



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

**NOTICE OF COMPLETE APPLICATION
AND NOTICE OF
ELECTRONIC PUBLIC MEETING
CONCERNING A ZONING BY-LAW
AMENDMENT
BY-LAW 2022-156 AND PROPOSED
CONSENT APPLICATION B/41/22/ML**

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

January 20, 2023

at **9:00 a.m.** in the Council Chambers, Municipal Building
Township of Muskoka Lakes, Port Carling, Ontario
(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 with the current restrictions on public gatherings due to COVID-19 and 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 electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via Zoom 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 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 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 **23rd** day of **December, 2022**.

Township Clerk
Township of Muskoka Lakes

CONSENT #B/41/22/ML
BY-LAW #2022-156
AMENDEMENT #ZBA-44/22
NAME: FH DEVELOPMENTS INC.
ROLL #: 2-16-038 and 2-16-066
CIVIC ADDRESS: 1096 SANDWOOD ROAD



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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

**B/41/22/ML, ZBA-44/22, BY-LAW 2022-156
FH DEVELOPMENTS
ROLL # 2-16-038 and 2-16-066**

The lands affected are described as Part of Lots 14 and 15, Concession 7, part of Part 47, Plan BR-773, and Parts 29 and 30 and part of Part 45, Plan BR-787, (in the former Township of Watt), now in the Township of Muskoka Lakes. The subject land is known municipally as 1096 Sandwood Road. The land is presently under the ownership of FH Developments Inc.

A Consent/Severance Application (B/41/22/ML) has been submitted to create one new lot (Severed Lot). Please refer to the attached Consent Sketch. The Severed Lot is currently vacant and no development is proposed at this time, however, residential development is proposed in the future. The Retained Lot contains a tent and trailer park, an accessory dwelling, and other accessory buildings.

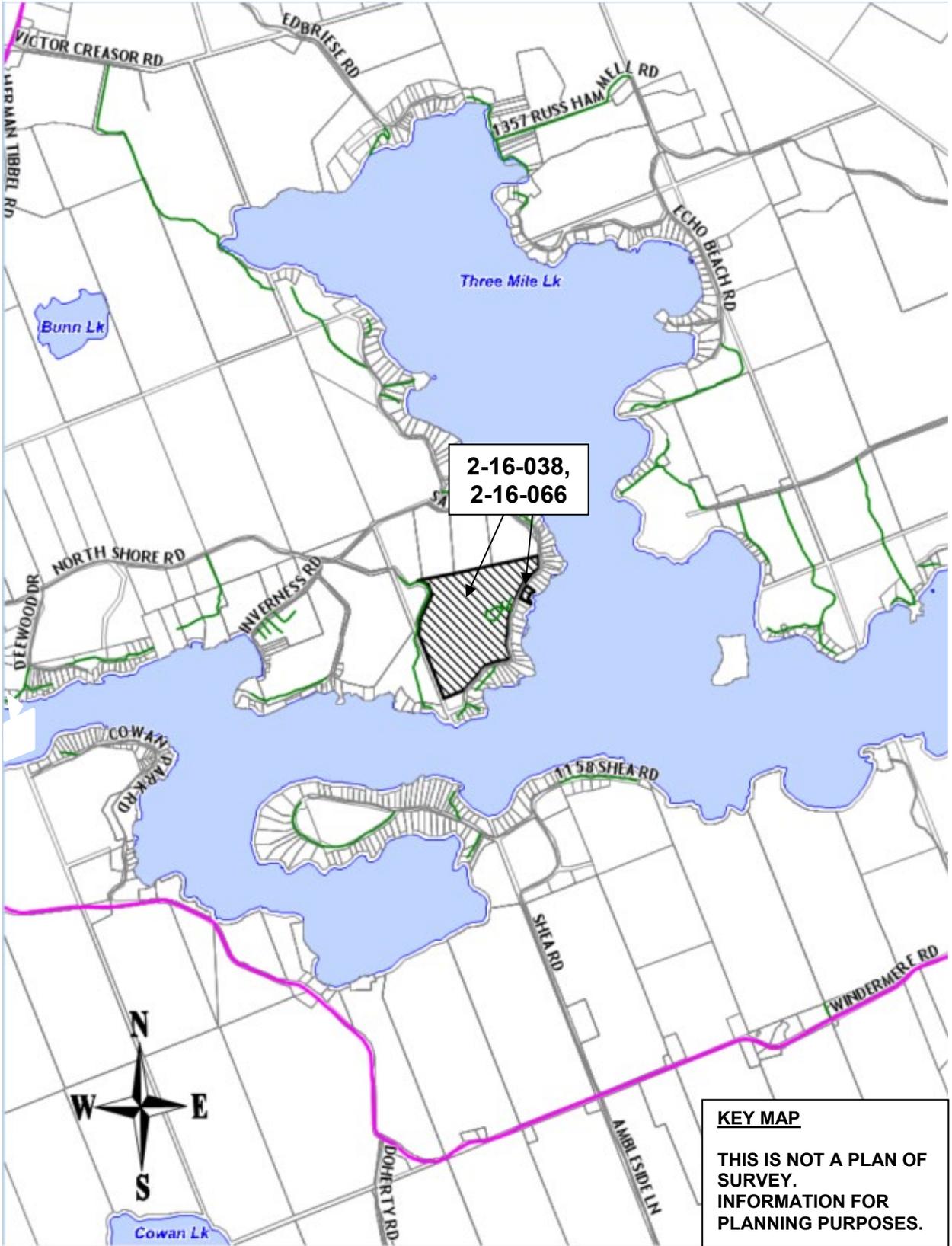
The purpose of By-law 2022-156 is to rezone portions of the Severed Lot from Open Space - Private (OS2) and Waterfront Commercial – Tent and Trail Park (WC3) to Waterfront Residential – Backlot (WR2). Please refer to Schedule II to By-law 2022-156. Within the WR2 Zone, the following uses are permitted: residential dwelling and accessory residential buildings/structures, accessory bed and breakfast, and accessory home-based business.

