

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Consent and Amendment to Zoning By-law 2014-14 pursuant to Sections 53 and 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

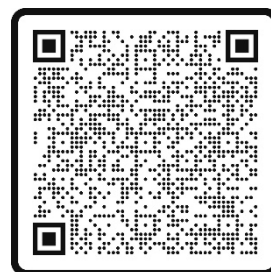
File No.: B/17/24/ML & ZBA-17/24

Roll No.: 8-1-090

By-law: To Be Assigned

Owners:	Roberta and John Appleton, 1047 Greenwood Point Road, RR #2, Gravenhurst, ON, P1P 1R2		
Address & Description:	Broadley Road – No Civic Address Assigned Part of Lot 14, Concession 1, Parts 1 to 8, Parts 10 to 28 and Part 30, and part of Parts 9 and 29, Plan 35R-15138, (Wood)		
Zoning:	Rural (RU2) and Open Space (OS2)	Lake: Not Applicable	Schedule: 43
Meeting Date: Thursday, June 13th, 2024 at 9:00 a.m.			

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, ON**. 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.



Explanation of the Purpose and Effect:

A Consent/Severance Application B/17/24/ML has been submitted to create one new lot. The proposed Severed Lot (Severed Lot B) is vacant and is intended to be developed for residential purposes in the future. The Retained Lot is vacant and no development is proposed on the Retained Lot at this time.

A concurrent Zoning By-law Amendment Application (ZBA-17/24) 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 (Parent Lot) is less than 100 acres in size. The Township's Committee of Adjustment granted the applicants consent to create one new lot (Severed Lot A) in October 2023 and the Parent Lot is less than 100 acres in size. The applicants are now proposing to create a second lot (two lots total). ZBA-17/24 has also been submitted to define the front lot line of Severed Lot B as being the lot lines abutting Muskoka Road 30 and Broadley Roads.



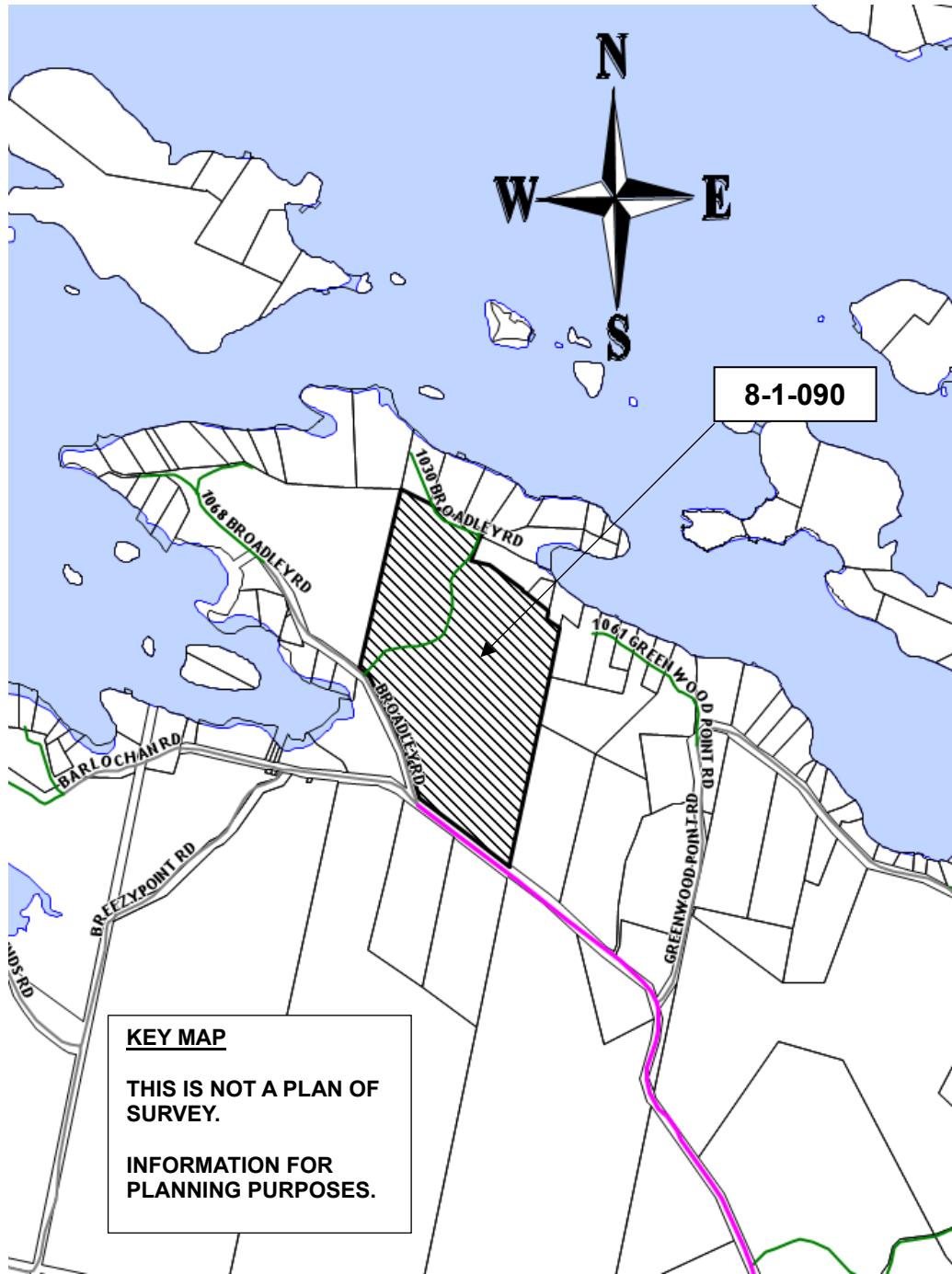
Notice of Public Meeting
B/17/24/ML, ZBA-17/24, Appleton

