

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT
ZONING BY-LAW #2022-208
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 ELECTRONICALLY FROM THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

March 16, 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 as part of the Township's response to stop the spread of COVID-19, this public meeting will be held in a virtual forum with electronic participation. **The meeting will be held via ZOOM and will commence at 9:00am. 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.** 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/>.

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 in the ZOOM meeting or 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

DATED at the Corporation of the Township of Muskoka Lakes this **24th** day of **February, 2023**.

Acting Clerk, Cheryl Hollows
of the Corporation of the
Township of Muskoka Lakes

ZBA#:	ZBA-61/22
ROLL#:	5-7-047
NAME:	CARR
CIVIC/911 ADDRESS:	3164 MUSKOKA ROAD, 118 W, UNIT #21A

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

ZBA-61/22, BY-LAW 2022-208, CARR, ROLL # 5-7-047

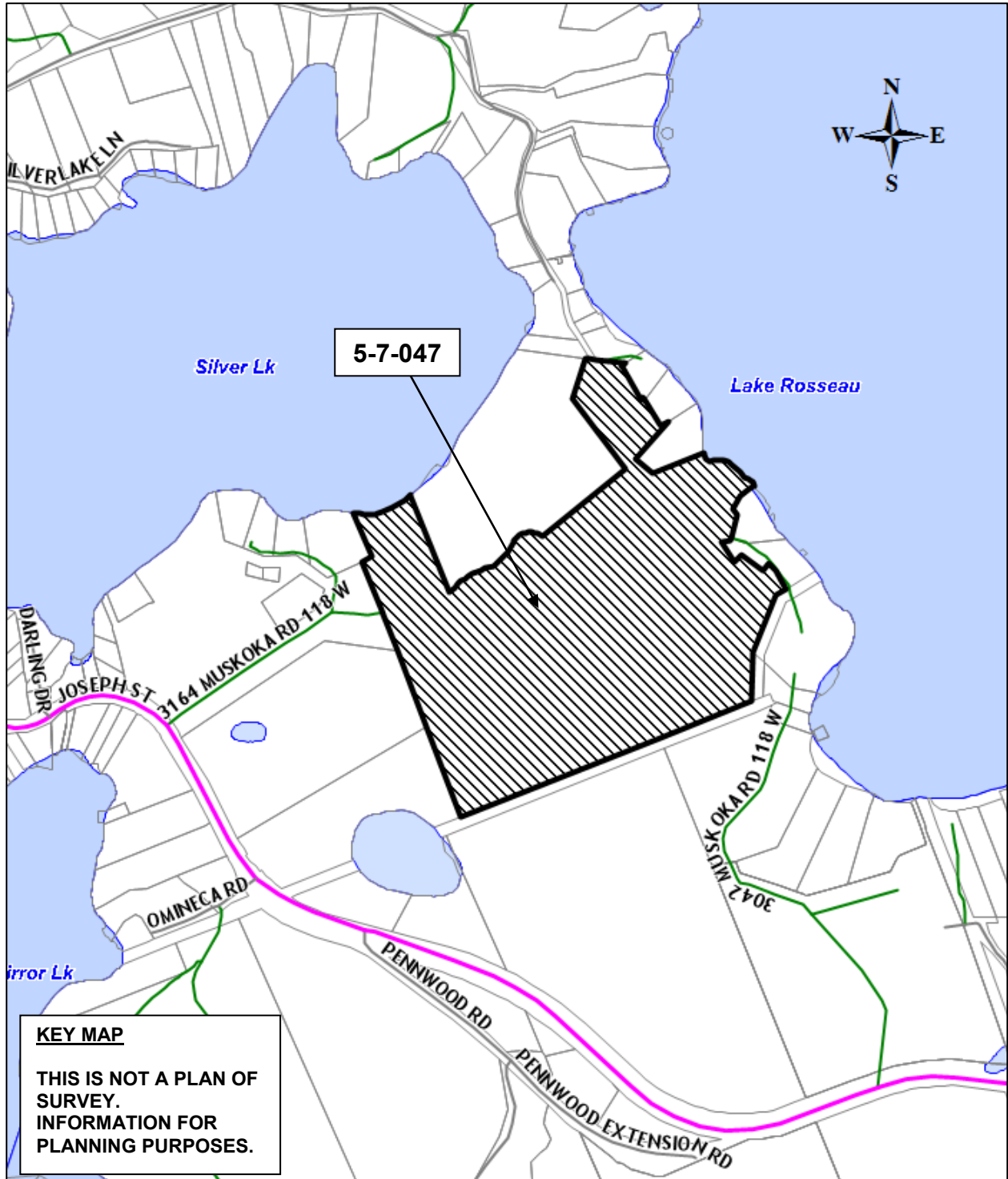
The land affected by this amendment is described as Part of Lots 34 and 35, Concession 3, Parts 2 and 3, Plan 35R-17364, Part 1, Plan, 35R-12336, and Part 2, Plan 35R-26269, (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as 3164 Muskoka Road 118 West, Unit21A and is currently in the ownership of Leslie and Gordon Carr.

