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## THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

### NOTICE OF COMPLETE APPLICATION AND NOTICE OF PUBLIC MEETING CONCERNING A ZONING BY-LAW AMENDMENT BY-LAW 2022-190 AND CONSENT APPLICATIONS B/53/62/22/ML

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

**June 15, 2023**

at **9:00 a.m.** in the Council Chambers, Municipal Building  
Township of Muskoka Lakes, Port Carling, Ontario  
1 Bailey Street, Port Carling  
(corner of Bailey and Joseph Streets)

TO CONSIDER a proposed consent applications 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 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](http://www.muskokalakes.ca).

**PUBLIC MEETING:** You or your representative are entitled to participate in this public hearing and make verbal representation, or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed Consents/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](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 consent and by-law would apply, to every owner of land within 240 metres (800 feet) of the area to which the proposed consents 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 consents 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 consents 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 consents does not make written submissions to the Planning Committee and/or Council before it gives or refuses to give provisional consents, 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 consents/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 consents 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 consents 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](mailto: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 **23<sup>rd</sup>** day of **May, 2023**.

Crystal Paroschy, Clerk  
Township of Muskoka Lakes

**CONSENTS #B/53/62/22/ML**  
**BY-LAW #2022-190**  
**AMENDEMENT #ZBA-55/22**  
**NAME: TAMES AND STEVENSON**  
**ROLL #: 6-1-036**  
**CIVIC ADDRESS: 2109 Lake Muskoka Shore**



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## THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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

**B/53/62/22/ML, ZBA-55/22, BY-LAW 2022-190  
TAMES AND STEVENSON  
ROLL # 6-1-036**

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The land affected is described as Part Lot 24, Concession 3 (in the former Township of Wood), now in the Township of Muskoka Lakes. The subject land is known municipally as 2109 Lake Muskoka Shore, and is currently in the ownership of John Tames and Leigh Anne Stevenson.

Consent/Severance Application (B/53/22/ML) has been submitted to create one new vacant lot (Severed Lot 1). The Retained lot contains a dwelling, two sleeping cabins, and docks.

Consent/Severance Application (B/62/22/ML) has been submitted to sever land (Severed Lot 2) and to add this land to an abutting property (Benefitting Lot). The Severed Lot contains docks and a two storey boathouse. This lot addition will resolve an encroachment.

Zoning By-law Amendment Application (ZBA-55/22, By-law 2022-190) has been submitted to provide exemptions to Sections 4.1.3 and 4.1.3.14 of By-law 2014-14, as amended, being a minimum lot area requirement of 2 acres where a lot is zoned Waterfront Residential (WR5) and is accessible by water only. Severed Lot 1 is intended to have 1.5 acres of lot area. Please note that the lot area of Severed Lot 1 has been reduced in By-law 2022-190 to ensure compliance upon the completion of a survey.

By-law 2022-190 will also provide an exemption from Section 4.1.7 and 4.1.7.12 a. of By-law 2014-14, as amended, being the maximum permitted cumulative dock width on a lot with of 75 feet on a lot with 300 feet of lot frontage on a Category 1 Lake. The existing docks on the Retained Lot are 91 feet in cumulative width and there is a requirement to recognize this width owing to a reduced frontage from the severances.

