



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

File #'s: B/39/40/23/ML, ZBA-29/23, By-law 2023-117

Roll #'s: 4-8-007-01 & 4-8-007-03

Civic Address: 8216 Lake Joseph Road, Unit #6 & unassigned.

Owners: Janet Umphrey, 8216 Lake Joseph Road, RR 1, Mactier, ON, P0C 1H0 & Brian Umphrey Contracting Limited, 8216 Lake Joseph Road, RR 1, Mactier, ON, P0C 1H0

Legal Description: Lot 4, Concession 13, Parts 4 to 6, 35R-6435, (Medora) & Lot 4, Concession 13, Parts 1 to 3, 35R-6435

Lake/River: Lake Joseph (Category 1)

Zoning: Waterfront Residential (WR4) & Rural Commercial – Rural (RUC1)

Zoning Schedules: 19

EXPLANATION OF THE PURPOSE AND EFFECT: Consent/Severance Applications B/39/40/23/ML have been submitted to reconfigure common lot boundaries.

Application B/39/23/ML has been submitted by Brian Umphrey Contracting Limited to sever a portion of the subject property (Severed Lot 1) and to add it to the abutting lot to the north (Benefitting Lot 1), in the ownership of Janet Umphrey. Severed Lot 1 is currently vacant. Retained Lot 1 contains a storage building, part of another storage building, and a portion of a private road over a right-of-way. Benefitting Lot 1 contains a dwelling, garage, and a dock.

Application B/40/23/ML has been submitted by Janet Umphrey to sever a portion of the subject property (Severed Lot 2) and to add it to the abutting lot to the south (Benefitting Lot 2), in the ownership of Brian Umphrey Contracting Limited. Severed Lot 2 contains part of a storage building and a portion of a private road over a right-of-way. Retained Lot 2 contains a dwelling, garage, and a dock. Benefitting Lot 2 contains the remainder of the storage building that is partially located on Severed Lot 2 and another storage building.

By-law 2023-117 will have the effect of rezoning Severed Lot 1 from Rural Commercial – Rural (RUC1) to Waterfront Residential (WR4). By-law 2023-117 will also have the effect of rezoning Severed Lot 2 from Waterfront Residential (WR4) to Rural Commercial – Rural (RUC1). The applications constitute a reconfiguration of common lot lines. No new lots are being created.

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 wish 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 in the ZOOM meeting is included in this Notice and can be found on our website at www.muskokalakes.ca.

ADDITIONAL INFORMATION relating to the proposed consent and zoning amendment applications is available from the Planning Department week days 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, 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 numbers noted above.**

YOU OR YOUR REPRESENTATIVE are entitled to participate in this public meeting and make verbal representation and/or make written representation prior to the meeting. Comments can be submitted by emailing 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 YOU WISH TO SPEAK 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.

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.

THE MEETING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

Dated at the Corporation of the Township of Muskoka Lakes this 25th day of October, 2023.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP

