



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: January 19, 2024 at 9:00 a.m.

File #s: B/48/23/ML and ZBA-40/23, By-law 2023-135

Roll #: 4-5-043-01

Civic Addresses: Not Assigned

Owner: The Centennial Avenue LLC, C/O John B. Atwood Jr, 1 Ferndale Ave, Sewickley, Pennsylvania, United States, 15143-8861

Legal Descriptions: Part of Lot 8, Concession 9, Parts 2 and 3, Plan 35R-14141, (Medora)
Part of Lot 8, Concession 9, Part 1, Plan 35R-14141, (Medora)

Lake/River: Lake Joseph (Category 1 Lake)

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 27

EXPLANATION OF THE PURPOSE AND EFFECT: A Consent/Severance Application (B/48/23/ML) has been submitted by The Centennial Avenue LLC to sever a portion of their property (Severed Lot) and to add it to the abutting lot to the north (Benefitting Lot) in the same ownership. The Severed Lot contains a dock. The Retained Lot is currently vacant. The Benefitting Lot contains a dwelling, sleeping cabin, wood shed, pumphouse, boathouse and associated dock. This application constitutes a reconfiguration of common lot lines. No new lots are being created. The application also seeks to grant a right-of-way over an existing footpath traversing the Retained Lot in favour of the Resultant Lot (Severed Lot + Benefitting Lot).

A Zoning By-law Amendment Application (ZBA-40/23, By-law 2023-135) has also been submitted to provide an exemption from Waterfront Residential (WR4) Zone minimum lot requirements for the Retained Lot in Application B/48/23/ML.

The purpose of ZBA-40/23 is also to recognize the interior side yard setback of the dock on the proposed southwesterly frontage of the Resultant Lot (Severed Lot + Benefitting Lot).

The purpose of ZBA-40/23 is also to recognize the width of the dock on the proposed southwesterly frontage of the Resultant Lot (Severed Lot + Benefitting Lot).

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	4.1.3 & 4.1.3.1	Minimum Lot Area for Lands Zoned WR4	Existing Dimensions	1.6 ac. (Retained Lot)	-
B	4.1.7 & 4.1.7.1	Minimum Side Yard Setback for a Dock	30 ft.	20 ft. (Resultant Lot – Southwesterly Frontage)	10 ft.
C	4.1.7 & 4.1.7.12 b.	Maximum Permitted Cumulative Dock Width	16.6 ft. (25%)	22 ft. (33.1%) (Resultant Lot – Southwesterly Frontage)	5.4 ft.

A key map of the property, the applicant’s site plan and any drawings, and a draft of By-law 2023-135 are included in this notice.

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. 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.

