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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 2022-189 AND CONSENT APPLICATION B/54/22/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 application 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.muskokalakelakes.ca](http://www.muskokalakelakes.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 Consent/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.muskokalakelakes.ca](http://www.muskokalakelakes.ca). If the live webcast fails, the meeting recording will be posted at: <https://muskokalakelakes.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 consent 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 consent 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 consent 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 consent does not make written submissions to the Planning Committee and/or Council before it gives or refuses to give a provisional consent, 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 consent/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 consent 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 consent 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@muskokalak.es.ca](mailto:planning@muskokalak.es.ca). Please quote the Application File Number in your submission or request.

DATED at the Corporation of the Township of Muskoka Lakes this **19<sup>th</sup>** day of **May, 2023**.

Crystal Paroschy, Clerk  
Township of Muskoka Lakes

**CONSENT #B/54/22/ML**  
**BY-LAW #2022-189**  
**AMENDEMENT #ZBA-54/22**  
**NAME: VALENTI**  
**ROLL #: 4-25-032-24**  
**CIVIC ADDRESS: 22 Chief's Island J5**



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## THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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

**B/54/22/ML, ZBA-54/22, BY-LAW 2022-189  
VALENTI  
ROLL # 4-25-032-24**

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The land affected is described as Part of Chief's Island, Lot 25, Plan M-557 (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as 22 Chiefs Island J5 and is currently in the ownership of Alysha Valenti.

Consent/Severance Application (B/54/22/ML) has been submitted to create one new lot.

The subject lands contain a dock on the proposed Retained Lot. No other buildings or structures are proposed at this time.

Zoning By-law Amendment Application (ZBA-54/22, By-law 2022-189) has been submitted to provide exemptions to Section 4.1.3 and 4.1.3.1 of By-law 2014-14, as amended, to permit a new lot to be created. The subject land is zoned Waterfront Residential (WR4). In the WR4 Zone, new lot creation is not permitted without a zoning exemption.

Despite the provisions of Section 4.1.3 and 4.1.3.1 of By-law 2014-14, as amended, the minimum lot frontage and lot area for the Severed and Retained Lots shall be as follows:

