

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING  
CONCERNING A PROPOSED AMENDMENT  
ZONING BY-LAW #2023-075  
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 IN PERSON AND ELECTRONICALLY FROM THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

**July 13, 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 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](http://www.muskokalakes.ca).** Members of the public may also observe the proceedings by accessing the live webcast at [www.muskokalakes.ca](http://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 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.

If a person or public body would otherwise have an ability to appeal the decision 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.

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 Ontario Land 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](mailto:planning@muskokalakes.ca)

DATED at the Corporation of the Township of Muskoka Lakes this 23<sup>rd</sup> day of June, 2023.

Crystal Paroschy, Clerk  
of the Corporation of the  
Township of Muskoka Lakes

**ZBA#:**  
**ROLL#:**  
**NAME:**  
**CIVIC/911 ADDRESS:**

**ZBA-17/23**  
**4-24-033**  
**MOLYNEUX**  
**34 BURGESS ISLAND**

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

**ZBA-17/23, BY-LAW 2023-075, Molyneux,  
Roll # 4-24-033**

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The land affected by this amendment is described as Part of Island Burgess, Part 4, Plan 35R-9609, (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as 34 Island Burgess and is currently in the ownership of Samantha and Patrick Molyneux.

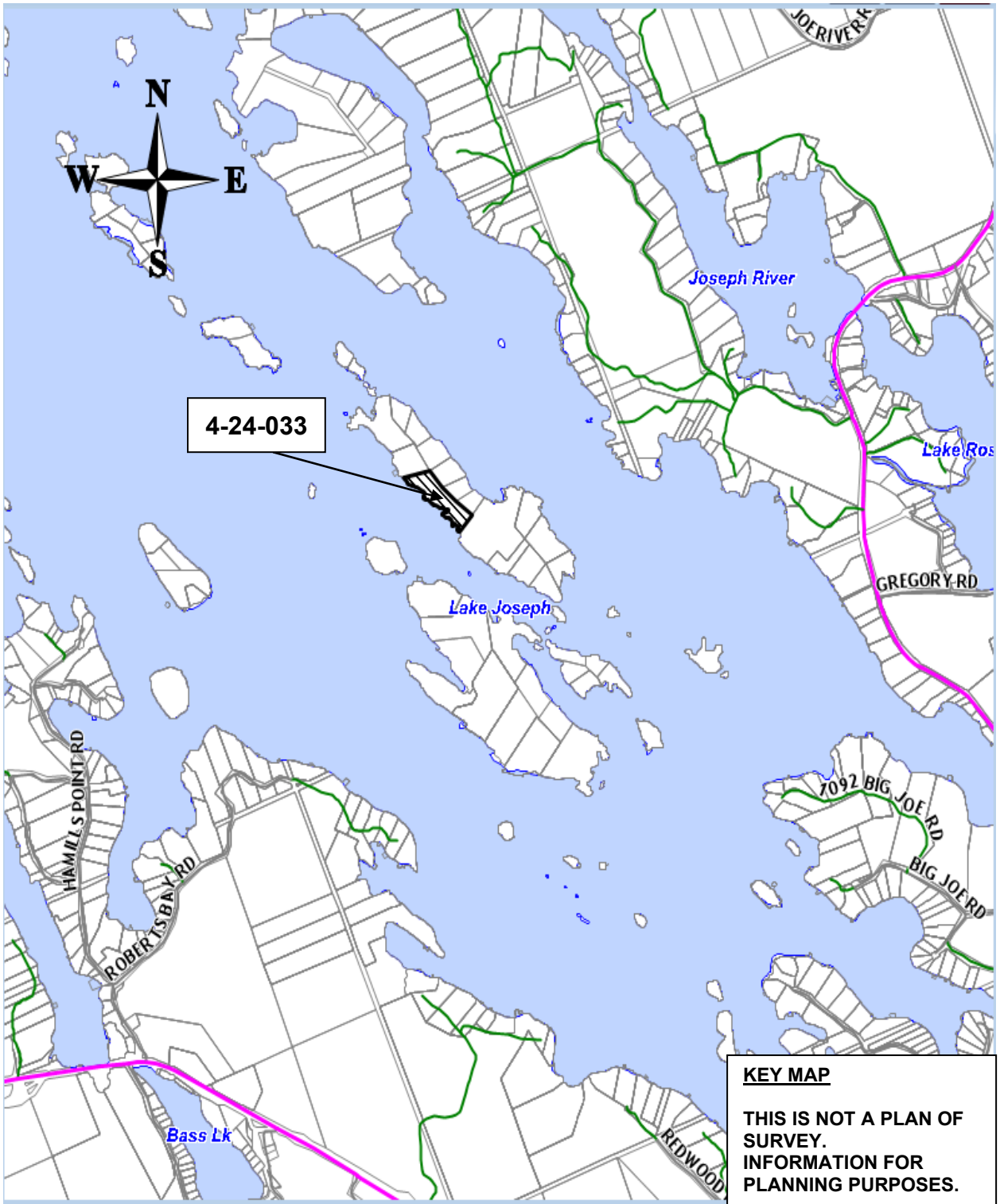
Township Council provisionally approved Consent/Severance Applications B/99/100/21/ML, subject to conditions of consent, and approved Zoning By-law Amendment Application ZBA-38/21, By-law 2021-118 (MOLYNEAUX) in December 2021 to permit the creation of two new lots and provide exemptions from minimum lot requirements for the Severed and Retained Lots.

The purpose of By-law 2023-075 is to provide an exemption from Section 1. ii) of By-law 2021-118 to permit the Retained Lot to have a lessor lot frontage than stipulated. By-law 2021-118 requires the Retained Lot to have a minimum lot frontage of 468 feet. However, a survey has recently been completed and has revealed that the Retained Lot has a lot frontage of 461 feet.

In summary, By-law 2023-075 will have the effect of permitting the Retained Lot to have a lessor lot frontage than required by By-law 2021-118.B

See Key Map on the Following Page

**KEY MAP**





**THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES**

**BY-LAW 2023-075**

Being a By-law to amend Comprehensive Zoning By-law 2014-14, as amended, in the Township of Muskoka Lakes

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**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 were 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:  

87-2087	i)	The land affected is described as Part of Island Burgess, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 4, Plan 35R-9609, as shown hatched on Schedule I to By-law 2023-075.
	ii)	Despite the provisions of Section 1. ii) of By-law 2021-118, for those lands described above, the minimum lot frontage of the Retained Lot in Applications B/99/100/21/ML shall be 461 feet, as shown on Schedule II to By-law 2023-075.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-075 and By-law 2014-14, as amended, the provisions of By-law 2023-075 shall apply.

3. Schedules I and II 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

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Crystal Paroschy, Clerk

**SCHEDULE I TO BY-LAW 2023-075**

