

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT
ZONING BY-LAW #2023-042
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 IN PERSON AND ELECTRONICALLY FROM THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

May 11, 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 this public meeting will be held in a hybrid forum with both electronic participation via ZOOM, and in-person participation 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. More information about viewing and/or participating via ZOOM 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 either in person or via the ZOOM meeting and/or may 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 **21st** day of **April, 2023**.

Crystal Paroschy, Clerk of the Corporation of the Township of Muskoka Lakes	ZBA#: ROLL#: NAME: CIVIC/911 ADDRESS:	ZBA-12/23 4-14-028, 029 GRAY & HARDING FARMS LIMITED 1106 CEDAR RAIL DRIVE & NOT ASSIGNED
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**EXPLANATION OF THE PURPOSE AND EFFECT OF
ZONING BY-LAW AMENDMENT**

**ZBA-12/23, BY-LAW 2023-042, HARDING FARMS LIMITED AND GRAY,
Roll #'s 4-14-028 and 4-14-029**

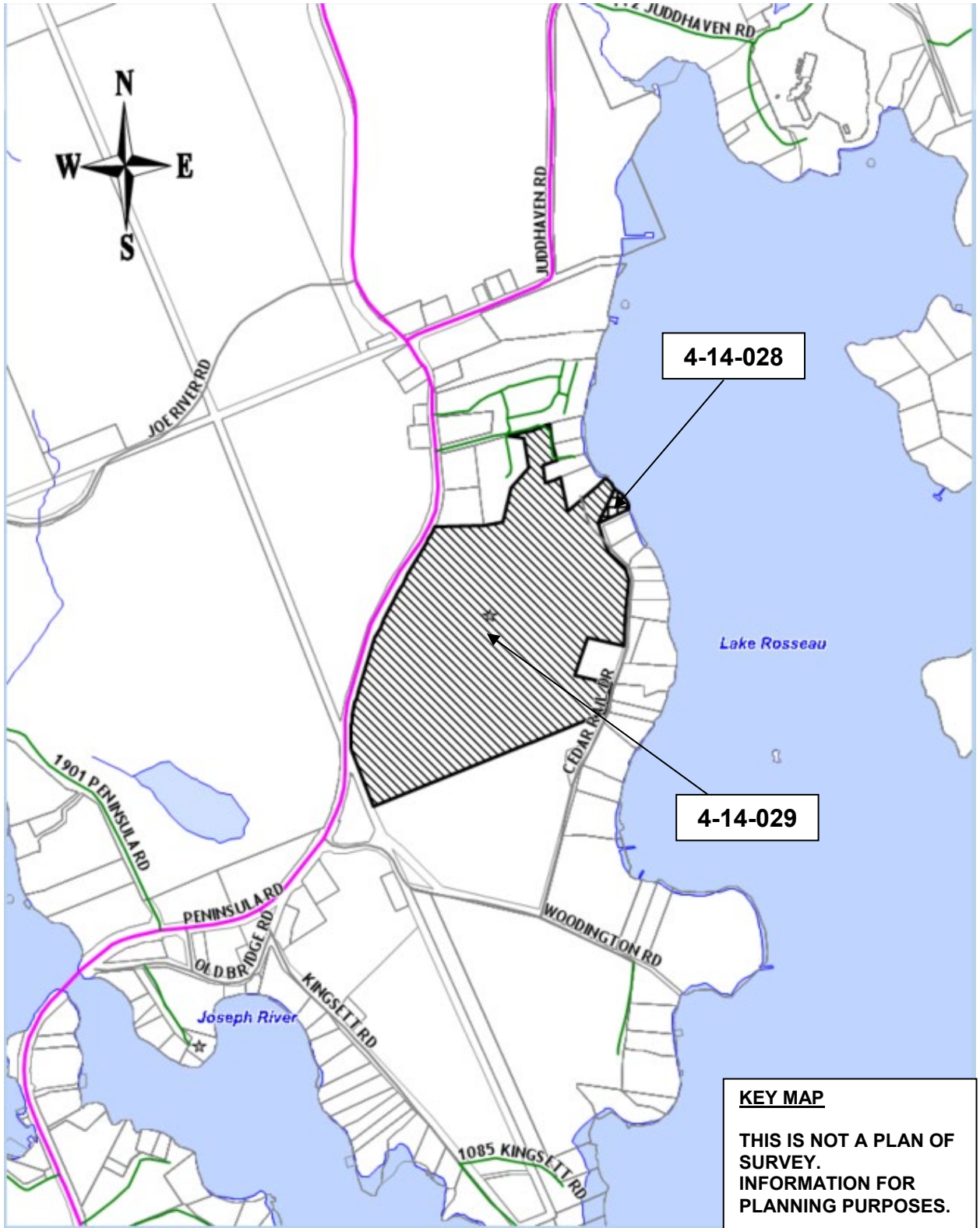
The lands affected by this amendment are described as Part of Lots 21 to 23, Concession 10, Parts 5 – 8, 10 and 11, and part of Part 12, Plan 35R-2386, and Part 1, Plan 35R-7109, (in the former Township of Medora), now in the Township of Muskoka Lakes. The land in the ownership of Harding Farms Ltd. has no assigned civic address. The land in the ownership of William and Lynne Gray is known municipally as 1106 Cedar Rail Drive.