The purpose of By-law 2022-156 is also to rezone a portion of the Retained Lot from Open Space – Private (OS2) to Waterfront Commercial – Tent and Trailer Park (WC3). Within the WC3 Zone, a tent and trailer park is permitted as a main use and the following accessory uses are permitted: artist studio, convenience store, cultural centre, dwelling unit, home-based business, open space recreation, parking, retail store, restaurant, storage facilities, and office.

In summary, these Severance and Zoning By-law Amendment Applications will have the effect of creating one new lot, of rezoning portions of the Severed Lot from WC3 and OS2 to WR2, and of rezoning a portion of the Retained Lot from OS2 to WC3.

See Key Map on the Following Page

KEY MAP



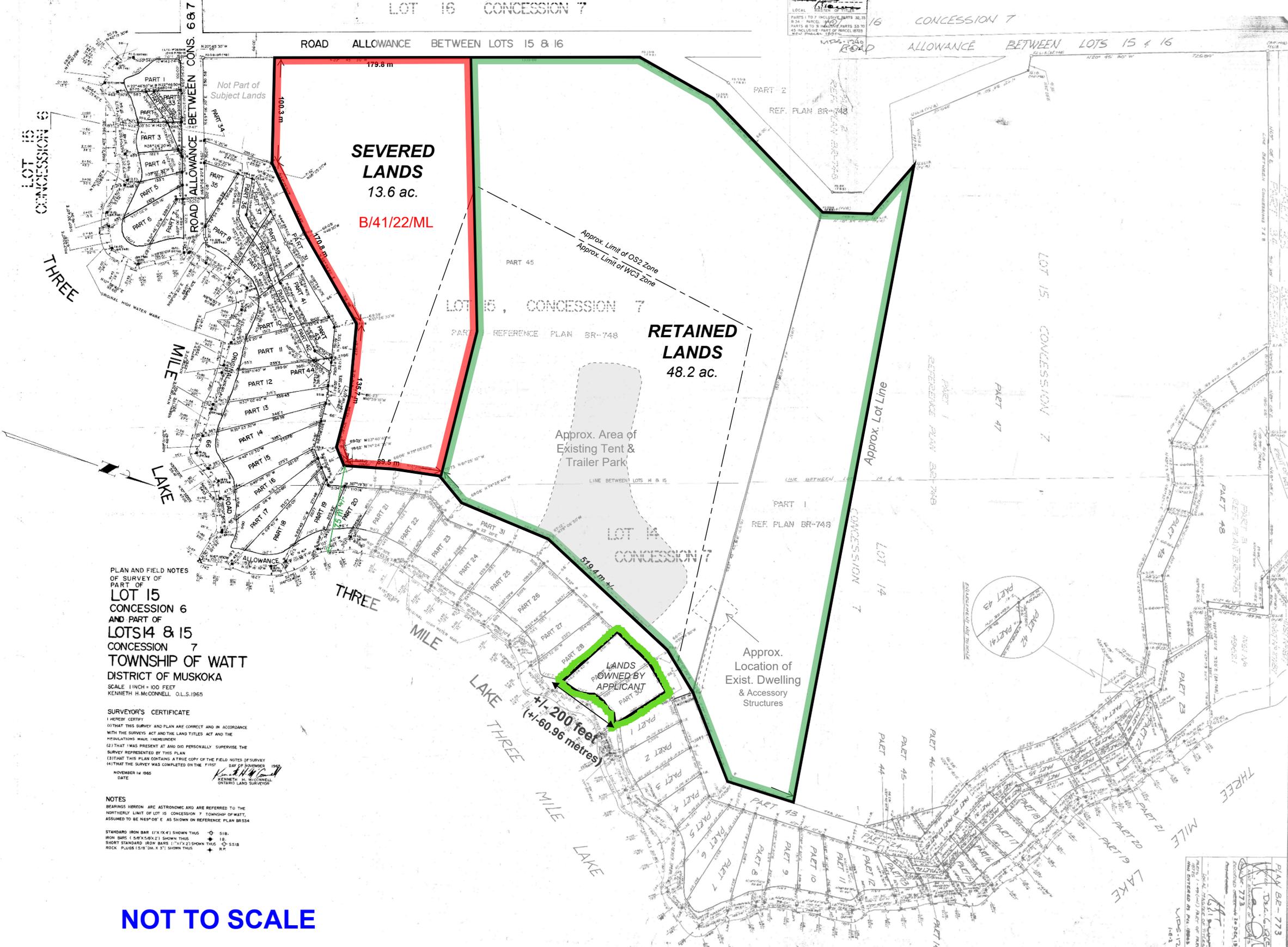
2-16-038,
2-16-066

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

CONSENT SKETCH

LOT 16 CONCESSION 7

PLAN BR-787
 Dec 21, 1965
 LOCAL DISTRICT OF WATT
 PARTS 1 TO 7 INCLUSIVE PARTS 30 TO 34 PART 6 TO 9 INCLUSIVE PARTS 35 TO 43 INCLUSIVE PART OF PARCEL 10723
 LOCAL DISTRICT OF WATT
 PARTS 1 TO 7 INCLUSIVE PARTS 30 TO 34 PART 6 TO 9 INCLUSIVE PARTS 35 TO 43 INCLUSIVE PART OF PARCEL 10723
 LOCAL DISTRICT OF WATT



SEVERED LANDS
 13.6 ac.
 B/41/22/ML

RETAINED LANDS
 48.2 ac.

LANDS OWNED BY APPLICANT
 (+/- 200 feet
 +/- 60.96 metres)

PLAN AND FIELD NOTES
 OF SURVEY OF
 PART OF
 LOT 15
 CONCESSION 6
 AND PART OF
 LOTS 14 & 15
 CONCESSION 7
 TOWNSHIP OF WATT
 DISTRICT OF MUSKOKA
 SCALE 1 INCH = 100 FEET
 KENNETH H. MCCONNELL O.L.S. 1965