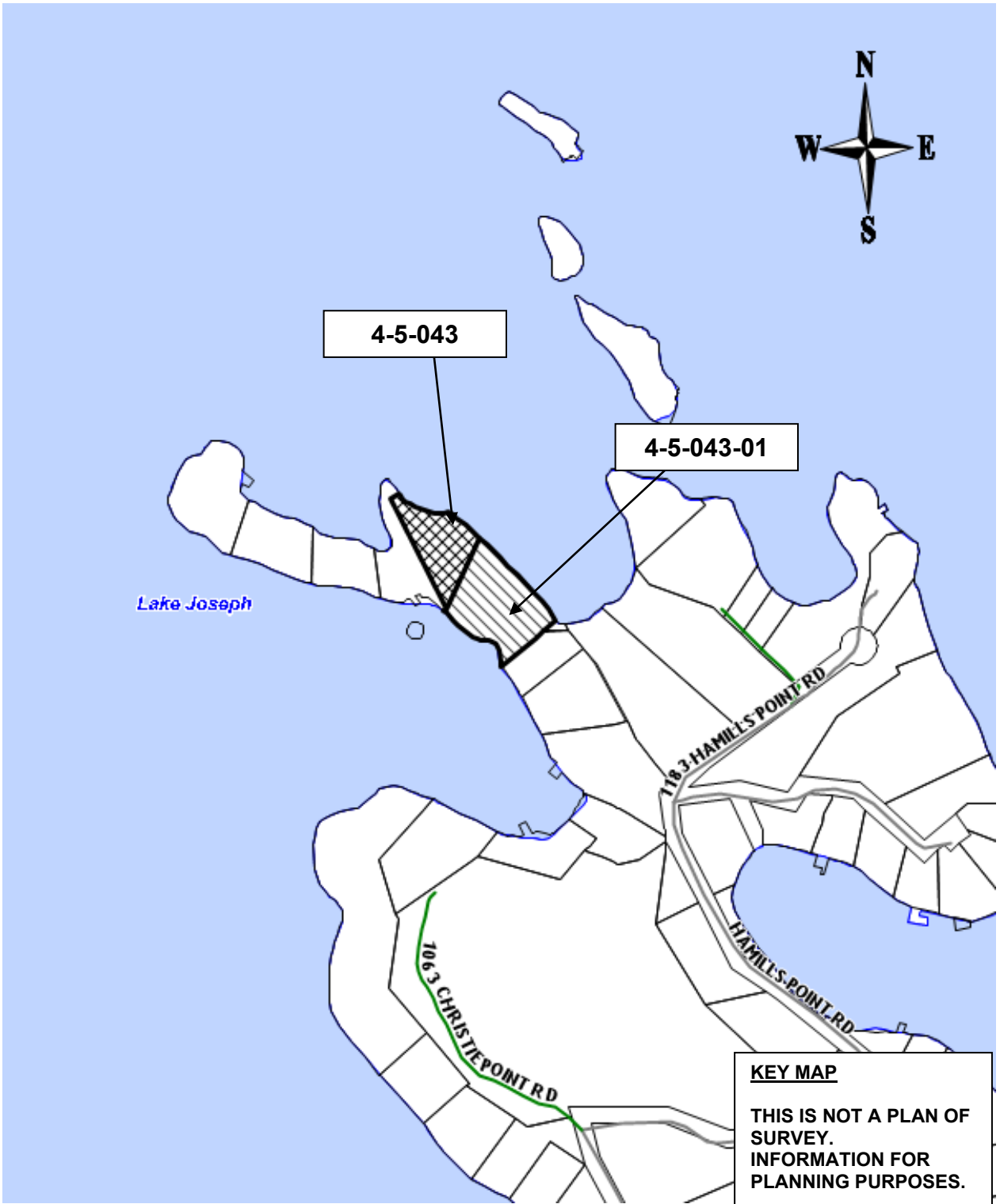
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes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

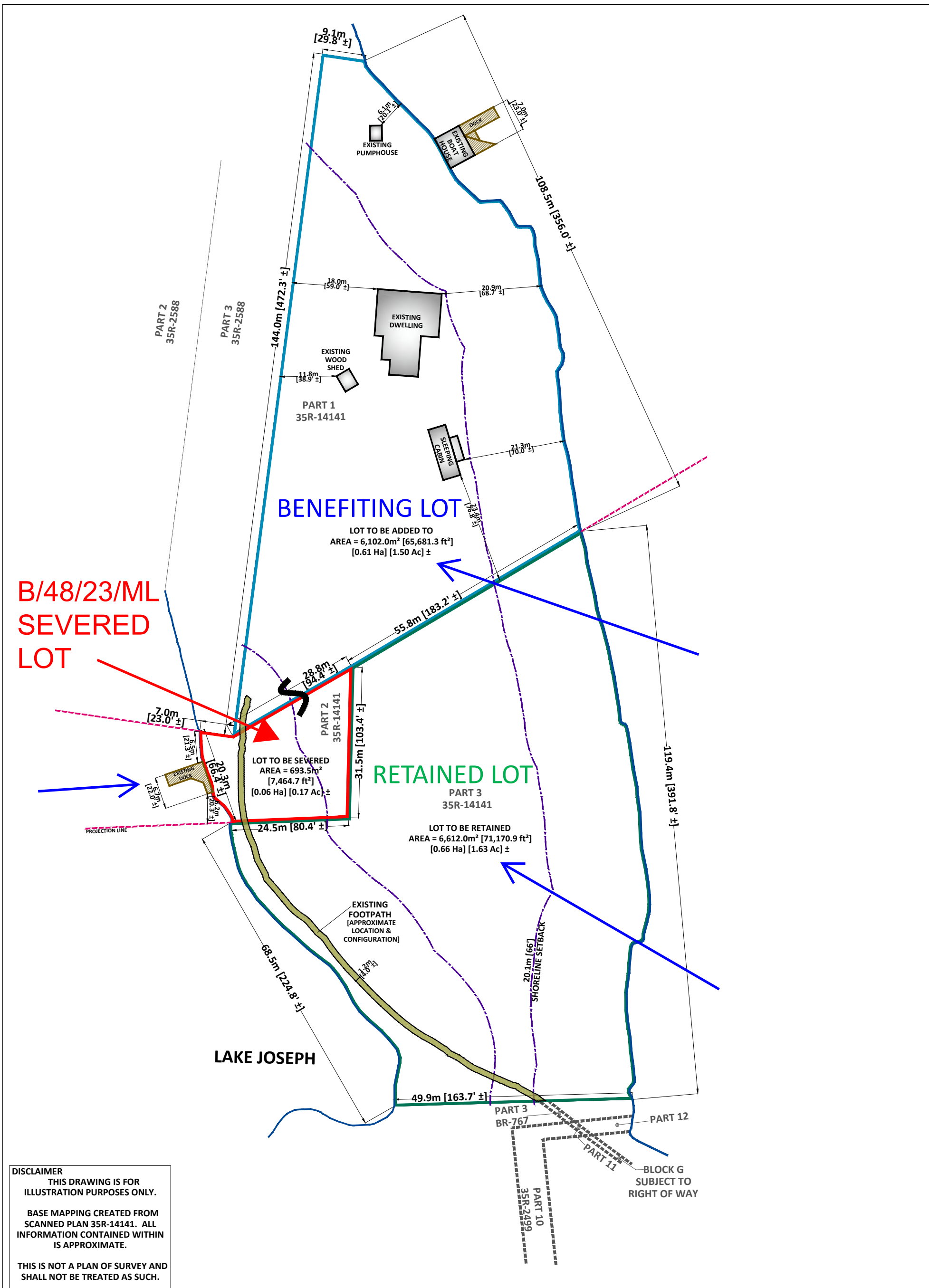
NOTICE OF PASSING: If you wish to be notified of the decision of Council on the proposed zoning by-law amendment, you must make a written request to the Township of Muskoka Lakes.

