



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

File #'s: B/51/52/23/ML, ZBA-37/23, By-law 2023-131
Roll #: 4-11-035 and 4-11-044
Civic Addresses: 1603 Peninsula Road, Unit #1 and 1611 Peninsula Road

Owners: Keith, Bidy Kui, and Fiona Fong, 328 Lumsden Ave, East York, ON, M4C 2L3
Harvey and Mary Clough, 1611 Peninsula Road, RR 2, Port Carling, ON, P0B 1J0

Legal
Descriptions: Part of Lot 18 and 19, Concession 7, Part 5, Plan 35R-12493, (Medora)
Part of Lot 19, Concession 7, (Medora)

Lake/River: Lake Joseph (Category 1 Lake)
Zoning: Waterfront Residential (WR4)
Zoning Schedule: 28

EXPLANATION OF THE PURPOSE AND EFFECT: Consent/Severance Applications B/51/52/23/ML have been submitted to undertake two lot additions.

In Application B/51/23/ML, Keith, Bidy, and Fiona Fong propose to sever a portion of their property (Severed Lot) and add it to an abutting lot (Benefitting Lot) in the ownership of Harvey and Mary Clough. The Severed Lot contains part of an encroaching driveway providing access to the Benefitting Lot. The Retained Lot contains a dwelling with an attached sundeck, sheds, and part of an encroaching dock and single storey boathouse.

In Application B/52/23/ML, Harvey and Mary Clough propose to sever a portion of their lot (Severed Lot) and add it to an abutting lot (Benefitting Lot) in the ownership of Keith, Bidy, and Fiona Fong. The Severed Lot is vacant and will alter the common side lot line projection in a manner that improves an

encroachment of a dock and boathouse belonging to the Benefitting Lot. The Retained Lot contains a dwelling with an attached sundeck, several accessory buildings and structures including a dock and ramp, part of an encroaching dock and boathouse, and an aerodrome.

Please note that Applications B/51/52/23/ML constitute a change in common lot lines between abutting lots. No new lots are proposed to be created.

A Zoning By-law Amendment Application (ZBA-37/23, By-law 2023-131) has also been submitted to provide exemptions from Waterfront Residential (WR4) Zone minimum lot requirements for Resultant Lots #1 (Fong) and #2 (Clough), to recognize the resultant dock width on Resultant Lot #2, and to recognize the resultant lot coverage on Resultant Lot #2.

Exemption	ZBL 2014-14 Section (s)	Description	Permitted	Proposed
A	2014-14 4.1.3 & 4.1.3.1	Minimum Lot Frontage and Area Requirements	Existing Dimensions	Resultant Lot #1 (Fong): - Lot Area: 1.5 ac. Resultant Lot #2 (Clough): - Lot Frontage: 140 ft. - Lot Area: 0.7 ac.
B	2014-14 4.1.7 & 4.1.7.12	Maximum Cumulative Dock Width (Resultant Lot #2 – Clough)	35 ft. (25%)	74 ft. (52.9%)
C	2014-14 4.1.7 & 4.1.3.6	Maximum Lot Coverage - Entire Lot (Resultant Lot #2 – Clough)	3,049 sq. ft. (10%)	3,830 sq. ft. (11.5%)

Please note that the area of the Clough property is proposed to increase overall, however, an exemption is required from the minimum lot area requirement in order to finalize Application B/52/23/ML. Similarly, please note that owing to an overall increase in lot area, lot coverage on the Clough property is proposed to be reduced overall, however, an exemption is required from the maximum permitted lot coverage requirement in order to finalize Application B/52/23/ML.

A key map of the subject property, severance sketches and a zoning amendment sketch are included in this notice.

TAKE FURTHER NOTICE that this public meeting will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wish 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 in the ZOOM meeting is included in this Notice and can be found on our website at www.muskokalakes.ca.

ADDITIONAL INFORMATION relating to the proposed consent and zoning amendment applications 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 numbers 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.

