

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT
ZONING BY-LAW #2022-157
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 ELECTRONICALLY FROM
THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

January 20, 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 as part of the Township's response to stop the spread of COVID-19, this public meeting will be held in a virtual forum with electronic participation. **The meeting will be held via ZOOM and will commence at 9:00am. 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**. 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 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 in the ZOOM meeting or 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 Local Planning Appeal 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 Local Planning Appeal 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

DATED at the Corporation of the Township of Muskoka Lakes this **21st** day of **December, 2022**.

Clerk
of the Corporation of the
Township of Muskoka Lakes

ZBA#:	ZBA-45/22
ROLL#:	6-27-081-01
NAME:	CANADIAN NATIONAL RAILWAY COMPANY
CIVIC/911 ADDRESS:	NOT ASSIGNED

**EXPLANATION OF THE PURPOSE AND EFFECT OF
ZONING BY-LAW AMENDMENT**

**ZBA-45/22, BY-LAW 2022-157, CANADIAN NATIONAL RAILWAYS,
Roll # 6-27-081-01**

The land affected by this amendment is described as Part of Lot 24, Concession 8 (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Lot MM 18 and part of Lot 6 and part of Queens Walk Road, Plan M-340, and Parts 1 to 3, Plan 35R-16232. The subject land does not have a municipally assigned civic address and is currently in the ownership of Canadian National Railways.

The subject land is zoned Community Residential – Unserviced Communities (R3) and is currently vacant.

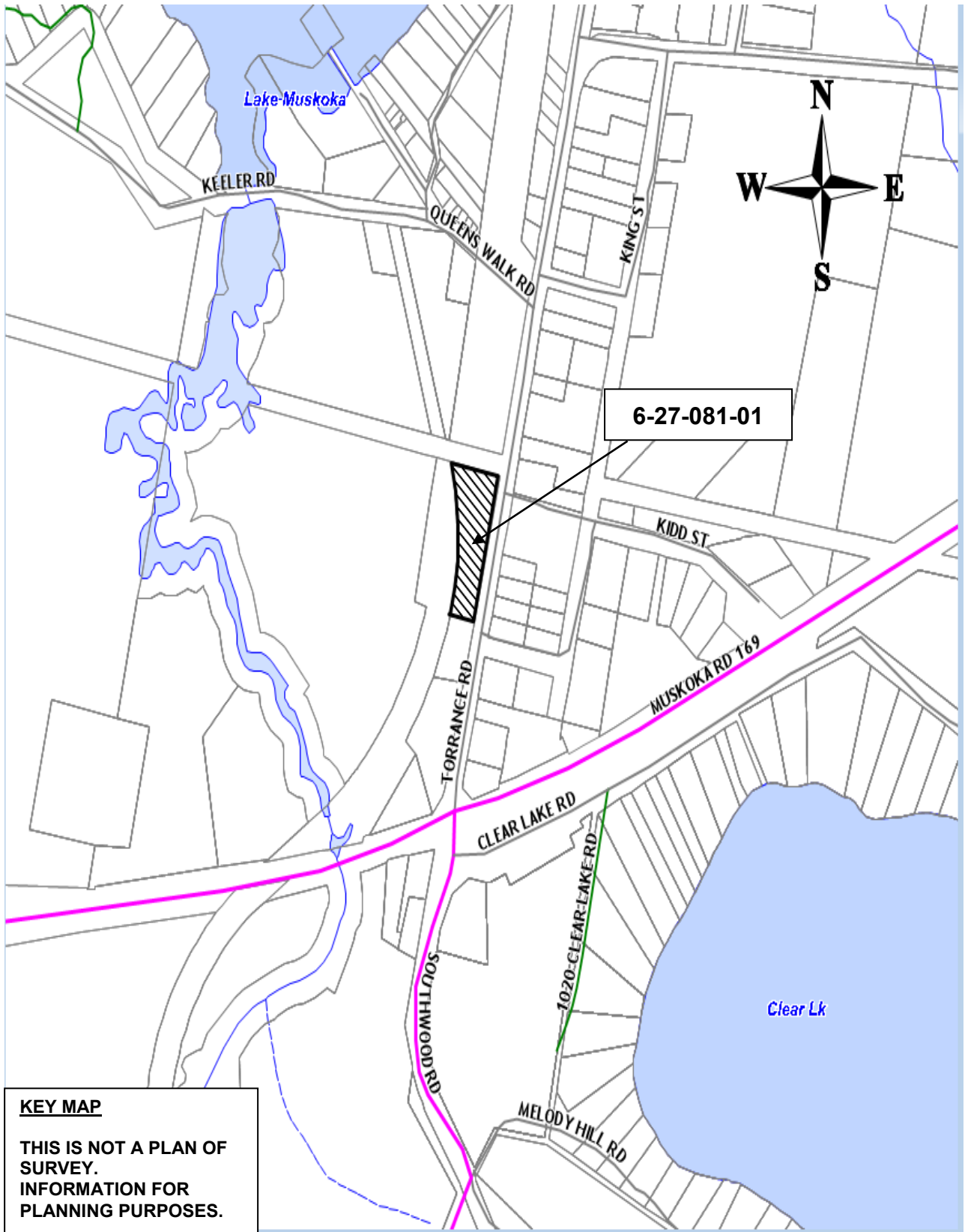
Consent Application B/116/21/ML (CANADIAN NATIONAL RAILWAYS) was granted provisionally by the Township's Committee of Adjustment in June 2022 to permit the creation of one new lot. Committee imposed a condition of consent requiring the approval of a Zoning By-law Amendment to prohibit habitable development on the Severed Lot. Accordingly, the purpose of By-law 2022-157 is to provide an exemption from Sections 5.1.1 and 5.1.2 of By-law 2014-14, as amended, being permitted main and accessory uses and buildings/structures in an R3 Zone. By-law 2022-157 will prohibit habitable buildings and structures on the Severed Lot in Application B/116/21/ML.