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY
 (1) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER
 (2) THAT I WAS PRESENT AT AND SO PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN
 (3) THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY
 (4) THAT THE SURVEY WAS COMPLETED ON THE FIRST DAY OF NOVEMBER 1965
 KENNETH H. MCCONNELL
 ONTARIO LAND SURVEYOR

NOTES
 BEARINGS HEREON ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF LOT 15 CONCESSION 7 TOWNSHIP OF WATT ASSUMED TO BE N69°08' E AS SHOWN ON REFERENCE PLAN BR 534
 STANDARD IRON BAR (1" X 1/4") SHOWN THIS
 IRON BARS (1/2" X 5/8" X 2") SHOWN THIS
 SHORT STANDARD IRON BARS (1" X 1/2") SHOWN THIS
 ROCK PLUGS (1 1/2" DIA. X 2") SHOWN THIS

NOT TO SCALE

PLAN BR-773
 Dec 21, 1965
 LOCAL DISTRICT OF WATT
 PARTS 1 TO 7 INCLUSIVE PARTS 30 TO 34 PART 6 TO 9 INCLUSIVE PARTS 35 TO 43 INCLUSIVE PART OF PARCEL 10723
 LOCAL DISTRICT OF WATT

BR-773

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2022-156

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. Schedules 23 and 24 of By-law 2014-14, as amended, are further amended by re-zoning part of the lands described as Part of Lots 14 and 15, Concession 7, and more particularly described as part of Part 47, Plan BR-773, and Parts 29 and 30 and part of Part 45, Plan BR-787 (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2022-156, from Open Space – Private (OS2) to Waterfront Residential – Backlot (WR2) as shown hatched on Schedule II to By-law 2022-156, from Waterfront Commercial – Tent and Trailer Park (WC3) to Waterfront Residential – Backlot (WR2) as shown cross-hatched on Schedule II to By-law 2022-156, and from Open Space – Private (OS2) to (Waterfront Commercial – Tent and Trailer Park (WC3) as shown stippled on Schedule II to By-law 2022-156.
2. Schedules I and II attached hereto are hereby made part of this By-law.

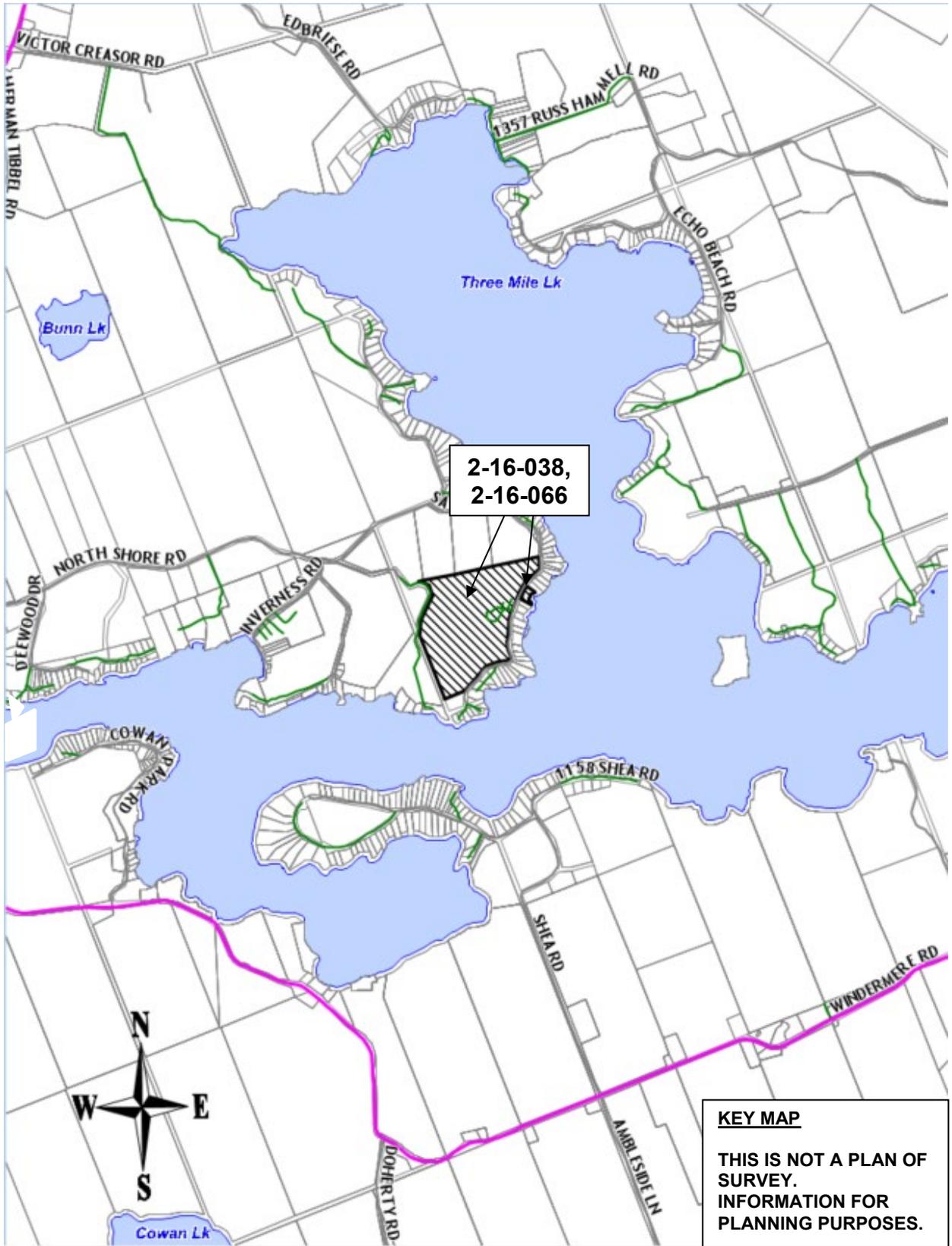
READ A FIRST AND SECOND TIME this ____th day of _____, 2023.

