



Box 129, Port Carling, ON, POB 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 and By-law #.: ZBA-36/23, By-law 2023-129.

Roll #: 4-11-097

Civic Address: 1035 Halls Road

Owner: Ana and Joel Docherty, 1035 Halls Road, Port Carling, On P0B 1J0

Legal Description: Part of Lots 19 and 20, Concession 7, Part 2, Plan RD-915, (Medora)

Lake/River: Lake Rosseau

Zoning: Waterfront Residential (WR5-7) & Environmental Protection (EP1)

Zoning Schedule: 28

EXPLANATION OF THE PURPOSE AND EFFECT: A Zoning By-law Amendment Application has been submitted to construct a one storey garage within the required setback from a street and to recognize an existing septic system leaching bed distribution pipe within the required setback from the high water mark of Lake Rosseau.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	3.23.1	Minimum Setback from a Street	25 ft.	16 ft.	9 ft.
B	3.46	Minimum Setback from the High Water Mark for a Septic System Leaching Bed Distribution Pipe	100 ft.	95 ft.	5 ft.

A key map of the property, the applicant’s site plan and any drawings, and a draft of By-law 2023-129 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.

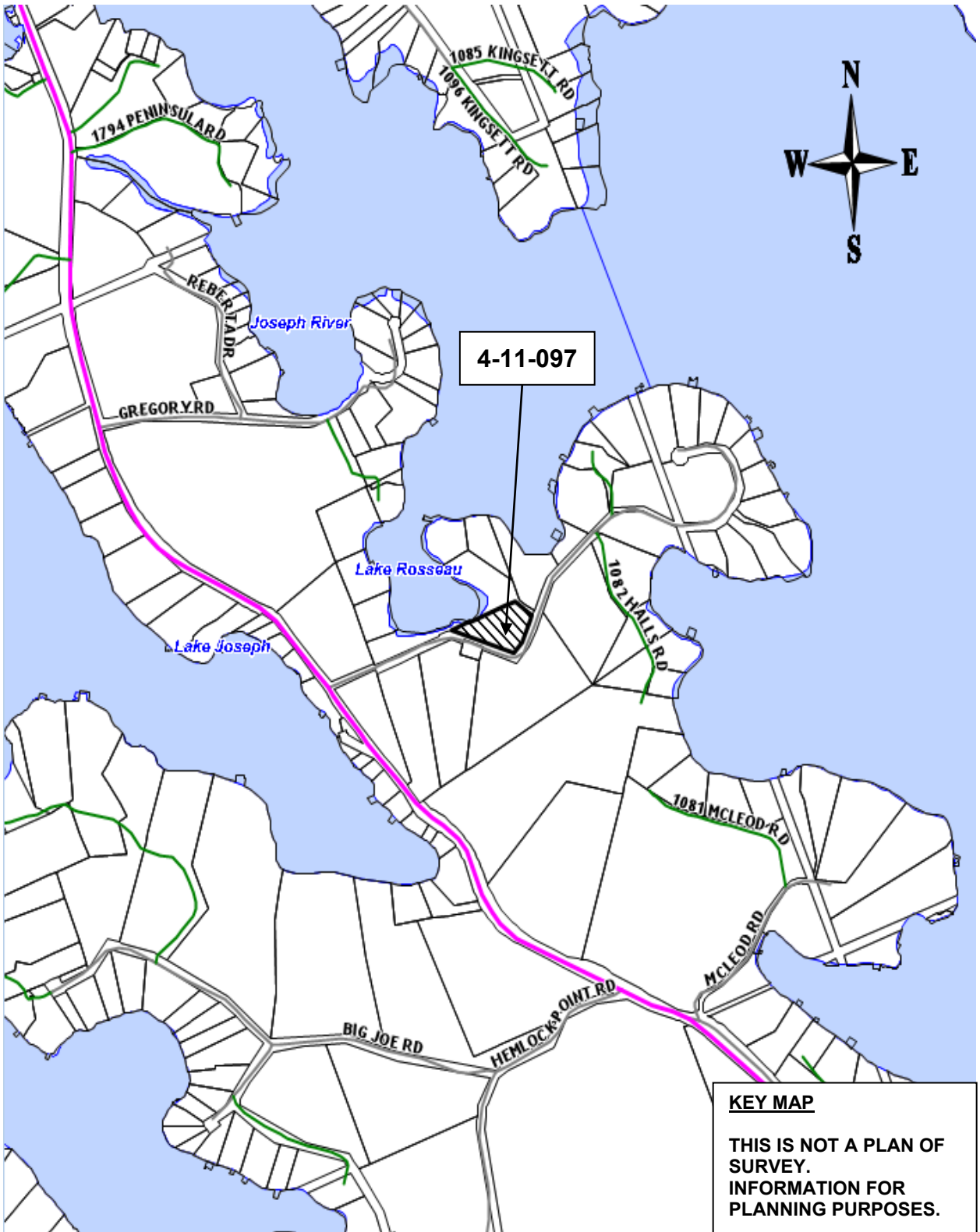
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes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