The subject land contains two dwellings, a two storey boathouse with an upper level sleeping cabin, a single storey boathouse, and other accessory buildings and structures.

The purpose of By-law 2022-208 is to provide an exemption from Section 1. ii) of By-law 2019-164 which stipulates a minimum lot frontage requirement of 350 feet and a minimum lot area of 60 acres. A recent survey has revealed that the subject land has 336 feet of lot frontage on Lake Rosseau and the lot configuration has changed due to a recent consent/severance granted by the Township's Committee of Adjustment in May 2022 (B/02/22/ML – CARR). By-law 2022-208 will recognize the existing lot frontage and lot area/configuration of the subject land.

See Key Map on the Following Page

KEY MAP



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

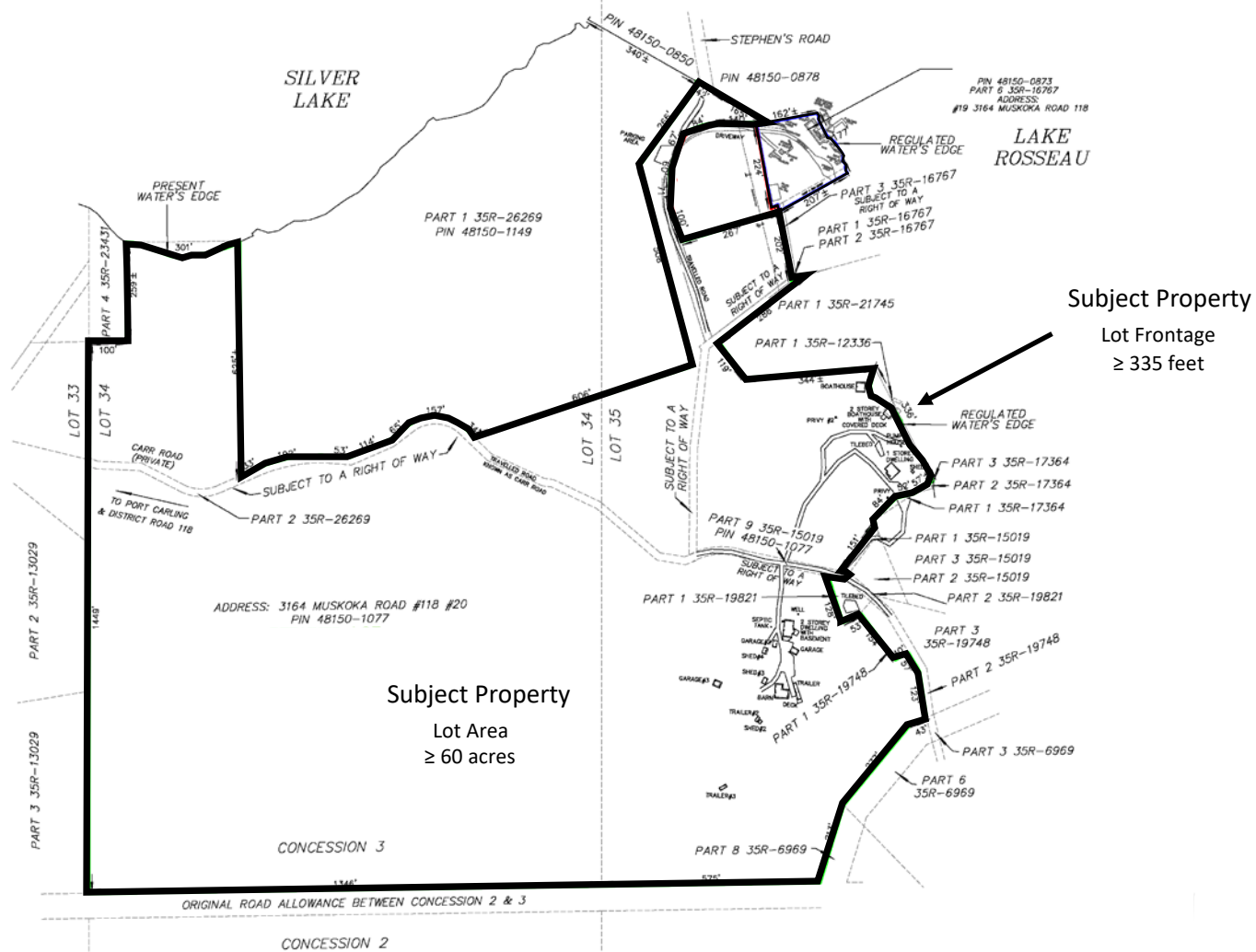


CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED
ORIGINAL COPY ISSUED BY THE SURVEYOR.

