



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/08/09/24/ML, ZBA-09/24, Draft By-law 2024-XXX

**Roll #:** 4-15-009

**Civic Address:** 1139 Morinus Road

**Owners:** Robert and Terri-Lynn Pain, P.O. Box 41, Minett, ON, P0B 1G0

**Legal Description:** Part of Lot 28, Concessions 10 and 11, Parts 1 and 3, Plan 35R-21253, (Medora)

**Lake/River:** Not Applicable

**Zoning:** Rural (RU2)

**Zoning Schedule:** 21

**EXPLANATION OF THE PURPOSE AND EFFECT:** Consent/Severance Applications B/08/09/24/ML have been submitted to sever the subject property to create two new lots fronting onto Morinus Road. The Severed Lots are vacant and are intended to be developed for residential purposes in the future. The Retained Lot contains a dwelling and no other development is proposed on the Retained Lot at this time.

A concurrent Zoning By-law Amendment Application (ZBA-09/24) has also been submitted to provide an exemption from rural lot creation requirements, being that one lot is permitted to be created by consent as of October 13, 1992 where the original lot (Parent Lot) is less than 100 acres in size. The Township's Committee of Adjustment granted the applicants consent to create one new lot in October 2022 and the Parent Lot is less than 100 acres in size (approx. 87 acres). The applicants are now proposing to create two additional lots (three total).

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed
A	6.1.4.1 a.	Number of Lots Permitted to be Created by Consent	1 New Lot as of October 13, 1992	3 New Lots as of October 13, 1992

Please note that the Township's updated Official Plan approved by Council of the District Municipality of Muskoka in November 2023 no longer stipulates a maximum number of lots that can be created in the Rural Designation. The Township's Comprehensive Zoning By-law has not yet been updated to reflect this change.

A key map of the subject property, severance sketches and a zoning amendment sketch are included in this notice.

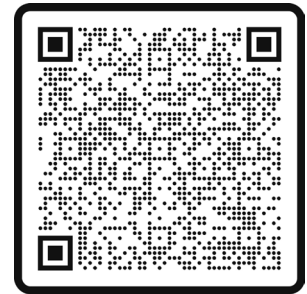
**TAKE FURTHER NOTICE** that this public meeting will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wishing to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence 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.

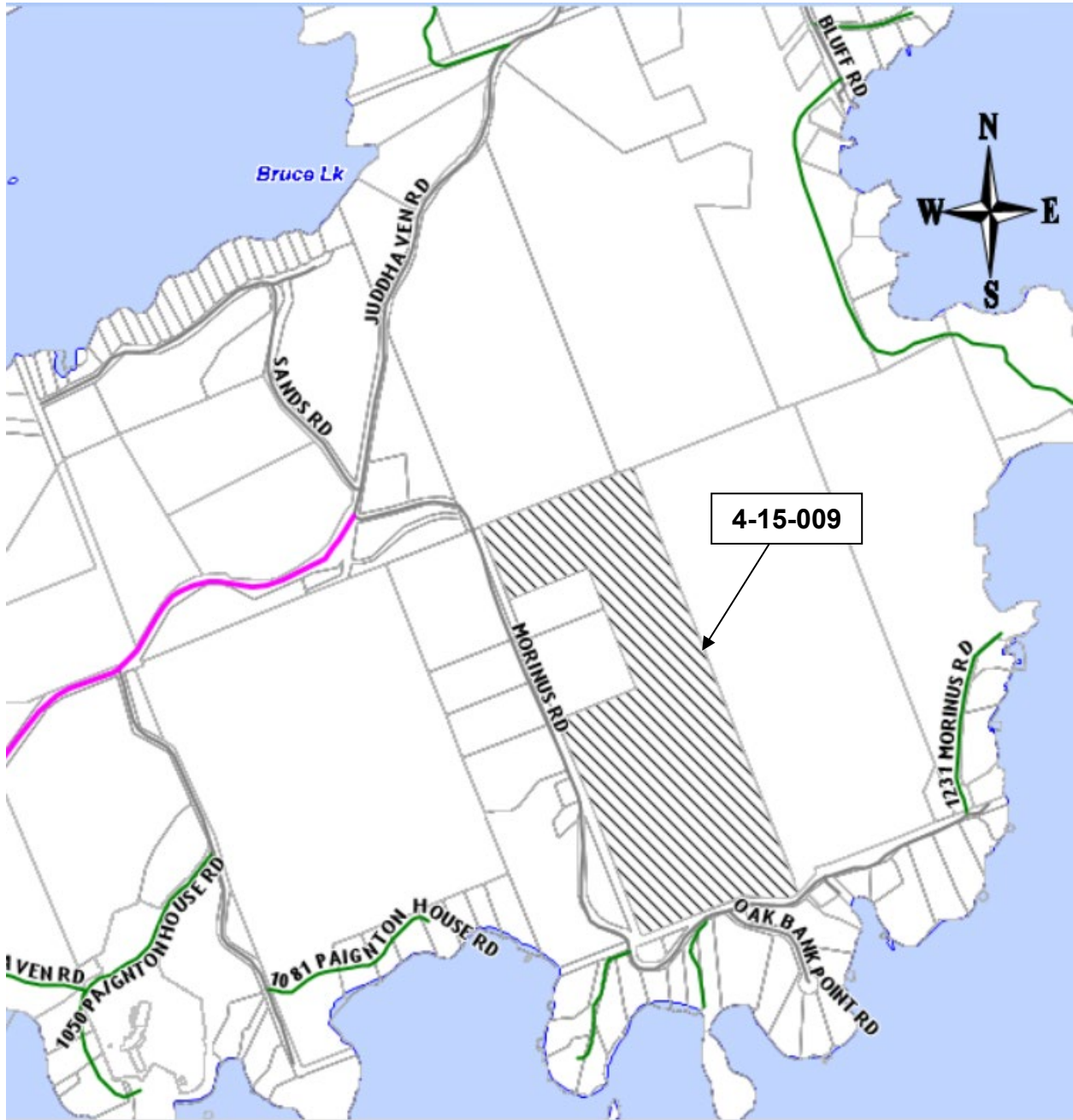
**ZONING AMENDMENT:** If a person or public body would otherwise have an ability to appeal the decision of Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes before the by-law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