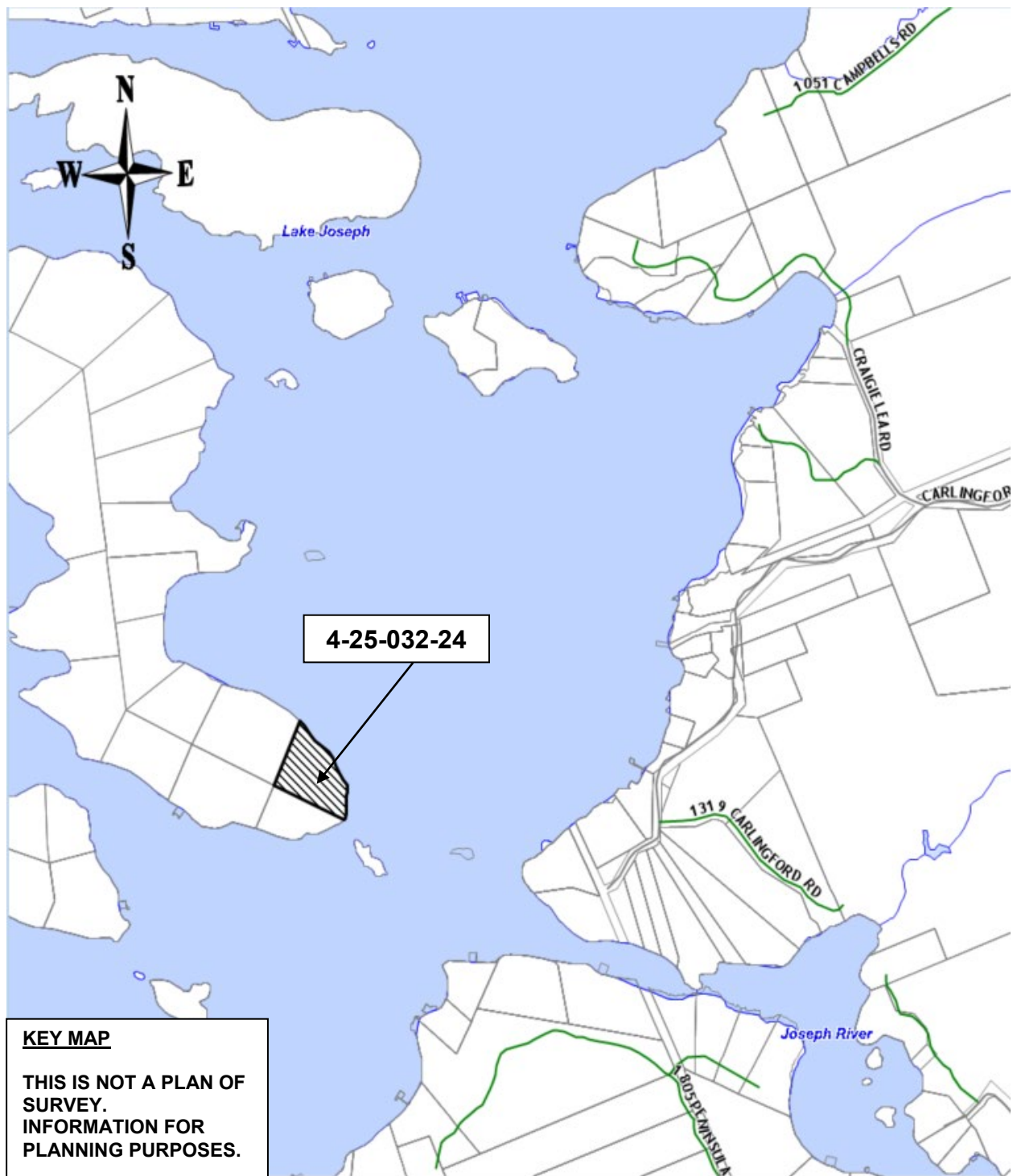
- Severed Lot (B/54/22/ML) – 300 feet of lot frontage and 2.8 acres of lot area
- Retained Lot – 538 feet of lot frontage and 2 acres of lot area

Please note that lot areas of the Severed and Retained Lots and the frontage of the Retained Lot has been reduced in By-law 2022-189 to ensure compliance upon completion of a survey.

In summary, these Consent and Zoning By-law Amendment Applications will have the effect of creating one new vacant lot and of providing an exemption from minimum lot requirements.

