

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT
ZONING BY-LAW #2022-191
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 @ 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 23RD day of February, 2023.

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

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

ZBA-58/22
1-3-032-04
MILLER
NOT ASSIGNED

**EXPLANATION OF THE PURPOSE AND EFFECT OF
ZONING BY-LAW AMENDMENT
ZBA-58/22, BY-LAW 2022-193, THE ANTHONY MILLER
TRUST AND THE KAREN MILLER TRUST,
ROLL # 1-3-032-04**

The land affected by this amendment is described as Part of Lot 34, Concession 1, Parts 3 to 6, Plan 35R-18034, (in the former Township of Cardwell), now in the Township of Muskoka Lakes. The subject land does not have a civic address assigned and is currently in the ownership of The Anthony Miller Trust and The Karen Miller Trust.

The subject land is currently vacant and no development is proposed at this time, however, residential development is intended in the future.

In 1999, Council approved Zoning By-law Amendment Application ZBA-49/99, By-law 1999-97 (MILLER FAMILY TRUST) to restrict land-based buildings and structures (excluding a septic system leaching bed distribution pipe) to a specified building/development envelope and to limit the maximum floor area of a dwelling to 2,152 square feet. The approval of By-law 1999-97 fulfilled a condition of Consent/Severance Application B/186/98/ML (MILLER FAMILY TRUST).

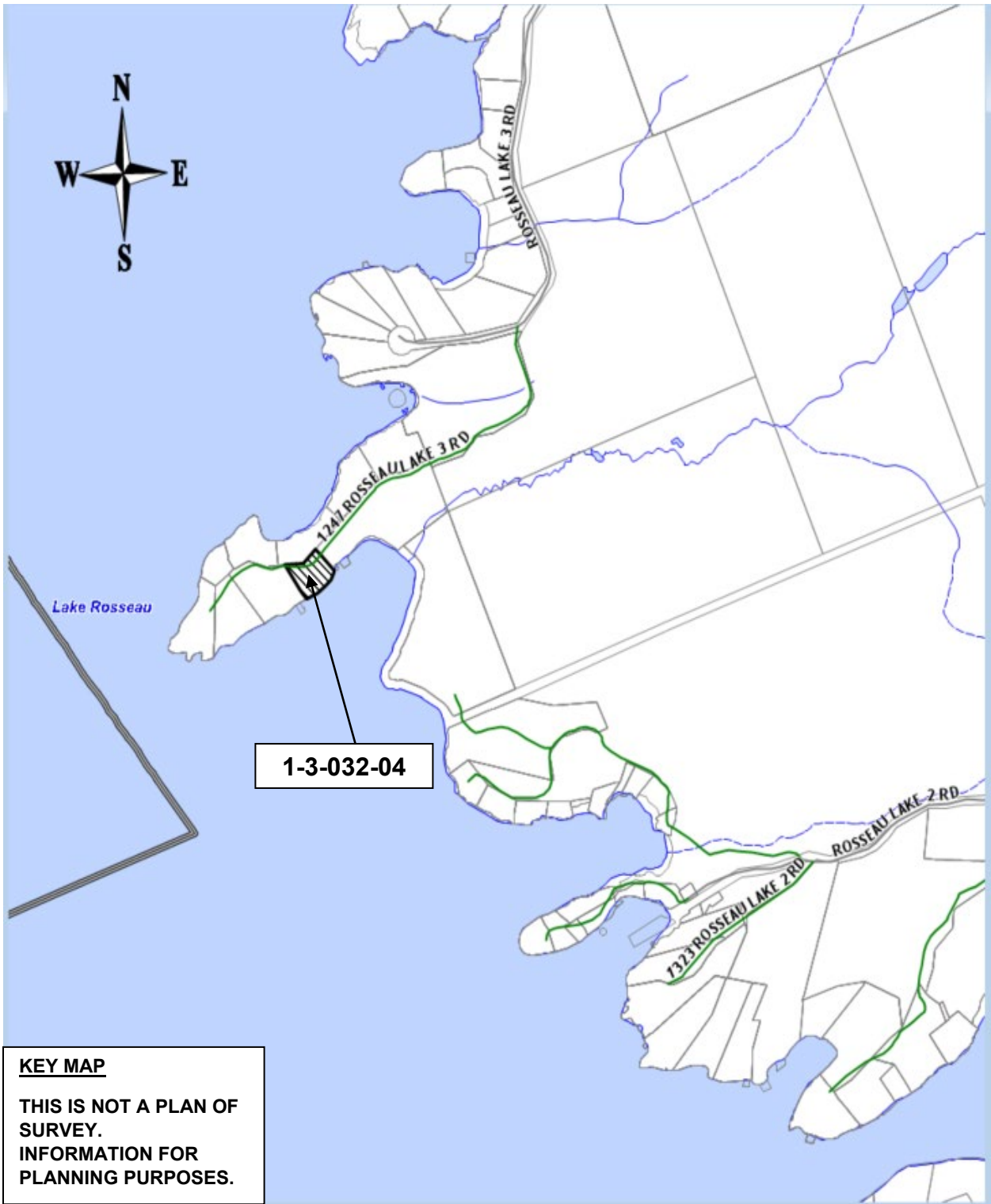
The purpose of By-law 2022-193 is to repeal Section 1, Subsection i) of By-law 1999-97 and restrict land-based buildings and structures (excluding a septic system leaching bed distribution pipe) to new building/development envelopes identified through an Engineering Report prepared by a Licensed Professional Engineer.

