



Box 129, Port Carling, ON, P0B 1J0
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 Amendment to Zoning By-Law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

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

File #: ZBA-05/24

Roll #: 6-24-036-05

Civic Addresses: 1085 Mortimers Point Road

Owner: Propeller Fine Homes Inc. & 2873341 Ontario Inc., P.O Box 476, Port Carling, ON P0B 1J0

Legal Description: Parts Lots 19 and 20, Concession G, Part 1, Plan RD-1766 (Medora)

Lake/River: Not Applicable

Zoning: Rural Commercial (RUC5), Rural (RU2), and Environmental Protection (EP1)

Zoning Schedule: 35

EXPLANATION OF THE PURPOSE AND EFFECT: Consent Application B/14/23/ML (Propeller Fine Homes Inc.) was provisionally granted by the Township’s Committee of Adjustment in May 2023 to create a new lot. An Environmental Impact Study (EIS) was prepared by RiverStone Environmental Solutions Inc., which identified a wetland and a wetland buffer over part of the subject land. Committee of Adjustment imposed a condition of consent requiring a Zoning By-law Amendment to prohibit buildings and structures within 100 feet of the identified wetland feature on both the Severed and Retained Lots.

A Zoning By-law Amendment Application has now been submitted to fulfill this condition of consent.

Exemption	ZBL 2014-14 Section(s)	Description
A	6.1.3 & 6.2.3	Prohibit Structures and Buildings within 100 feet of Wetland Feature

A key map of the property, the applicant’s zoning sketch and any drawings, and a draft of By-law 2024-XXX 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 Hearing

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, 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

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact 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

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 or by phone at (705) 765-3156. **Please quote the file number noted above.**

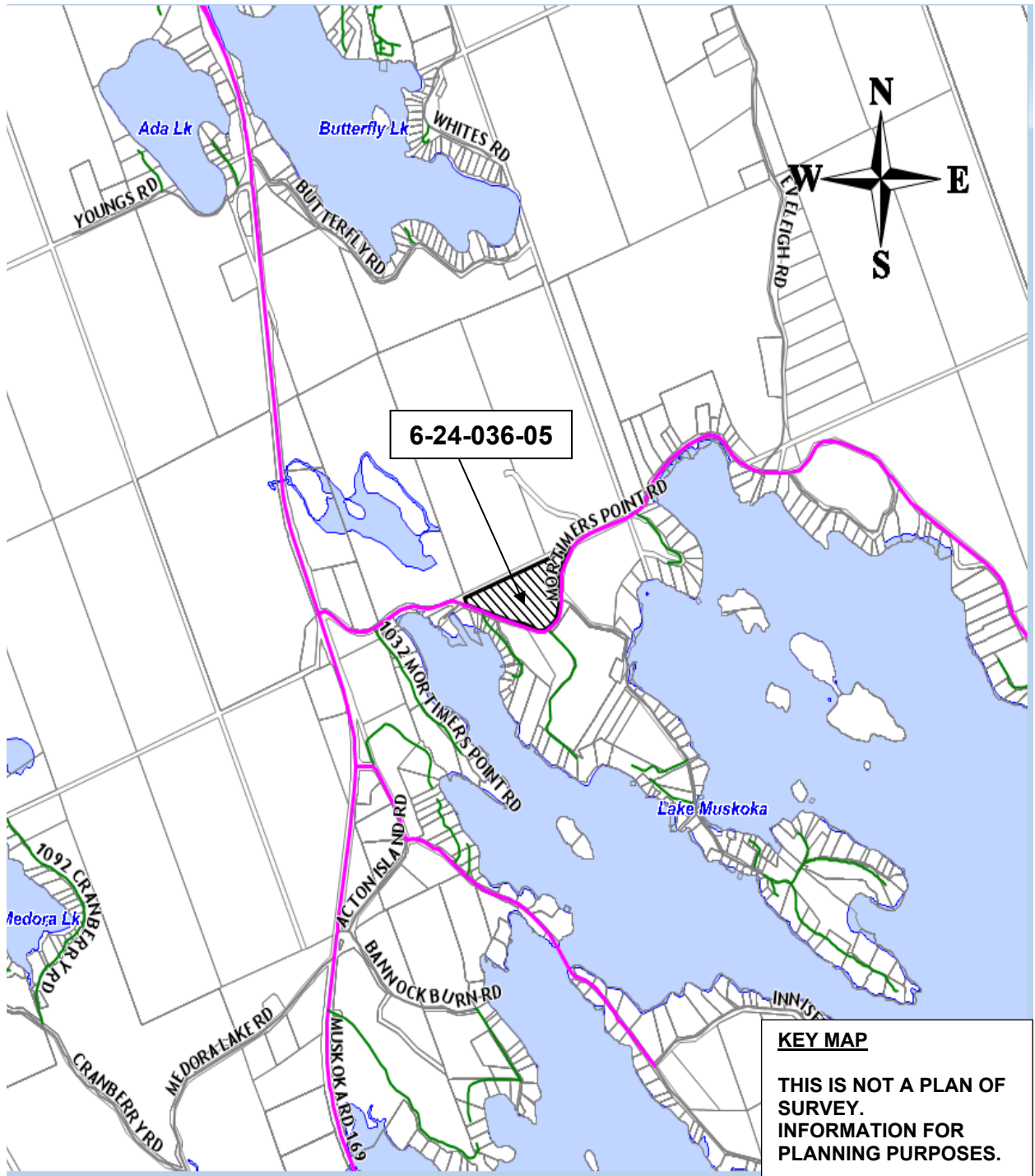
FAILURE TO PARTICIPATE: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF PASSING & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council 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. 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.