THIS SKETCH WAS PREPARED FOR
THE PURPOSE OF PLANNING

SCALE: 1 INCH = 200 FEET
0 100 200 400 FEET

NOT TO SCALE



Subject Property
Lot Frontage
≥ 335 feet

Subject Property
Lot Area
≥ 60 acres

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2022-208

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 1 of By-law 2019-164 is hereby further amended by the addition of the following subsection:
 - 87-2067 i) The land affected is described as Part of Lots 34 and 35, Concession 3, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 2 and 3, Plan 35R-17364, Part 1, Plan, 35R-12336, and Part 2, Plan 35R-26269, as shown hatched on Schedule I to By-law 2022-208.
 - ii) Despite the provisions of Section 1. ii) of By-law 2019-164, as amended, for those lands described above, the minimum lot frontage shall be 335 feet and the minimum lot area shall be 60 acres, as shown on Schedule II to By-law 2022-208.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2022-208 and By-law 2014-14, as amended, the provisions of By-law 2022-208 shall apply.

2. Schedules I and II attached hereto are hereby made part of this By-law.

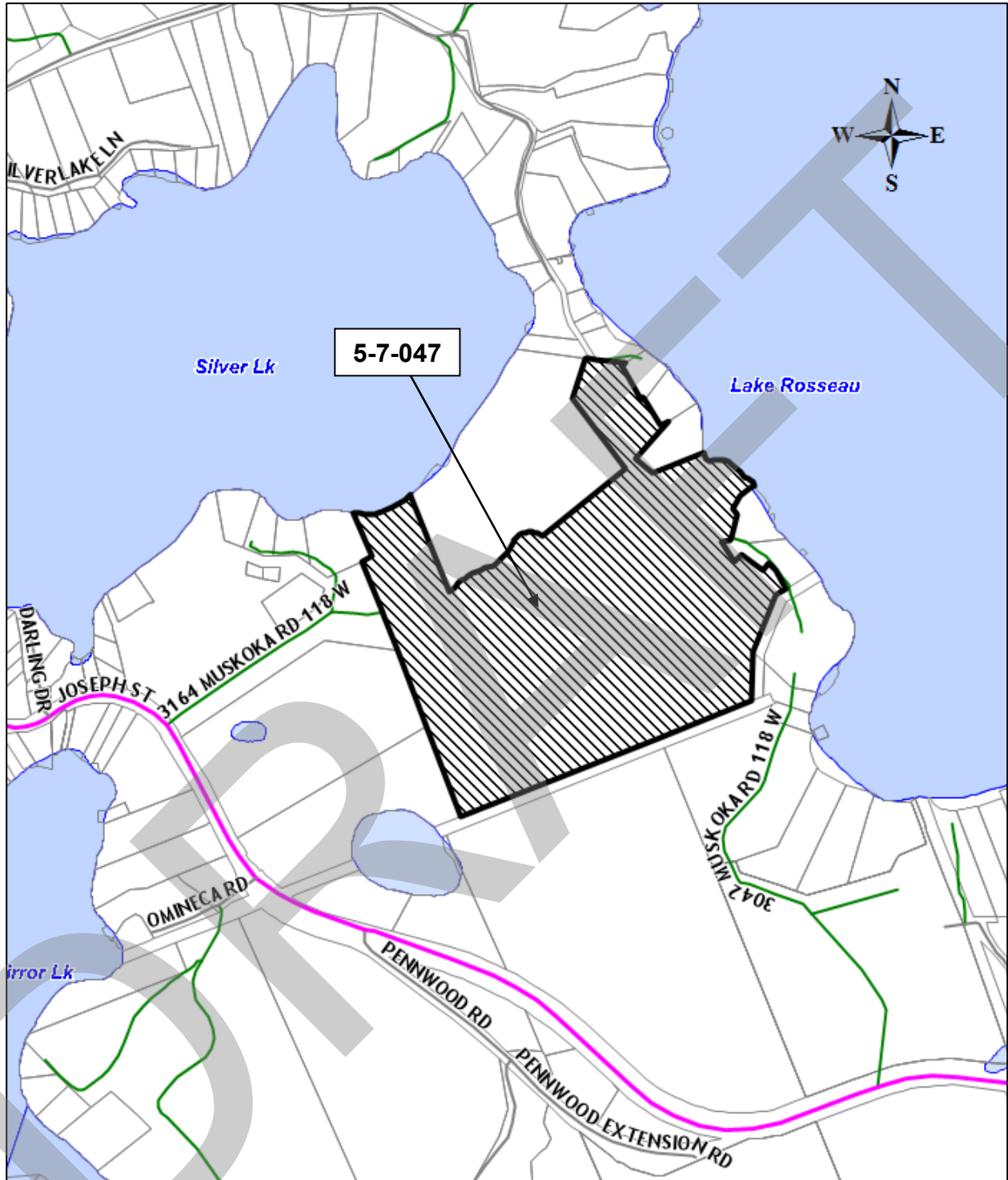
READ A FIRST AND SECOND TIME this ____ day of _____, 2023.