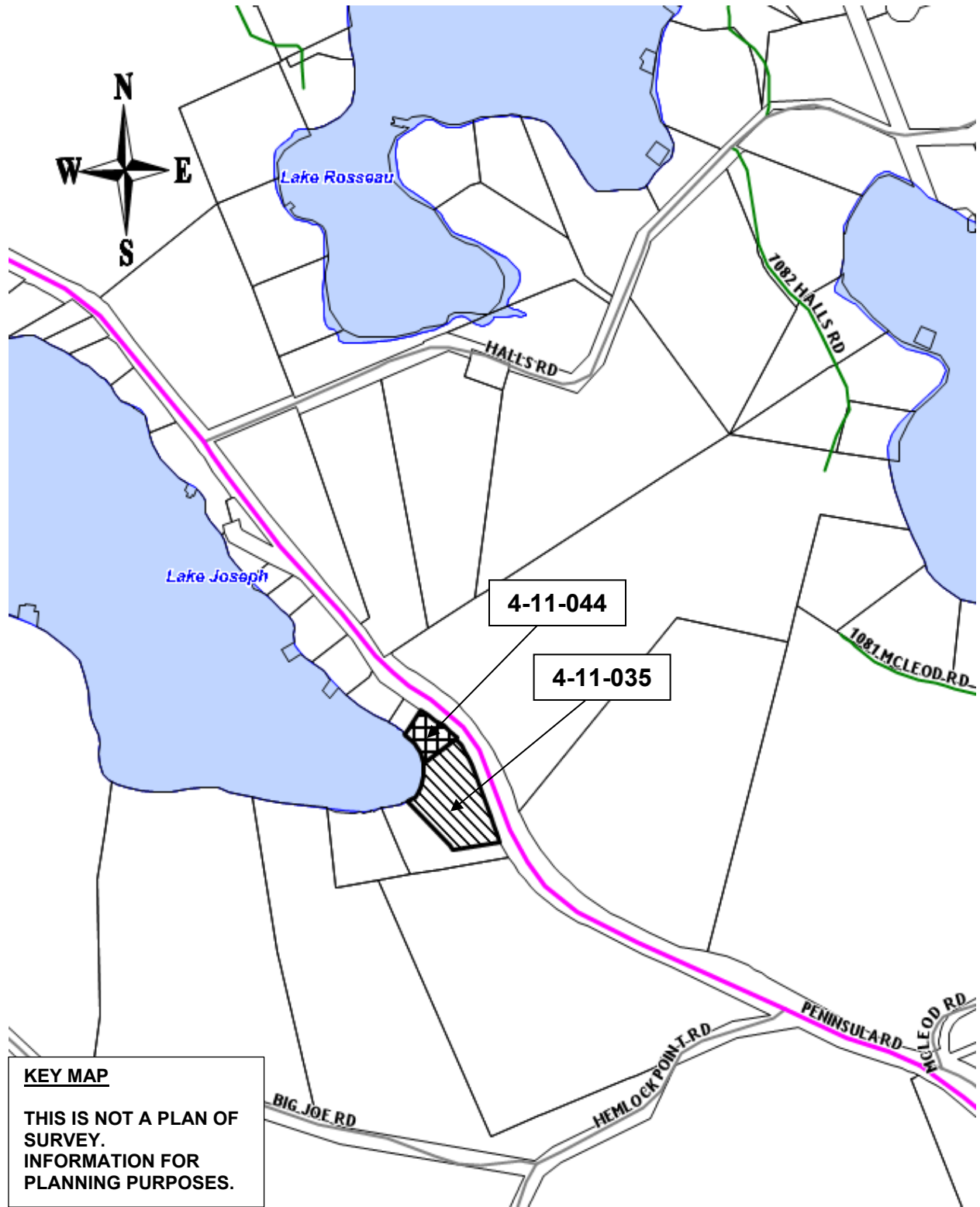
CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect 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 22nd day of December, 2023

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP



IMPERIAL

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

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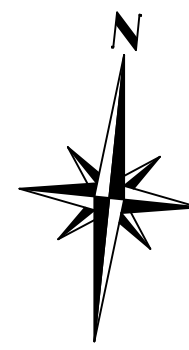
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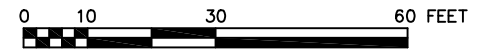
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SCALE: 1 INCH = 30 FEET



B/51/23/ML

BENEFITING LAND

SEVERED LAND
(AREA = 7,200 Sq. Ft.)
ROAD FRONTAGE = 88 Ft.