See Key Map on the Following Page

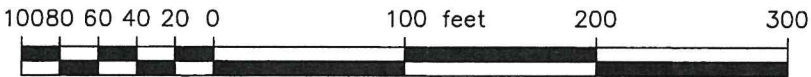
## KEY MAP



CONSENT SKETCH

SKETCH FOR  
CONSENT APPLICATION PURPOSES

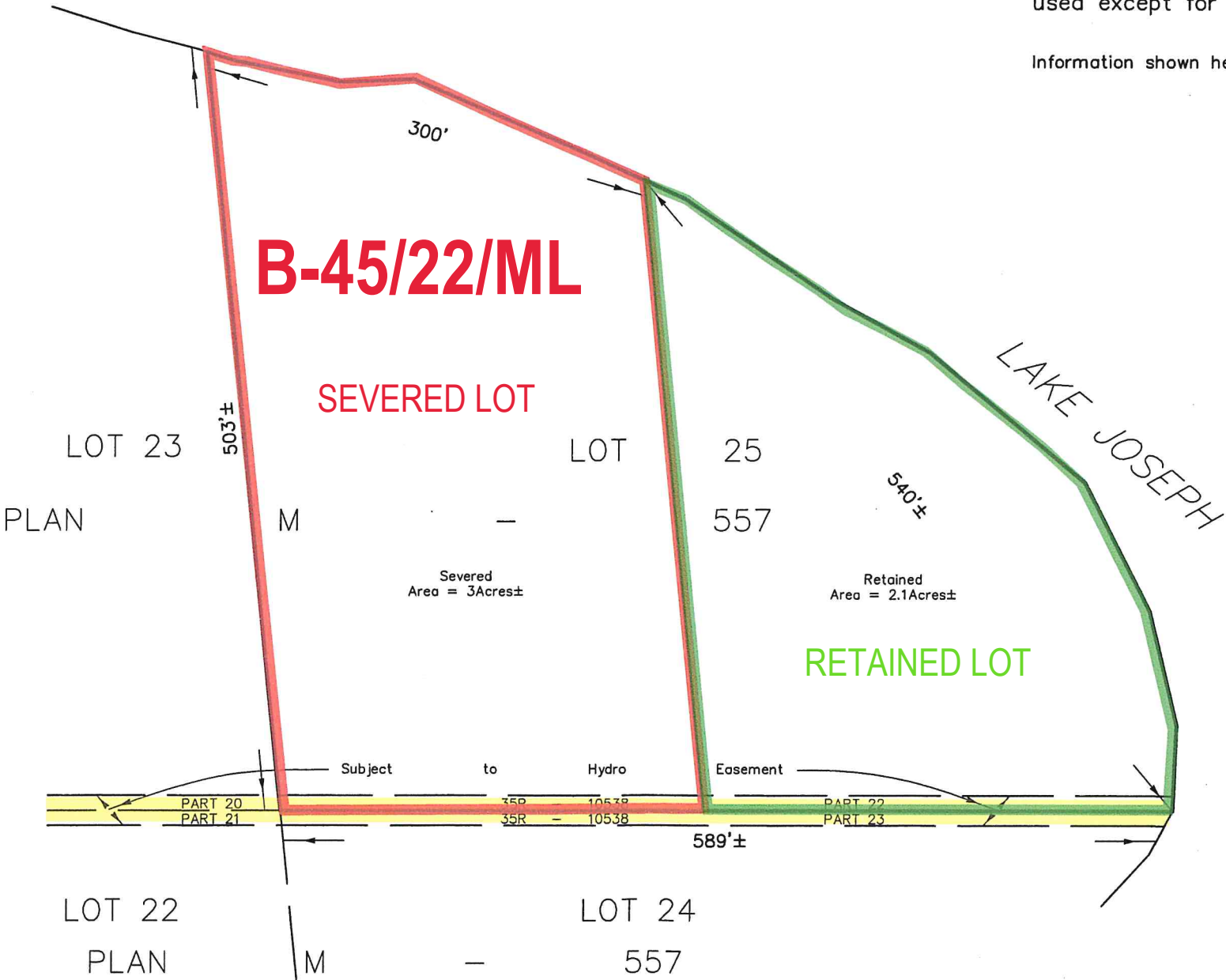
SCALE 1" = 100'



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

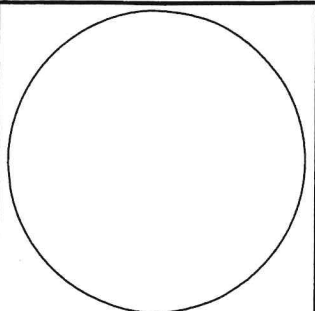
Caution: This is NOT a Plan of Survey and shall not be  
used except for the purpose indicated in the title block.

Information shown hereon was derived from Plan M-557



NOT TO SCALE

January 20, 2022  
File MUS2022-013



THIS SKETCH IS AN ORIGINAL  
COPY IF IT IS EMBOSSED  
WITH THE SURVEYOR'S SEAL

© This plan is protected by copyright.

# THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

## BY-LAW 2022-189

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 Chief's Island, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Lot 25, Plan M-577, as shown hatched on Schedule I to By-law 2022-189.
  - ii) Despite the provisions of Sections 4.1.3 and 4.1.3.1 of By-law 2014-14, as amended, the minimum lot frontage and lot area of the Severed Lot and Retained Lots shall be as follows and as shown on Schedule II to By-law 2022-189:

Severed Lot (B/54/22/ML) - 300 feet of lot frontage and 2.8 acres of lot area

Retained Lot - 538 feet of lot frontage and 2 acres of lot area

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2022-189 and By-law 2014-14, as amended, the provisions of By-law 2022-189 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



