

**NOTICE OF COMPLETE APPLICATIONS & NOTICE OF PUBLIC MEETING  
CONCERNING A PROPOSED AMENDMENT  
ZONING BY-LAW #2022-213  
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](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 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](mailto:planning@muskokalakes.ca)

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

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

**ZBA#:** ZBA-64/22  
**ROLL#:** 8-4-005  
**NAME:** HJM MUSKOKA HOLDINGS INC  
**CIVIC/911 ADDRESSES:** 1631 WALKERS POINT ROAD, UNIT 8

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

**ZBA-64/22, BY-LAW 2022-213, HJM MUSKOKA HOLDINGS INC., Roll #: 8-4-005**

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The subject land is described as Part of Lot 6, Concession 3, Parts 1, 4, and 5, Plan 35R-3158, and Parts 1 to 3, Plan 35R-5219, (in the former Township of Wood), now in the Township of Muskoka Lakes. The land is known municipally as 1631 Walkers Point Road, Unit #8 and are currently in the ownership of HJM Muskoka Holdings Inc.

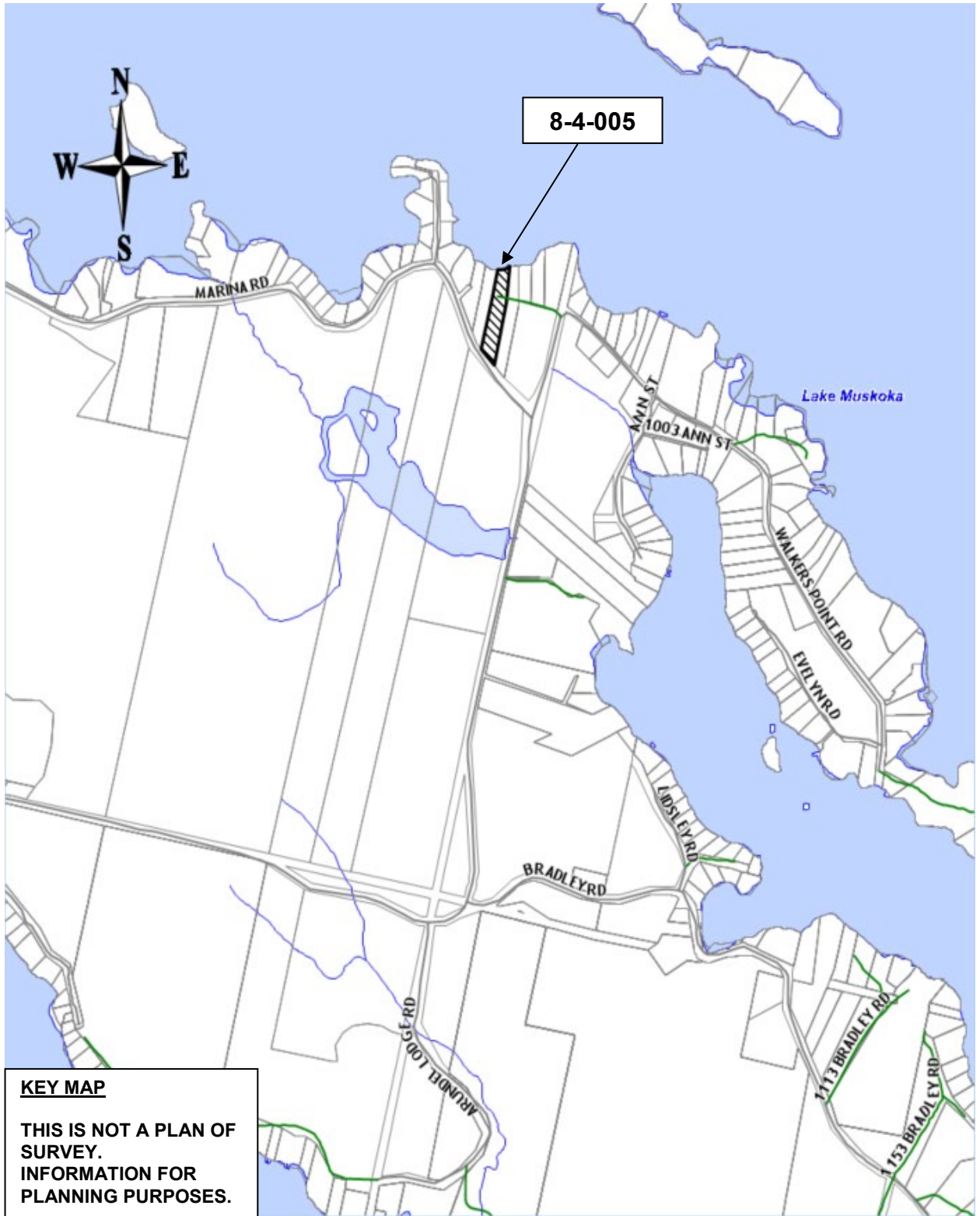
The subject land contains a two storey dwelling and a dock. The applicant proposes to construct a two storey garage with a sleeping cabin in the upper level. The proposed building is to be located on a portion of the property that is currently zoned Open Space – Private (OS2). Within the OS2 Zone, a residential use is not permitted.

