



Box 129, Port Carling, ON, P0B 1J0
Telephone (705) 765-3156
Fax (705) 765-6755

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 Amendment to Zoning By-Law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

Public Meeting Date: February 15, 2024 at 9:00 a.m.

File #s: B/54/23/ML and ZBA-02/24

Roll #: 6-20-073

Civic Address: 1532 Acton Island Road

Owners: Catherine Hess, Wendy Mills, and Nancy Mills, 144 Hanna Road, East York, ON, M4G 3N7

Legal Description: Part Lots 18 and 19, Concession C, Parts 1 and 2, Plan BR-972, (Wood)

Lake/River: Lake Muskoka (Category 1 Lake)

Zoning: Waterfront Residential (WR1)

Zoning Schedule: 42

EXPLANATION OF THE PURPOSE AND EFFECT: A Consent/Severance Application (B/54/23/ML) has been submitted to create one additional lot and grant an easement.

The Severed Lot contains a two-storey boathouse with an upper storey dwelling within the boathouse and an associated dock, a land-based sleeping cabin with an attached sundeck, a single storey garage, an outbuilding containing laundry facilities (laundry room), a privy, a sundeck and hot tub, a shed, and two swim docks.

The Retained Lot contains a dwelling with attached sundecks, a gazebo, a patio, a studio building (frame studio), two detached single storey garages, a carport, a washroom building (toilet room), and a sports court with an associated outbuilding containing a change room with an attached sundeck.

