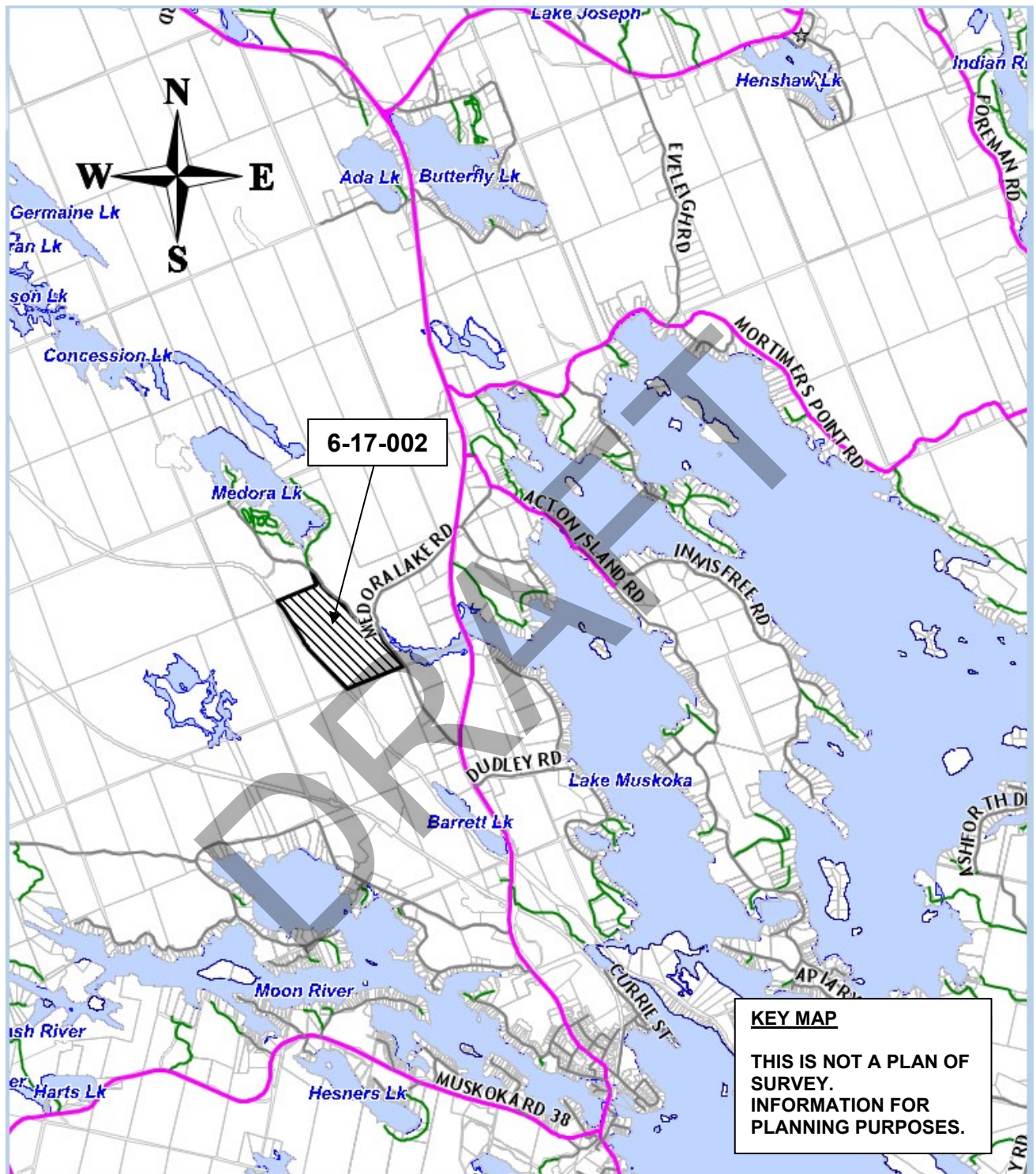
READ A FIRST AND SECOND TIME this ____th day of _____, 2023.