DATED at the Corporation of the Township of Muskoka Lakes this 22nd day of December, 2023.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP





**B/48/23/ML
SEVERED
LOT**

BENEFITING LOT

LOT TO BE ADDED TO
AREA = 6,102.0m² [65,681.3 ft²]
[0.61 Ha] [1.50 Ac] ±

RETAINED LOT

LOT TO BE SEVERED
AREA = 693.5m² [7,464.7 ft²]
[0.06 Ha] [0.17 Ac] ±

LOT TO BE RETAINED
AREA = 6,612.0m² [71,170.9 ft²]
[0.66 Ha] [1.63 Ac] ±

DISCLAIMER
THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.

BASE MAPPING CREATED FROM SCANNED PLAN 35R-14141. ALL INFORMATION CONTAINED WITHIN IS APPROXIMATE.

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE TREATED AS SUCH.

SEVERANCE SKETCH
1026 LAKE JOSEPH SHORE
PARTS 1 - 3, PLAN 35R-14141
PART OF LOT 8, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

ATWOOD & CLOWNEY

EXISTING DEVELOPMENT
DWELLING = 185.8m² [2,000 ft²]
WOOD SHED = 11.4m² [122.7 ft²]
PUMP HOUSE = 7.9m² [85.0 ft²]
BOATHOUSE = 40.6m² [437.0 ft²]
SLEEPING CABIN = 50.1m² [539.3 ft²]

NO.	DATE	REVISIONS	BY
1.	28-SEP-2023	ADD EXISTING FOOTPATH [APPROXIMATE]	JT
2.			
3.			
4.			