Consent Application B/134/21/ML (Harding Farms Ltd.) was granted provisional approval by the Township's Committee of Adjustment in April 2022 to sever land and add it to an abutting lot to facilitate a change in common lot lines. Committee imposed a condition of consent requiring the approval of a Zoning By-law Amendment to prohibit new land-based buildings and structures on the resultant lot in Application B/134/21/ML from being constructed below a static floodline elevation of 276.70 metres above sea level (MASL). Shoreline structures will be excluded from this prohibition.

The purpose and effect of By-law 2023-042 is to provide an exemption from Section 4.1.3 of By-law 2014-14, as amended, being Waterfront Residential (WR1) Zone requirements on a Category 1 Lake, to prohibit new land-based buildings and structures (with the exception of shoreline structures) on the resultant lot in Application B/134/21/ML from being constructed below a static flood line elevation of 276.70 MASL.

See Key Map on the Following Page

KEY MAP



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-042

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:
 - 87-2082 i) The land affected by this amendment is described as Part of Lots 21 to 23, Concession 10, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 5 - 8, 10 and 11, and part of Part 12, Plan 35R-2386, and Part 1, Plan 35R-7109 as shown hatched and cross hatched on Schedule I to By-law 2023-042.
 - ii) Despite the provisions of Sections 4.1.3 of By-law 2014-14, as amended, for those lands described above, new buildings and structures, with the exception of shoreline structures, shall be prohibited below a static floodline elevation of 276.70 metres above sea level (MASL) on the Resultant Lot in Consent Application B/134/21/ML as shown on Schedule II to By-law 2023-042.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-042 and By-law 2014-14, as amended, the provisions of By-law 2023-042 shall apply.