The purpose of By-law 2022-193 is also to rezone the subject land from Waterfront Residential (WR5-7) to Waterfront Residential – Holding (WR5-7H). The subject land is identified as being within a Deer Wintering Area and within an area of potential Wildland Fire Risk. No buildings or structures (excluding a septic system leaching bed distribution pipe) will be permitted until the holding provision has been removed following completion of a satisfactory Scoped Environmental Impact Study has been prepared by a qualified professional and until a satisfactory Wildland Fire Risk Assessment has been prepared by a qualified professional.

In summary, By-law 2022-193 will have the effect of repealing By-law 1999-97, in part, of defining new development envelopes, and of applying a holding provision.

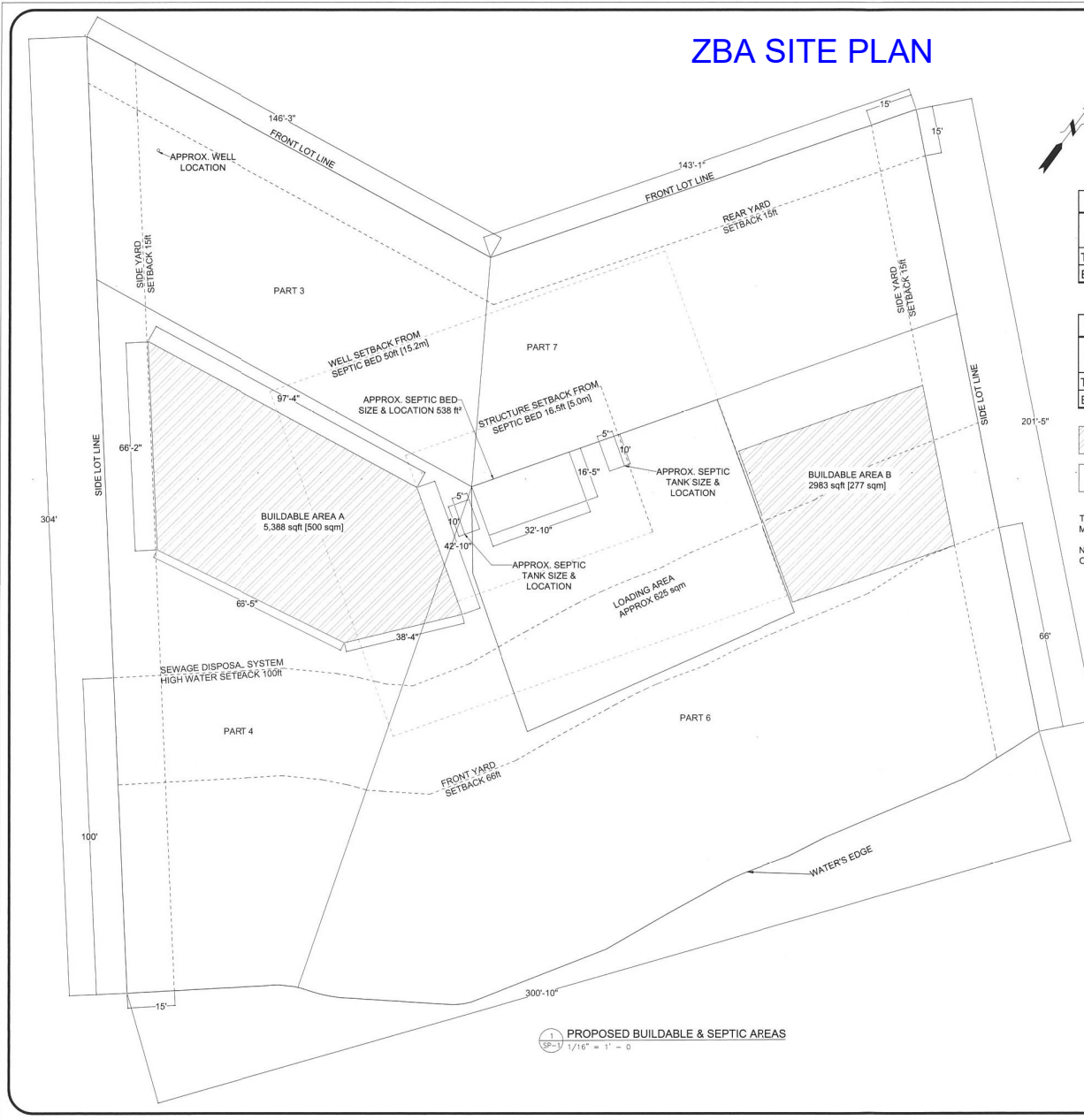
See Key Map on the Following Page

KEY PLAN



ZBA SITE PLAN

NOT TO SCALE



TOTAL LOT AREA : BUILDABLE AREA A		
SURFACE	ft ²	m ²
TOTAL LOT AREA	67,518.0	6272.6
BUILDABLE AREA A	5388.7	500.6

TOTAL LOT AREA : BUILDABLE AREA B		
SURFACE	ft ²	m ²