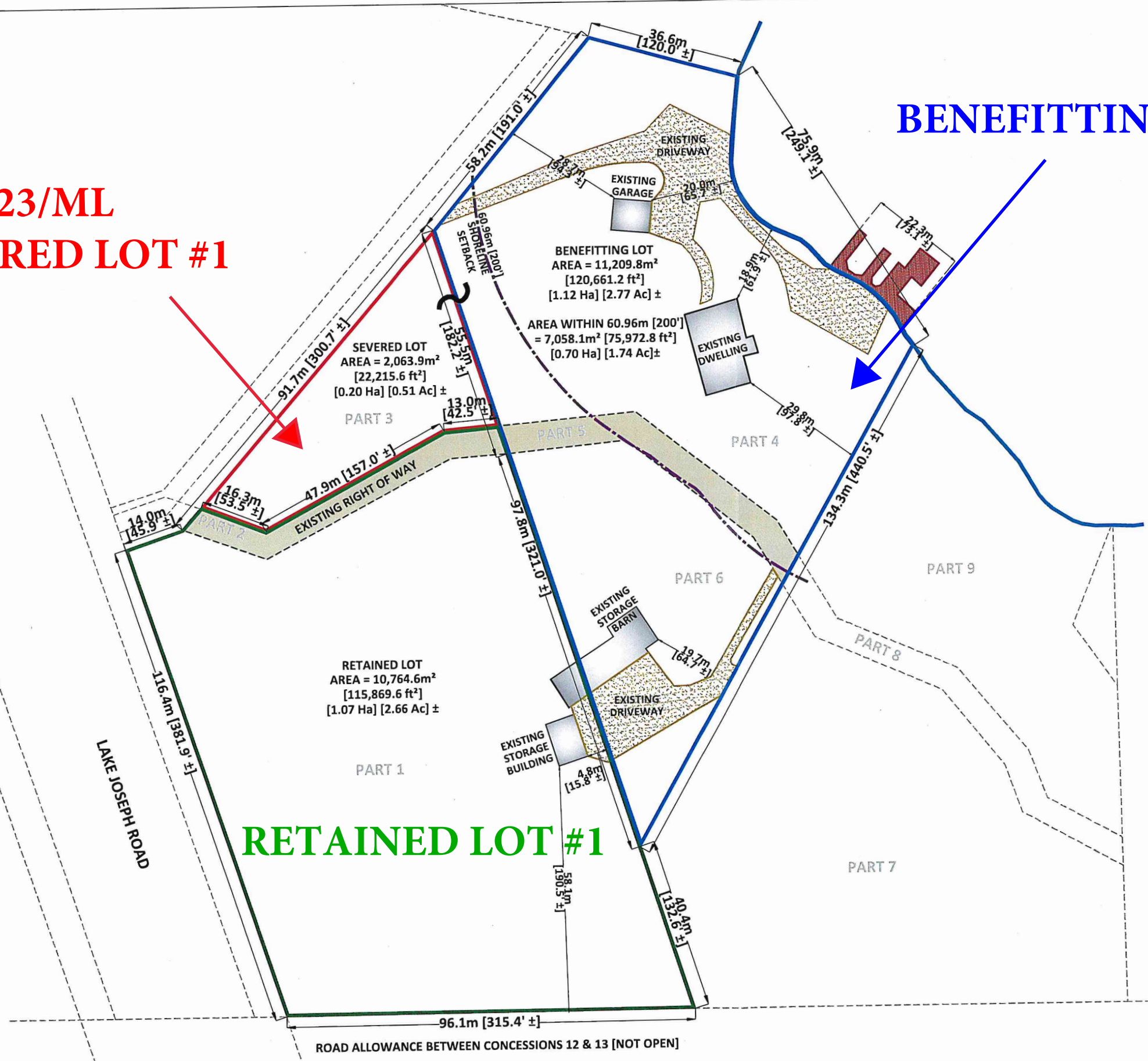


NOT TO SCALE

**B/39/23/ML
SEVERED LOT #1**

BENEFITTING LOT #1

RETAINED LOT #1



SEVERANCE SKETCH - 1
 8216 & 8224 LAKE JOSEPH ROAD
 PLAN 35R-6435
 PART OF LOT 4, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 UMPHREY

