



Box 129, Port Carling, ON, POB 1JO
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 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, February 15, 2024 at 9:00 a.m.

File #.: B/57/23/ML, ZBA-07/24

Roll #: 9-1-011-02

Owner: Elke Scholz, 1060 Partridge Lane, RR 1, Station Main, Bracebridge, ON, P1L 1W8

Civic Address: 1060 Partridge Lane

Legal Description: Part of Lot 7, Concession 5, Part 1, Plan 35R-23014, (Monck)

Lake/River: Not Applicable.

Zoning: Rural (RU1)

Zoning Schedule: 39

EXPLANATION OF THE PURPOSE AND EFFECT: Consent/Severance Application B/57/23/ML has been submitted to create a new lot fronting onto Partridge Lane. The Severed Lot is vacant and no development is proposed at this time, however, compliant rural residential development will be permitted in the future. The Retained Lot contains a dwelling, office, shed, and chicken coop. No changes are proposed on the Retained Lot at this time.

A Zoning By-law Amendment Application ZBA-07/24 has been submitted to rezone the subject land from Rural (RU1) to Rural Residential (RUR). The Zoning By-law Amendment Application has also been submitted to provide exemptions from the from the RUR minimum lot frontage requirement for both the Severed and Retained Lots. The Zoning By-law also propsoes to repeal By-law 2009-154, which was approved by Township Council in December 2009 to recognize the lot frontage and lot area of the subject land as a condition of Consent/Severance Application B/43/09/ML (Gallagher) provisionally approved by the Township’s Committee of Adjustment in December 2009. As the subject land is intended to be further subdivided, By-law 2009-154 is redundant.

Exemption	ZBL 2014-14 Section (s)	Description	Permitted	Proposed
A	2014-14 6.1.3	Minimum Lot Frontage Requirement	325 ft.	311 ft. (Retained and Severed) ¹

B	By-law 2009-154	Stipulates Minimum Lot Frontage and Lot Area Requirements of 570 ft. and 5 ac., Respectively	-	Repeal By-law 2009-154
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¹ Please note that lesser frontage amounts have been included in the draft by-law for both the Retained and Severed Lots to ensure compliance upon receipt of a survey.

A key map of the subject property, severance sketches, a zoning amendment sketch and draft 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 consent application is available from the Planning Department week days 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.

YOU OR YOUR REPRESENTATIVE are entitled to participate in this public meeting and make verbal representation and/or make written representation prior to the meeting. 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 YOU WISH TO SPEAK at the meeting by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled meeting.

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.

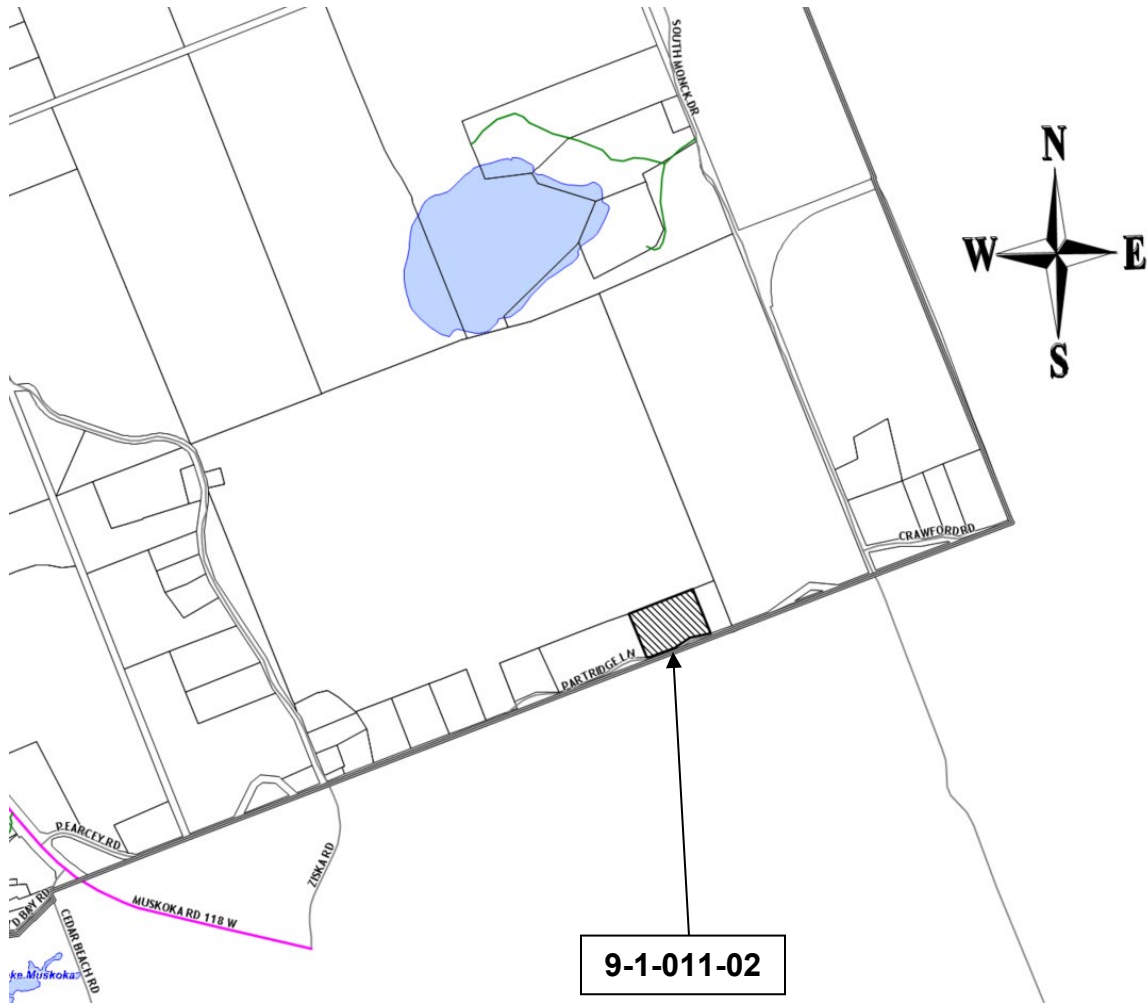
CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect 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.

