

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING  
CONCERNING A PROPOSED AMENDMENT  
ZONING BY-LAW #2023-094  
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 IN PERSON AND ELECTRONICALLY FROM THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

**August 17, 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 this public meeting will be held in a hybrid forum with both electronic participation via ZOOM, and in-person participation 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. More information about viewing and/or participating via ZOOM is included in this Notice and can be found on our website at [www.muskokalakes.ca](http://www.muskokalakes.ca).** Members of the public may also observe the proceedings by accessing the live webcast at [www.muskokalakes.ca](http://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 either in person or via the ZOOM meeting and/or may 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](mailto:planning@muskokalakes.ca)

DATED at the Corporation of the Township of Muskoka Lakes this 27<sup>th</sup> day of July, 2023.

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

**ZBA#:**  
**ROLL#:**  
**NAME:**  
**CIVIC/911 ADDRESS:**

**ZBA-20/23**  
**2-9-098**  
**MUNTZ**  
**1770 BRACKENRIG ROAD**

## **EXPLANATION OF THE PURPOSE AND EFFECT OF**

### **ZONING BY-LAW AMENDMENT**

#### **ZBA-20/23, BY-LAW 2023-094, MUNTZ, Roll # 2-9-098**

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The land affected by this amendment is described as Part of Lot 22, Concession 7, (in the former Township of Watt), now in the Township of Muskoka Lakes. The subject land is known municipally as 1770 Brackenrig Road and is currently in the ownership of Kurt Muntz.

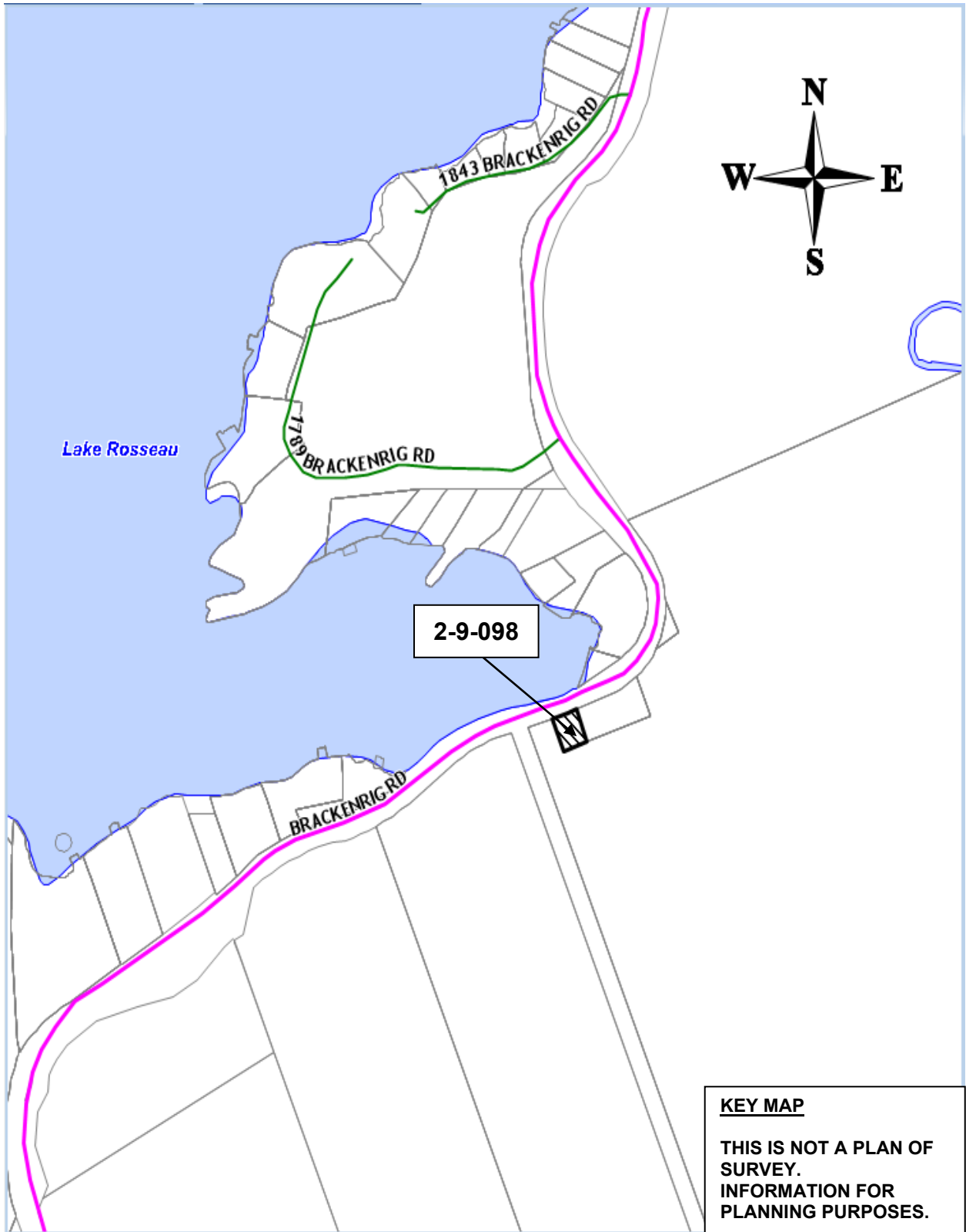
The subject land is current vacant. The applicant proposes to construct a two storey dwelling with sundecks and install a septic system.