RETAINED LAND

NOT TO SCALE

AREA / FRONTAGE SCHEDULE

ADDRESS	EXISTING		FINAL		BUILDING AREAS
	STRAIGHT LINE FRONTAGE	AREA	STRAIGHT LINE FRONTAGE	AREA	
1611 PENINSULA RD	ROAD	26,220 SQ. FT. (0.6 ACRES)	ROAD	33,408 SQ. FT. (0.7 ACRES)	DWELLING = 2,500 SQ.FT. GARAGE = 740 SQ.FT. SHED #1 = 100 SQ.FT. BUNKIE = 225 SQ.FT. FLOAT PLANE HANGER = 1,625 SQ.FT. PART OF 1 STOREY BOATHOUSE = 265 SQ.FT. TOTAL = 5,455 SQ.FT.
	LAKE	200 FT FROM WATER'S EDGE 26,220 SQ. FT.	LAKE	200 FT FROM WATER'S EDGE 33,408 SQ. FT.	
#1 - 1603 PENINSULA RD.	ROAD	68,810 SQ. FT. (1.6 ACRES)	ROAD	61,622 SQ. FT. (1.5 ACRES)	DWELLING = 1,250 SQ.FT. SHED #2 = 40 SQ. FT. PART OF 1 STOREY BOATHOUSE = 225 SQ.FT. TOTAL = 1,515 SQ.FT.
	LAKE	200 FT FROM WATER'S EDGE 44,980 SQ. FT.	LAKE	200 FT FROM WATER'S EDGE 37,792 SQ. FT. (1.0 ACRES)	

DATE: DECEMBER 19, 2023

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2 BAILEY STREET,
P.O. BOX 496, PORT CARLING, ONTARIO, POB 1J0.
(705) 765-3579 info@chapplesurveyors.com

