



Box 129, Port Carling, ON, POB 1JO  
Telephone (705) 765-3156  
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES  
**PLANNING COMMITTEE**

**NOTICE OF COMPLETE APPLICATION  
AND  
NOTICE OF PUBLIC MEETING**

**This notice has been sent to you for your information and does not require any response unless you wish to make one.**

**TAKE NOTICE THAT** the Council for The Corporation of the Township of Muskoka Lakes will be considering the following proposed Consent and Amendment to Zoning By-Law 2014-14 pursuant to Sections 53 and 34 of the Planning Act, R.S.O. 1990, c. P.13.

**Public Meeting Date: Thursday, March 14th, 2024 at 9:00 a.m.**

**File #'s:** B/05/24/ML, ZBA-10/24

**Roll #:** 7-12-010-04

**Civic Address:** Not Assigned

**Owner:** Frank Bracken, 40 Golden Boulevard, St. Catharines, ON, L2N 7M9

**Legal Description:** Lot 212, Plan 21, (Medora)

**Lake/River:** Not Applicable

**Zoning:** Community Residential – Urban Centres with Municipal Water and Sewer (R1)

**Zoning Schedule:** 56

**EXPLANATION OF THE PURPOSE AND EFFECT:** A Consent/Severance Application (B/05/24/ML) has been submitted to create one additional lot. Both the Severed and Retained Lots are vacant and each are intended to be developed for residential purposes in the future.

A concurrent Zoning By-law Amendment Application (ZBA-10/24) has also been submitted to provide an exemption from Community Residential (R1) Zone minimum lot frontage requirements for both the Retained and Severed Lots in Application B/05/24/ML.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	5.1.3	Minimum Lot Frontage for Lands Zoned R1	50 ft.	40 ft. (Retained and Severed Lots)	10 ft.

**A key map of the property is included on the next page.**

**TAKE FURTHER NOTICE** that this public meeting will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wishing 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.**

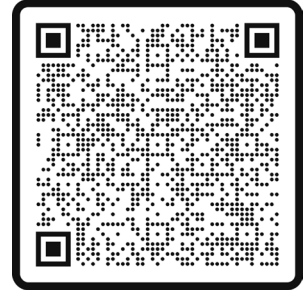
**ZOOM Guide**

More information about viewing and/or participating in the zoom meeting can be found on our website: <https://www.muskokalakes.ca/zoom/>

**Electronic Version of Notice of Public Meeting**

Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit

<https://www.muskokalakes.ca/planning-notices/> or scan the QR code:



**Submit Comments in Writing**

Submit comments to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca), deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.



**Active Verbal Participation in Person or on Zoom**

Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit:

[www.muskokalakes.ca/zoom](https://www.muskokalakes.ca/zoom)

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled meeting.



**Watch the Meeting Online**

You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on [www.muskokalakes.ca](https://www.muskokalakes.ca)

For more information, please contact the Planning Department weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) or by phone at (705) 765-3156. **Please quote the file number noted above.**

**FAILURE TO PARTICIPATE:** If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

**NOTICE OF DECISION:** If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent or zoning by-law amendment, you must submit a written request to the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

