



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 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: November 16, 2023 at 9:00 a.m.**

**File and By-law #.:** ZBA-28/23, By-law 2023-113

**Roll #:** 9-7-044

**Civic Address:** 1403 Falkenburg Road

**Owner:** Tracey & Jamie Howarth, 1403 Falkenburg Road, Bracebridge, ON P1L 1X4

**Legal Description:** Part of Lot 10, Concession 10, (Monck)

**Lake/River:** N/A

**Zoning:** Rural – Area 3 (RU1) and Environmental Protection (EP1)

**Zoning Schedules:** 32 & 39

**EXPLANATION OF THE PURPOSE AND EFFECT:** A Zoning By-law Amendment Application has been submitted to permit a Motor Vehicle Repair Establishment as an accessory use on the subject property in an existing building. A Motor Vehicle Repair Establishment as it specifically relates to the subject lands shall be defined as follows: A building in which servicing, repair, cleaning, polishing, and lubricating of motor vehicles is executed or performed. The main permitted uses within the Rural – Area 3 (RU1) zone include: agricultural uses, bed and breakfast, conservation, residential – dwelling unit, farm, forestry operation, kennel, open space recreation, rooming houses, and wayside pit or wayside quarry. The permitted and proposed accessory uses are listed in the table below.

| Exemption | ZBL 2014-14 Section(s) | Description              | Permitted   | Proposed                           | Relief  |
|-----------|------------------------|--------------------------|---|------------------------------------|---|
| A         | 6.1.2                  | Permitted Accessory Uses | Residential Secondary Dwelling Unit<br><br>and<br><br>Home Based Business | Motor Vehicle Repair Establishment | Permit a Motor Vehicle Repair Establishment as an Accessory Use |

**A key map of the property, the applicant's site plan and any drawings, and a draft of By-law 2023-113 are included in this notice.**

**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](http://www.muskokalakes.ca). Members of the public may also observe the proceedings by accessing the live webcast at [www.muskokalakes.ca](http://www.muskokalakes.ca). If the live webcast fails, the meeting recording will be posted at <https://muskokalakes.civicweb.net/Portal/>.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Application is available from the Planning Division 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, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

**Please quote the file number noted above.**

**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. Comments can be submitted by emailing [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

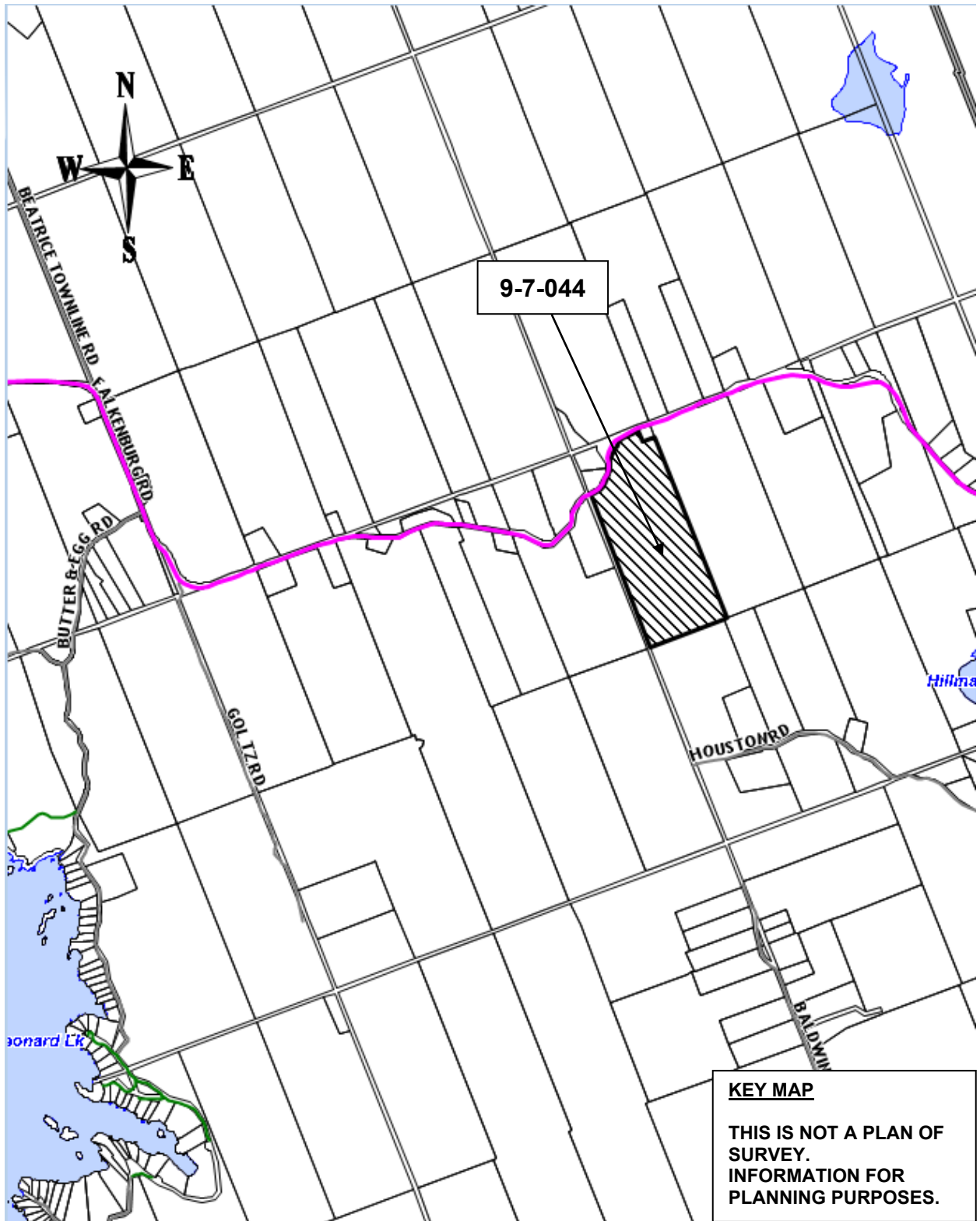
**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes 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.