THE MEETING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

Dated at the Corporation of the Township of Muskoka Lakes this 26th day of January, 2024

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP



KEY MAP

**THIS IS NOT A PLAN OF
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INFORMATION FOR
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CONSENT SKETCH

PIN 48162-0551



SEVERANCE SKETCH

THIS SKETCH WAS PREPARED FOR THE PURPOSE OF PLANNING

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LOT 7 CONCESSION 5 MONCK
PART 1 35R - 23014
PIN 48162 - 0792
ADDRESS: 1060 PARTRIDGE LANE

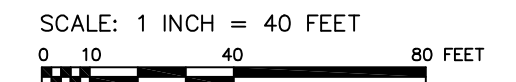
RETAINED LOT

SEVERED LOT

B/57/23/ML

AREA SCHEDULE	AREA OF PARCEL	STRAIGHT LINE FRONTAGE	BUILDING AREAS
SEVERED PARCEL	128,865 SQ.FT. (3.0 ACRES)	311 FT.	VACANT
RETAINED PARCEL	135,225 SQ.FT. (3.1 ACRES)	311 FT.	DWELLING= 1,465 SQ.FT. OFFICE= 1,060 SQ.FT. SHED= 155 SQ.FT.
TOTAL	264,090 SQ.FT. (6.1 ACRES)		TOTAL= 2,680 SQ.FT.

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



PART 1 35R-6315
PIN 48162-0552

NOTE:

TOPOGRAPHIC FEATURES SHOWN HERE ON HAVE BEEN ESTABLISHED BY SURVEY.

EXISTING PARCEL BOUNDARIES LOCATED ALONG PARTRIDGE LANE HAVE BEEN ESTABLISHED BY SURVEY. ALL OTHER PARCEL BOUNDARIES HAVE CALCULATED FROM PLAN 35R-23014.