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

Peter Kelley, Mayor

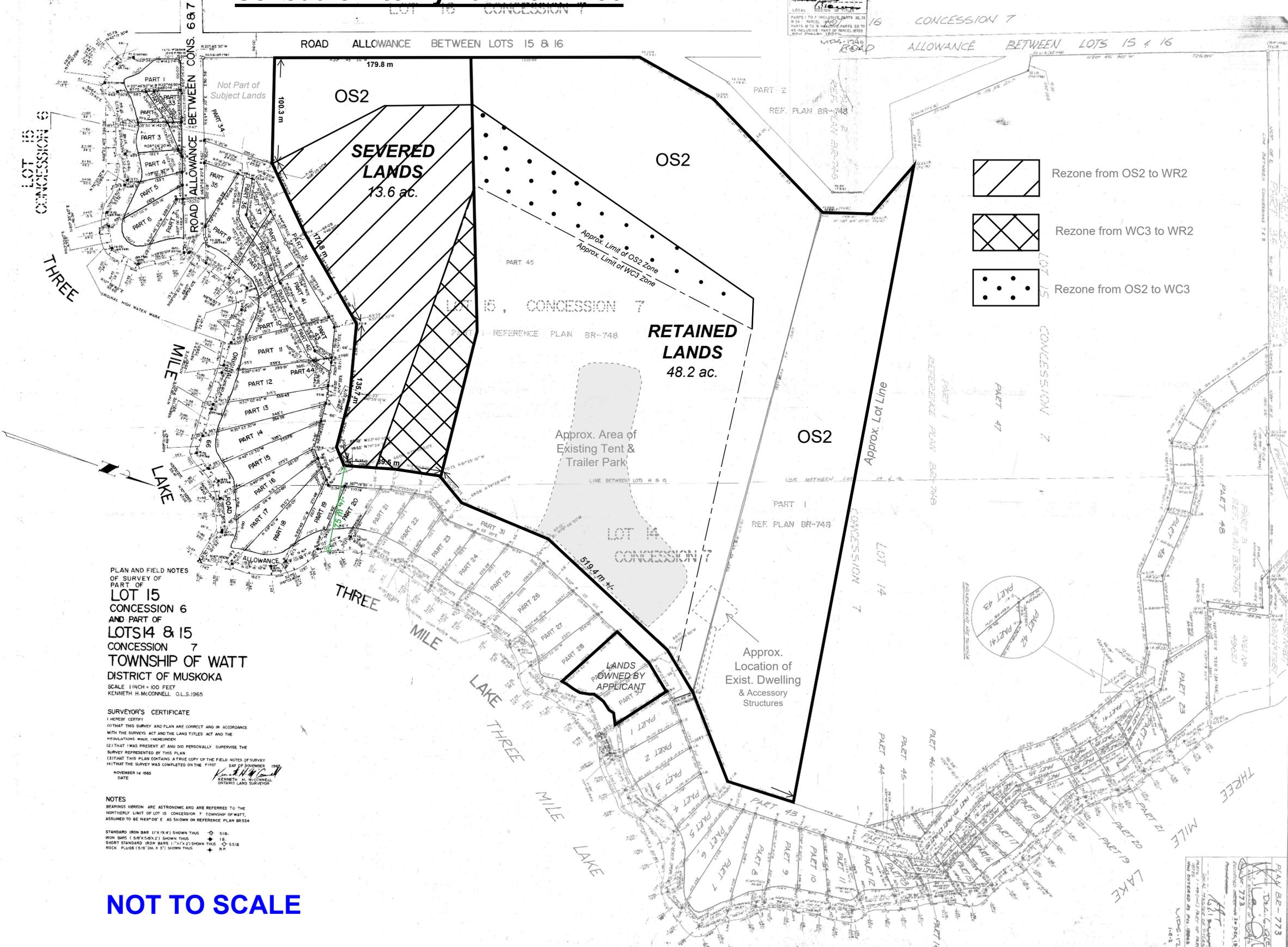
Township Clerk

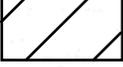
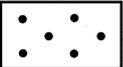
SCHEDULE I TO BY-LAW 2022-156



Schedule II to By-law 2022-156

PLAN BR-773
 DEC 21 1965
 LOCAL DISTRICT OF WATT
 PARTS 1 TO 7 INCLUSIVE PARTS 30 TO 34 INCLUSIVE PARTS 35 TO 45 INCLUSIVE PARTS OF PARCELS 1023 & 1024
 LOCAL DISTRICT OF WATT



-  Rezone from OS2 to WR2
-  Rezone from WC3 to WR2
-  Rezone from OS2 to WC3

PLAN AND FIELD NOTES
 OF SURVEY OF
 PART OF
LOT 15
 CONCESSION 6
 AND PART OF
LOTS 14 & 15
 CONCESSION 7
 TOWNSHIP OF WATT
 DISTRICT OF MUSKOKA
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 (2) THAT I WAS PRESENT AT AND SO PERSONALLY SUPERVISE THE
 SURVEY REPRESENTED BY THIS PLAN
 (3) THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY
 (4) THAT THE SURVEY WAS COMPLETED ON THE FIRST DAY OF NOVEMBER 1965
 NOVEMBER 14 1965
 KENNETH H. MCCONNELL
 ONTARIO LAND SURVEYOR

NOTES
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 NORTHERLY LIMIT OF LOT 15 CONCESSION 7 TOWNSHIP OF WATT
 ASSUMED TO BE N69°08' E AS SHOWN ON REFERENCE PLAN BR 534

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 IRON BARS (5/8" X 5/8" X 2') SHOWN THIS  18.
 SHORT STANDARD IRON BARS (1" X 1/4" X 2') SHOWN THIS  S218.
 ROCK PILES (1 1/2" DIA. X 2') SHOWN THIS  R.

NOT TO SCALE

PLAN BR-773
 DEC 21 1965
 LOCAL DISTRICT OF WATT
 PARTS 1 TO 7 INCLUSIVE PARTS 30 TO 34 INCLUSIVE PARTS 35 TO 45 INCLUSIVE PARTS OF PARCELS 1023 & 1024
 LOCAL DISTRICT OF WATT
 W.D.S. 1724
 164

BR-773