TOTAL LOT AREA	67,518.0	6272.6
BUILDABLE AREA B	2983.7	277.2

- BUILDABLE AREAS
- CALCULATED LOADING AREA

TOTAL LOT AREA = 1.55 ACRES (67,518 sqft)
 MAXIMUM LOT COVERAGE = 10% (APPROX. 6751 sqft)
 NOTE: SEPTIC TANK LOCATION IS DEPENDENT UPON THE LOCATION OF THE MAIN DWELLING

1 PROPOSED BUILDABLE & SEPTIC AREAS
 1/16" = 1' - 0"

REVISIONS	
#	DESCRIPTION
A	22/06/22 PB ALLOWABLE BUILD-AREA FOR LOT

THESE DRAWINGS ARE NOT TO BE SCALED AND IN THE CASE OF A DISCREPANCY PLEASE CONTACT GRANITE ENGINEERING SERVICES PRIOR TO CONSTRUCTION

ALL RIGHTS RESERVED. THESE DRAWINGS AND ALL ASSOCIATED WORK PRODUCT ARE THE PROPERTY OF GRANITE ENGINEERING SERVICES (GES). THESE DRAWINGS ARE PROTECTED BY COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN ANY MANNER, OR FOR ANY PURPOSE, EXCEPT WITH WRITTEN PERMISSION OF THE COPYRIGHT HOLDER. IN THE EVENT THAT GES IS NOT PAID IN FULL FOR THEIR WORK, THESE DRAWINGS AND ALL ASSOCIATED WORK PRODUCTS SHALL BE RETURNED IMMEDIATELY AND GES RESERVES THE RIGHT TO WITHDRAW THESE DRAWINGS FROM USE IN ANY PERMITS OR CONSTRUCTION PROJECTS.