**NOTICE OF PASSING:** If you wish to be notified of the decision of Council on the proposed zoning by-law amendment, you must make a written request to the Township of Muskoka Lakes.

**DATED** at the Corporation of the Township of Muskoka Lakes this 27th day of October, 2023.

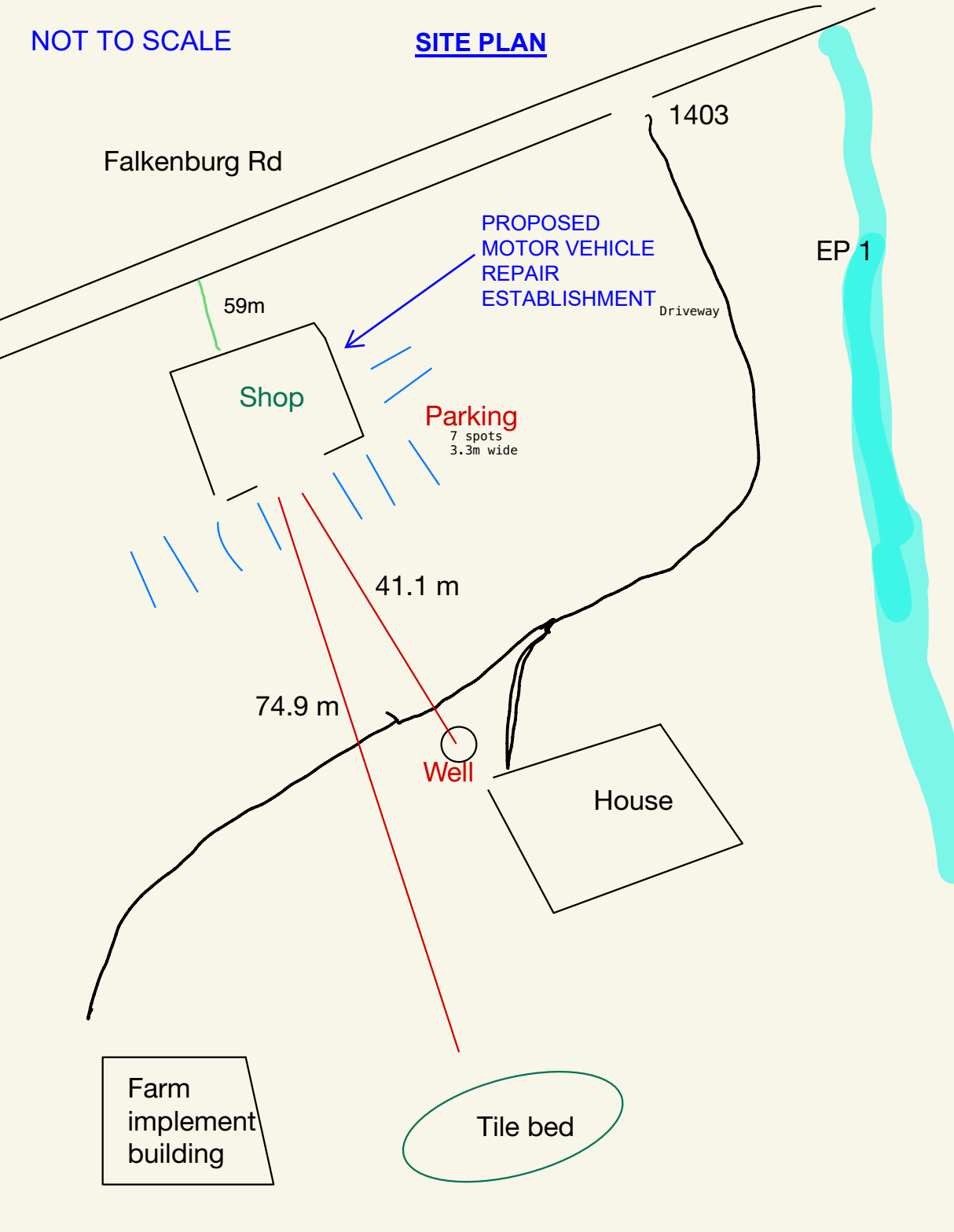
Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes

**KEY MAP**



NOT TO SCALE

SITE PLAN



ZONING SKETCH

NOT TO SCALE



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

**BY-LAW 2023-113**

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:
  - 87-2098 i) The land affected by this amendment is described as Part of Lot 10, Concession 10, (in the former Township of Monck), as shown hatched on Schedule I to By-law 2023-113.
  - ii) Despite the provisions of Section 6.1.2 of By-law 2014-14, as amended, for those lands described above, a *Motor Vehicle Repair Establishment* is permitted as an accessory use within the extent and location of the building existing as of the date of this by-law and labelled shop as shown on Schedule II to By-law 2023-113.

For the purposes of this by-law, for those lands described above, a *Motor Vehicle Repair Establishment* shall be defined as: A building in which the servicing, repair, cleaning, polishing, and lubricating of motor vehicles is executed or performed.
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 2023-113 and By-law 2014-14, as amended, the provisions of By-law 2023-113 shall apply.

Read a **first, second and third time** and **finally passed** this **\_\_ day of \_\_\_\_\_, 2023.**

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

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

**SCHEDULE I TO 2023-113**