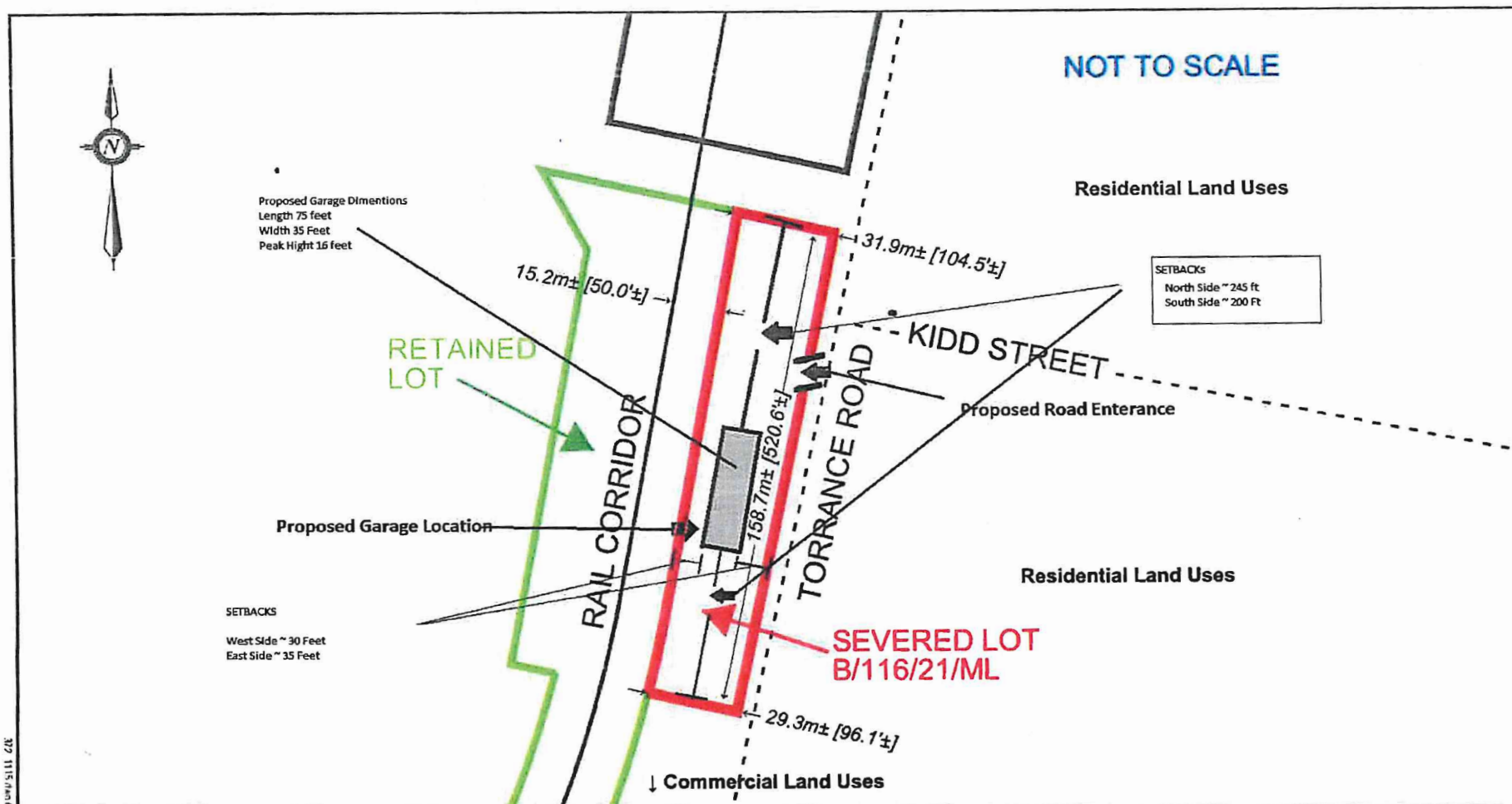
The purpose of By-law 2022-157 is also to provide an exemption from Sections 5.1.1 of By-law 2014-14, as amended, to permit a single storey storage garage as a main use and building.