2. Schedules I and II attached hereto are hereby made part of this By-law.

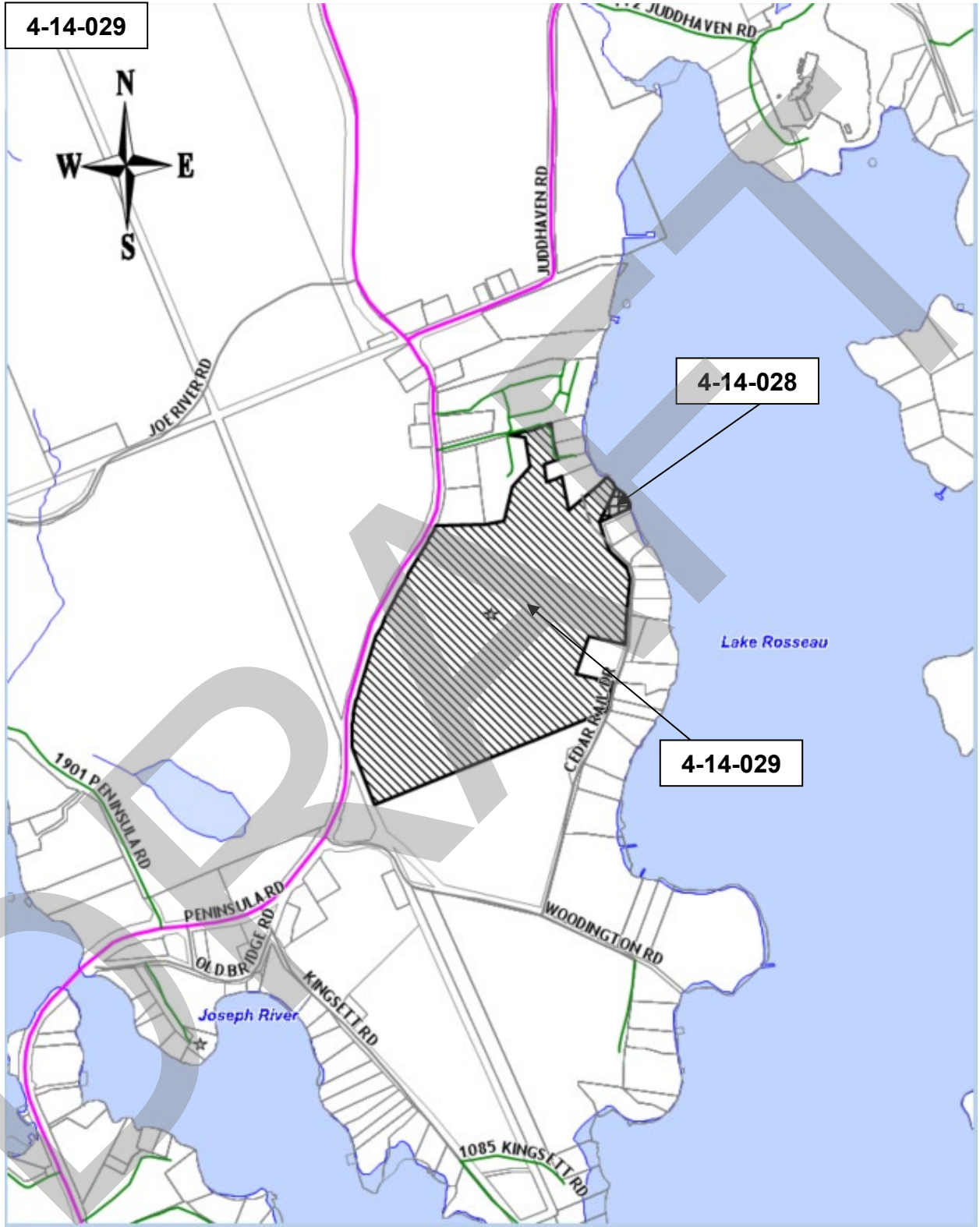
READ A FIRST AND SECOND TIME this ____ day of ____, 2023.

READ A THIRD TIME AND FINALLY PASSED this ____ day of ____, 2023.