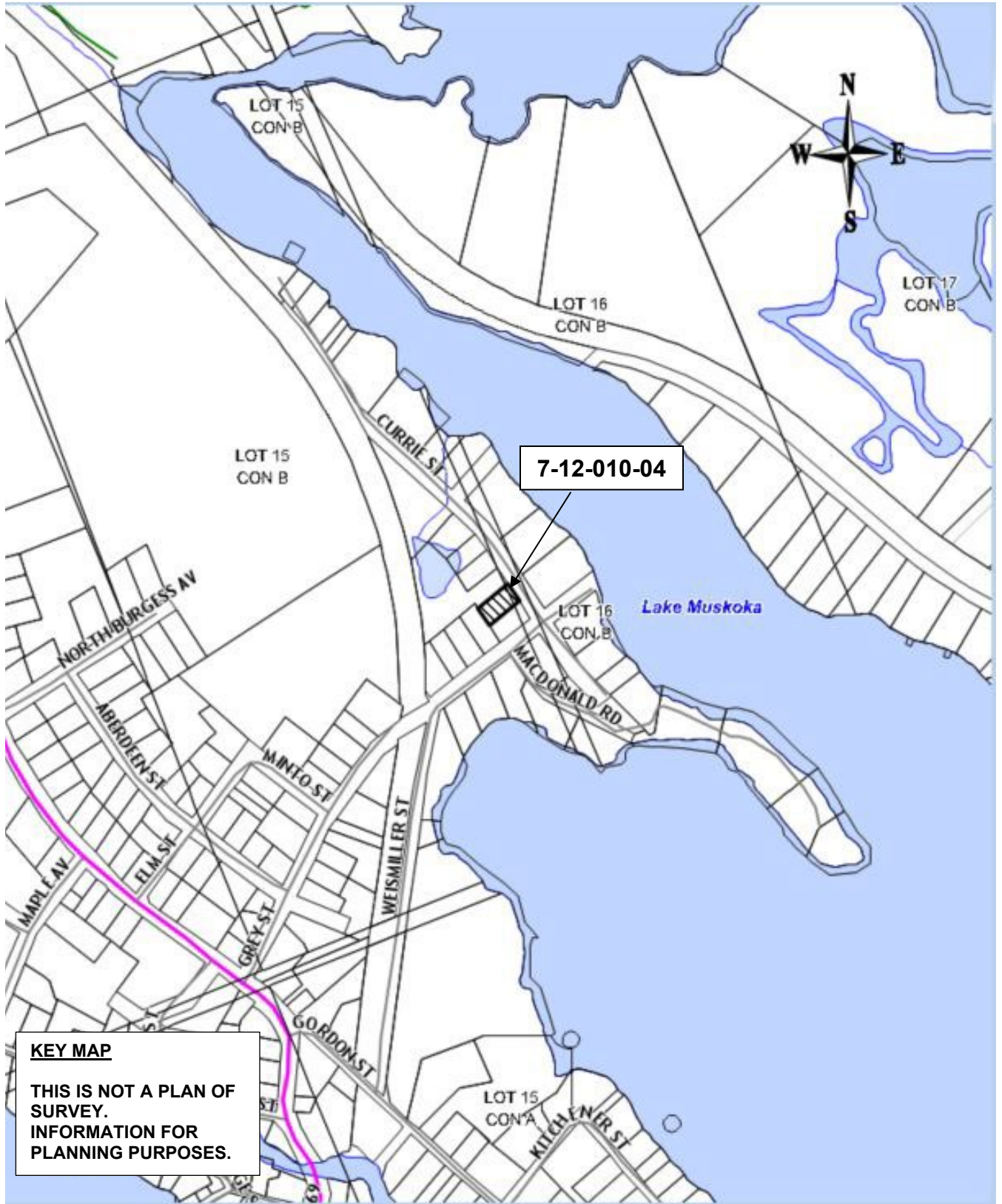
**ZONING AMENDMENT:** If a person or public body would otherwise have an ability to appeal the decision of Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. 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.

**CONSENT:** No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent to the Ontario Land Tribunal, but does not make written submissions to the Council of the Township of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Dated at the Corporation of the Township of Muskoka Lakes this 22nd day of February, 2024.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes

**KEY MAP**

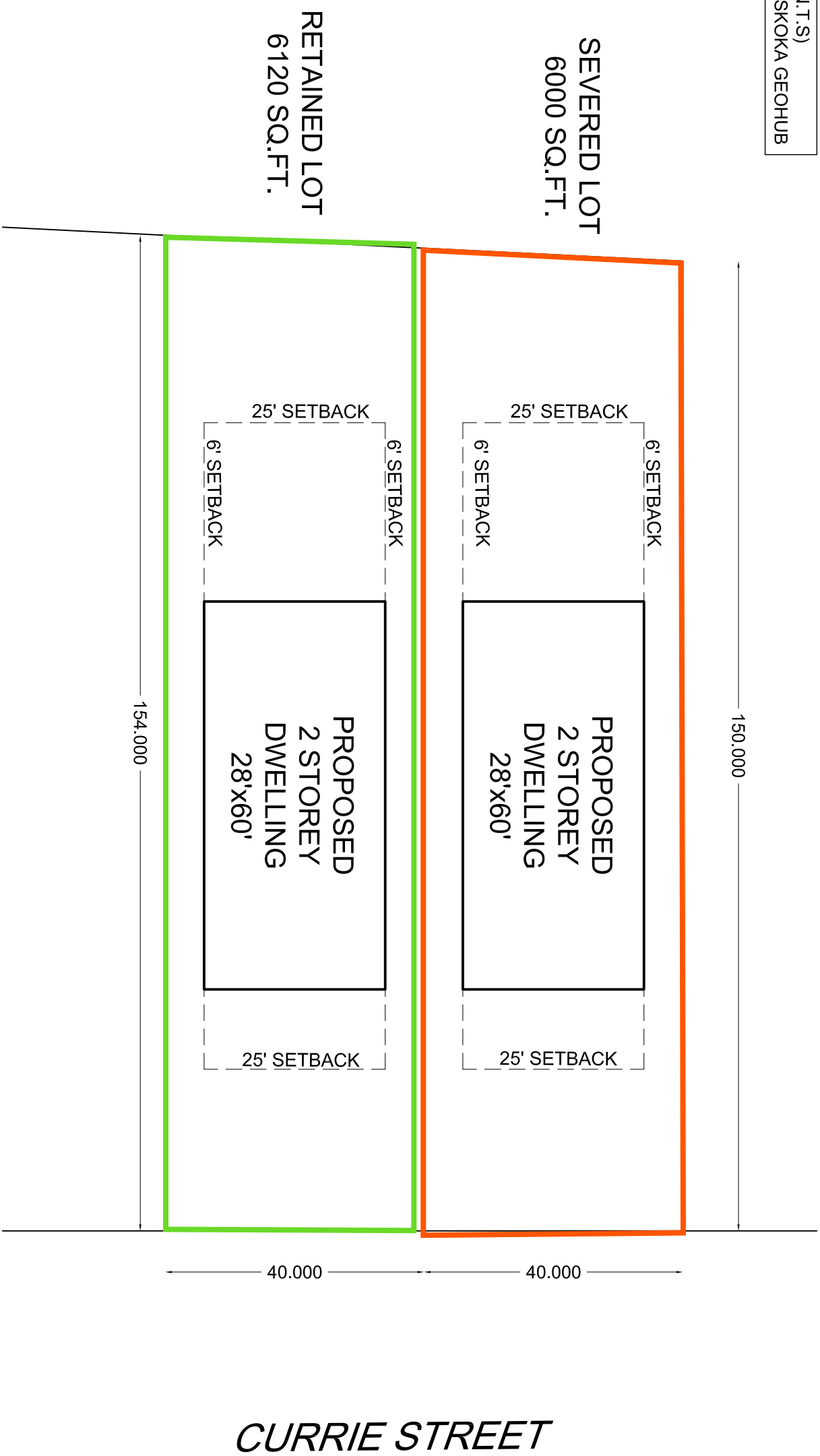


**KEY MAP**

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



KEY PLAN (N.T.S)  
DERIVED FROM MUSKOKA GEOHUB



- GENERAL NOTES
1. Do not scale drawings.
  2. Should there appear to be any discrepancies, please contact designers prior to proceeding.
  3. All materials and installation methods shall adhere to the Ontario Building Code.
  4. Any substitutions shall be approved by the designers prior to proceeding with any work.



**tsquared**  
design studio inc

P 705.765.5428 F 705.765.1334  
167 Medora Street  
Port Carling ON P0B 1J0  
BCIN # 27436

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

INDIVIDUAL BCIN: 22334  
FIRM BCIN: 27436



TERRY LEDGER

CONSULTANTS

**SEVERANCE APPLICATION**  
1013 CURRIE STREET  
TOWNSHIP OF MUSKOKA LAKES

4		
3		
2		
1		
MARK	DATE	DESCRIPTION

SCALE: 1" = 20'

PROJECT NO.: TL-22-

CAD DWG FILE: 1013 CURRIE-SITE

DRAWN BY:

CHECKED BY: TERRY LEDGER

SHEET TITLE

SITE PLAN

A0

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

**BY-LAW 2024-XXX**

**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 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
  - 87-XXXX i) The land affected by this amendment is described as Lot 212, Plan 21, (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2024-XXX.
  - ii) Despite the provisions of Sections 5.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage for the Severed and Retained Lots in Consent/Severance Application B/05/24/ML shall be 40 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.
2. Schedules I and II attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2024-XXX and By-law 2014-14, as amended, the provisions of By-law 2024-XXX shall apply.

