

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING  
CONCERNING A PROPOSED AMENDMENT  
ZONING BY-LAW #2022-110  
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 ELECTRONICALLY FROM THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

**October 13, 2022 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 as part of the Township's response to stop the spread of COVID-19, this public meeting will be held in a virtual forum with electronic participation. **The meeting will be held via ZOOM and will commence at 9:00am. 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](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/>.

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 in the ZOOM meeting or 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 Local Planning Appeal 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 Local Planning Appeal 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](mailto:planning@muskokalakes.ca)

DATED at the Corporation of the Township of Muskoka Lakes this **22<sup>nd</sup>** day of **September, 2022**.

Lauren Tarasuk, Clerk  
of the Corporation of the  
Township of Muskoka Lakes

**ZBA#:**  
**ROLL#:**  
**NAME:**  
**CIVIC/911 ADDRESS:**

**ZBA-29/22**  
**4-26-086-02 & 03**  
**MUSKOKA CONSERVANCY**  
**NOT ASSIGNED**

**EXPLANATION OF THE PURPOSE AND EFFECT OF  
ZONING BY-LAW AMENDMENT**

**ZBA-29/22, BY-LAW 2022-110, MUSKOKA CONSERVANCY, Roll #: 4-26-086-02 &  
4-26-085-03**

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The land affected by this amendment involves two abutting lots, both currently in the ownership of Muskoka Conservancy.

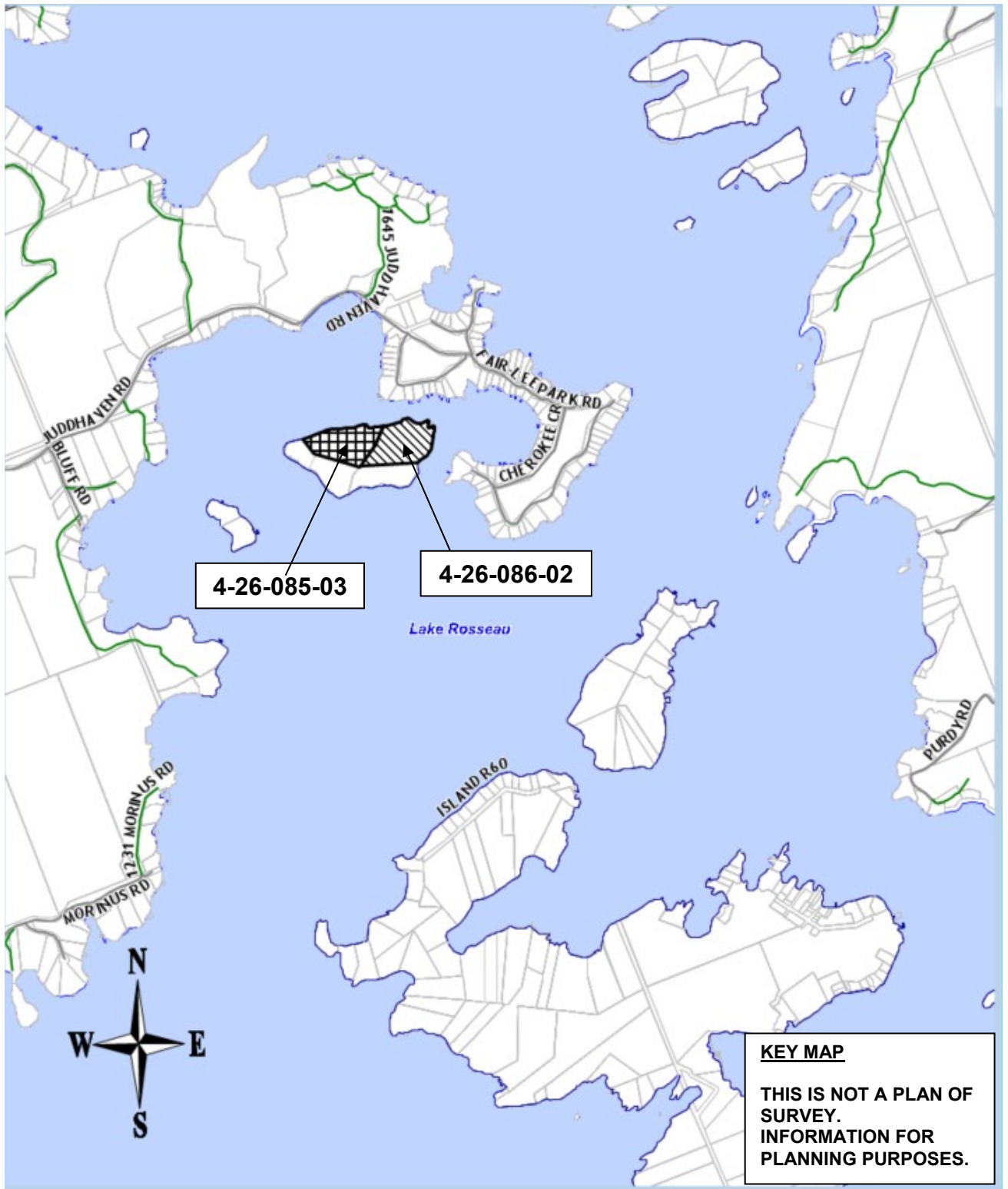
The westerly lot is described as Part Warner Island (also known as Highland Island) in Lake Rosseau, Parts 3 and 4, Plan 35R-26661 (in the former Township of Medora), now in the Township of Muskoka Lakes. The easterly lot is described as Part Warner Island (also known as Highland Island) in Lake Rosseau, Parts 7 and 8, Plan 35R-26661 (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject lots have no assigned civic addresses and are currently vacant.