The proposed easement will provide private access to existing hydro infrastructure on the Retained Lot in favour of the Severed Lot.

A Zoning By-law Amendment Application (ZBA-02/24) has also been submitted to recognize cumulative width of docks on the Severed Lot.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	4.1.7 & 4.1.7.12 a.	Maximum Permitted Cumulative Dock Width	75 ft.	157 ft. (Severed Lot)	82 ft.

A key map of the property, the applicant's site plan and any drawings, and a draft of the associated By-law are included in this notice.

TAKE FURTHER NOTICE that this public hearing 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/>

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/>.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Application is available from the Planning Division 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, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

Please quote the file number noted above.

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. Comments can be submitted by emailing planning@muskokalakes.ca or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

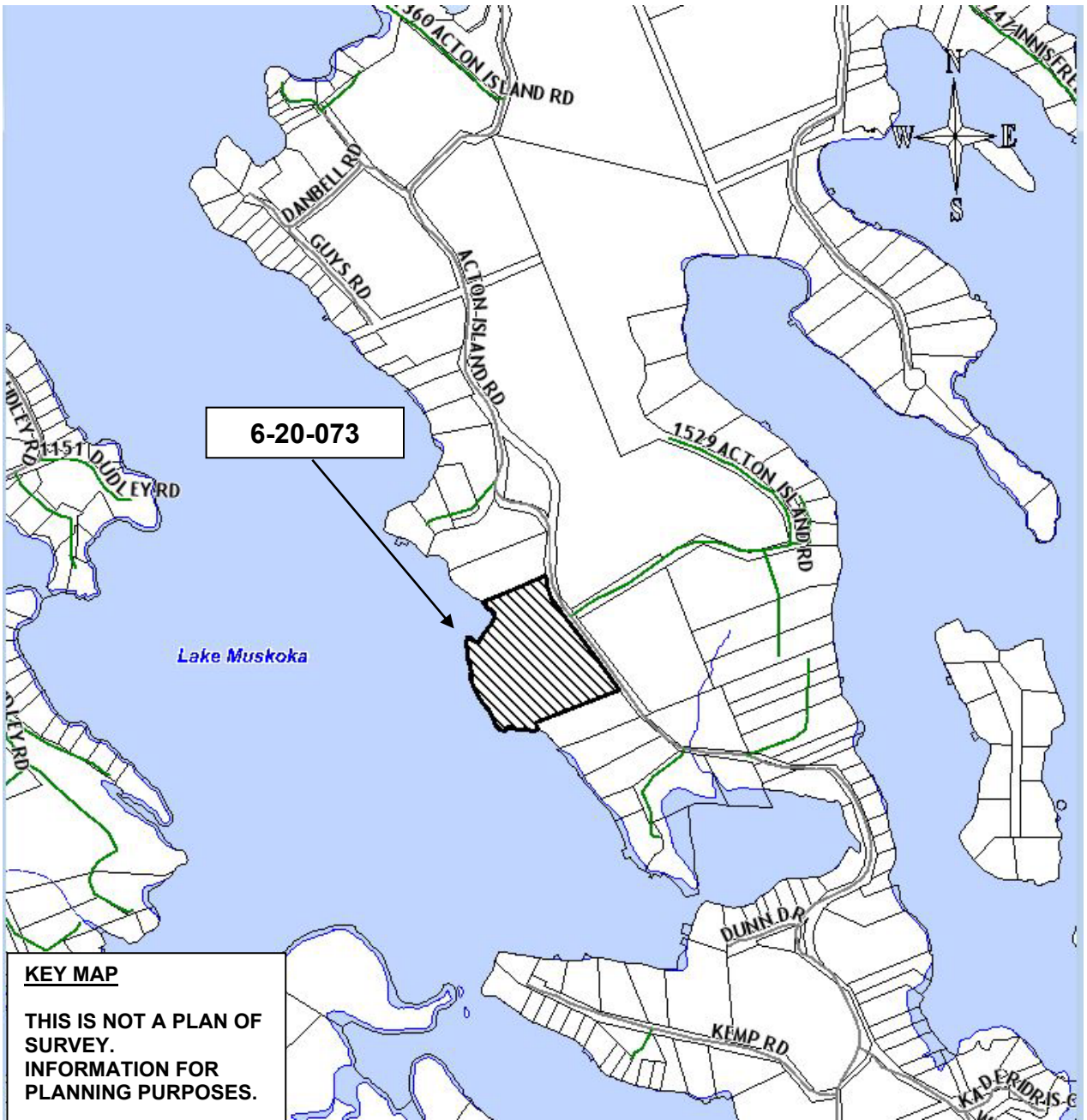
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes 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.