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



PART OF LOT 19 & 20, CONCESSION G
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 125'



PROPELLER FINE HOMES INC. PROPERTY
1085 MORTIMERS POINT ROAD
PART 1 OF PLAN RD1766
Roll# 4453-060-024-03605

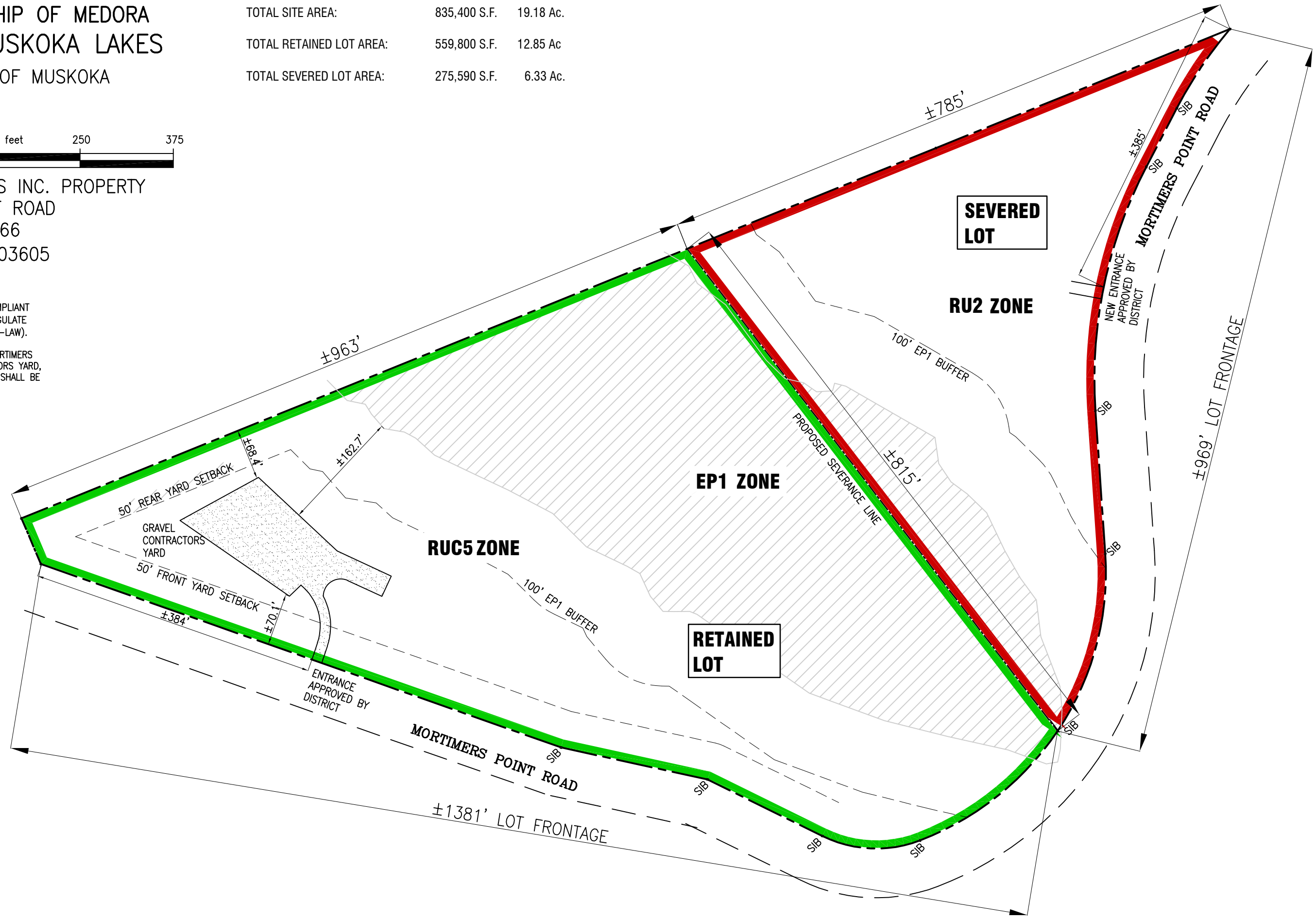
NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE COMPLIANT WITH THE TOWNSHIP'S BY-LAW TO REGULATE OUTDOOR ILLUMINATION (DARK SKY BY-LAW).
2. ALL EXISTING VEGETATION BETWEEN MORTIMERS POINT ROAD AND THE GRAVEL CONTRACTORS YARD, WITH THE EXCEPTION OF THE DRIVEWAY, SHALL BE RETAINED AS A BUFFER