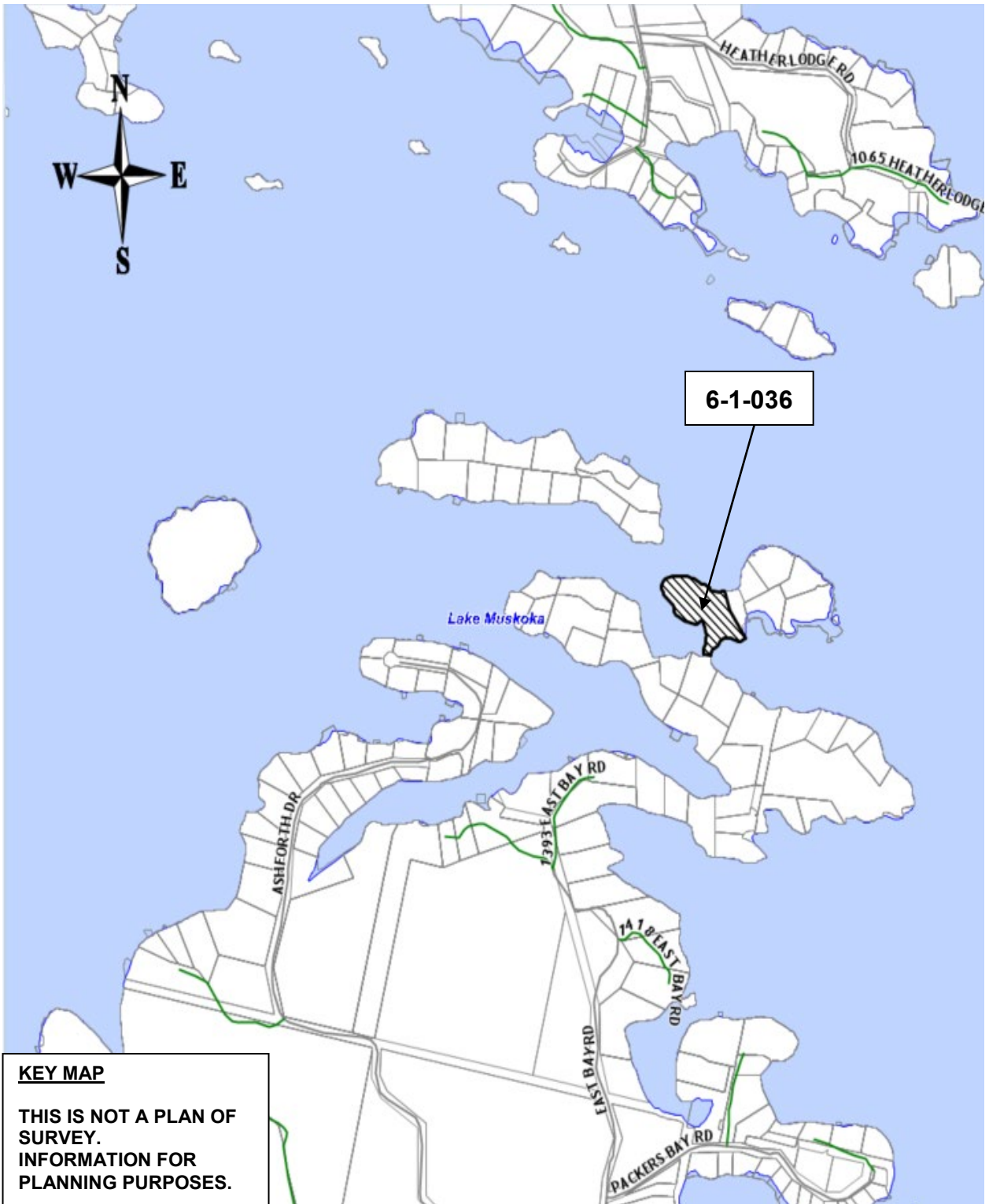
By-law 2022-190 will also provide an exemption from Section 4.1.7 and 4.1.7.1 of By-law 2014-14, as amended, being the minimum side yard setback of 30 feet for a dock. An

existing dock on the Retained Lot is to be setback 1 foot (at the closest point) from a new lot line projection resulting from the creation of Severed Lot 1.

In summary, these Consent and Zoning By-law Amendment Applications will have the effect of creating one new vacant lot, of severing and adding land to an abutting property, and of providing exemptions from a minimum lot area requirement, a maximum cumulative dock width requirement, and a minimum side yard setback requirement for a dock.

[See Key Map on the Following Page](#)