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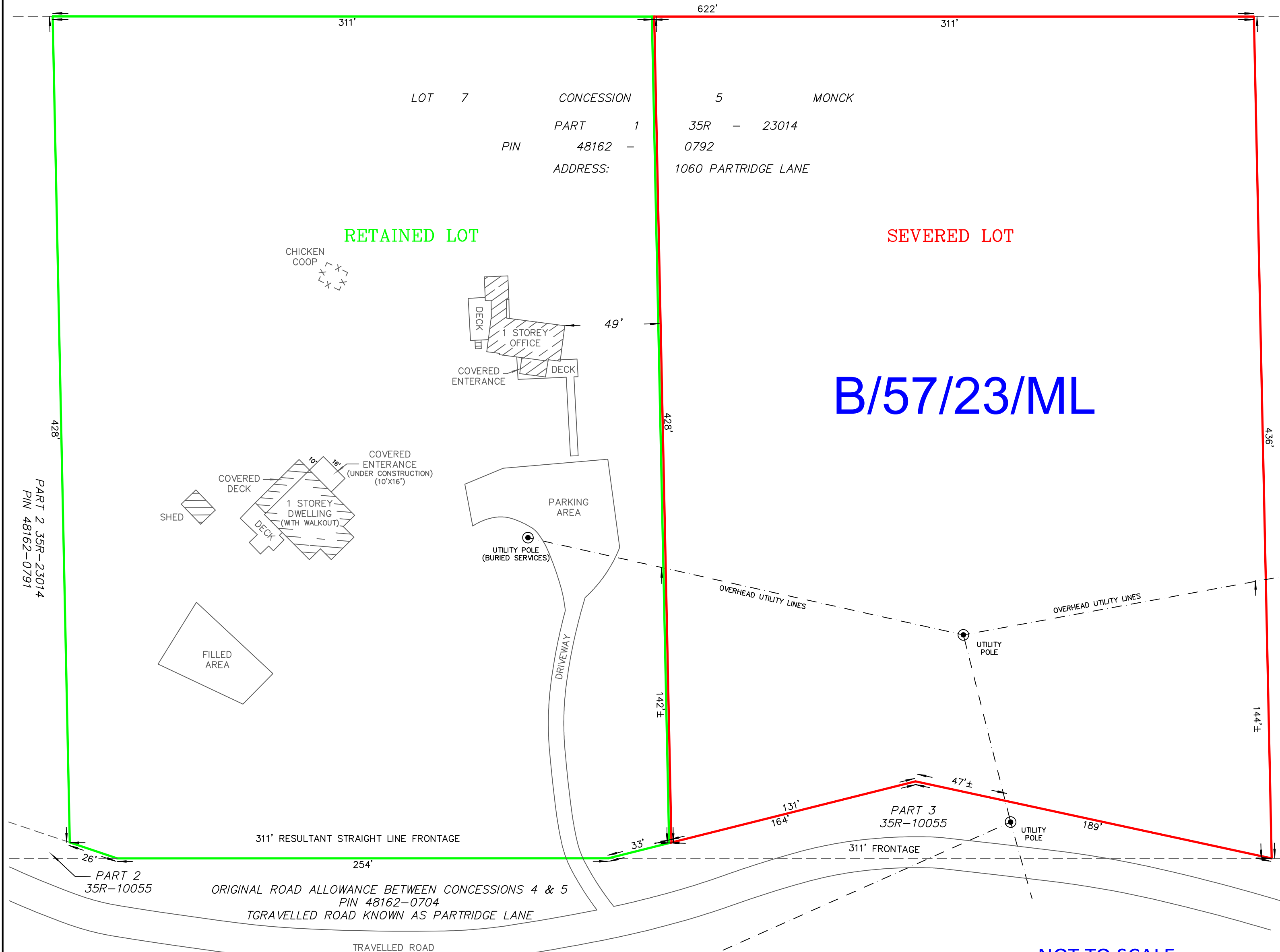
DATE: JULY 6, 2022.

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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NOT TO SCALE



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:

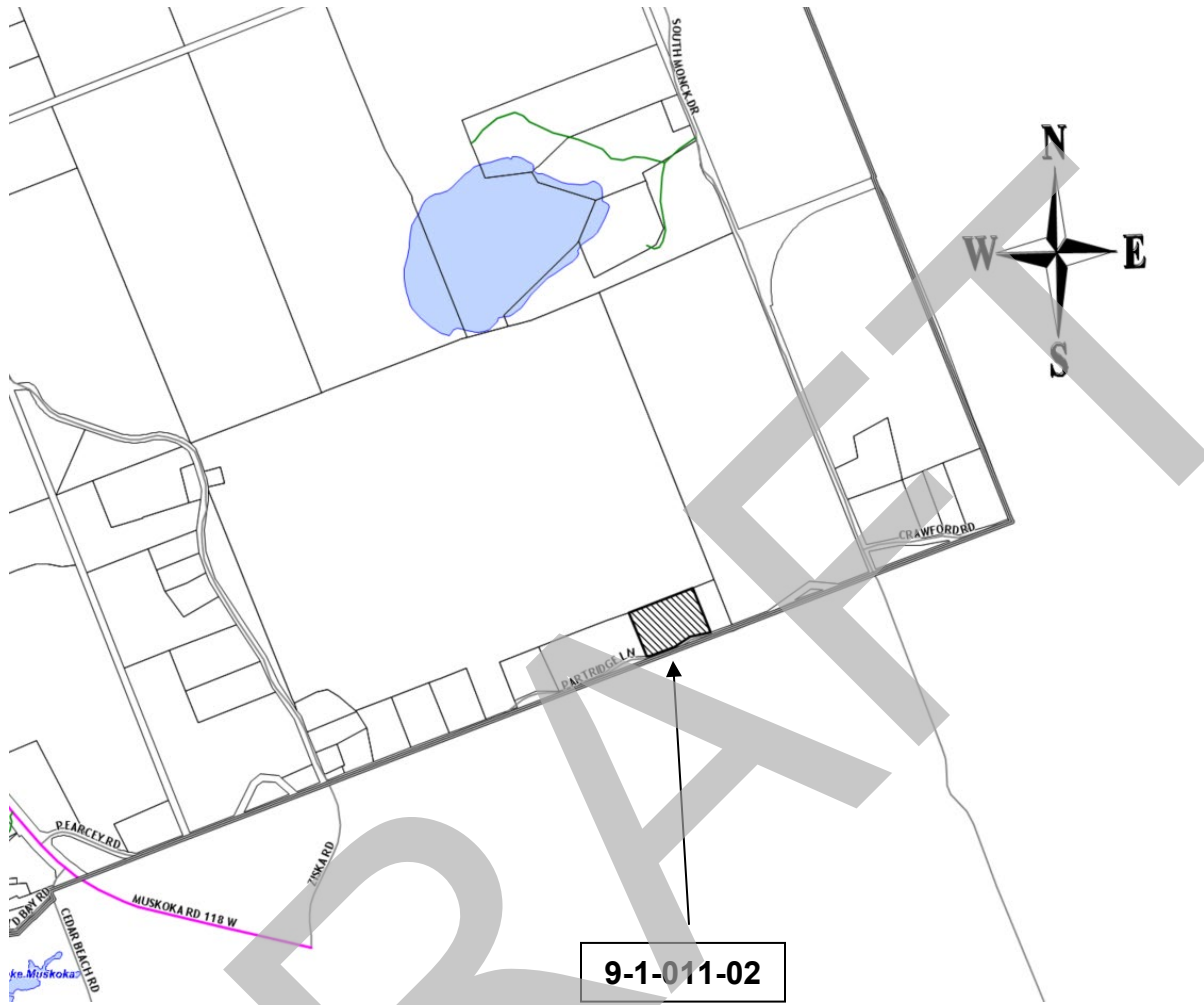
1. Schedule 39 of Zoning By-law 2014-14, as amended, is hereby further amended by rezoning the land described as Part of Lot 7, Concession 5, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-23014, as shown hatched on Schedule I to By-law 2024-XX, from Rural (RU1) to Rural Residential (RUR).
2. 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 Lot 7, Concession 5, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-23014, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Sections 6.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum lot frontage of the Retained and Severed Lots shall be 309 feet, as shown on Schedule II to By-law 2024-XXX.
 - iii) By-law 2009-154 is hereby repealed.
3. Schedules I and II attached hereto are hereby made part of this By-law.
4. 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 By-law 2024-XX

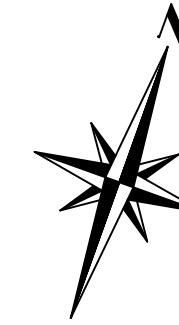


9-1-011-02

KEY MAP
**THIS IS NOT A PLAN OF SURVEY.
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SCHEDULE II TO BY-LAW 2024-XX

0551



SEVERANCE SKETCH

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LOT 7 CONCESSION 5 MONCK
PART 1 35R - 23014
PIN 48162 - 0792
ADDRESS: 1060 PARTRIDGE LANE

RETAINED LOT

SEVERED LOT

3.1 ACRES

3 ACRES

AREA SCHEDULE	AREA OF PARCEL	STRAIGHT LINE FRONTAGE	BUILDING AREAS
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SCALE: 1 INCH = 40 FEET
0 10 40 80 FEET