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed
A	6.1.4.1 a.	Maximum Number of Lots Permitted to be Created by Consent	1 New Lot as of October 13, 1992	Two (2) New Lots as of October 13, 1992
B	11.96	Definition of Front Lot Line	-	The Front Lot Line Shall Consist of the Lot Lines Abutting Muskoka Road 30 and Broadley Roads Resulting in a Lot Frontage of ± 685 feet

A key map of the subject property, the applicant's zoning sketch and any drawings, and a draft By-law are included in this notice.



KEY MAP



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



How to Participate:

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 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

FAILURE TO PARTICIPATE IN MEETING: 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 Township of Muskoka Lakes this 23rd day of May, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



**SKETCH FOR SEVERANCE
(THIS IS NOT A PLAN OF SURVEY)
TOWNSHIP OF MUSKOKA LAKES
1374 BARLOCHAN ROAD, WALKER'S POINT**

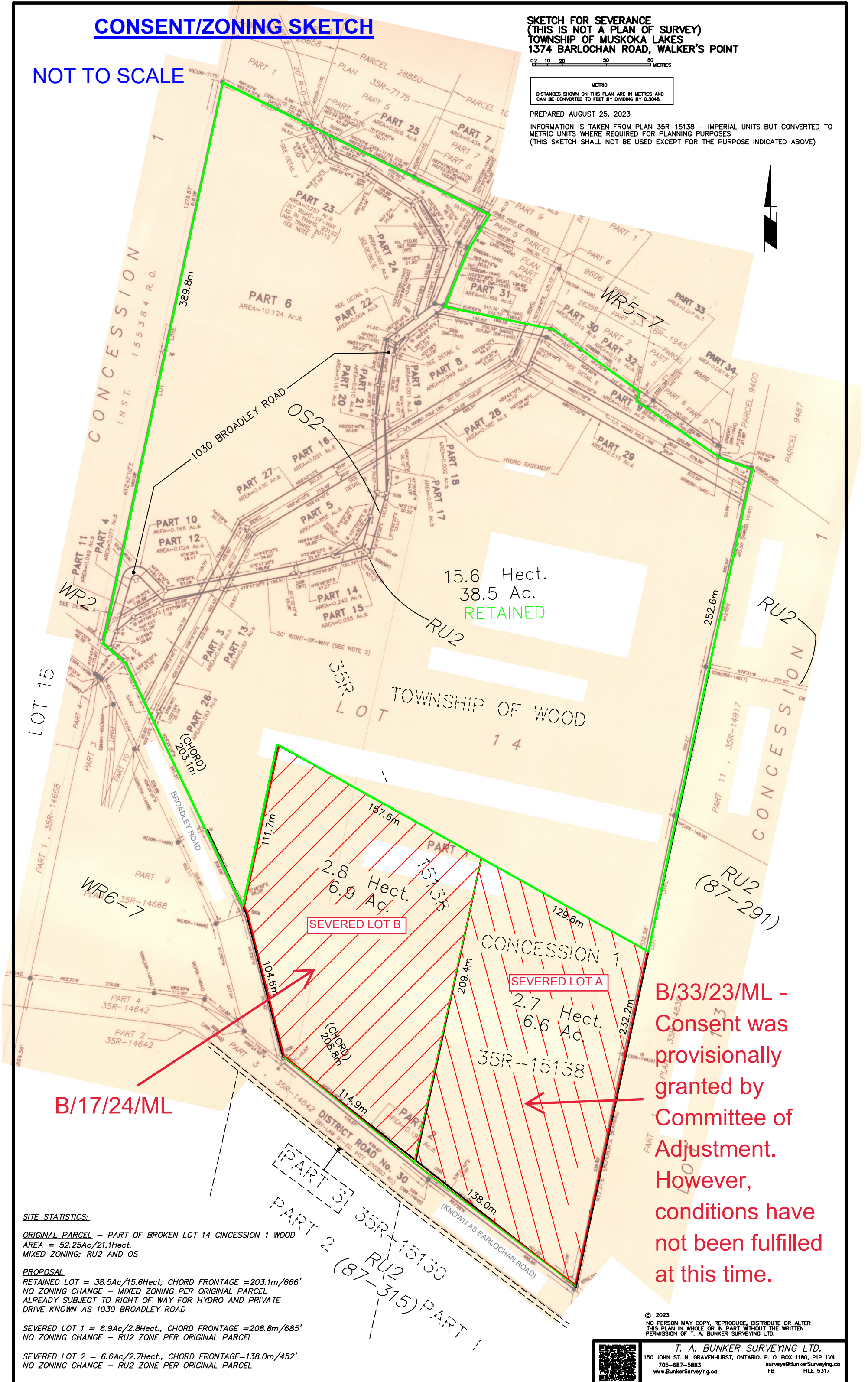
METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PREPARED AUGUST 25, 2023

INFORMATION IS TAKEN FROM PLAN 35R-15138 - IMPERIAL UNITS BUT CONVERTED TO METRIC UNITS WHERE REQUIRED FOR PLANNING PURPOSES
(THIS SKETCH SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED ABOVE)

NOT TO SCALE



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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 14, Concession 1, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as , Parts 1 to 8, Parts 10 to 28 and Part 30, and part of Parts 9 and 29, Plan 35R-15138, as shown hatched on Schedule I to By-law 2024-XXX.

ii)

Despite the provisions of Sections 6.1.4.1 a. of By-law 2014-14, as amended, for those lands described above, a total of two (2) new lots shall be permitted to be created by consent, as shown on Schedule II to By-law 2024-XXX.

iii)