AREA ANALYSIS

TOTAL SITE AREA:	835,400 S.F.	19.18 Ac.
TOTAL RETAINED LOT AREA:	559,800 S.F.	12.85 Ac.
TOTAL SEVERED LOT AREA:	275,590 S.F.	6.33 Ac.

NOT TO SCALE



FOR INFORMATIONAL PURPOSES ONLY

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:

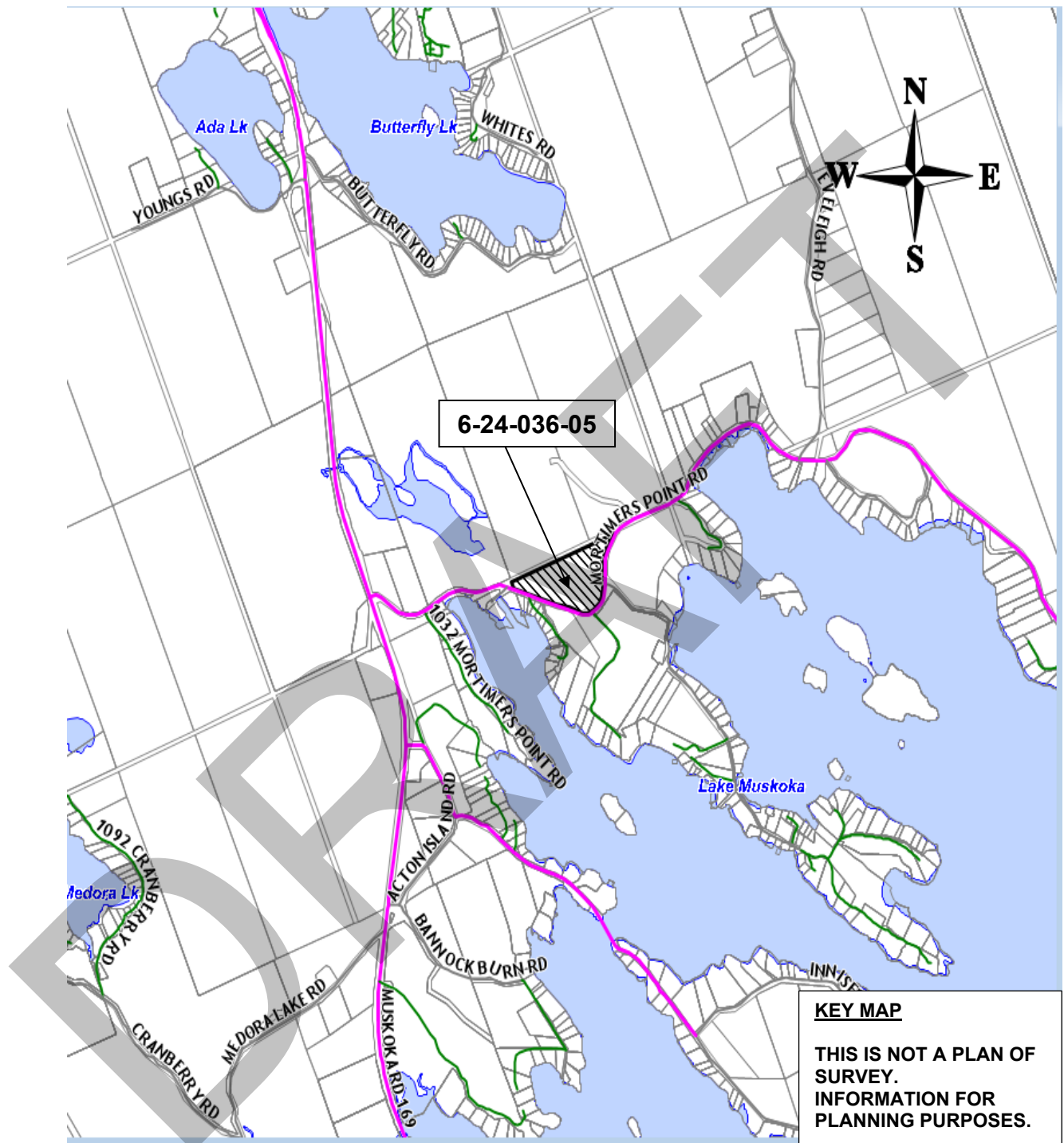
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The land affected by this amendment is described as Lot 28, Concession 5, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as Lot 29, Plan M-362, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Sections 6.1.3 and 6.2.3 of By-law 2014-14, as amended, for those lands described above, buildings and structures shall be prohibited within 100 feet from the identified wetland shown hatched 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