The purpose of By-law 2022-110 is to rezone the subject lands from Waterfront Residential (WR5) to Environmental Protection (EP1). Permitted uses in the EP1 zone include buildings and facilities necessary in conjunction with the production of cranberries (excluding buildings and structures), flood control, erosion control and a pedestrian boardwalk but not including shoreline structures.

By-law 2022-110 will have the effect of rezoning the subject property to EP1 which will prohibit the construction of a dwelling and accessory buildings and structures.

See Key Map on the Following Page

**KEY MAP**



# 1.a) MUSKOKA CONSERVANCY REZONING APPLICATION

PLAN OF SURVEY OF WARNER ISLAND IN LAKE ROSSEAU GEOGRAPHIC TOWNSHIP OF MEDORA TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1:1000  
 METRIC  
 C. O. BUNNER, O.L.S.

BEARING AND DISTANCE TO THE NEAREST POINT OF THE SHORELINE OF LAKE ROSSEAU ARE REFERRED TO IN THIS PLAN AS BEING CORRECTED TO THE MEAN SEA LEVEL. THE DISTANCES ARE REFERRED TO AS BEING CORRECTED TO THE MEAN SEA LEVEL. THE DISTANCES ARE REFERRED TO AS BEING CORRECTED TO THE MEAN SEA LEVEL. THE DISTANCES ARE REFERRED TO AS BEING CORRECTED TO THE MEAN SEA LEVEL.



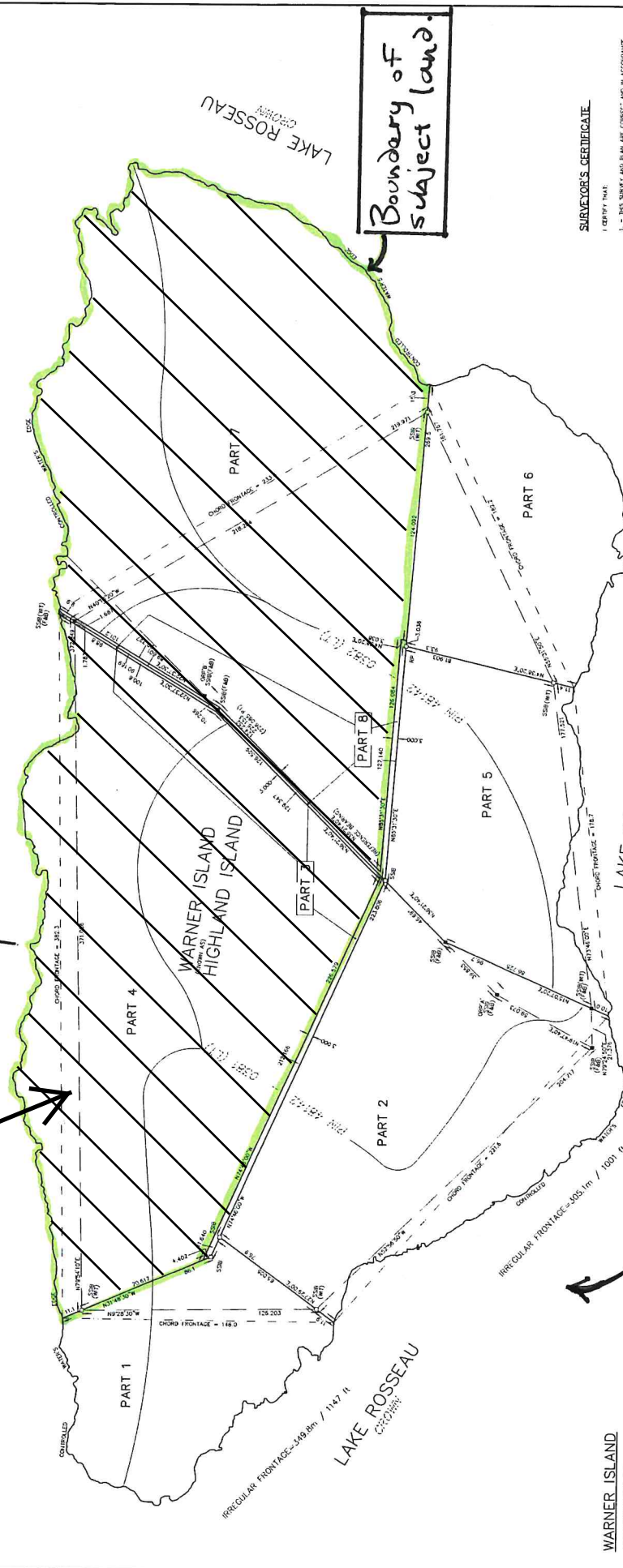
Rezone from Waterfront - Residential (WR5) to Environmental Protection (EP1)