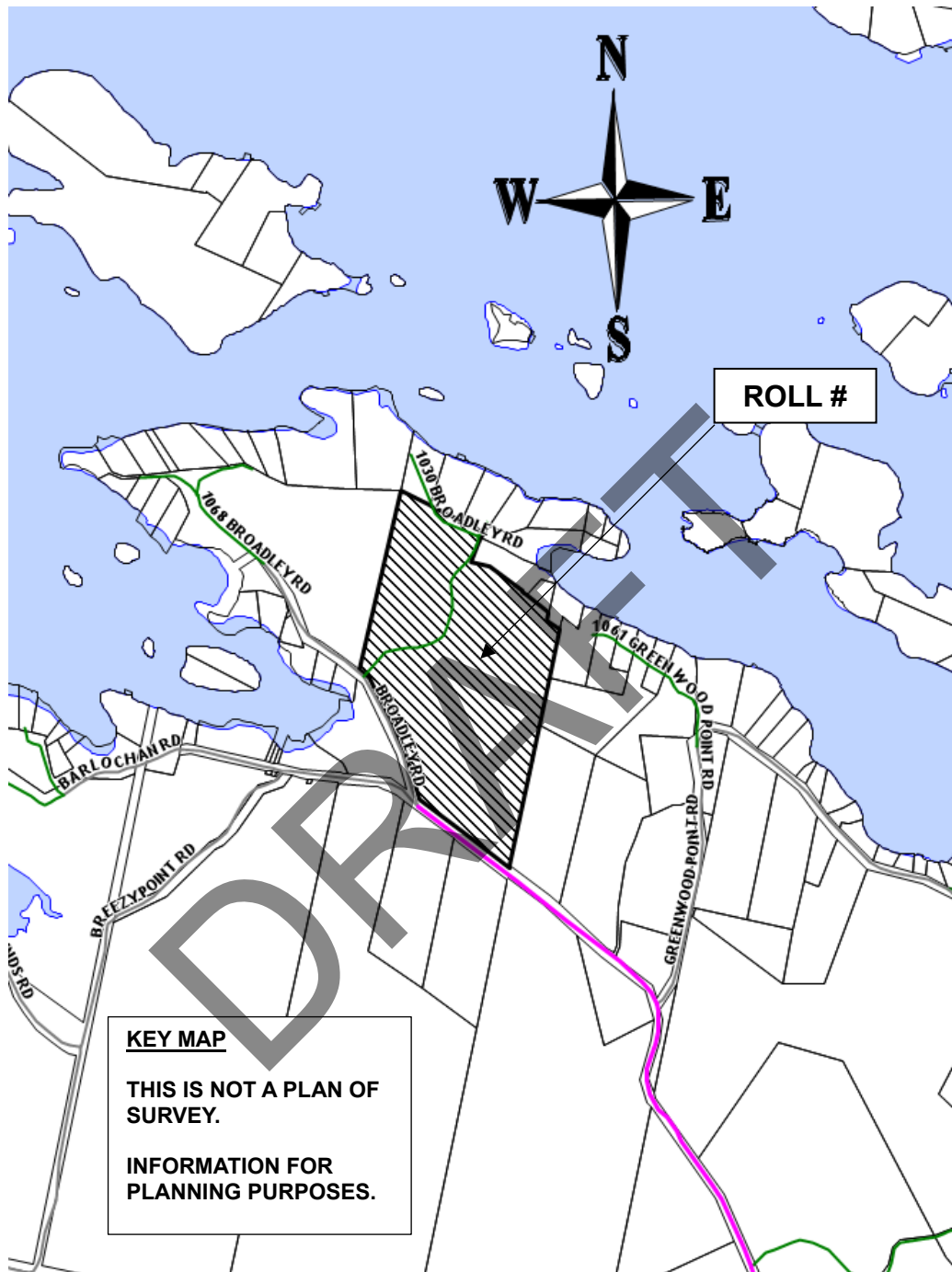
Despite the provisions of Section 11.96 of By-law 2014-14, as amended, the front lot line of Severed Lot B shall be as shown by a bold line on Schedule II to By-law 2024-XXX.
2. Schedules I and II attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2024-XX and By-law 2014-14, as amended, the provisions of By-law 2024-XX shall apply.