DISCLAIMER
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 BASE MAPPING CREATED FROM SCANNED PLAN 35R-6435 - JAMES W. NICHOLSON LIMITED - 1979
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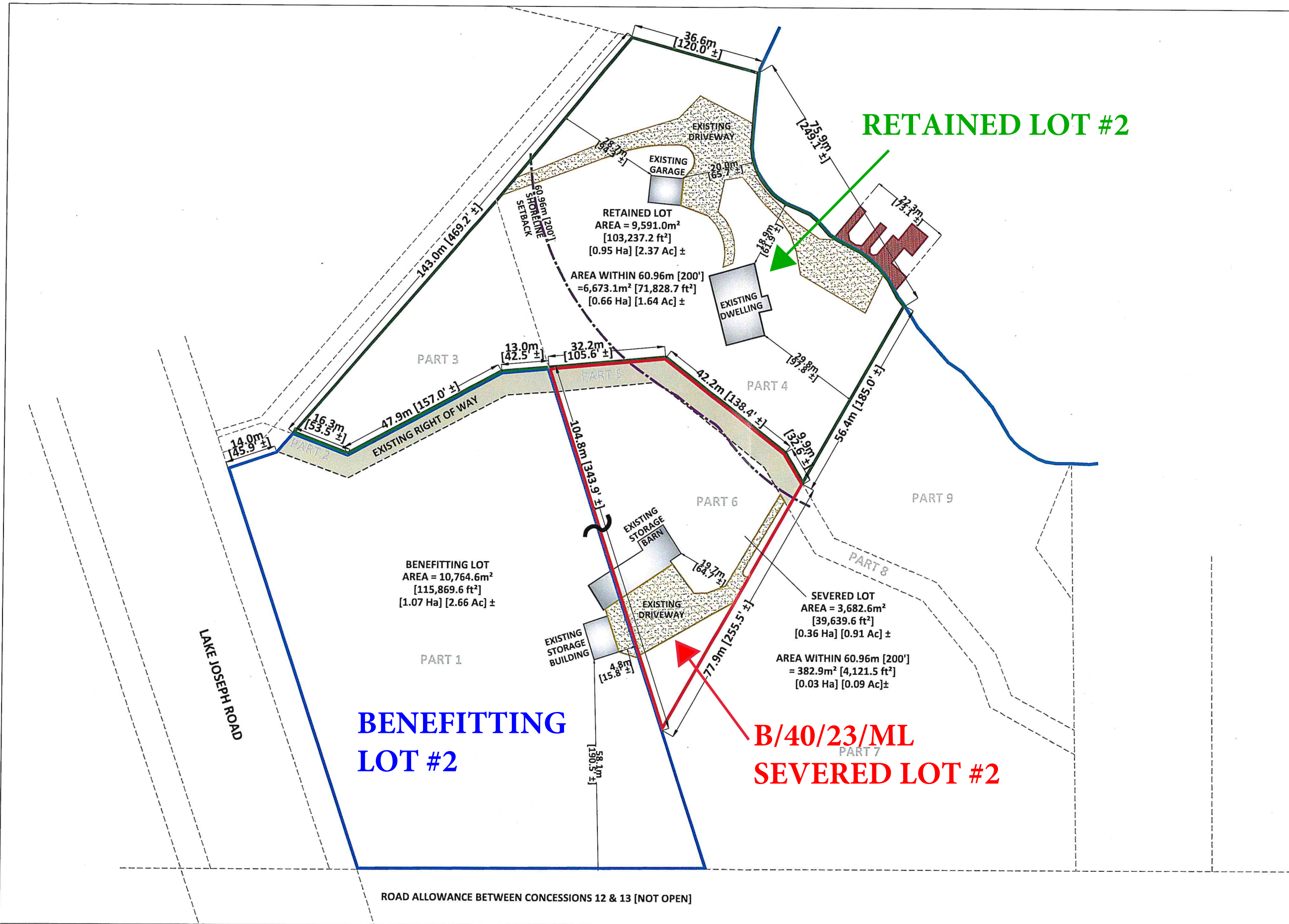


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BASE MAP SOURCE:
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 COOTE, HILEY, JEMMETT LIMITED

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SEVERANCE SKETCH - 2
 8216 & 8224 LAKE JOSEPH ROAD
 PLAN 35R-6435
 PART OF LOT 4, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
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PLANSCAPE
 BUILDING COMMUNITY THROUGH PLANNING