In summary, By-law 2022-157 will have the effect of prohibiting habitable buildings and structures in order to fulfill a condition of consent. By-law 2022-157 will also have the effect of permitting a single storey storage garage as a main use and building.

See Key Map on the Following Page

KEY MAP





DESCRIPTION: 100Q/ONPR/100320 (1.0 Acs. ±)
 Part of PIN 480300534
 District of Muskoka
 Province of Ontario
 Canada

SEVERANCE SKETCH

- Severed Lot (1 acre, 0.4 ha ±)
- Retained Lands (4.69 acres, 1.90 ha ±)

SUBDIVISION:	Bala (372)
SPUR / ANTENNE:	N/A
MILEAGE / MILLIAIRE:	111.77 - 111.87
DATE:	May 18, 2022
SCALE / ÉCHELLE:	1:1500



THIS IS NOT A PLAN OF SURVEY / CECI N'EST PAS UN PLAN D'ARPENTAGE

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2022-157

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:
 - 87-2051 i) The land affected by this amendment is described as Lot 24, Concession 8 (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Lot MM 18 and part of Lot 6 and part of Queens Walk Road, Plan M-340, and Parts 1 to 3, Plan 35R-16232, as shown hatched on Schedule I to By-law 2022-157.
 - ii) Despite the provisions of Sections 5.1.1 and 5.1.2 of By-law 2014-14, as amended, for those lands described above, habitable buildings and structures shall be prohibited on the Severed Lot in Consent Application B/116/21/ML, as shown on Schedule II to By-law 2022-157.
 - iii) Despite the provisions of Section 5.1.1 of By-law 2014-14, as amended, for those lands described above, a single storey storage garage is permitted as a main use and building on the Severed Lot in Consent Application B/116/21/ML, as shown in the location and extent on Schedule III to By-law 2022-157.
- All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2022-157 and By-law 2014-14, as amended, the provisions of By-law 2022-157 shall apply.
2. Schedules I, II, and III attached hereto are hereby made part of this By-law.