MAINLAND PARKING by licence agreement (approx. 500m)

**COORDINATE TABLE**

POINT	NORTH COORDINATE	EAST COORDINATE	DESCRIPTION
1	505117.08	625522.12	358
2	505117.08	625522.12	358
3	505117.08	625522.12	358
4	505117.08	625522.12	358
5	505117.08	625522.12	358
6	505117.08	625522.12	358
7	505117.08	625522.12	358
8	505117.08	625522.12	358
9	505117.08	625522.12	358
10	505117.08	625522.12	358

PLAN 35R-26661			
RECEIVED AND APPROVED:			
DATED: 18 NOVEMBER 2021			
REPRESENTATIVE FOR THE LAND REGISTRATION FOR THE LAND:			
THE LAND WILL BE DEPOSITED UNDER:			
DATED: Nov 11, 2021			
C. O. BUNNER			
SCALE			
PART	LOT	CONVEYANCE	AREA
1	ALL OF 4814-038		1.23 HA
2			3.05 HA
3			10.19 HA
4			4.41 HA
5			1.23 HA
6			1.75 HA
7			1.16 HA
8			727 SQM



NEIGHBOURING PROPERTIES →  
 LAKE ROSSEAU  
 RESIDENTIAL USE

**SURVEYOR'S CERTIFICATE**  
 I DEPRT THAT:  
 1 - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS MADE UNDER THEM.  
 2 - THE SURVEY WAS COMPLETED ON THE 17th DAY OF APRIL 2021.  
 C. O. BUNNER  
 DATED: Nov 11, 2021  
 CHARTERED LAND SURVEYOR

**T. A. BUNNER SURVEYING LTD.**  
 150 CAMP ST. N. SUITE 100, SUDBURY, ONTARIO  
 705-545-1883  
 1-800-387-8888  
 www.ta-bunner-surveying.ca  
 REG. 332753 TEL. 4268

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

**BY-LAW 2022-110**

Being a By-law to amend Comprehensive Zoning By-law 2014-14, as amended, in the Township of Muskoka Lakes

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**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. Schedule 21 & 22 of Zoning By-law 2014-14, as amended, is further amended by rezoning part of the lands described as Part of Warner Island (also known as Highland Island), Parts 3, 4, 7, and 8, Plan 35R-2661 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2022-110, from Waterfront Residential (WR5) to Environmental Protection (EP1), as shown hatched in bold and labelled on Schedule II to By-law 2022-110.
2. Schedules I and II attached hereto are hereby made part of this By-law.