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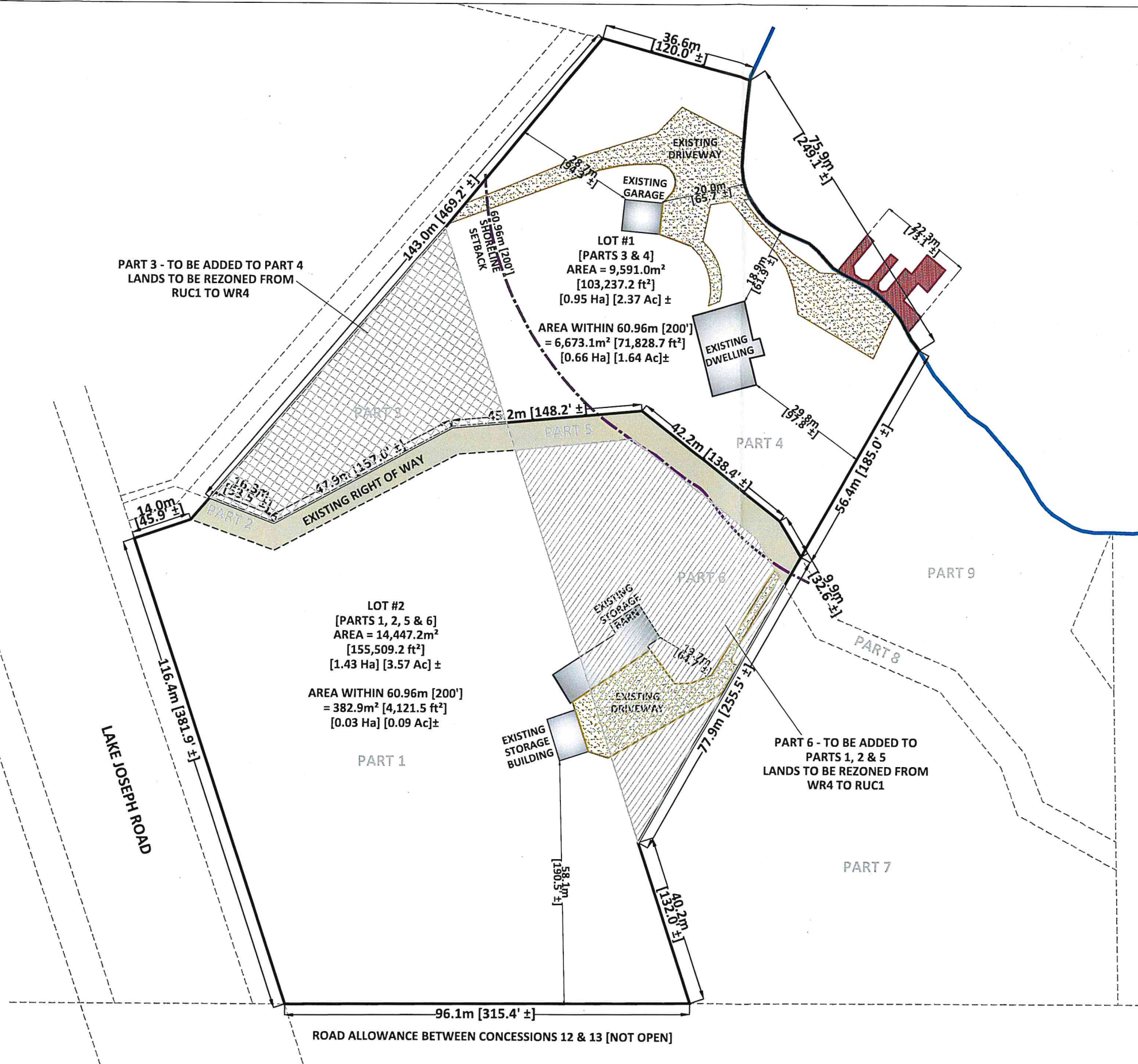
B/40/23/ML
 SEVERED LOT #2

BENEFITTING
 LOT #2

RETAINED LOT #2

ROAD ALLOWANCE BETWEEN CONCESSIONS 12 & 13 [NOT OPEN]

NOT TO SCALE



ZONING AMENDMENT SKETCH

8216 & 8224 LAKE JOSEPH ROAD
 PLAN 35R-6435
 PART OF LOT 4, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

UMPHREY

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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-117

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 41 of Zoning By-law 2014-14, as amended, is hereby further amended by rezoning part of the land described as Lot 4, Concession 13, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 3 and 6, Plan 35R-6435, as shown hatched on Schedule I to By-law 2023-117, from Waterfront Residential (WR4) to Rural Commercial (RUC1), as shown hatched and labelled on Schedule II to By-law 2023-117, and from Rural Commercial (RUC1) to Waterfront Residential (WR4), as shown cross-hatched and labelled on Schedule II to By-law 2023-117.
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 2023-117 and By-law 2014-14, as amended, the provisions of By-law 2023-117 shall apply.