The purpose of By-law 2022-213 is to rezone the portion of the property that is zoned Open Space - Private (OS2) to Waterfront Residential (WR1). Within the WR1 Zone, residential is the only permitted main use and a combination garage/sleeping cabin is a permitted accessory use.

By-law 2022-213 will have the effect of rezoning a portion of the subject land that is currently zoned Open Space - Private (OS2) to Waterfront Residential (WR1) to facilitate the construction of an accessory two storey garage with a sleeping cabin in the upper level.

See Key Map on the Following Page

**KEY MAP**

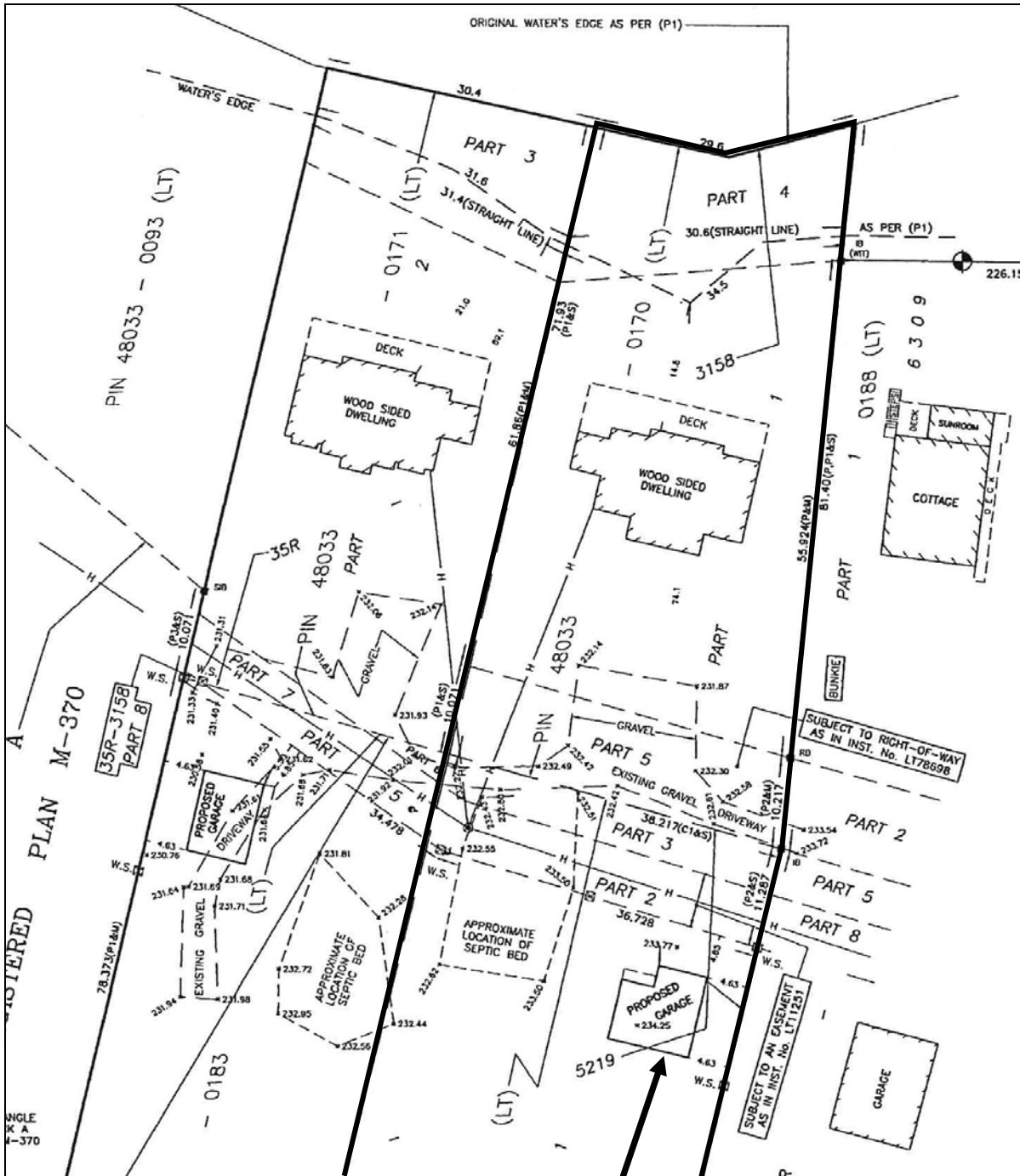


**KEY MAP**

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



Site Plan #2



NOT TO SCALE

Proposed Garage with Second Storey Sleeping Cabin



FRONT ELEVATION

FOR INFORMATIONAL  
PURPOSES ONLY

NOT TO SCALE

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

**BY-LAW 2022-213**

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. Schedule 44 of Zoning By-law 2014-14, as amended, is further amended by rezoning part of the lands described as Part of Lot 6, Concession 3, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Parts 1, 4, and 5, Plan 35R-3158, and Parts 1 to 3, Plan 35R-5219, as shown hatched on Schedule I to By-law 2022-213, from Open Space - Private (OS2) to Waterfront Residential (WR1), as shown hatched and labelled on Schedule II to By-law 2022-213.
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

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Cheryl Hollows, Acting Clerk

**SCHEDULE I TO BY-LAW 2022-213**