NOTICE OF PASSING: If you wish to be notified of the decision of Council on the proposed zoning by-law amendment, you must make a written request to the Township of Muskoka Lakes.

DATED at the Corporation of the Township of Muskoka Lakes this 24th day of January, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP

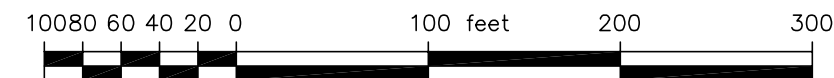


CONSENT AND ZONING SKETCH

NOT TO SCALE

**SKETCH FOR
CONSENT APPLICATION PURPOSES**

SCALE 1" = 100'



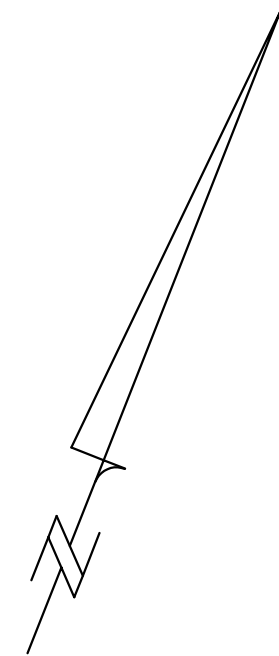
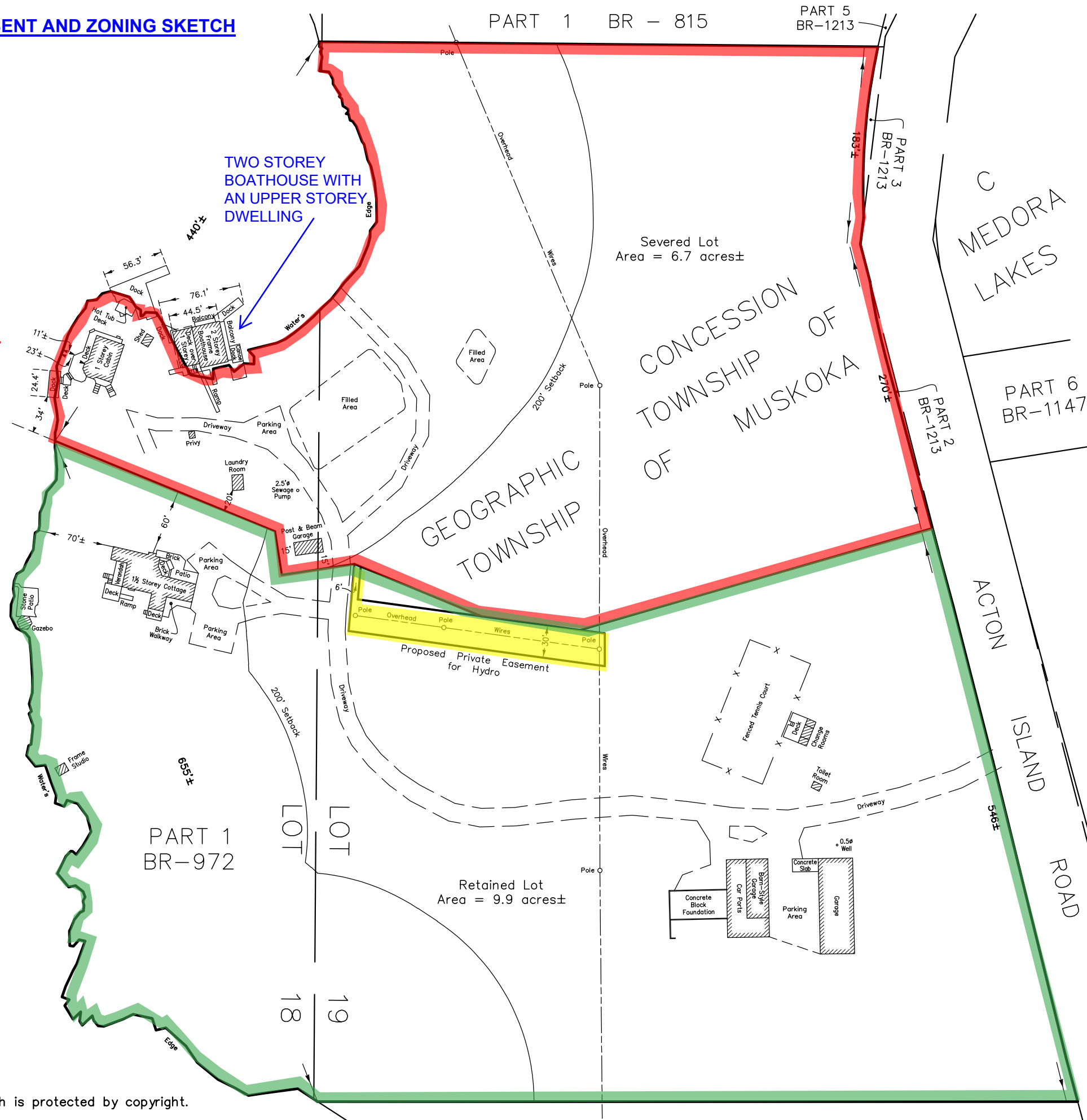
DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

Caution: This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

Information shown hereon was derived from field survey work.

B/54/23/ML

LAKE MUSKOKA



November 22, 2023
File MUS2023-044



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FOR INFORMATIONAL PURPOSES

THIS SKETCH IS AN ORIGINAL COPY IF IT IS EMBOSSED WITH THE SURVEYOR'S SEAL

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:

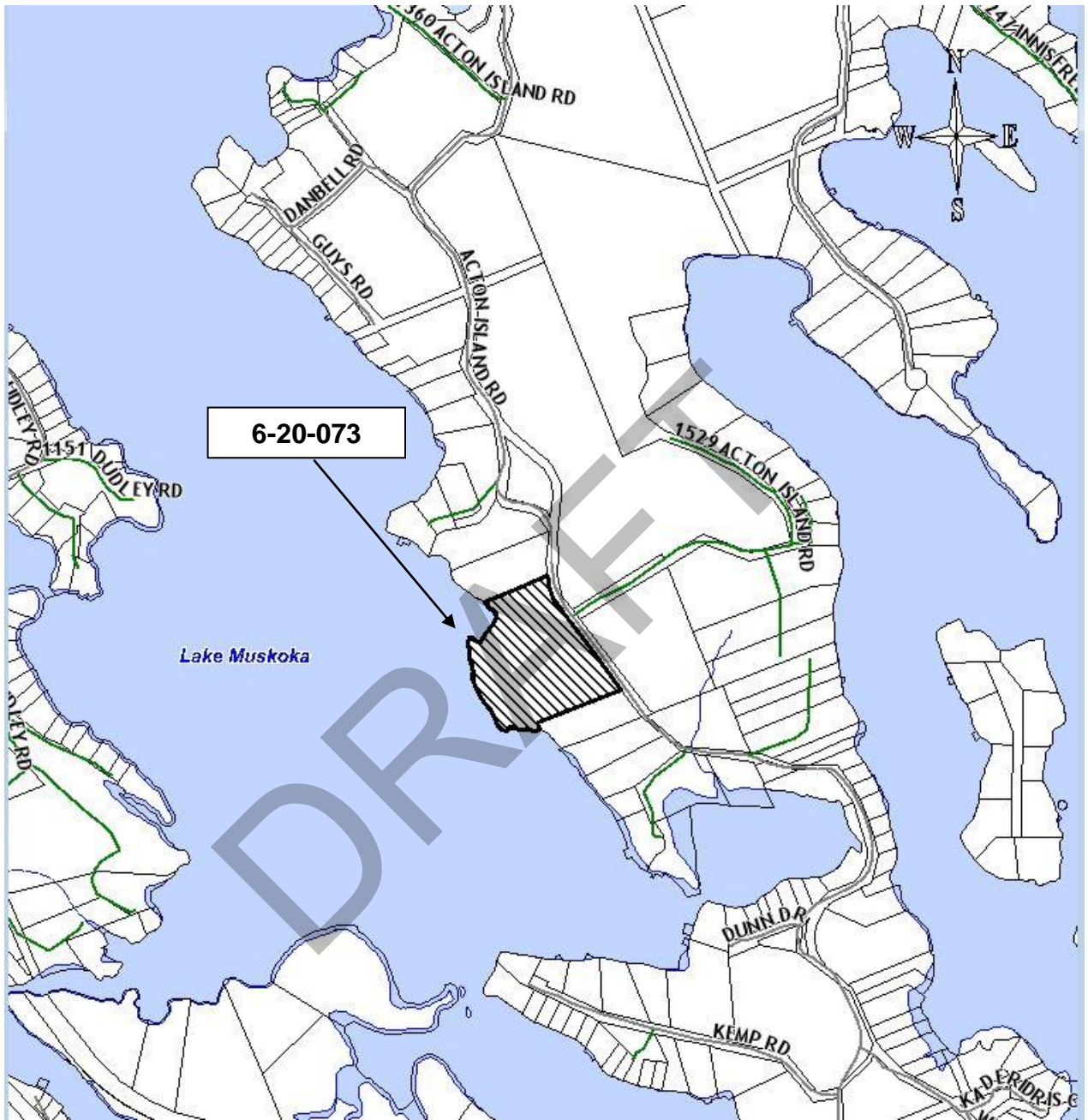
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The land affected by this amendment is described as Part of Lots 18 and 19, Concession C, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Parts 1 and 2, Plan BR-972, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Sections 4.1.7 and 4.1.7.12 a. of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width for the Severed Lot in Consent/Severance Application B/54/23/ML shall be 157 feet, 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



SKETCH FOR CONSENT APPLICATION PURPOSES

SCALE 1" = 100'