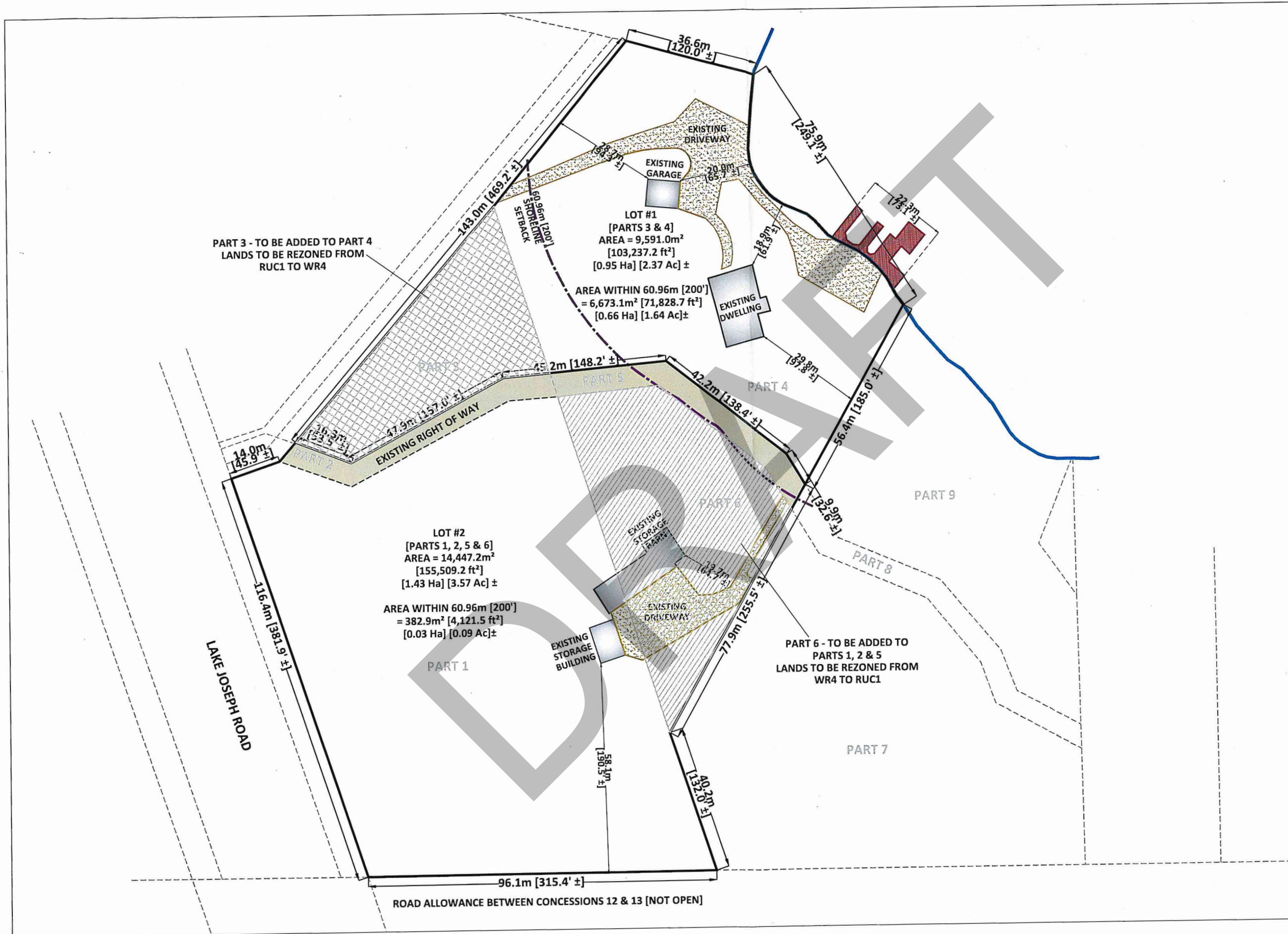
Read a **first, second and third time** and **finally passed** this ___ day of _____, **2023**.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2023-043





ZONING AMENDMENT SKETCH

8216 & 8224 LAKE JOSEPH ROAD
 PLAN 35R-6435
 PART OF LOT 4, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
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