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PART OF LOT 19 & 20, CONCESSION G
 GEOGRAPHIC TOWNSHIP OF MEDORA
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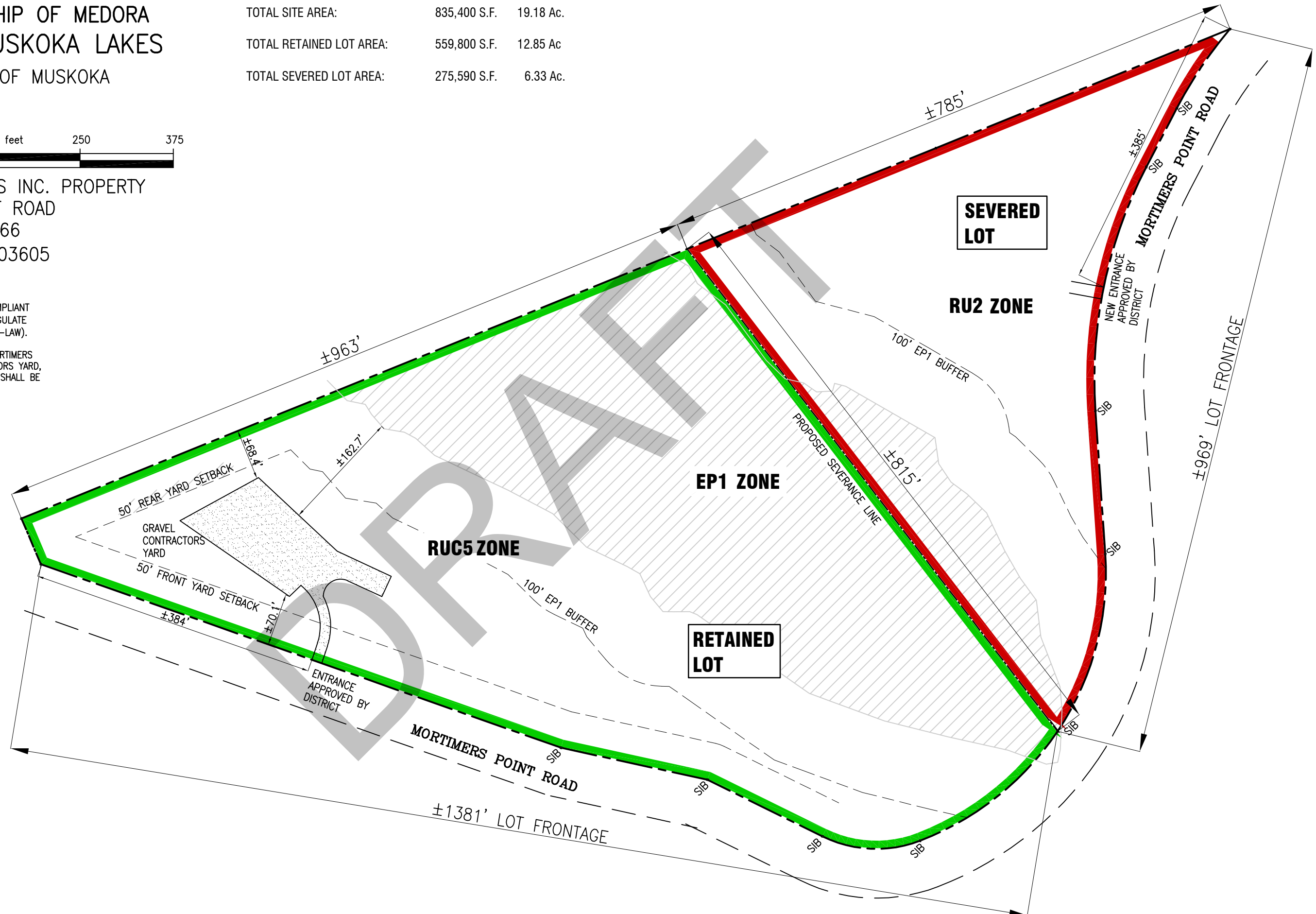
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SCHEDULE II TO BY-LAW 2024-XXX



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