OWNER TO CONTACT GES TO PRE-DEFINE SITE REVIEW TIMES. FAILURE TO CONTACT GES COULD ALLEVATE GES OF ANY/ALL RESPONSIBILITY FOR THIS PROJECT

Granite Engineering Services
 a division of TROUSERS Ontario Limited
 BRACEBRIDGE ONTARIO
 G 705-640-8051
www.graniteengineering.com

SCALE	1/16" = 1' - 0"
DATE	JUNE 22/22
DRAWN BY	E.C.S.
CHECKED BY	P.B.B.
FILE	SUEMORRIS.dwg
PROJECT NO.	2022-0043
PROJECT TITLE	
SUE MORRIS 1247 ROSSEAU LAKE 3 RD. MUSKOKA LAKES ONTARIO	
CONTRACTOR T.B.D.	
SHEET TITLE ALLOWABLE BUILD-AREA FOR LOT	
NO.	SHEET
A	1 of 1
DRAWN BY	SHEET NO.
E.C.S.	S-1

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2022-193

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. i) Schedule 14 of Zoning By-law 2014-14, as amended, is further amended by rezoning the land described as Part of Lot 34, Concession 1, (in the former Township of Cardwell), now in the Township of Muskoka Lakes, more particularly described as Parts 3 to 6, Plan 35R-18034, as shown hatched on Schedule I to By-law 2022-193, from Waterfront Residential (WR5-7) to Waterfront Residential – Holding (WR5-7H).

- ii) No buildings or structures (excluding a septic system leaching bed distribution pipe) shall be permitted on the lands identified with the Holding (-H) symbol, until such time as a further By-law is passed to remove the Holding (-H) symbol in accordance with Section 36 of the Planning Act, R.S. 1990, as amended.

- iii) In this respect, Council shall only consider a By-law to remove the Holding (-H) symbol provision when:

- A satisfactory Scoped Environmental Impact Study has been prepared by a qualified professional;
- A satisfactory Wildland Fire Risk Assessment has been prepared by a qualified professional; and,
- Any recommendations within the Study and Assessment are implemented to the satisfaction of the Township.

2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:

- 87-2064 i) The land affected is described as Part of Lot 34, Concession 1, (in the former Township of Cardwell), now in the Township of Muskoka Lakes, more particularly described as Parts 3 to 6, Plan 35R-18034, as shown hatched on Schedule I to By-law 2022-193.

- ii) Despite the provisions of Section 4.1.3 of By-law 2014-14, for the lands described above, land-based buildings and structures (excluding a septic system leaching bed distribution pipe) shall only be permitted in the development envelopes shown hatched on

Schedule II to By-law 2022-193.

- iii) Section 1, Subsection i) of By-law 1999-97 is hereby repealed.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2022-193 and By-law 2014-14, as amended, the provisions of By-law 2022-193 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