**KEY MAP**



NOT TO SCALE

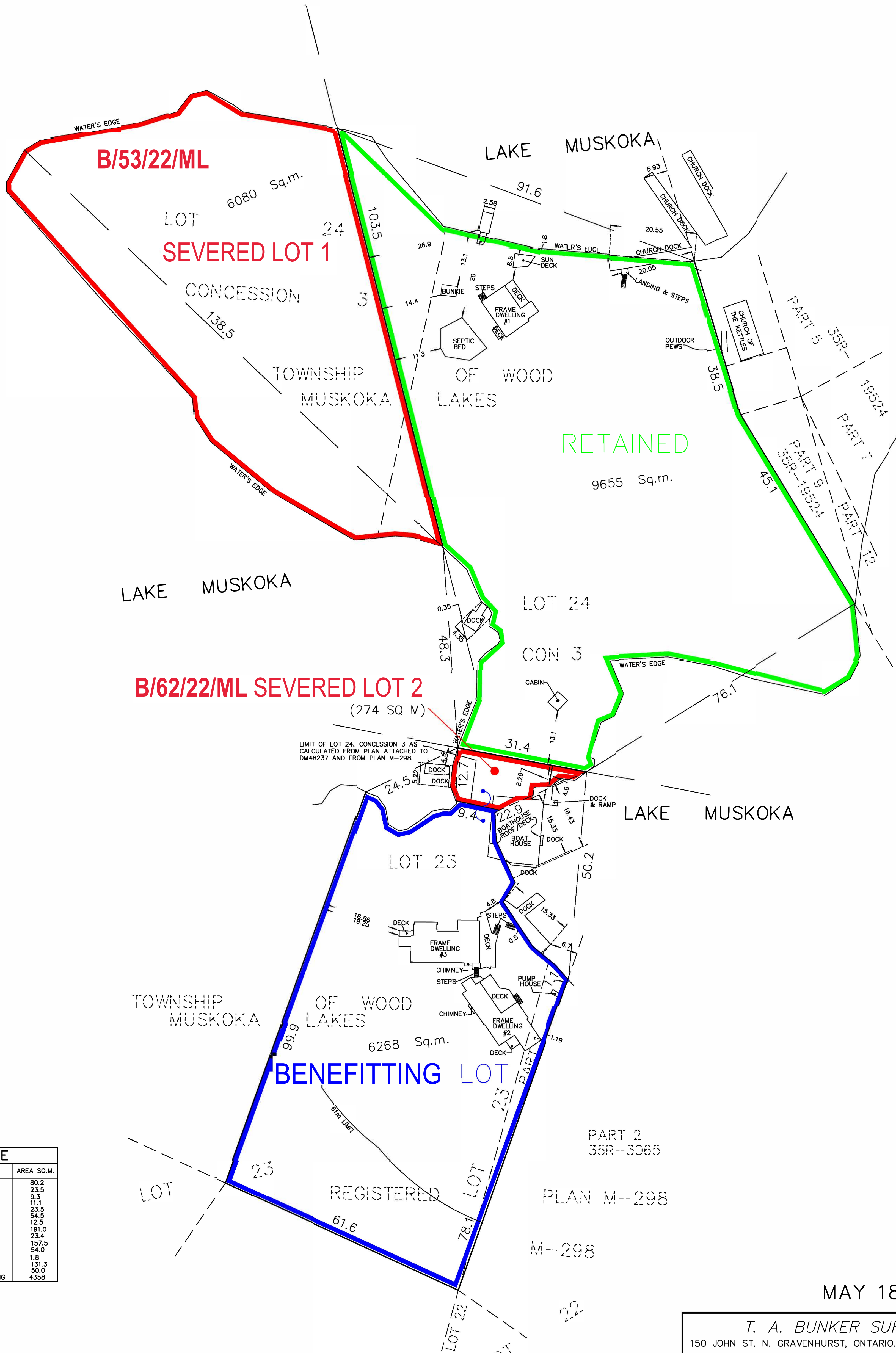
SEVERANCE SKETCH

(THIS IS NOT A PLAN OF SURVEY)

SCALE 1 : 500  
0 5 10 25 40 METRES

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



AREA TABLE	
DESCRIPTION	AREA SQ.M.
FRAME DWELLING 1	80.2
DECKS/STEPS - DWELLING 1	23.5
BUNKIE	9.3
CABIN	11.1
DOCKS (PIN 0254)	23.5
DOCKS (PIN 0022)	54.5
SUNDECK - RETAINED LOT	12.5
BOATHOUSE	191.0
BOATHOUSE DOCK/RAMP	23.4
FRAME DWELLING 3	157.5
DECKS/STEPS- DWELLING 3	54.0
PUMPHOUSE	1.8
FRAME DWELLING 2	131.3
DECKS/STEPS- DWELLING 2	50.0
FRONT 61m AREA OF BENEFITTING	4358

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MAY 18, 2023

T. A. BUNKER SURVEYING LTD.  
150 JOHN ST. N. GRAVENHURST, ONTARIO. P. O. BOX 1180, P1P 1V4  
705-687-5883 FAX 705-687-6377  
www.LandinfoTech.ca surveys@LandinfoTech.ca  
FILE 5254S