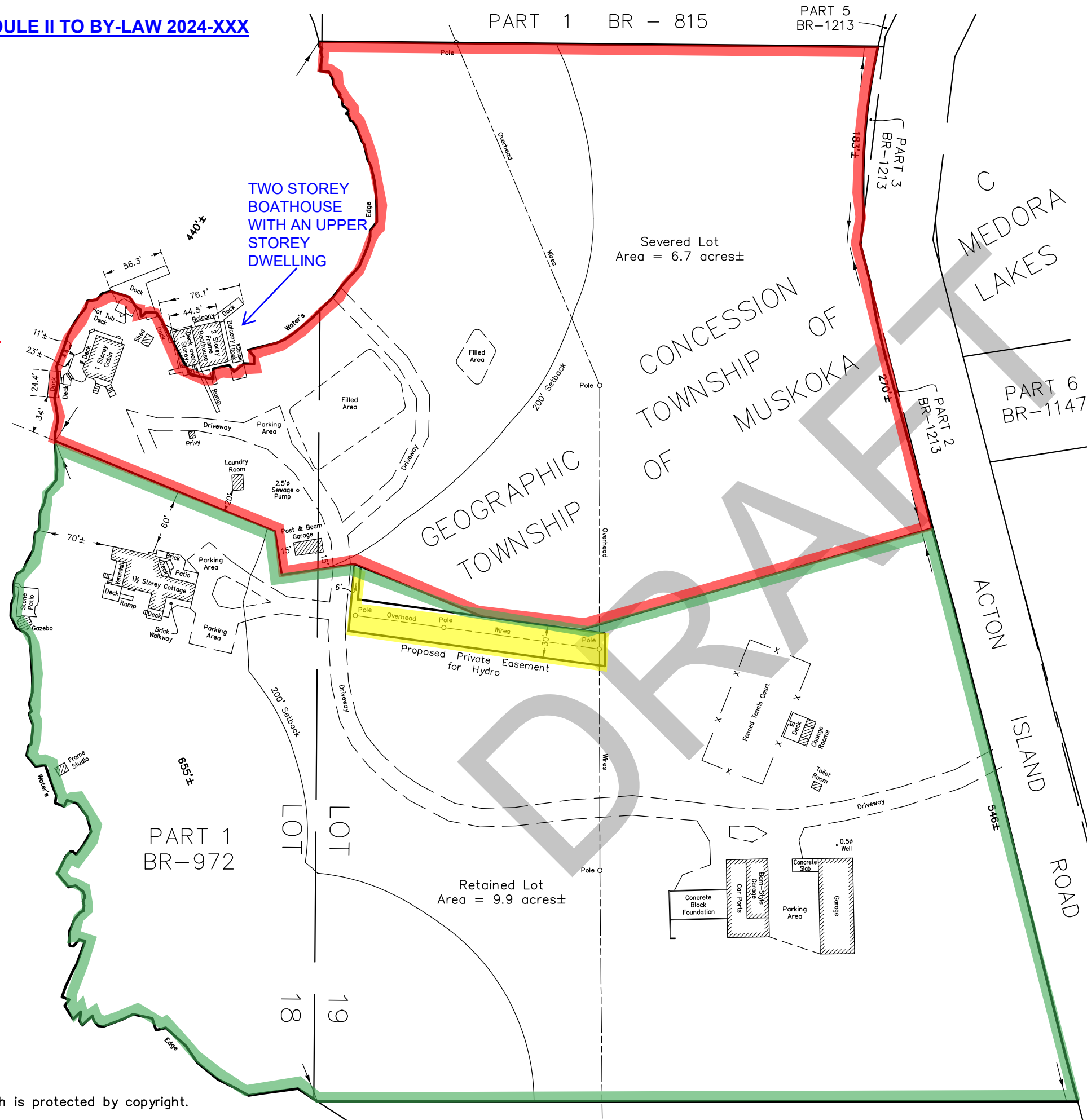
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B/54/23/ML

LAKE MUSKOKA



Severed Lot
Area = 6.7 acres±

CONCESSION OF
TOWNSHIP OF MUSKOKA
GEOGRAPHIC TOWNSHIP

C
MEDORA
LAKES

PART 6
BR-1147

PART 2
BR-1213

PART 3
BR-1213

PART 5
BR-1213

PART 1 BR - 815

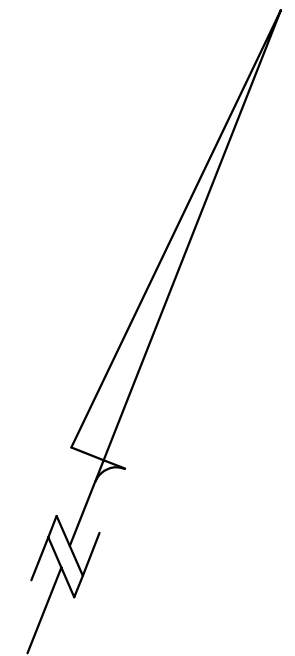
PART 1
BR-972

LOT 18
LOT 19

Retained Lot
Area = 9.9 acres±

ACTON
ISLAND
ROAD

PART 1
BR-1213



November 22, 2023
File MUS2023-044



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