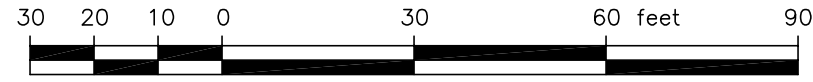
DATED at the Corporation of the Township of Muskoka Lakes this 20th day of December, 2023.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP



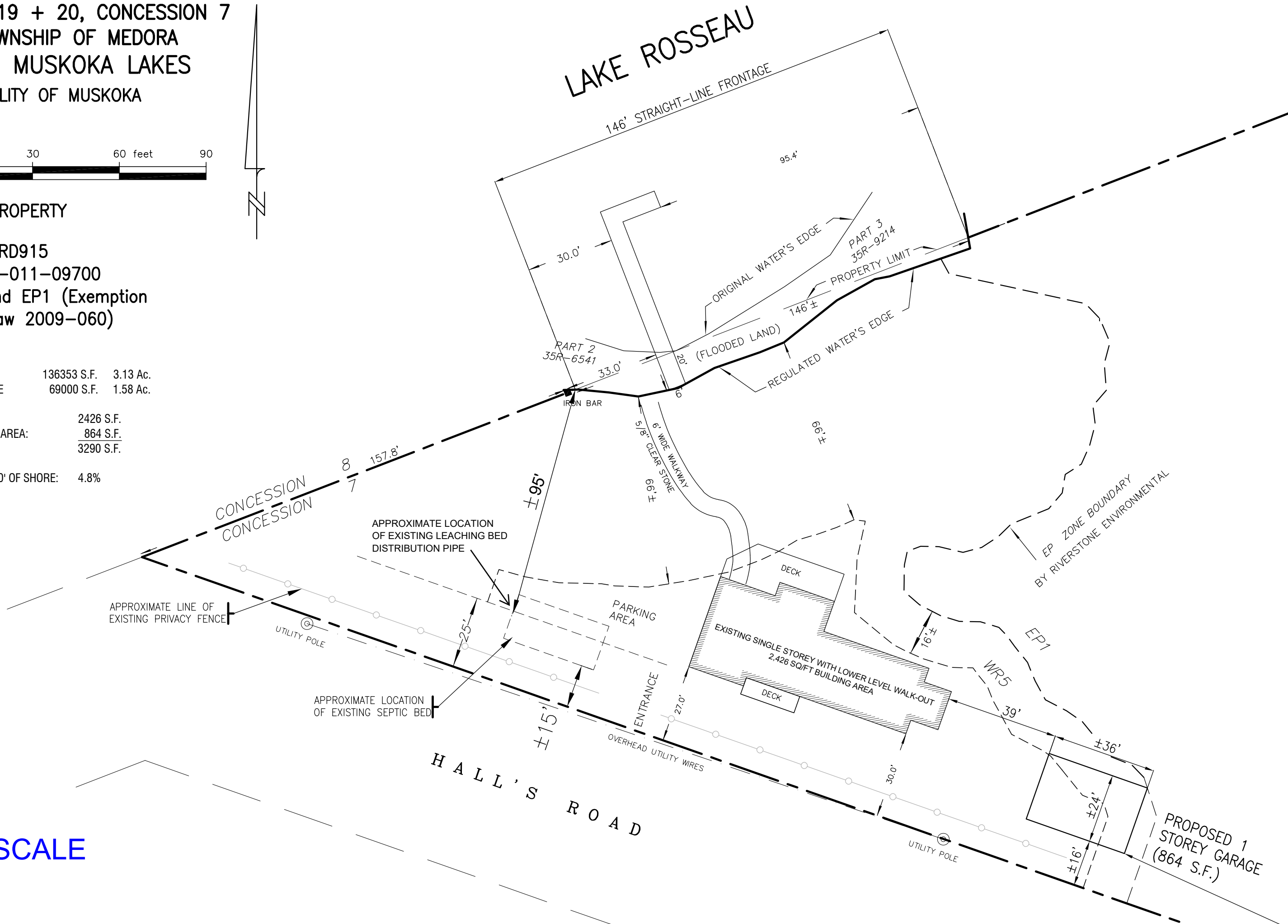
PART OF LOTS 19 + 20, CONCESSION 7
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA



JOEL DOCHERTY PROPERTY
 1035 HALLS ROAD
 PART 2 OF PLAN RD915
 Roll #: 4453-040-011-09700
 Zoning: WR5-7 and EP1 (Exemption
 87-1412 and Bylaw 2009-060)

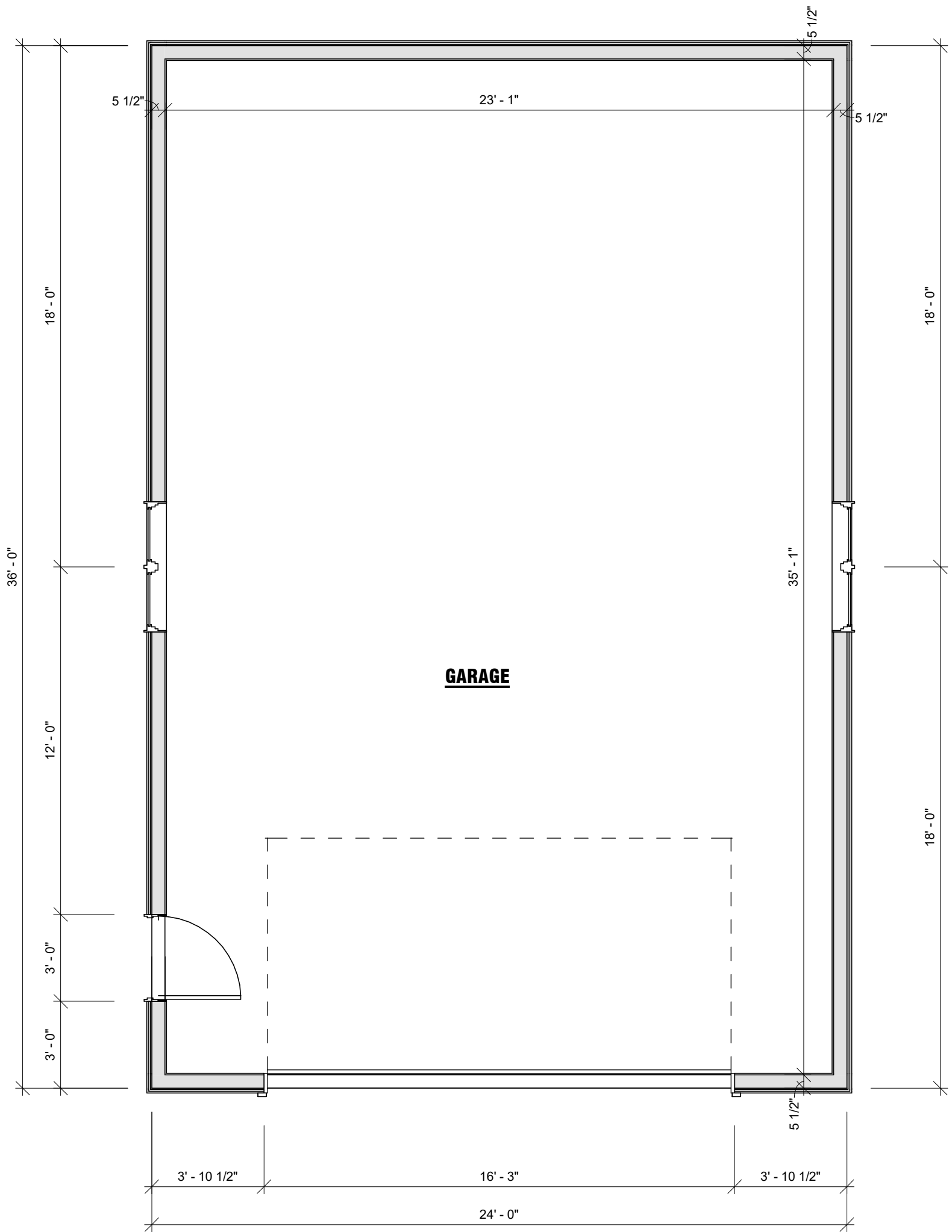
AREA ANALYSIS

TOTAL SITE AREA:	136353 S.F.	3.13 Ac.
LOT AREA WITHIN 200' OF SHORE	69000 S.F.	1.58 Ac.