**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:**

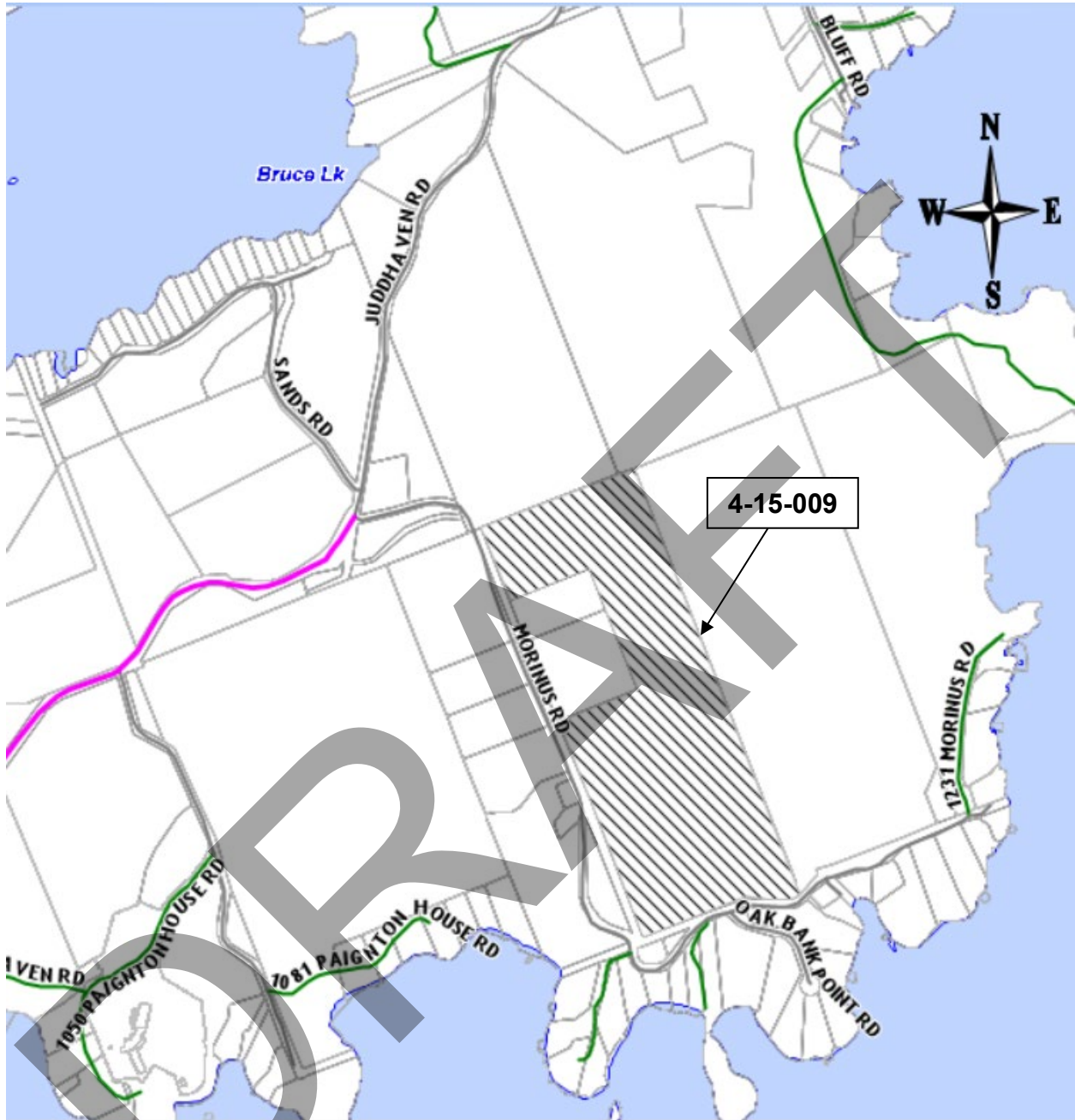
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
  - 87-XXXX i) The land affected by this amendment is described as Part of Lot 28, Concessions 10 and 11, more particularly described as Parts 1 and 3, Plan 35R-21253 (in the former Township of Medora), as shown hatched on Schedule I to By-law 2024-XXX.
  - ii) Despite the provisions of Section 6.1.4.1 a. of By-law 2014-14, as amended, for those lands described above, a total of three (3) lots are permitted to be created by consent, 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