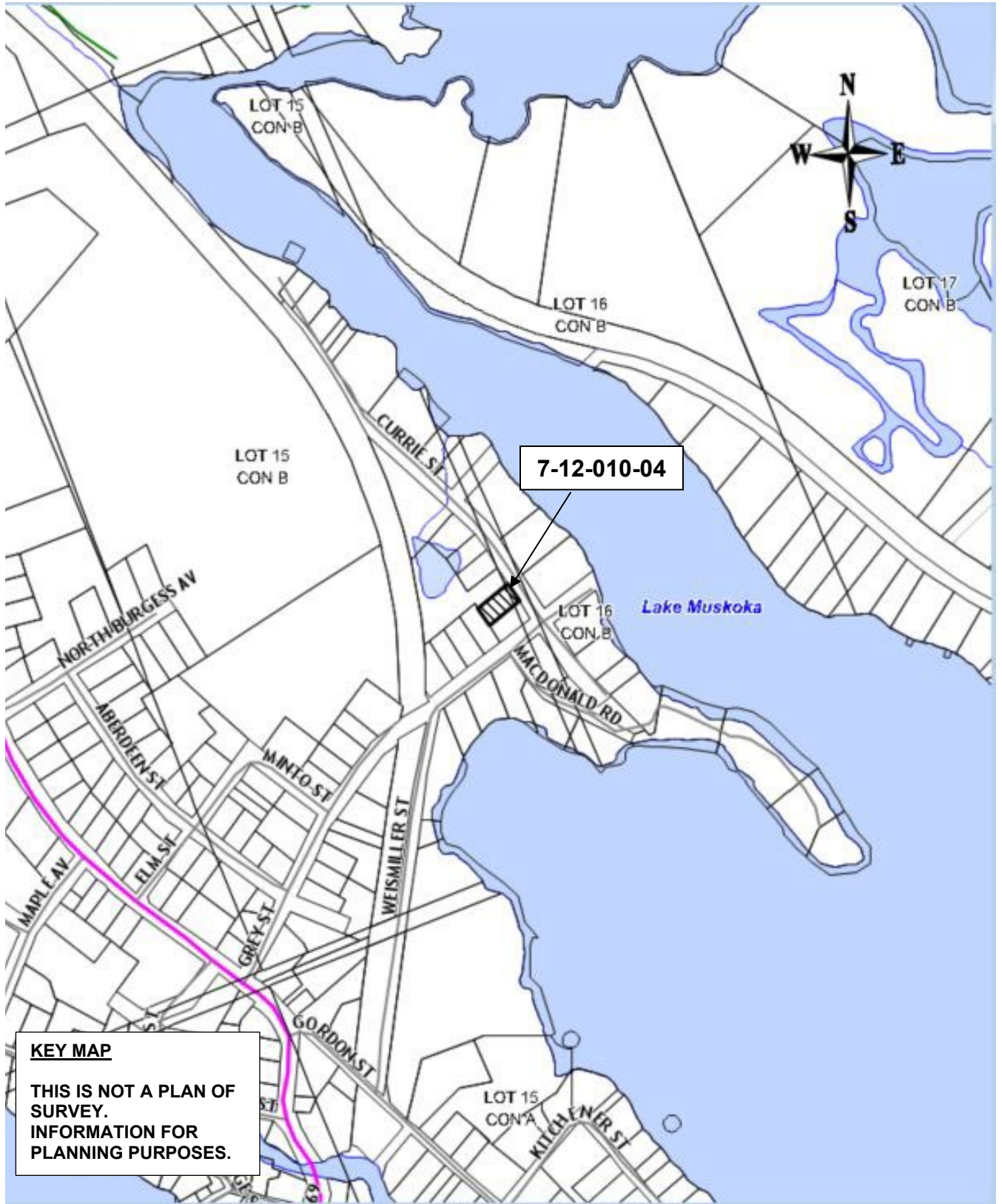
Read a **first, second and third time** and **finally passed** this \_\_\_\_\_ **day of**  
\_\_\_\_\_, **2024.**