The purpose of By-law 2023-094 is to provide an exemption from Section 3.4.1 e. of By-law 2014-14, as amended, being minimum lot requirements. In a Rural Residential (RUR) Zone, the minimum lot area requirement is 15,000 square feet. By-law 2023-094 will deem the subject land a 'building lot' with a minimum lot area of 13,645 square feet.

In summary, By-law 2023-094 will deem the subject land a 'building lot' permitting otherwise compliant development.

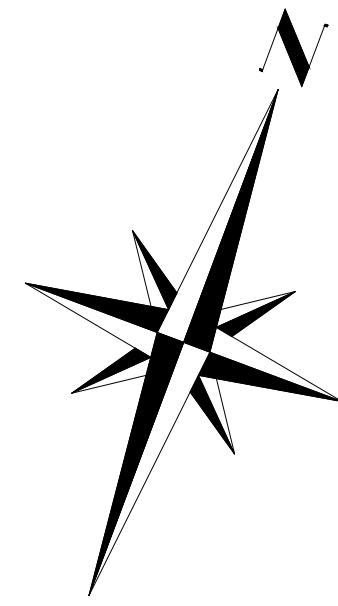
[See Key Map on the Following Page](#)

**KEY MAP**



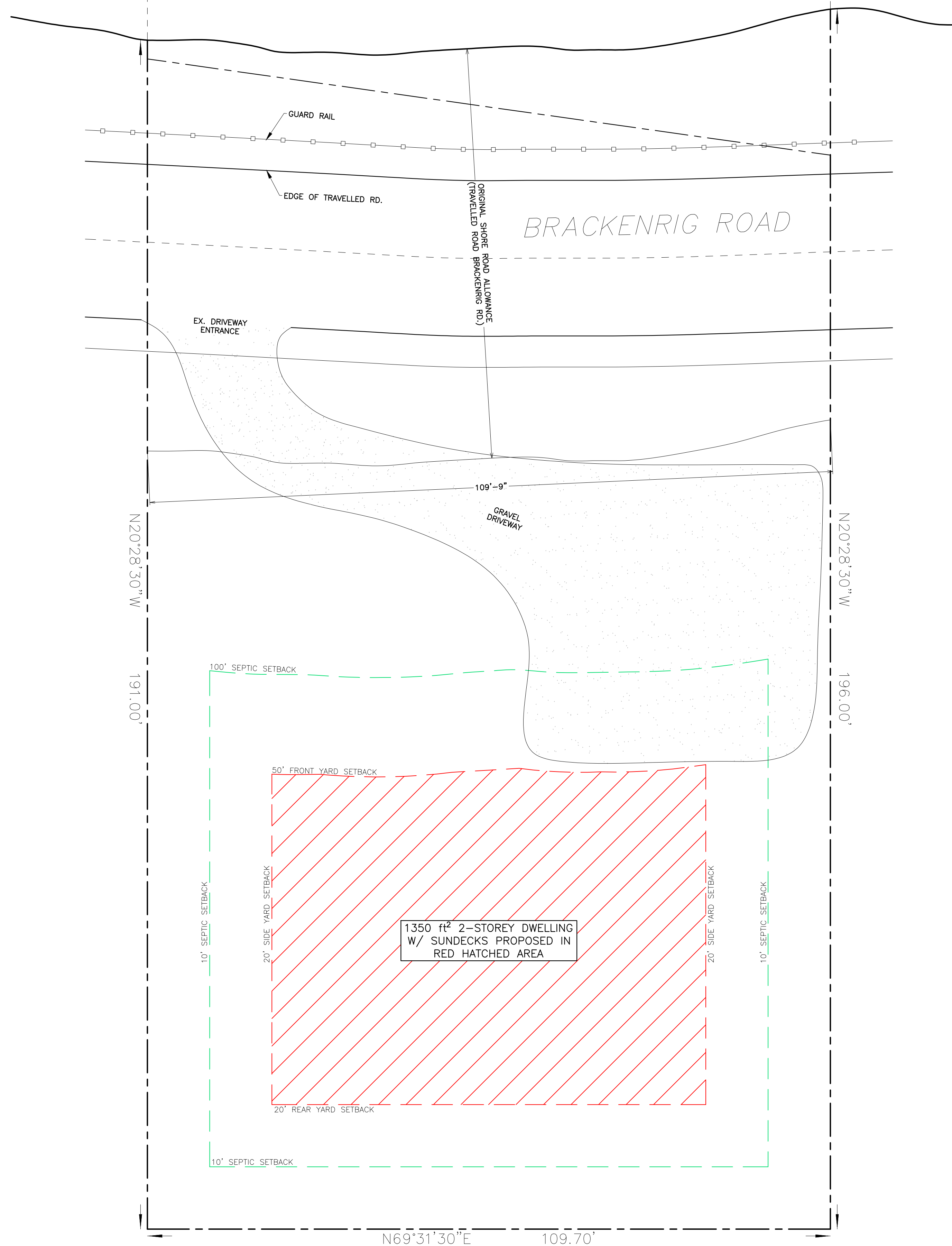
**KEY MAP**

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



LAKE ROSSEAU

NOT TO SCALE



ZONING DETAILS	
ZONING	RUR
LOT AREA	13,650 ft <sup>2</sup>
AREA WITHIN 200' OF HW MARK	13,650 ft <sup>2</sup>
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	50'
MIN. INT. SIDE YARD SETBACK	20'
MIN. EXT. SIDE YARD SETBACK	50'
MIN. REAR YARD SETBACK	20'
MAX. HEIGHT	35'

EXISTING LOT AREA STATS		
DEFINITION	AREA (ft <sup>2</sup> )	% COVERAGE
TOTAL LOT AREA	13,650	-
AREA WITHIN 200' OF HW MARK	13,650	-
STRUCTURES		
DWELLING	1,350	10%
TOTAL	1,350	10%

LOT FRONTAGE STATISTICS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	109'-6"	-



**DE KONING GROUP**

Mail: 36 Beach Road  
Utterson, Ontario  
POB 1M0

Office: 3 Armstrong Point Road  
Port Carling, Ontario  
POB 1J0

705.640.3800  
info@dekoningroup.com