		SCALE	PROJECT NO.	DATE INITIATED	BY
		1 : 750	158600	JULY 18, 2023	JT

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BASE MAP SOURCE:
COOTE, JACKSON, HILEY LIMITED - 1991

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-135

**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:**

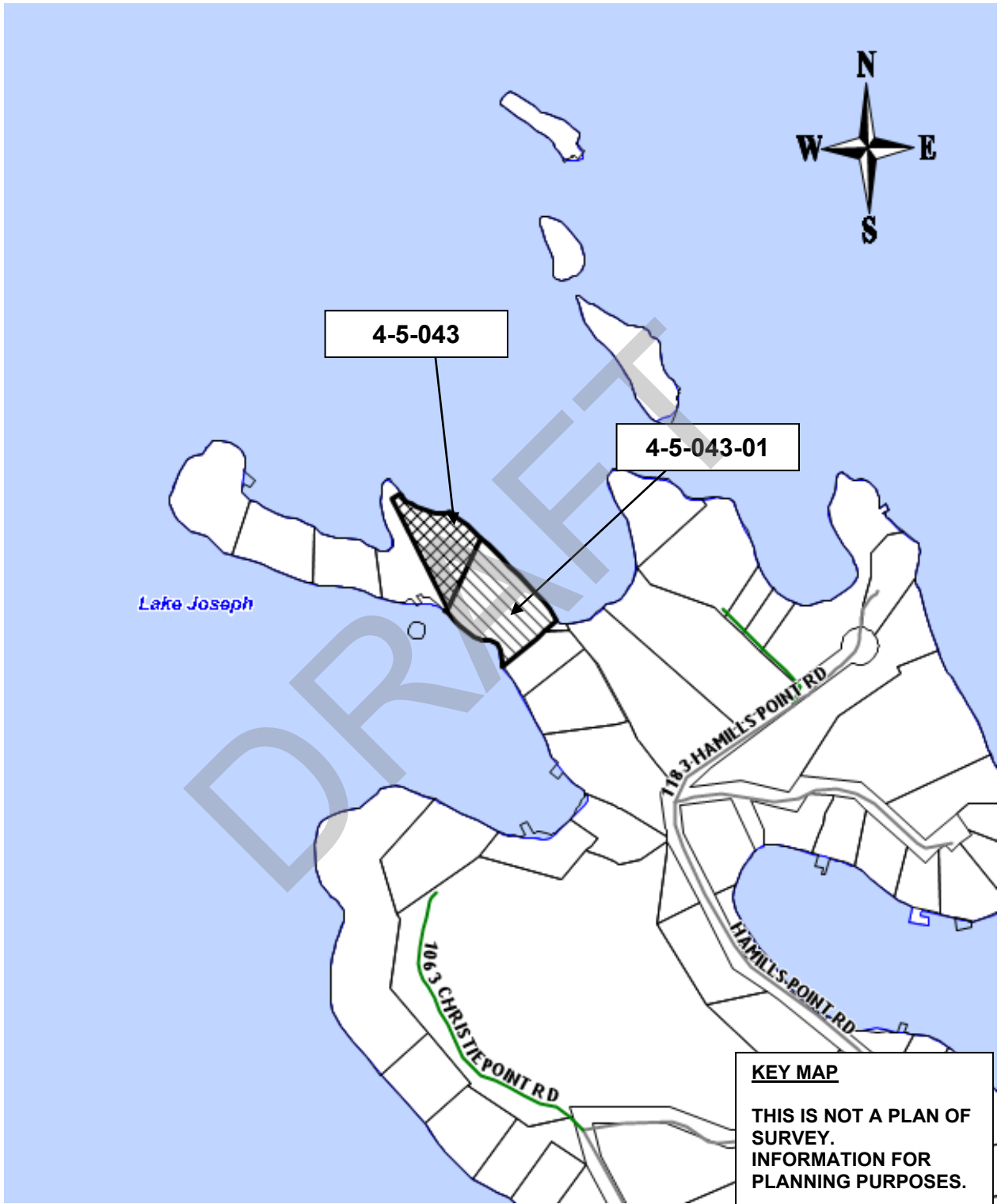
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-3010 i) The land affected by this amendment is described as Part of Lot 8, Concession 9, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1 - 3, Plan 35R-14141, as shown hatched and cross-hatched on Schedule I to By-law 2023-135.
 - ii) Despite the provisions of Sections 4.1.3 and 4.1.3.1 of By-law 2014-14, as amended, for those lands described above, the minimum lot area of the Retained Lot in Consent/Severance Application B/48/23/ML shall be 1.5 acres, as shown on Schedule II to By-law 2023-135.
 - iii) Despite the provisions of Section 4.1.7 and 4.1.7.1 of By-law 2014-14, as amended, for those lands described above, the minimum permitted southwesterly interior side yard setback for a dock on the southwesterly frontage of the Resultant Lot (Benefitting + Severed Lots) in Consent/Severance Application B/48/23/ML shall be 20 feet, as shown in the location and extent on Schedule II to By-law 2023-135.
 - iv) Despite the provisions of Sections 4.1.7 and 4.1.7.12 b. of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width on the southwesterly frontage of the Resultant Lot (Benefitting + Severed Lots) in Consent/Severance Application B/48/23/ML shall be 22 feet (33.1%), as shown in the location and extent of Schedule II to By-law 2023-135.
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 2023-135 and By-law 2014-14, as amended, the provisions of By-law 2023-135 shall apply.