COTTAGE COVERAGE AREA:	2426 S.F.	
PROPOSED GARAGE COVERAGE AREA:	864 S.F.	
TOTAL LOT COVERAGE	3290 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:	4.8%	



NOT TO SCALE

NOT TO SCALE



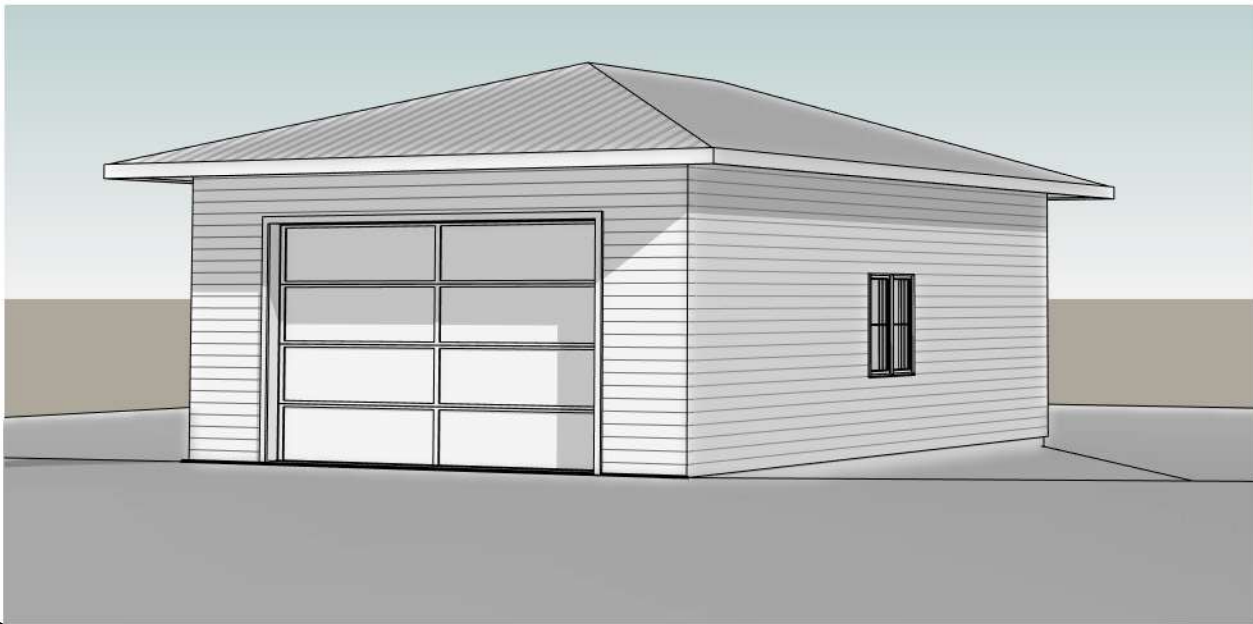
MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