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

**BY-LAW 2022-190**

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 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:
  - 87-2060 i) The land affected is described as Part of Lot 24, Concession 3 (in the former Township of Wood), now in the Township of Muskoka Lakes as shown hatched on Schedule I to By-law 2022-190.
  - ii) Despite the provisions of Sections 4.1.3 and 4.1.3.14 of By-law 2014-14, as amended, for those lands described above, the minimum lot area of Severed Lot 1 in Consent Application B/53/22/ML shall be 1.3 acres, as shown on Schedule II to By-law 2022-190.
  - iii) Despite the provisions of Sections 4.1.7 and 4.1.7.12 a. of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width on the Retained Lot shall be 91 feet, as shown in the location and extent on Schedule II to By-law 2022-190.
  - iv) 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 side yard setback for an existing dock shall be 1-foot, as shown in the location and extent on Schedule II to By-law 2022-190.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2022-190 and By-law 2014-14, as amended, the provisions of By-law 2022-190 shall apply.

2. 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.

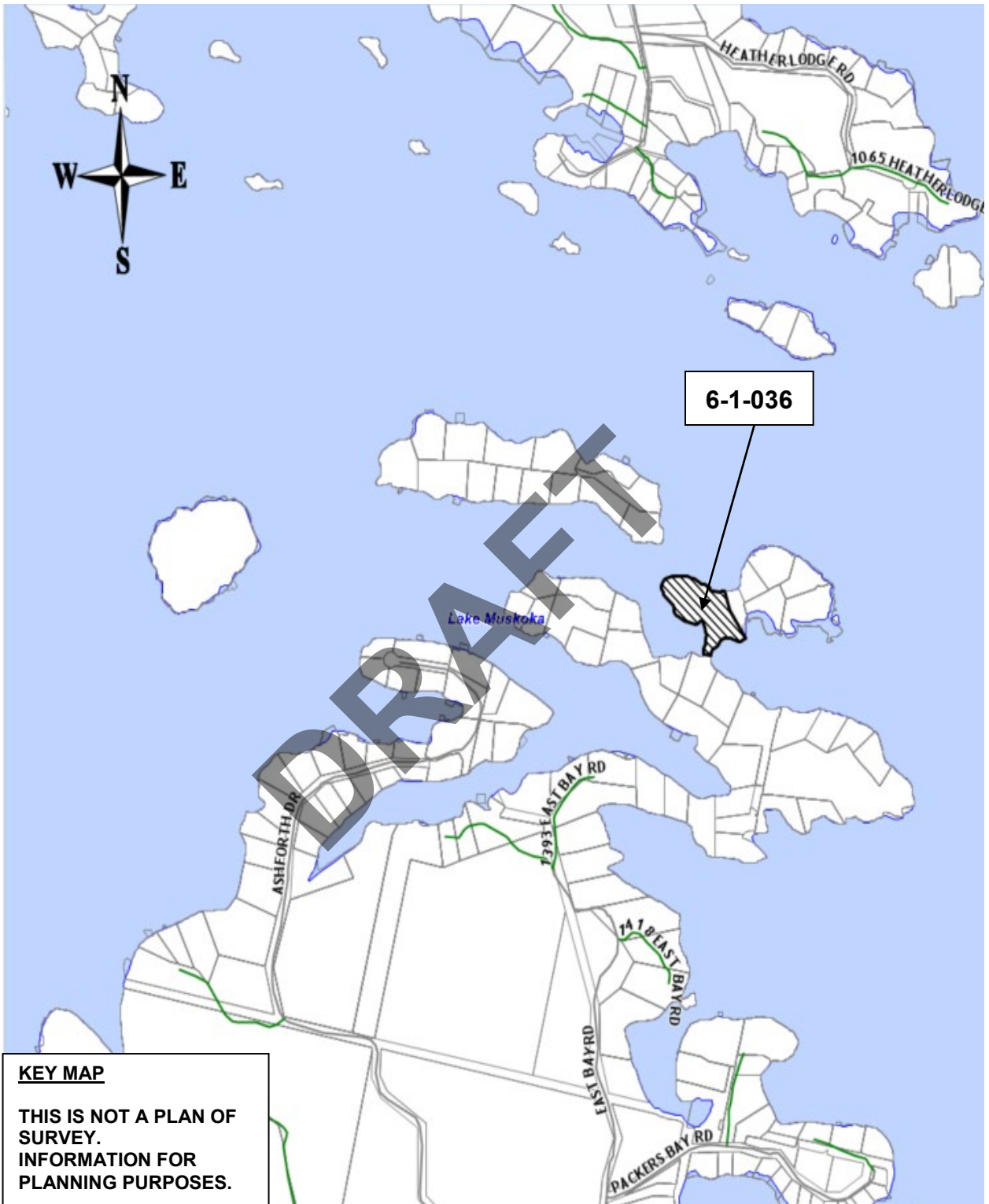
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Peter Kelley, Mayor