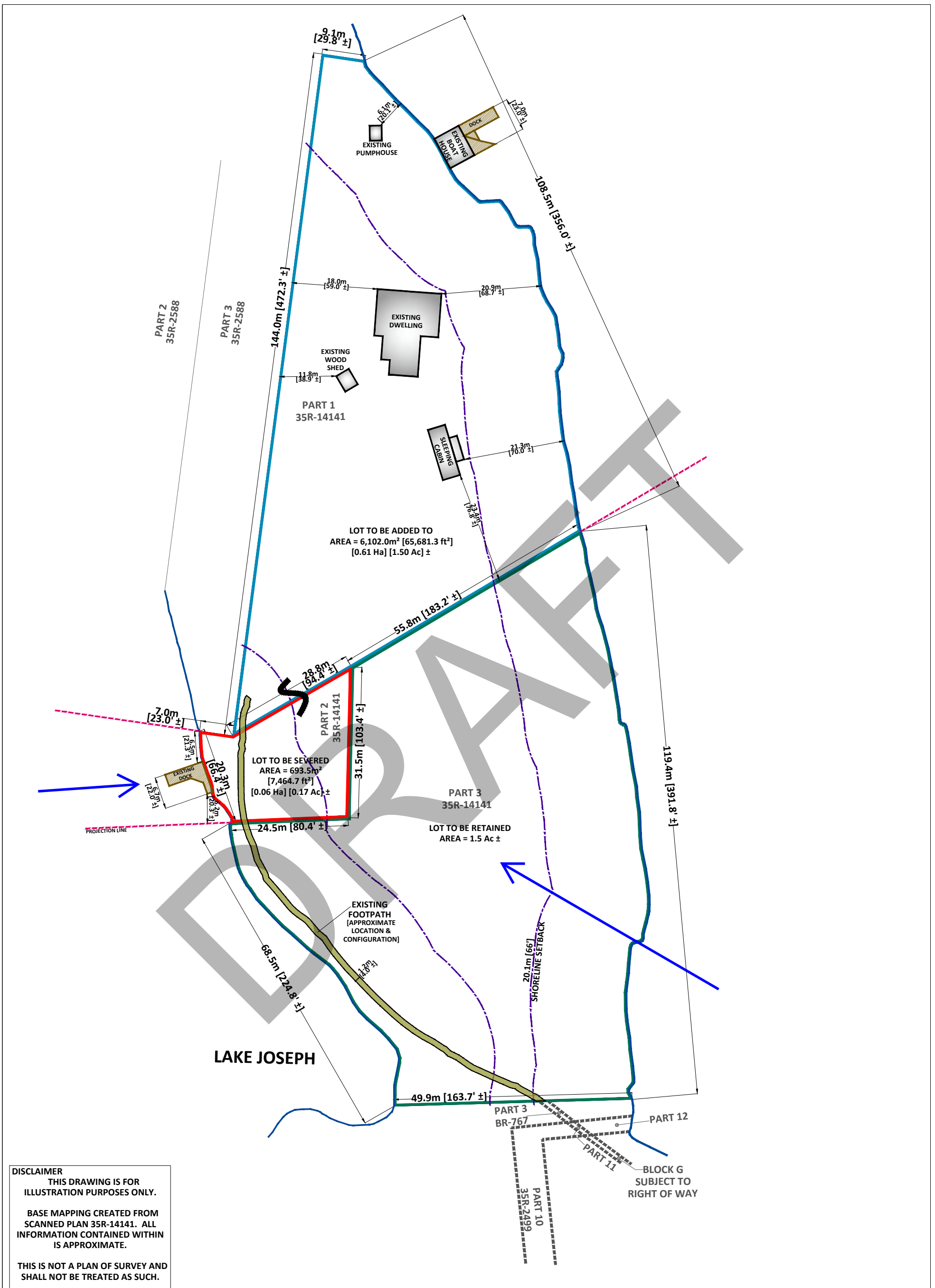
Read a **first, second and third time** and **finally passed** this **__ day of _____, 2024.**

Peter Kelley, Mayor

Crystal Paroschy, Clerk

Schedule I to By-law 2023-135





SEVERANCE SKETCH

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PLANScape		BUILDING COMMUNITY THROUGH PLANNING	
SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 750	158600	JULY 18, 2023	JT

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