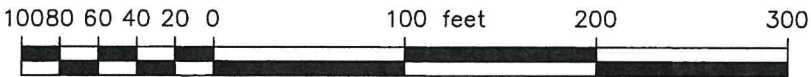
**SCHEDULE I TO BY-LAW 2022-189**



# SCHEDULE II TO BY-LAW 2022-189

## SKETCH FOR CONSENT APPLICATION PURPOSES

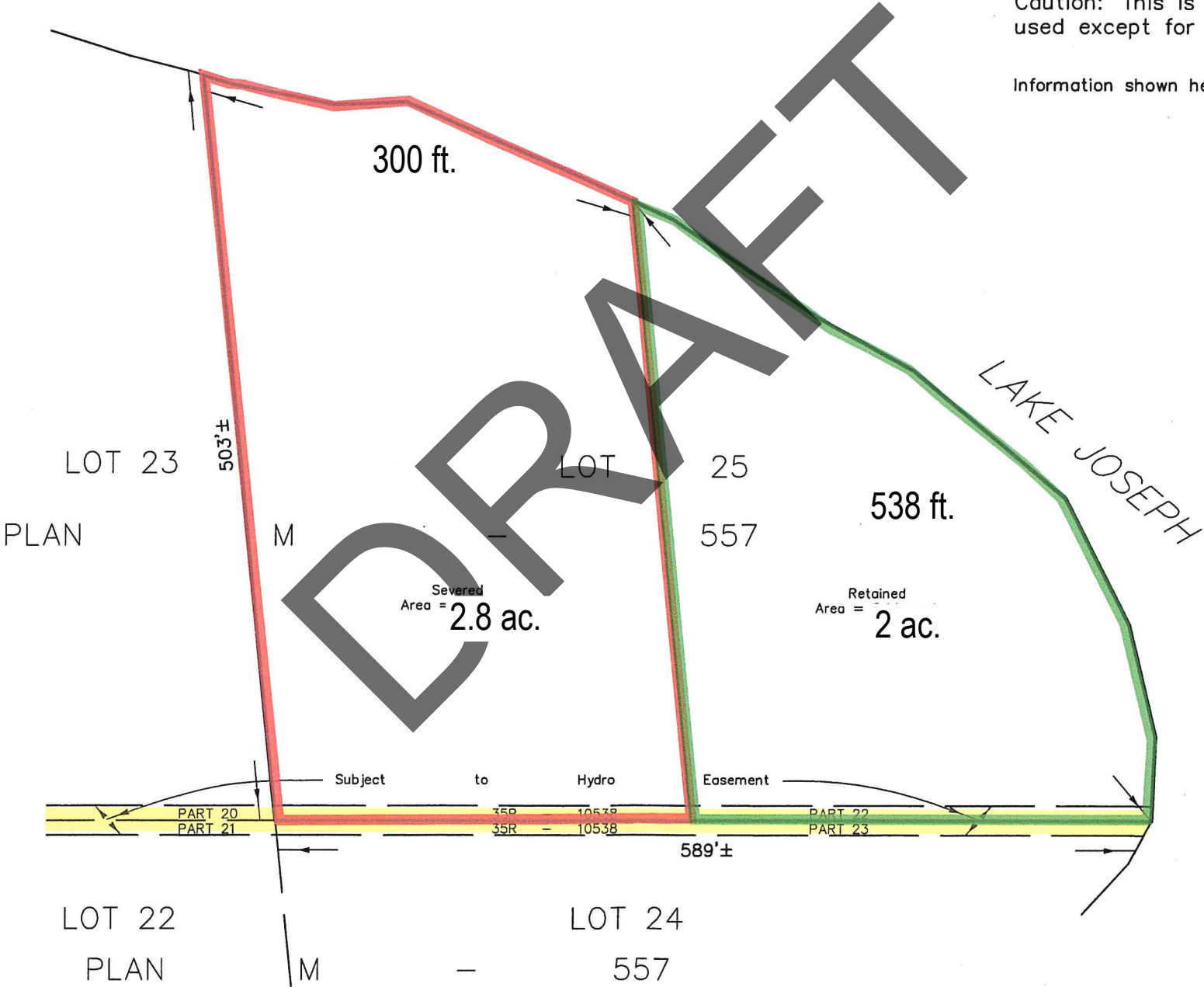
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