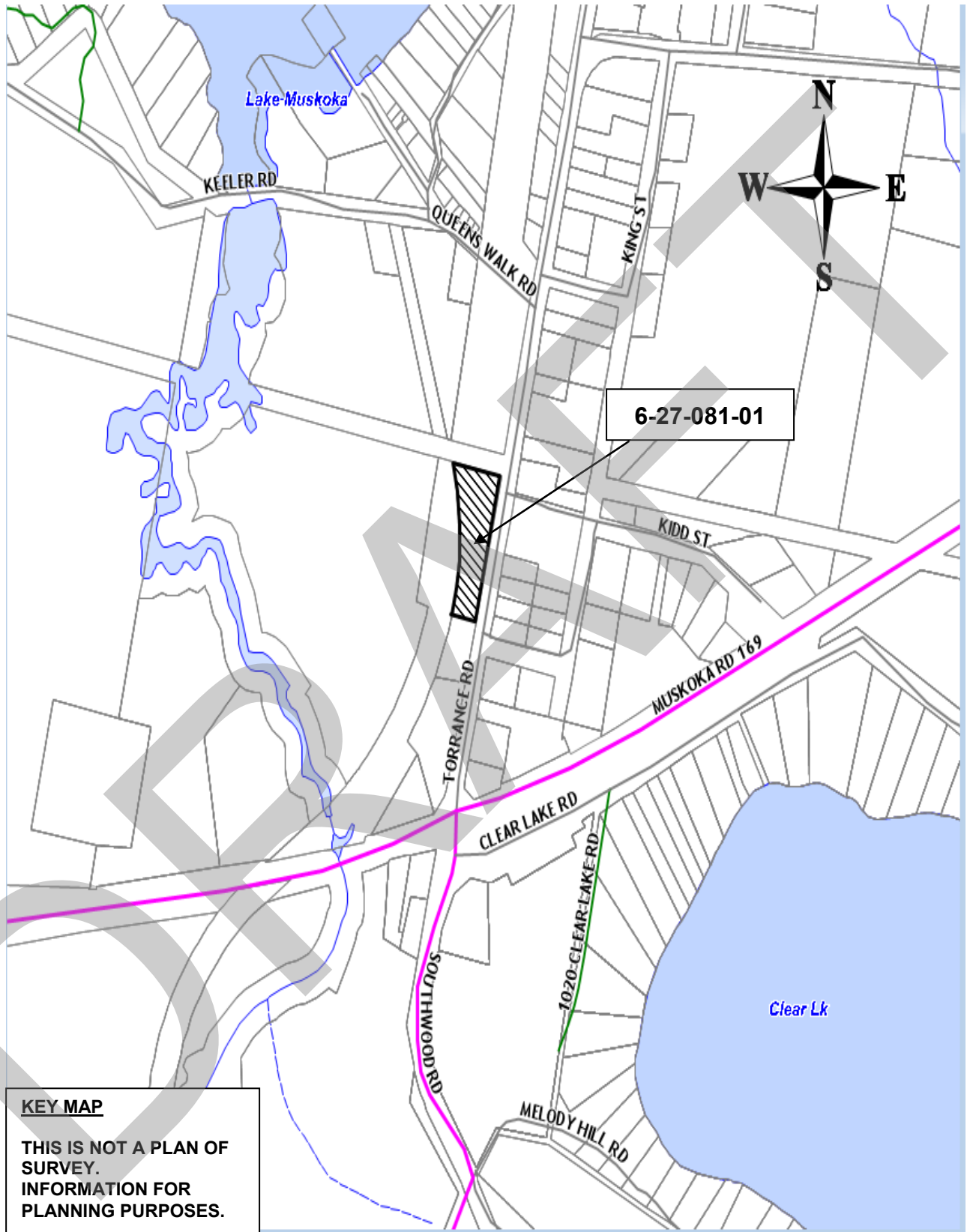
READ A FIRST AND SECOND TIME this ____ day of _____, 2023.

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

Peter Kelley, Mayor

Clerk

SCHEDULE I TO BY-LAW 2022-157



SCHEDULE II TO BY-LAW 2022-157



NOT TO SCALE

RETAINED LOT

15.2m± [50.0'±]

RAIL CORRIDOR

158.7m± [520.6'±]

TORRANCE ROAD

SEVERED LOT
B/116/21/ML

29.3m± [96.1'±]

31.9m± [104.5'±]

KIDD STREET

Residential Land Uses

Residential Land Uses

Commercial Land Uses

SEVERANCE SKETCH

-  Severed Lot (1 acre, 0.4 ha ±)
-  Retained Lands (4.69 acres, 1.90 ha ±)

SUBDIVISION:	Bala (372)
SPUR / ANTENNE:	N/A
MILEAGE / MILLIAIRE:	111.77 - 111.87
DATE:	May 18, 2022
SCALE / ÉCHELLE:	1:1500



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Part of PIN 480300534
District of Muskoka
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