PART 1 35R-6315
PIN 48162-0552

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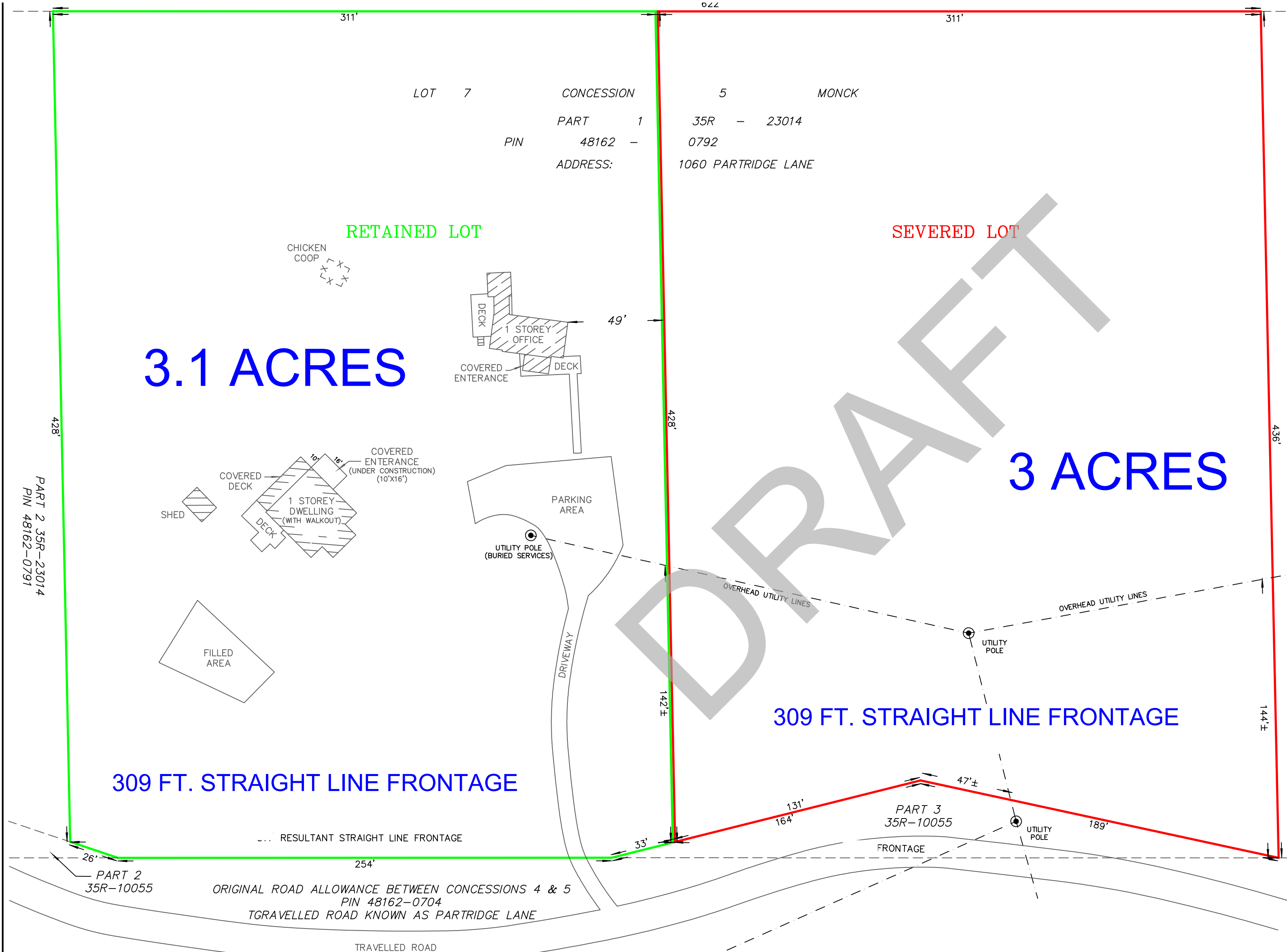
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DATE: JULY 6, 2022.

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NOT TO SCALE



PART 2 35R-23014
PIN 48162-0791

309 FT. STRAIGHT LINE FRONTAGE

309 FT. STRAIGHT LINE FRONTAGE

RESULTANT STRAIGHT LINE FRONTAGE

PART 2
35R-10055

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5
PIN 48162-0704
TGRAVELLED ROAD KNOWN AS PARTRIDGE LANE

TRAVELLED ROAD