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RJC, OLS

SCALE
1 INCH = 30 FEET

FILE
23-133-SEV 1

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RESULTANT LOT #2

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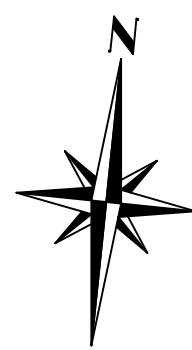
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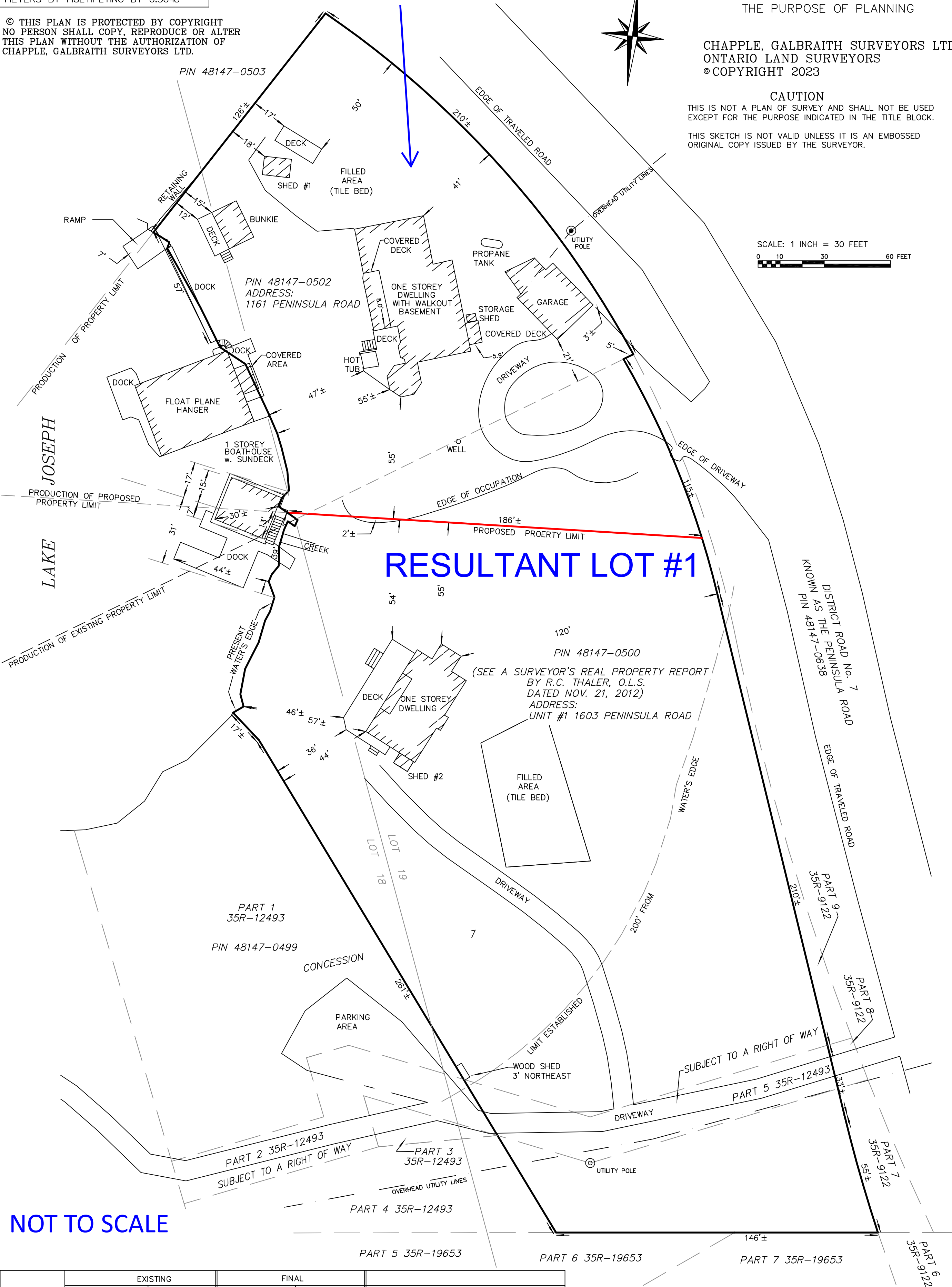
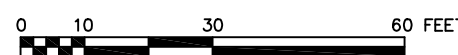
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ADDRESS	EXISTING		FINAL		BUILDING AREAS
	STRAIGHT LINE FRONTAGE ROAD	LAKE	STRAIGHT LINE FRONTAGE ROAD	LAKE	
1611 PENINSULA RD	207 FT.	145 FT.	295 FT.	140 FT.	DWELLING = 2,500 SQ.FT. GARAGE = 740 SQ.FT. SHED #1 = 100 SQ.FT. BUNKIE = 225 SQ.FT. FLOAT PLANE HANGER = 1,625 SQ.FT. PART OF 1 STOREY BOATHOUSE = 265 SQ.FT. TOTAL = 5,455 SQ.FT.
#1 - 1603 PENINSULA RD.	412 FT.	92 FT.	324 FT.	94 FT.	DWELLING = 1,250 SQ.FT. SHED #2 = 40 SQ. FT. PART OF 1 STOREY BOATHOUSE = 225 SQ.FT. TOTAL = 1,515 SQ.FT.