5	UPDATED FOR ZBA	JULY 17 2023
4	ISSUED FOR ZBA	MAY 11 2023
3	ISSUED FOR REVIEW	APR 25 2023
2	ISSUED FOR REVIEW	MAR 10 2023
1	ISSUED FOR REVIEW	JAN 11 2023
No.	Revision/Issue Column	Date

CLIENT

**KURT MUNTZ**

PROJECT

**BRACKENRIG RD. PROPERTY  
1770 BRACKENRIG ROAD  
TOWNSHIP OF MUSKOKA LAKES  
LAKE ROSSEAU**

DRAWING

**SITE PLAN**

APPROVED

**ISSUED FOR REVIEW  
NOT FOR CONSTRUCTION**

DATE	JANUARY 2023
PROJECT	22-254-01
DESIGNED	EM
REVIEWED	N&K
SCALE	AS SHOWN
SHEET	SP1

**THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES**

**BY-LAW 2023-094**

Being a By-law to amend Comprehensive Zoning By-law 2014-14, as amended, in the Township of Muskoka Lakes

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**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 were 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:  

87-2090	i)	The land affected is described as Part of Lot 25, Concession 5, (in the former Township of Watt), as shown hatched on Schedule I to By-law 2023-094.
	ii)	Despite the provisions of Section 3.4.1.e. of By-law 2014-14, as amended, for those lands described above, the minimum permitted lot area shall be 13,645 square feet.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-094 and By-law 2014-14, as amended, the provisions of By-law 2023-094 shall apply.

3. Schedule I attached hereto is 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 2023-094**