Cheryl Hollows, Acting Clerk

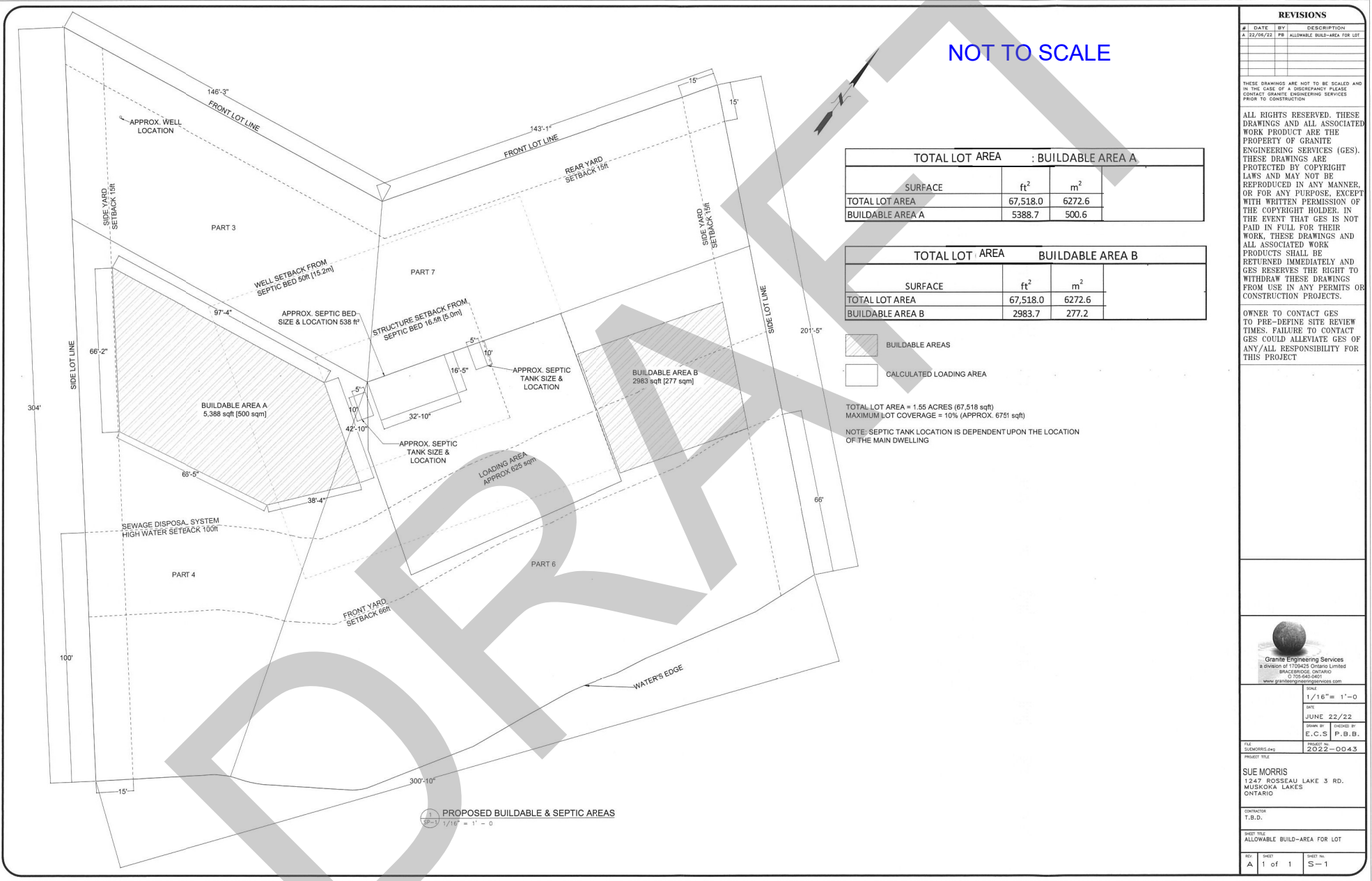
DRAFT

SCHEDULE I TO BY-LAW 2022-193



SCHEDULE II TO BY-LAW 2022-193

NOT TO SCALE



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REVISIONS

#	DATE	BY	DESCRIPTION
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 1247 ROSSEAU LAKE 3 RD.
 MUSKOKA LAKES
 ONTARIO

CONTRACTOR
 T.B.D.

SHEET TITLE
 ALLOWABLE BUILD-AREA FOR LOT

NO.	SHEET	SHEET NO.
A	1 of 1	S-1