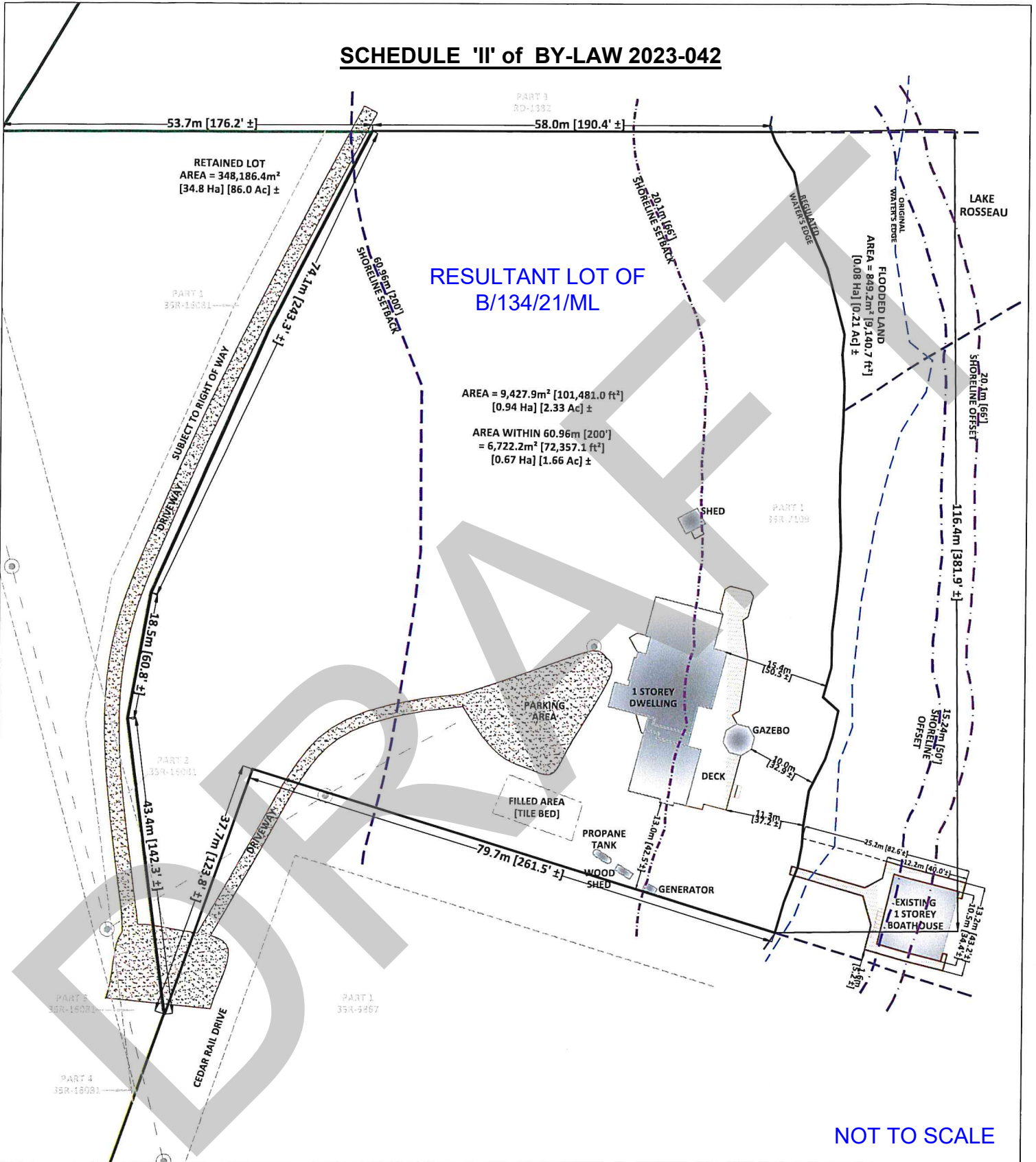
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2023-042



SCHEDULE 'II' of BY-LAW 2023-042



NOT TO SCALE

SEVERANCE SKETCH - RESULTANT ENLARGEMENT

PENINSULA ROAD
 PART OF LOTS 22 & 23, CONCESSION 10
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

GRAY

NO.	DATE	REVISIONS	BY
1.	06-DEC-2021	FINALIZE FOR SUBMISSION	JT
2.			
3.			
4.			

			
SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 750	141700	NOVEMBER 5, 2021	JT

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BASE MAP SOURCE:
 CHAPPLE, GALBRAITH SURVEYORS LTD. 2021