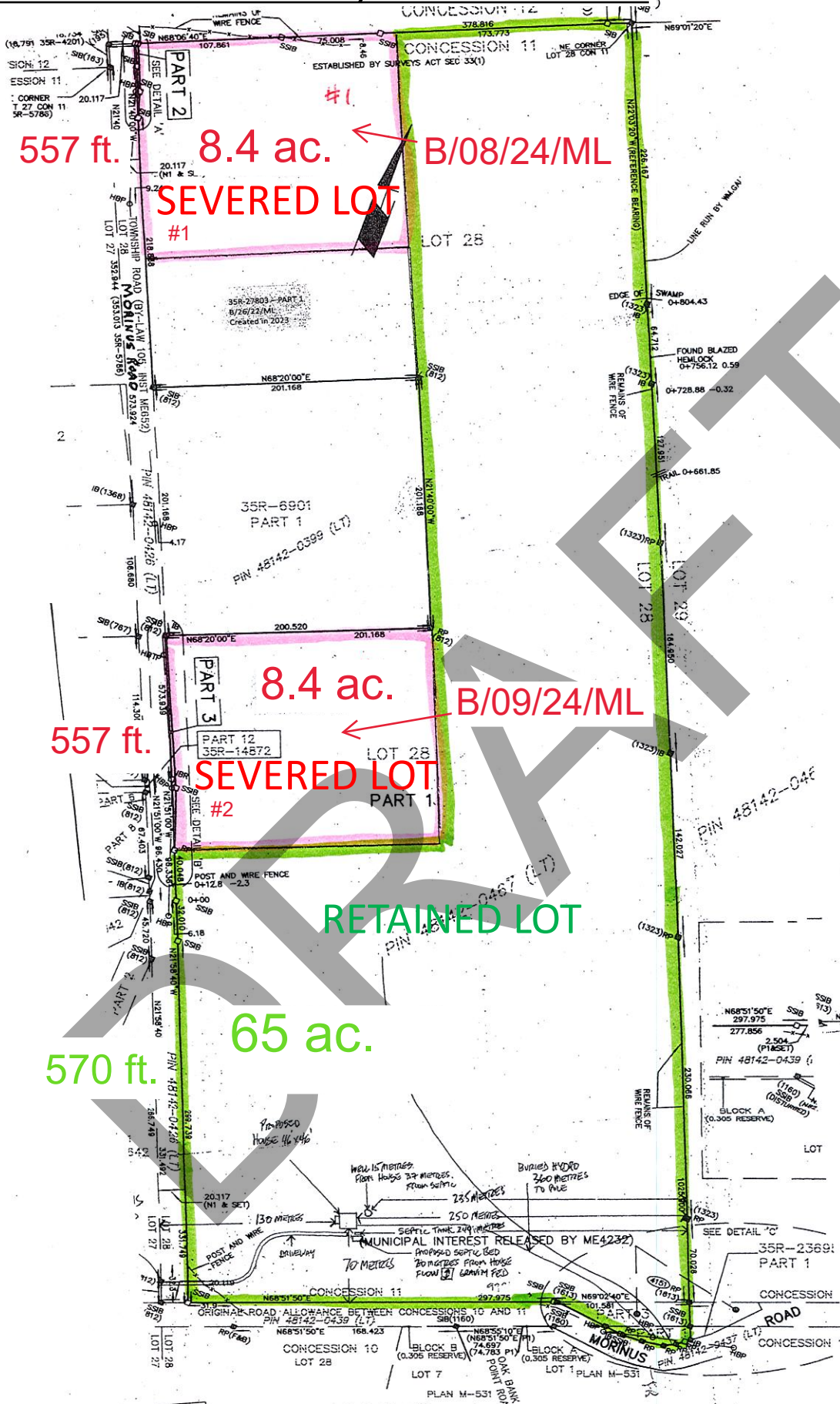
**SCHEDULE I TO BY-LAW 2024-XXX**



**KEY MAP**

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





00022
DESCRIPTION
DATE
BY
W ZONE 17
URACY TO
ENCE LEVEL

PLAN 35R-24168  
SCALE 1:2000

NOT TO SCALE