\_\_\_\_\_  
Peter Kelley, Mayor

\_\_\_\_\_  
Crystal Paroschy, Clerk

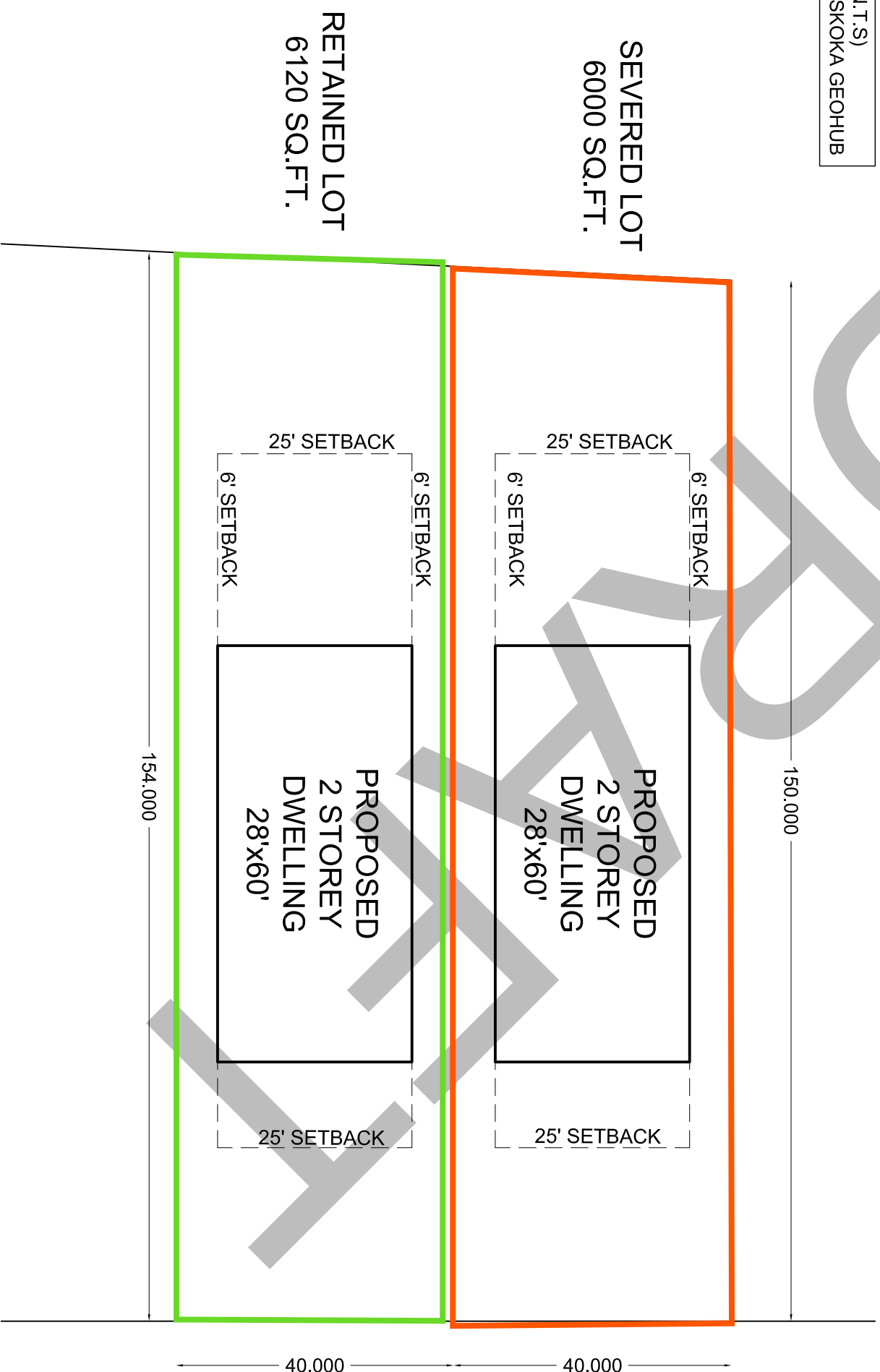


**SCHEDULE I TO DRAFT BY-LAW 2024-XXX**





KEY PLAN (N.T.S.)  
DERIVED FROM MUSKOKA GEOHUB



**CURRIE STREET**

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