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Crystal Paroschy, Clerk

**KEY MAP**



**KEY MAP**

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

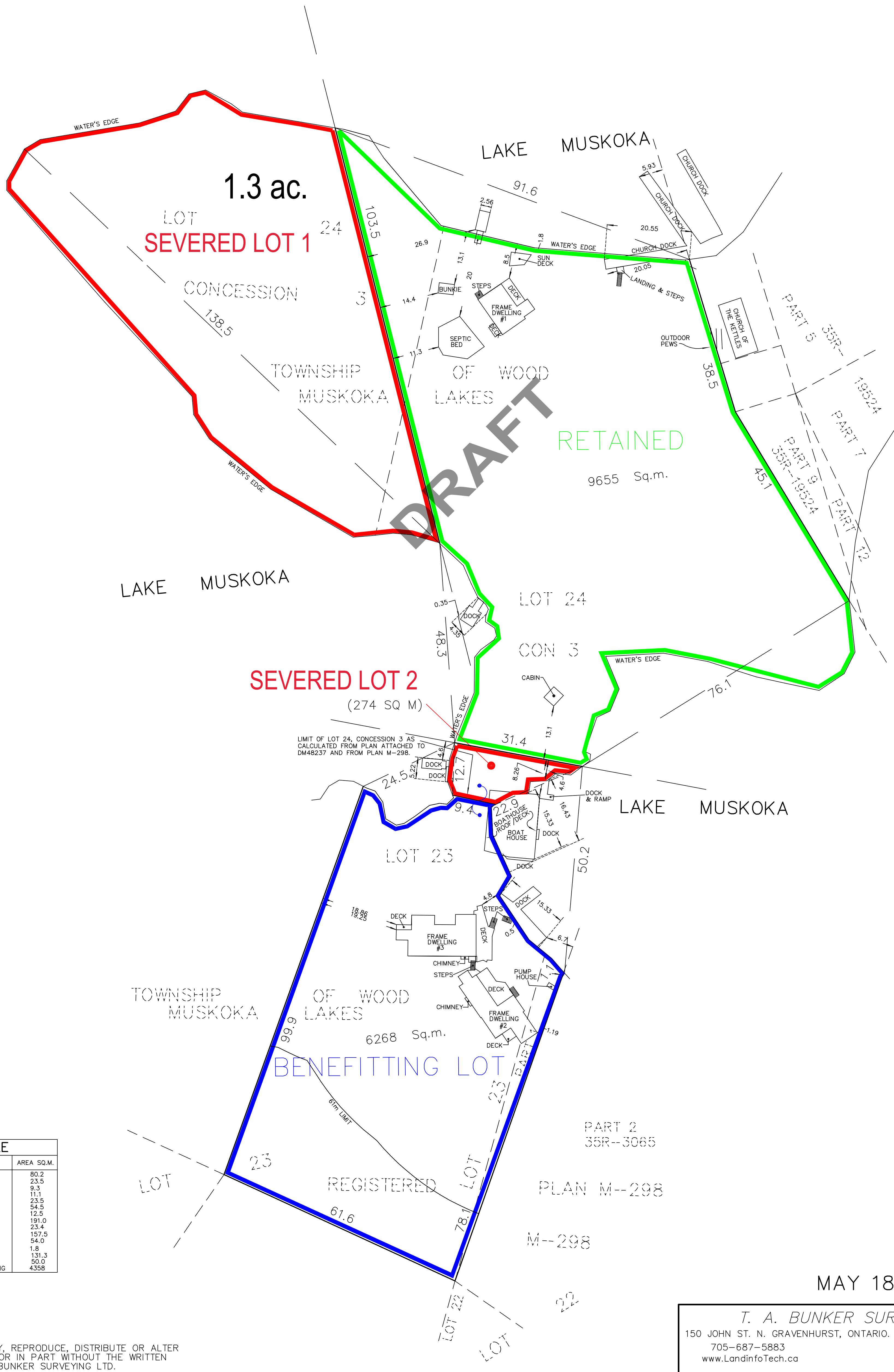


# SCHEDULE II TO BY-LAW 2022-190

SEVERANCE SKETCH  
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