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

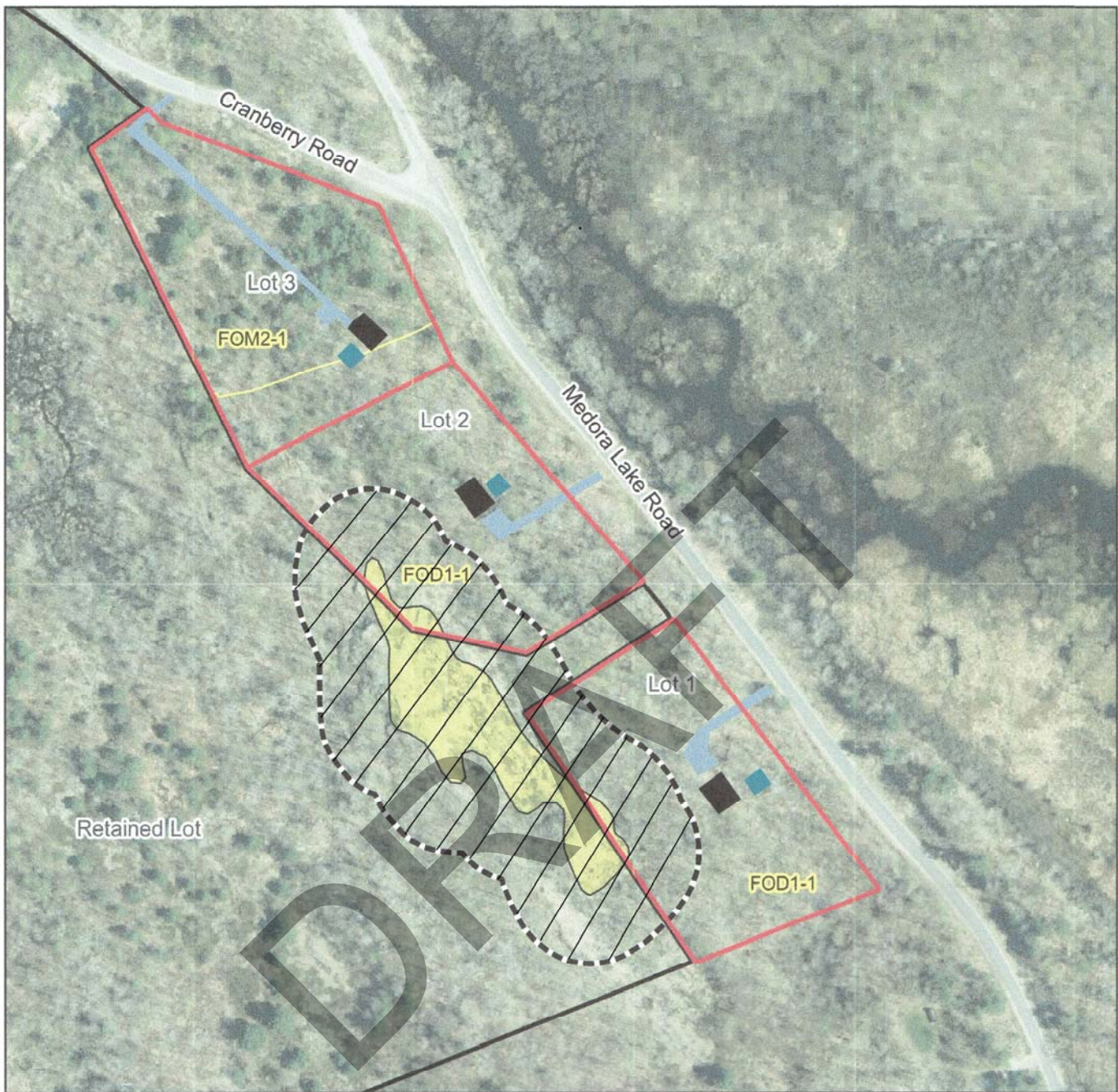
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2023-095



Schedule II to By-law 2023-095



- Retained Lot
- Proposed New Lots
- House
- Tile Bed
- Driveway
- Ecological Communities
- Species at Risk Habitat
- 30 m Setback from Species at Risk Habitat

Proposed EP1 Area
 Revision prepared by: L. Hogarth
 July 17, 2023

Code	Community Description
	Forest Communities
FOD1-1	FOD1-1: Dry - Fresh Red Oak Deciduous Forest
FOM2-1	FOM2-1: Dry - Fresh White Pine - Oak Mixed Forest

Proposed Zoning Amendment Sketch

Figure 1

Johnston Severance EIS

Ecophylla
Consulting

Project: 2022-21
Last Revised: July 2023

Murray Johnston

Prepared by: RW
Checked by: DW



1:2,600



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