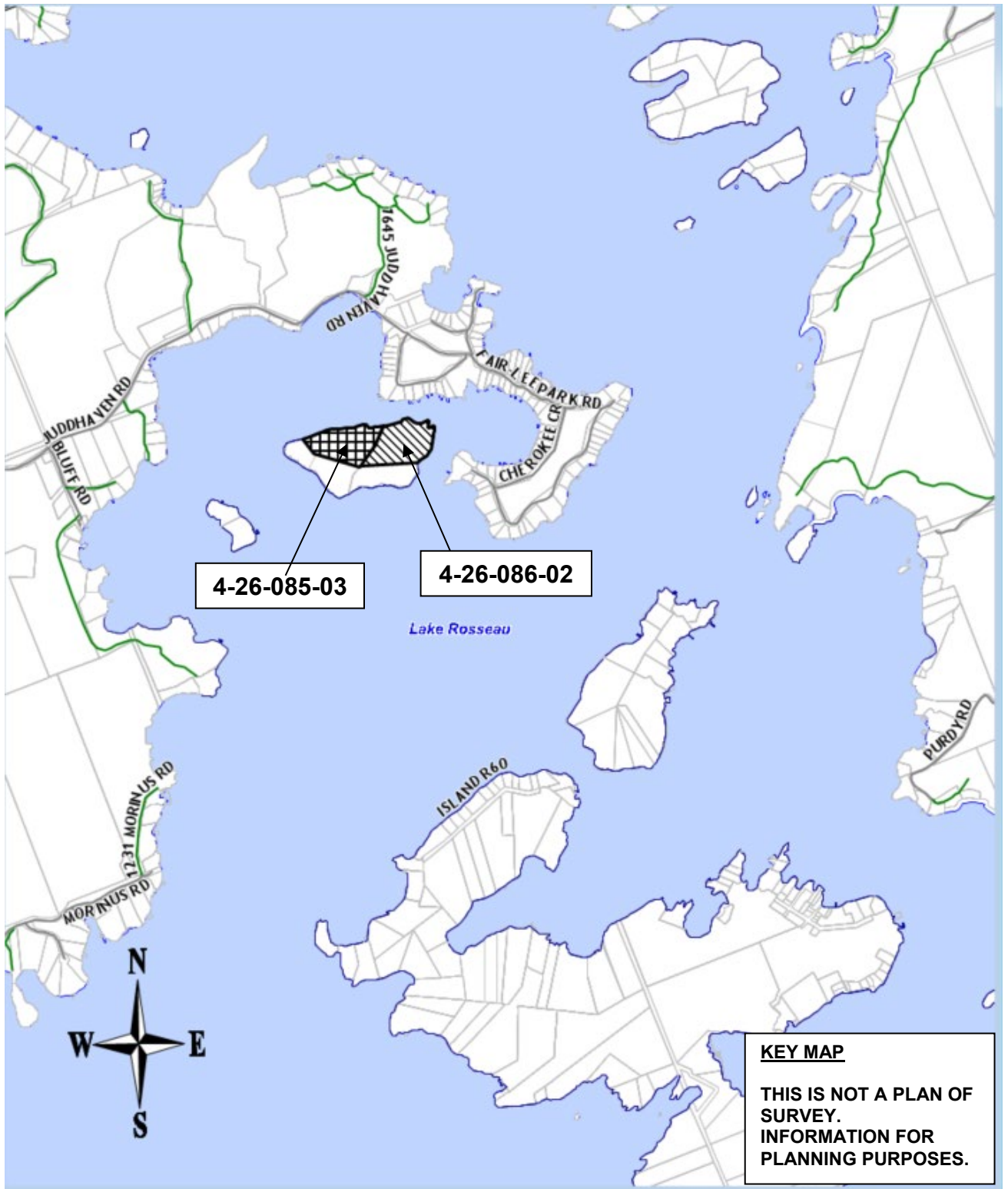
READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2022.

READ A THIRD TIME AND FINALLY PASSED this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Phil Harding, Mayor

\_\_\_\_\_  
Lauren Tarasuk, Clerk

**SCHEDULE I TO BY-LAW 2022-110**



# Schedule II to By-law 2022-110

PLAN OF SURVEY OF WARNER ISLAND IN LAKE ROSSEAU GEOGRAPHIC TOWNSHIP OF MEDORA TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1:1000 0 50 METRES  
C. O. BUNNER, O.L.S.

Rezone from Waterfront - Residential (WR5) to Environmental Protection (EP1)