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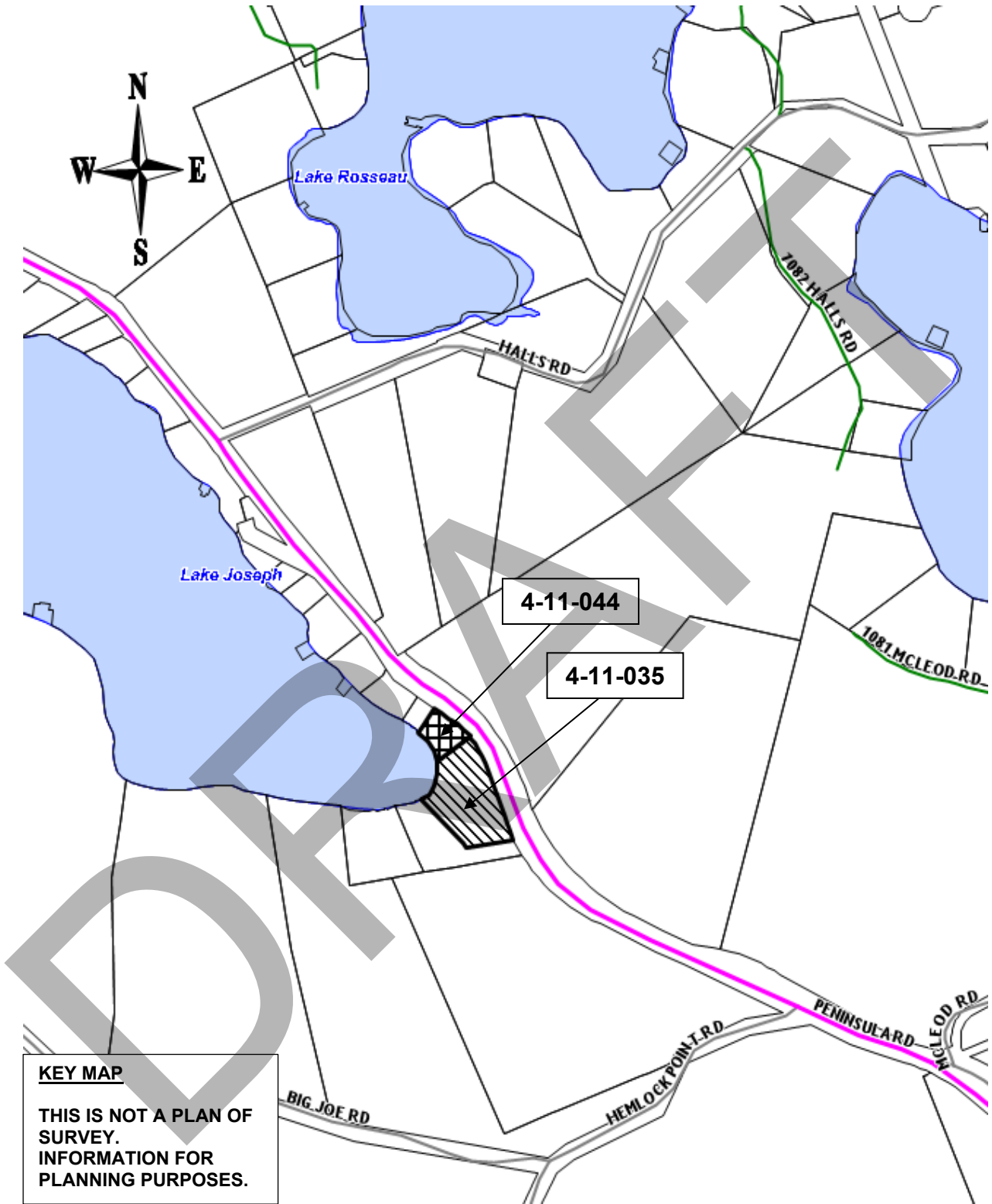
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FILE 23-133-FINAL-2