READ A THIRD TIME AND FINALLY PASSED this ____ day of _____, 2023.

Peter Kelley, Mayor

Cheryl Hollows, Acting Clerk,

SCHEDULE I TO BY-LAW 2022-208



Schedule II to By-law 2022-208

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

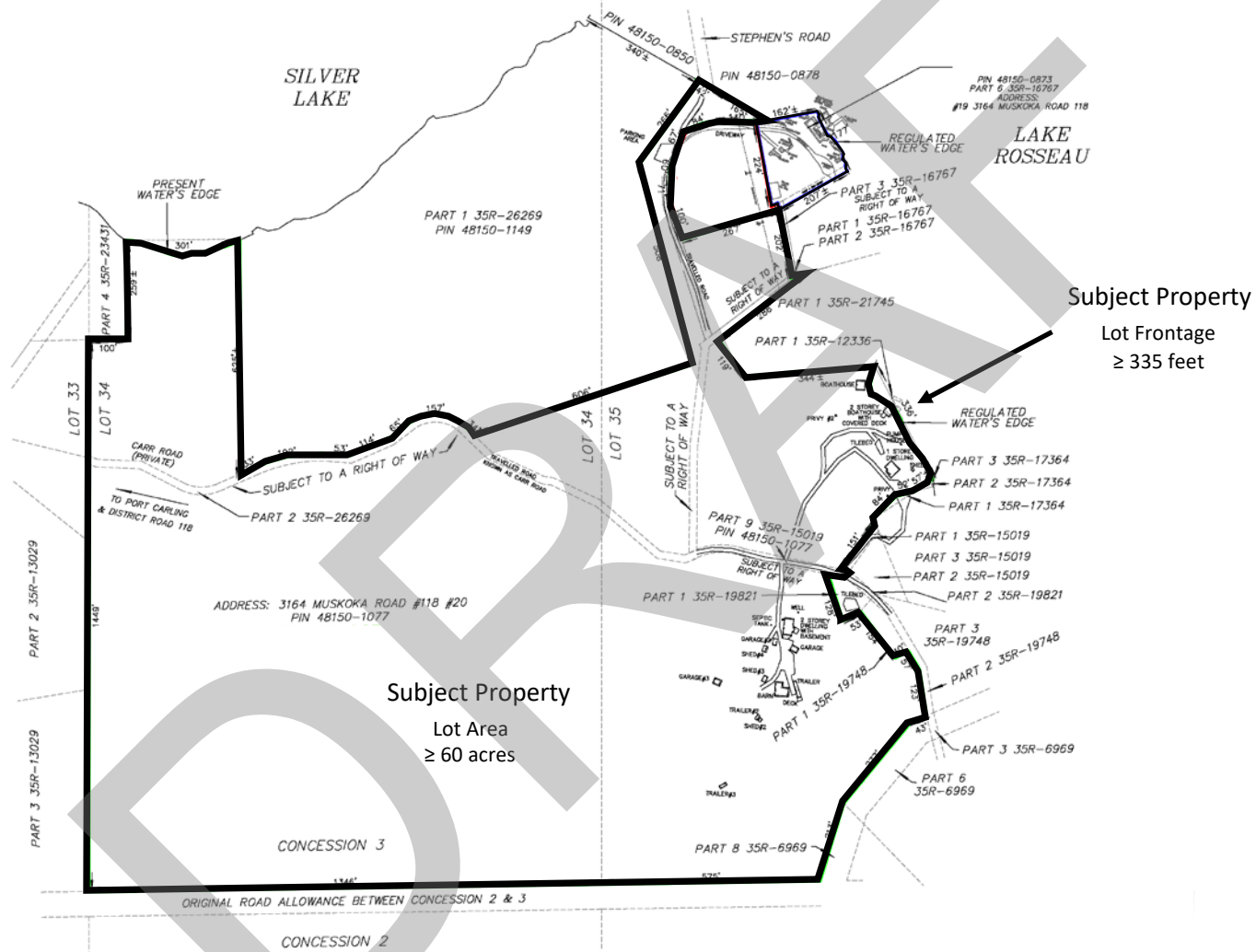


CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
 EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY ISSUED BY THE SURVEYOR.

THIS SKETCH WAS PREPARED FOR
 THE PURPOSE OF PLANNING

SCALE: 1 INCH = 200 FEET
 0 100 200 400 FEET

NOT TO SCALE



Subject Property
 Lot Frontage
 ≥ 335 feet

Subject Property
 Lot Area
 ≥ 60 acres