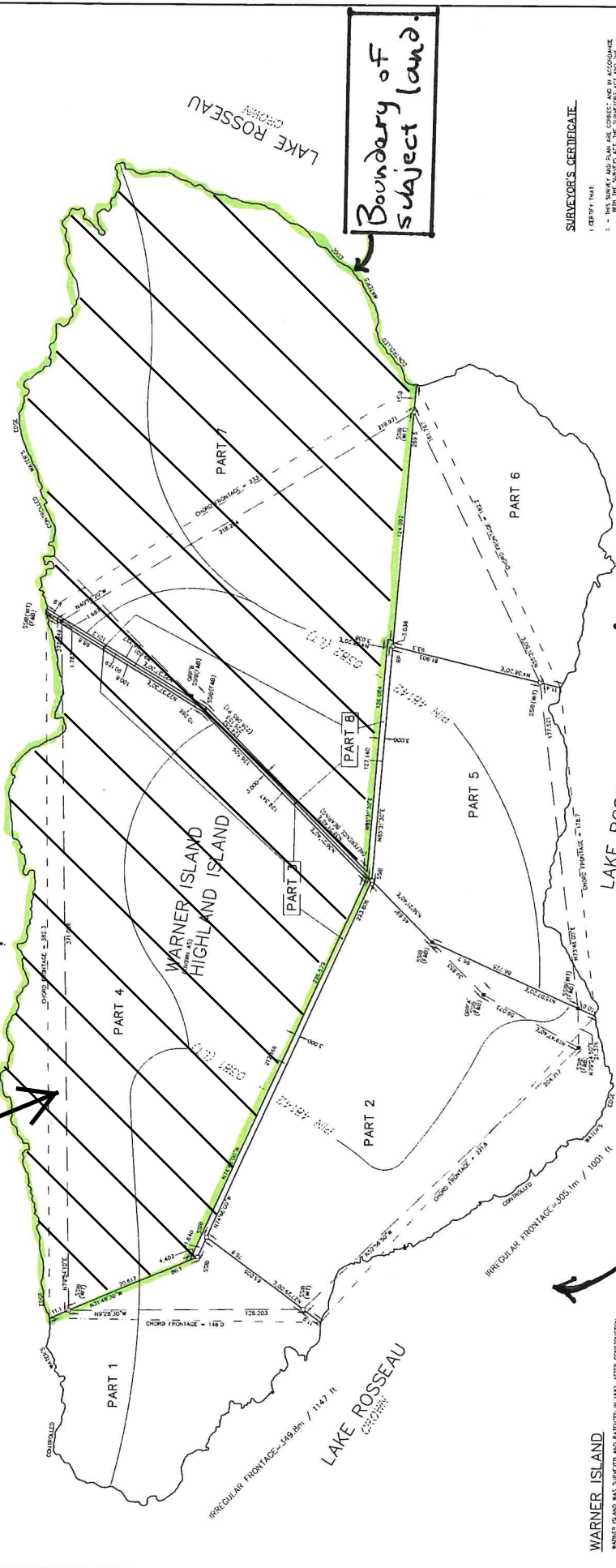
MAINLAND PARKING by licence agreement (approx. 500m)

**COORDINATE TABLE**

POINT	NORTH COORDINATE	EAST COORDINATE	DESCRIPTION
1	500117208	429522432	358
2	500117208	429522432	358
3	500117208	429522432	358
4	500117208	429522432	358
5	500117208	429522432	358
6	500117208	429522432	358
7	500117208	429522432	358
8	500117208	429522432	358
9	500117208	429522432	358
10	500117208	429522432	358

**LEGEND**  
 1. BOUNDARY OF THE SUBJECT LAND AS SHOWN ON THE PLAN.  
 2. BOUNDARY OF THE SUBJECT LAND AS SHOWN ON THE PLAN.  
 3. BOUNDARY OF THE SUBJECT LAND AS SHOWN ON THE PLAN.  
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 10. BOUNDARY OF THE SUBJECT LAND AS SHOWN ON THE PLAN.

REMARKS: THIS PLAN WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER. THE DISTANCES AND BEARINGS ARE GIVEN IN METERS AND DEGREES. THE DISTANCES ARE GIVEN TO THE CENTRE OF THE POINTS UNLESS OTHERWISE STATED. THE BEARINGS ARE GIVEN TO THE NEAREST MINUTE. THE DISTANCES ARE GIVEN TO THE NEAREST MILLIMETER. THE BEARINGS ARE GIVEN TO THE NEAREST MINUTE. THE DISTANCES ARE GIVEN TO THE NEAREST MILLIMETER. THE BEARINGS ARE GIVEN TO THE NEAREST MINUTE. THE DISTANCES ARE GIVEN TO THE NEAREST MILLIMETER.



PLAN 35R-26661

RECEIVED AND APPROVED: 18 NOVEMBER 2021

DATE: 18 NOVEMBER 2021

REPRESENTATIVE FOR THE LAND REGISTRATION FOR THE LAND: [Signature]

THE LAND IS TO BE DEPOSITED UNDER: [Signature]

DATE: 18 NOV 2021

C. O. BUNNER

PART	LOT	CONVEYANCE	AREA
1			1.23 HA
2		ALL OF 4814-038	3.05 HA
3			1019 SQM
4		ALL OF 4814-038	1.23 HA
5			1.23 HA
6			1.23 HA
7			1.23 HA
8			727 SQM

**SURVEYOR'S CERTIFICATE**

I DEPICT THIS:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 17th DAY OF APRIL 2021.

DATE: 18 NOV 2021

C. O. BUNNER

ONONDAGUA LAND SURVEYOR

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