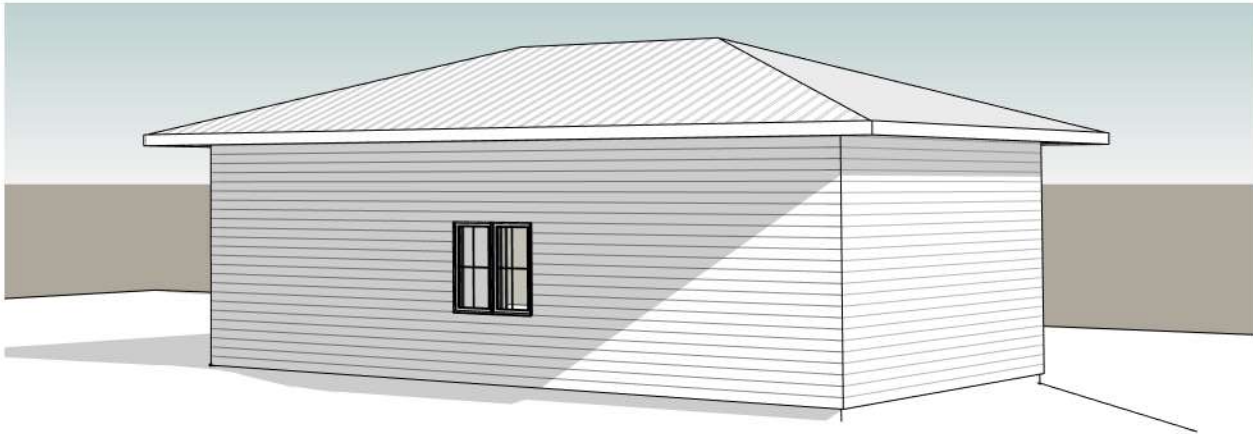
FOR REFERENCE PURPOSES ONLY



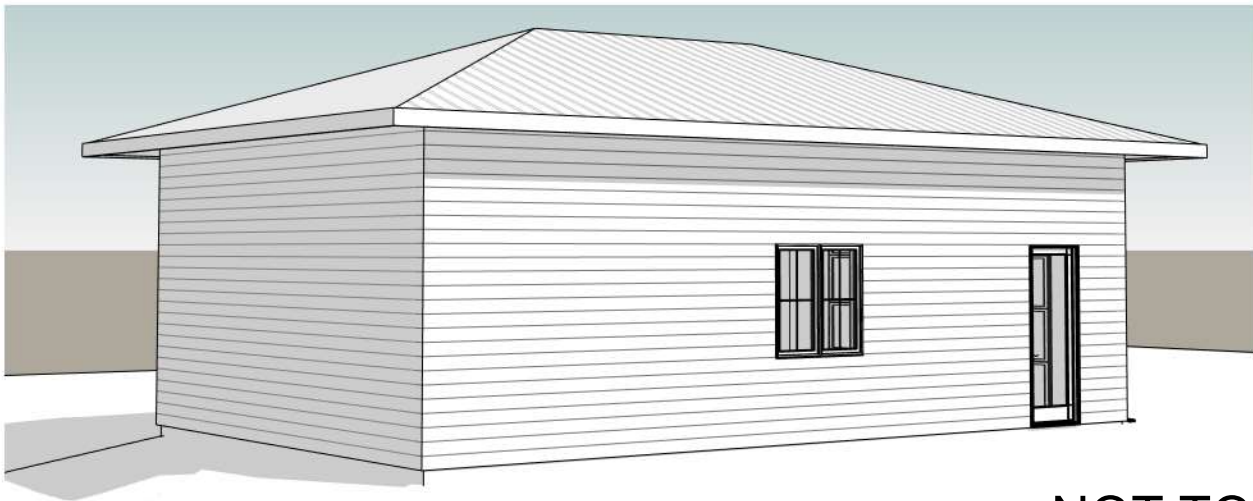
1 FRONT LEFT
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2 FRONT RIGHT
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3 REAR RIGHT
SK2 NOT TO SCALE



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FOR REFERENCE PURPOSES ONLY

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-129

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:

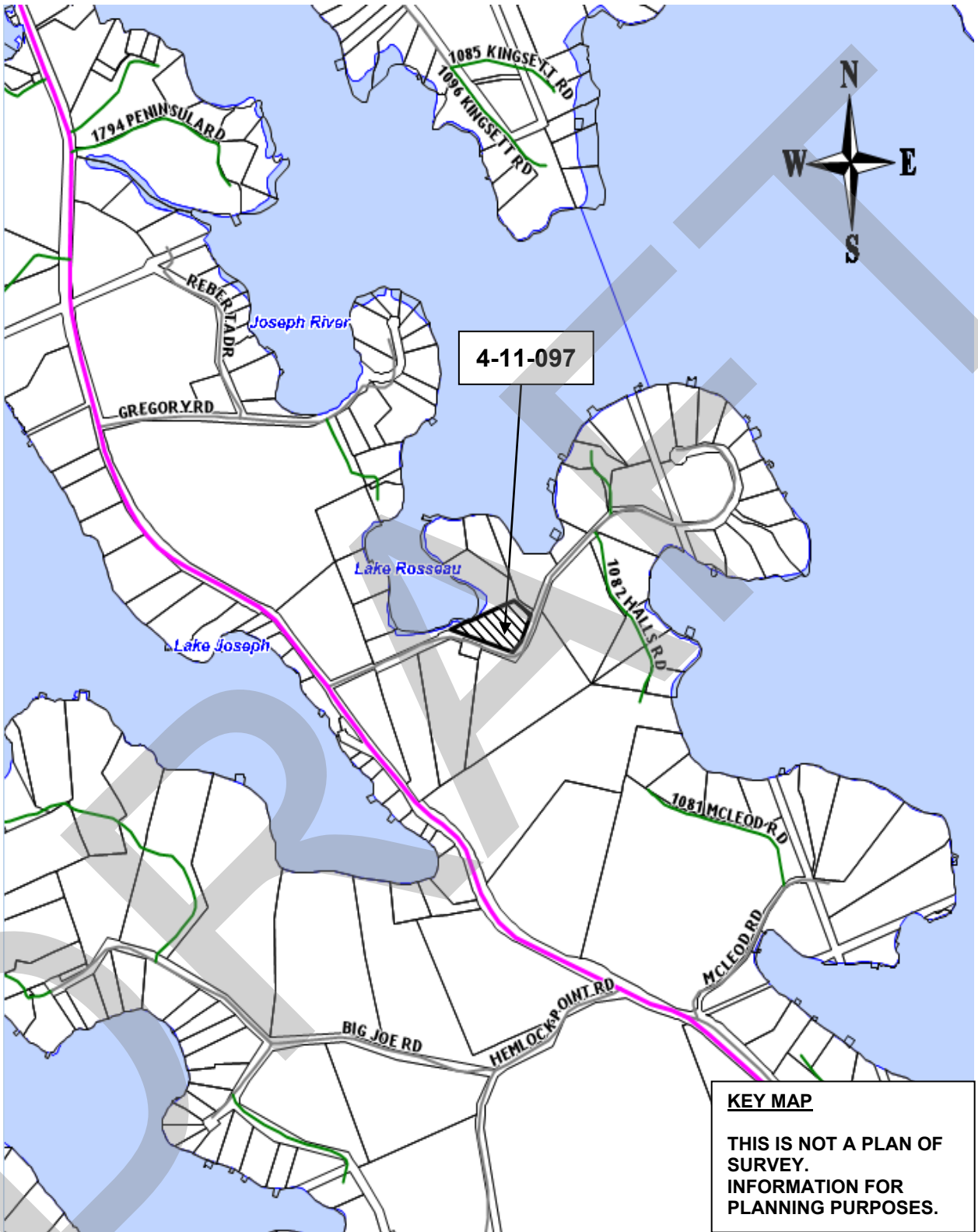
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-3006 i) The land affected by this amendment is described as Part of Lots 19 and 20, Concession 7, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 2, Plan RD-915, as shown hatched on Schedule I to By-law 2023-129.
 - ii) Despite the provision of Section 3.23.1 of By-law 2014-14, a one storey garage shall be permitted to be located 16 feet from a public road, as shown in the location and extent on Schedule II to By-law 2023-129.
 - iii) Despite the provisions of Section 3.46 of By-law 2014-14, as amended, for those lands described above, a septic system leaching bed distribution pipe shall be permitted to be located 95 feet from the High-Water mark, as shown in the location and extent on Schedule II to By-law 2023-129.
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 2023-129 and By-law 2014-14, as amended, the provisions of By-law 2023-129 shall apply.