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

Peter Kelley, Mayor

Cheryl Hollows, Deputy Clerk

SCHEDULE I TO BY-LAW 2024-XX



SCHEDULE II TO DRAFT BY-LAW 2024-XXX

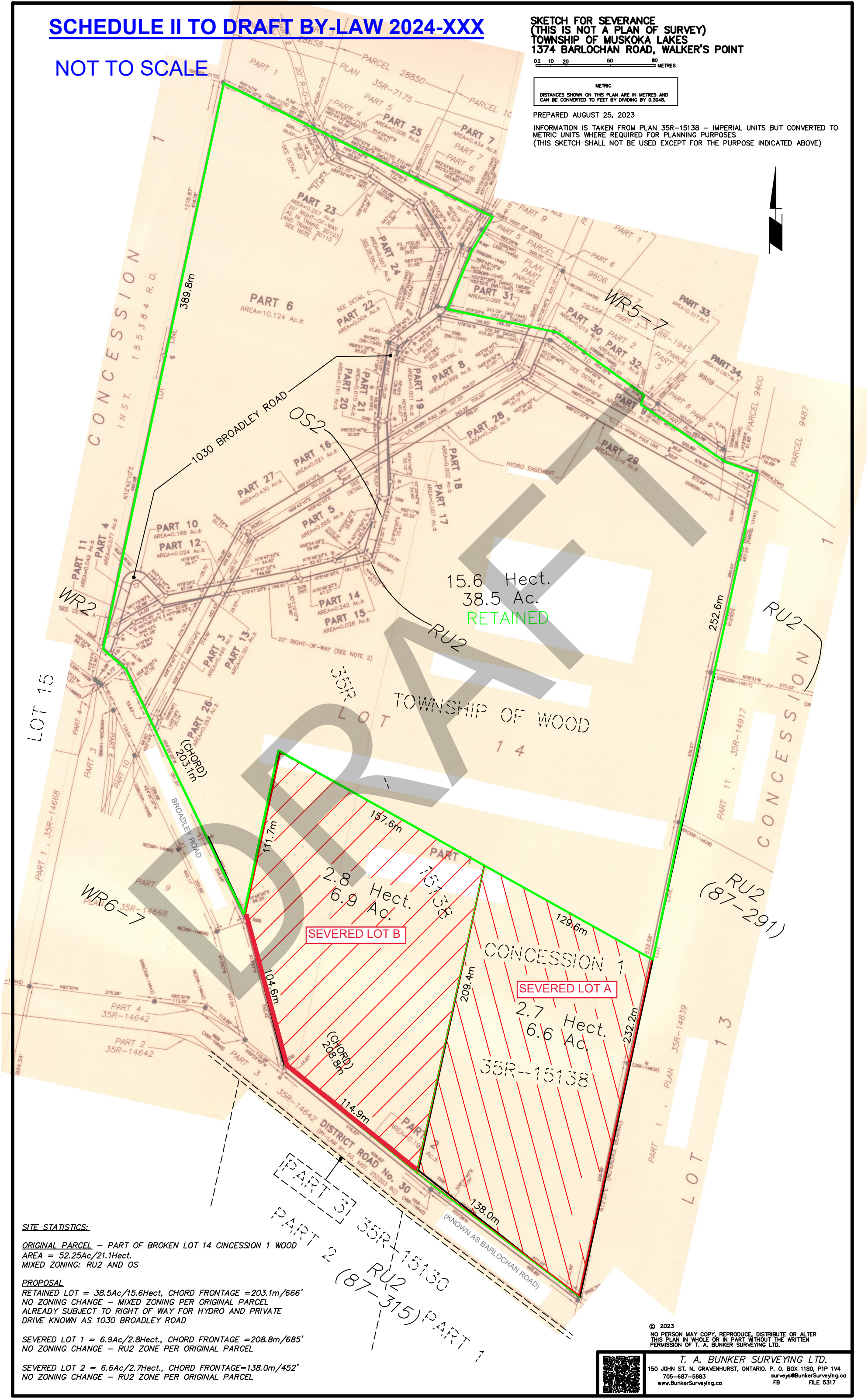
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SITE STATISTICS:

ORIGINAL PARCEL - PART OF BROKEN LOT 14 CINCESSION 1 WOOD
AREA = 52.25Ac/21.1Hect.
MIXED ZONING: RU2 AND OS

PROPOSAL
RETAINED LOT = 38.5Ac/15.6Hect, CHORD FRONTAGE =203.1m/666'
NO ZONING CHANGE - MIXED ZONING PER ORIGINAL PARCEL
ALREADY SUBJECT TO RIGHT OF WAY FOR HYDRO AND PRIVATE
DRIVE KNOWN AS 1030 BROADLEY ROAD

SEVERED LOT 1 = 6.9Ac/2.8Hect., CHORD FRONTAGE =208.8m/685'
NO ZONING CHANGE - RU2 ZONE PER ORIGINAL PARCEL

SEVERED LOT 2 = 6.6Ac/2.7Hect., CHORD FRONTAGE=138.0m/452'
NO ZONING CHANGE - RU2 ZONE PER ORIGINAL PARCEL

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