SCHEDULE I TO BY-LAW 2023-131



IMPERIAL

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RESULTANT LOT #2

**0.6 ac.
139 ft.**

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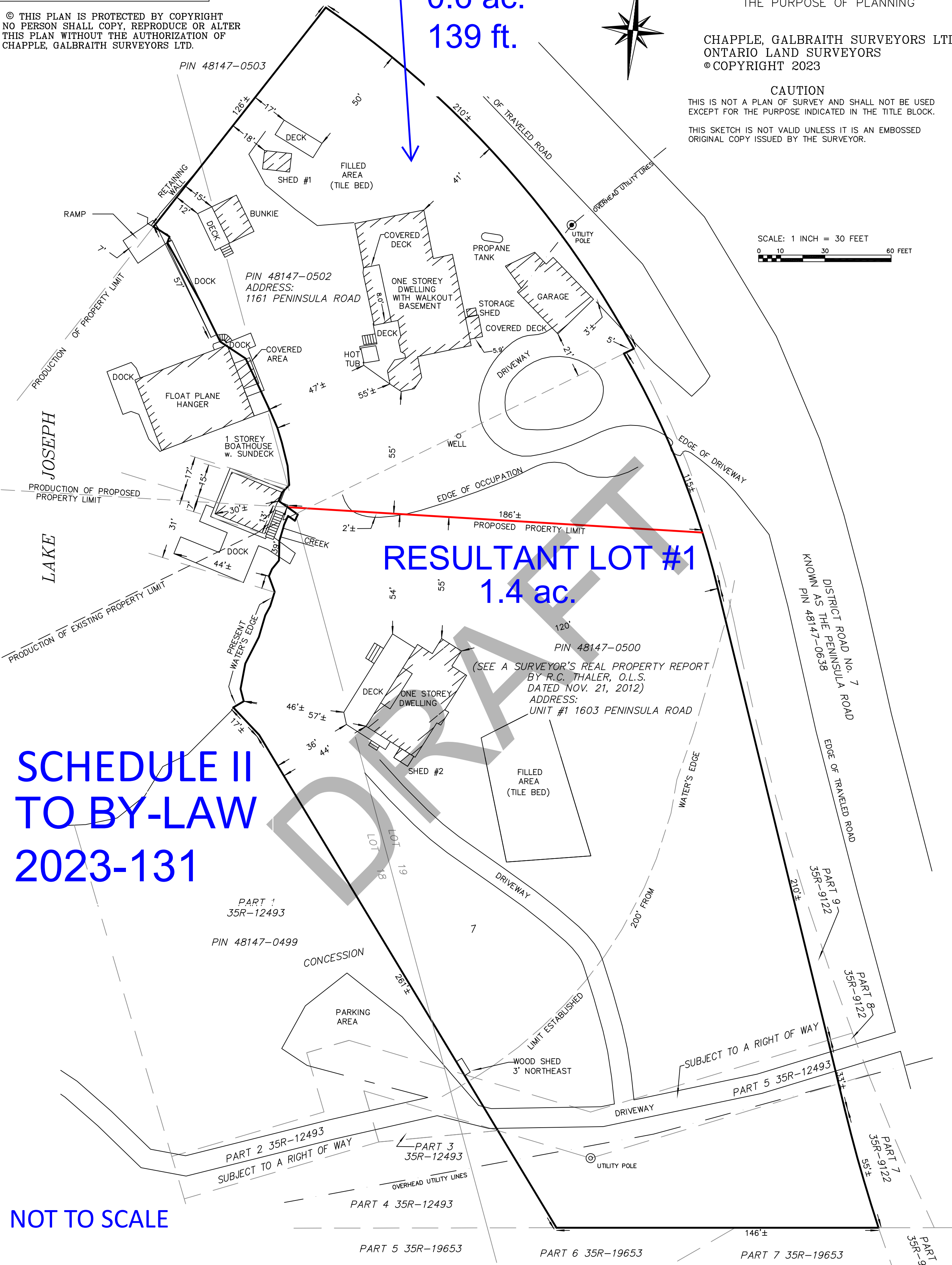
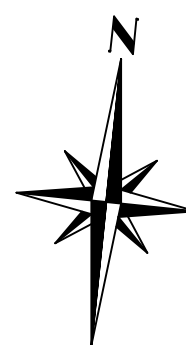
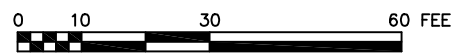
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**SCHEDULE II
TO BY-LAW
2023-131**

NOT TO SCALE

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