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

Peter Kelley, Mayor

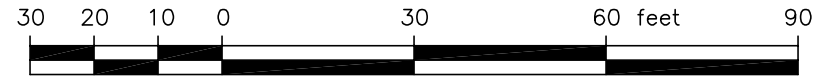
Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2023-129



PART OF LOTS 19 + 20, CONCESSION 7
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 TOWNSHIP OF MUSKOKA LAKES
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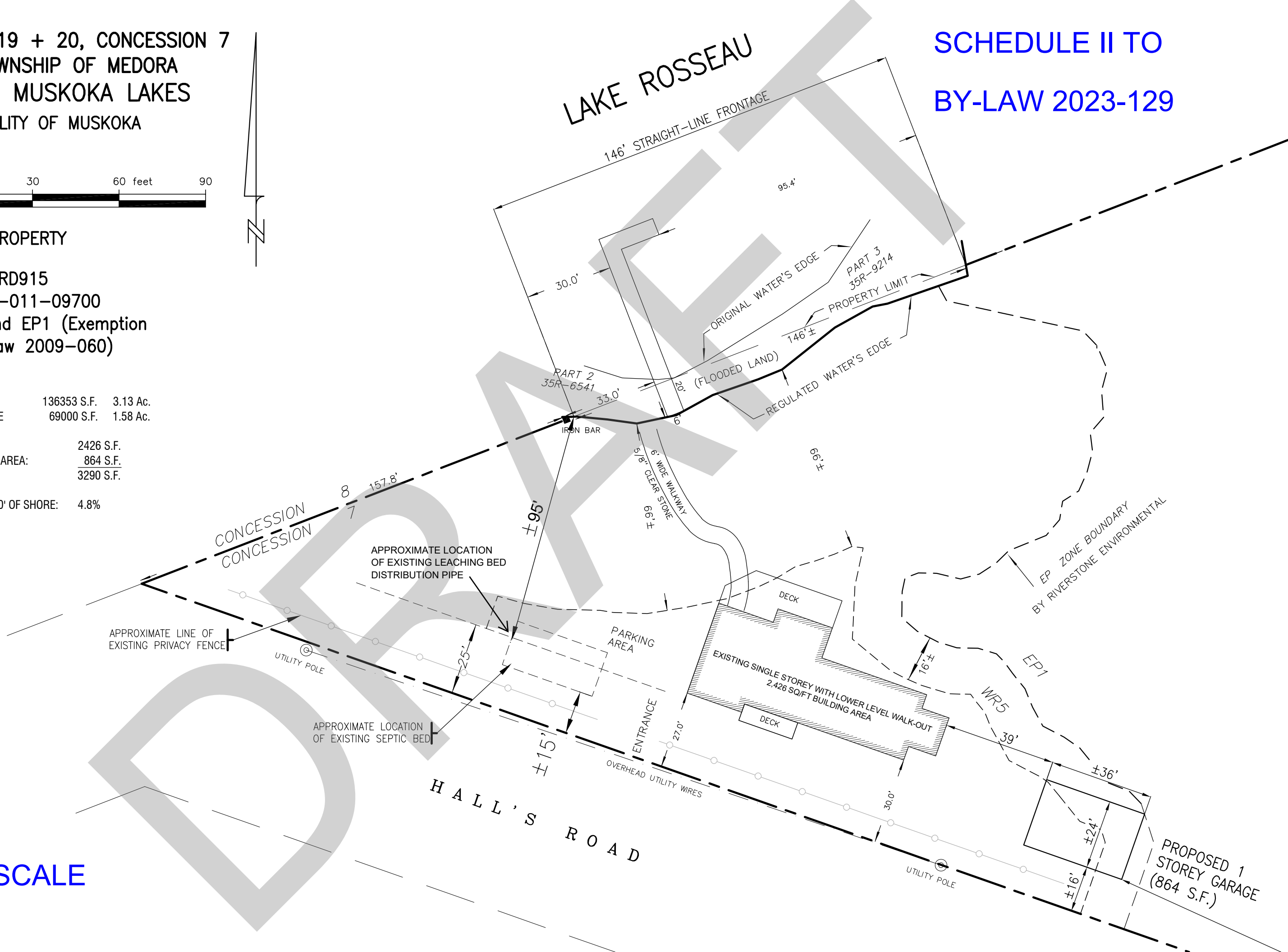
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 BY-LAW 2023-129



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