



Box 129, Port Carling, ON, POB 1JO
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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: October 12, 2023 at 9:00 a.m.

File #.: ZBA-24/23, By-law 2023-105
Roll #: 2-23-090
Civic Address: 1229 Deebank Road
Owners: Scott and Corinne Hobbs
Legal Description: Part of Lot 19, Concession 10
Lake/River: N/A
Zoning: Open Space (OS2) and Environmental Protection (EP1)
Zoning Schedule: 16

EXPLANATION OF THE PURPOSE AND EFFECT: A Zoning By-law Amendment Application has been submitted to rezone the subject property from Open Space (OS2) and Environmental Protection (EP1) to Rural – Area 3 (RU1). By-law 2023-105 will deem the frontage along District Road 24 as the front lot line and will provide an exemption from minimum frontage requirements. The applicants also propose to construct an addition to an existing dwelling within the required exterior side yard setback of the Rural – Area 3 (RU1) zone.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	6.1.3	Exterior Setback Requirement	50 ft.	35 ft.	15 ft.
B	6.1.3, 3.7.1 d. and 11.96	Front Lot Line and Minimum Frontage Requirements	600 ft.	350 ft.	250 ft.

A key map of the subject property and the applicants' site plan and any drawings 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. 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/>.

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 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 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.

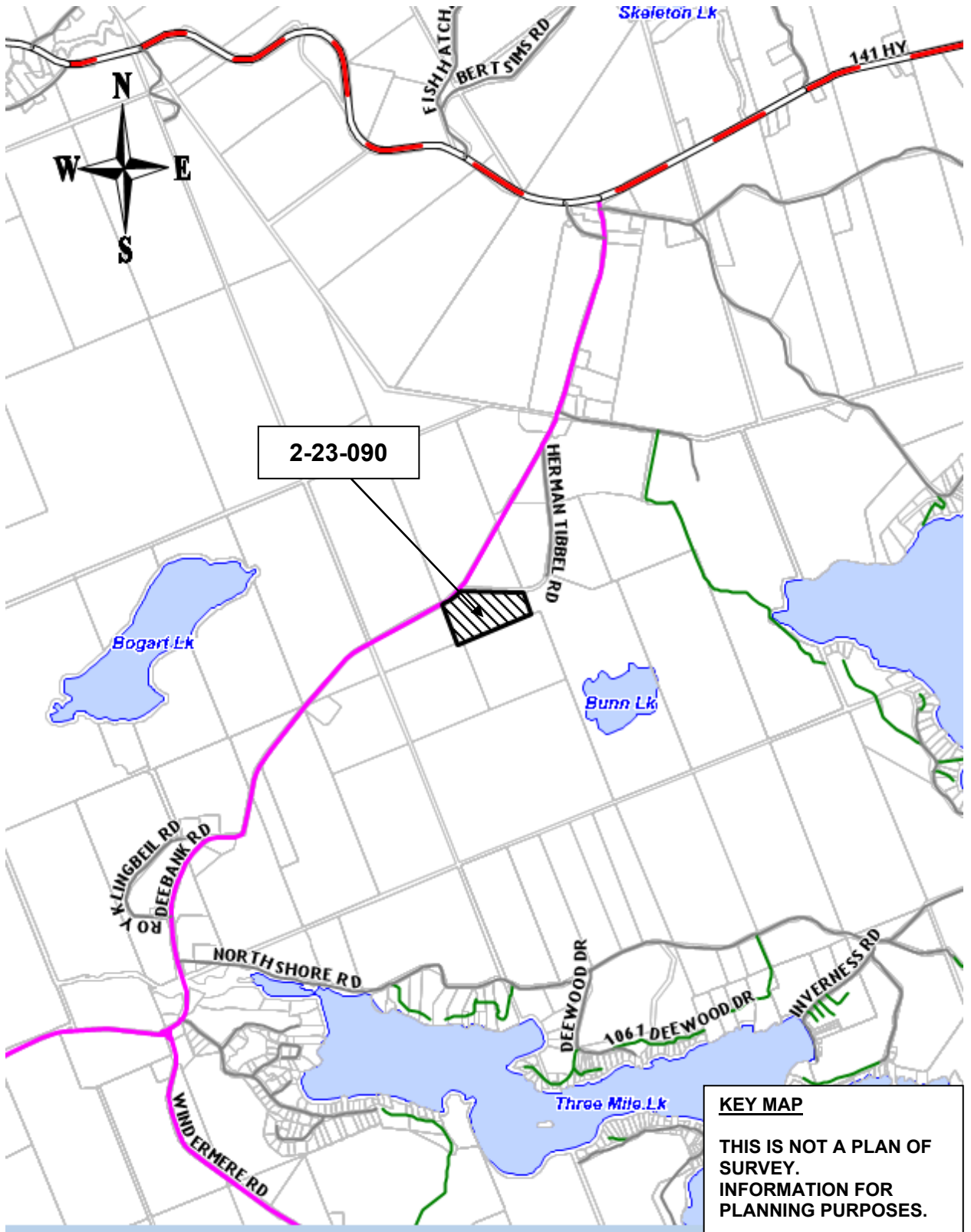
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes 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 the Township of Muskoka Lakes 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 22nd day of September, 2023.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

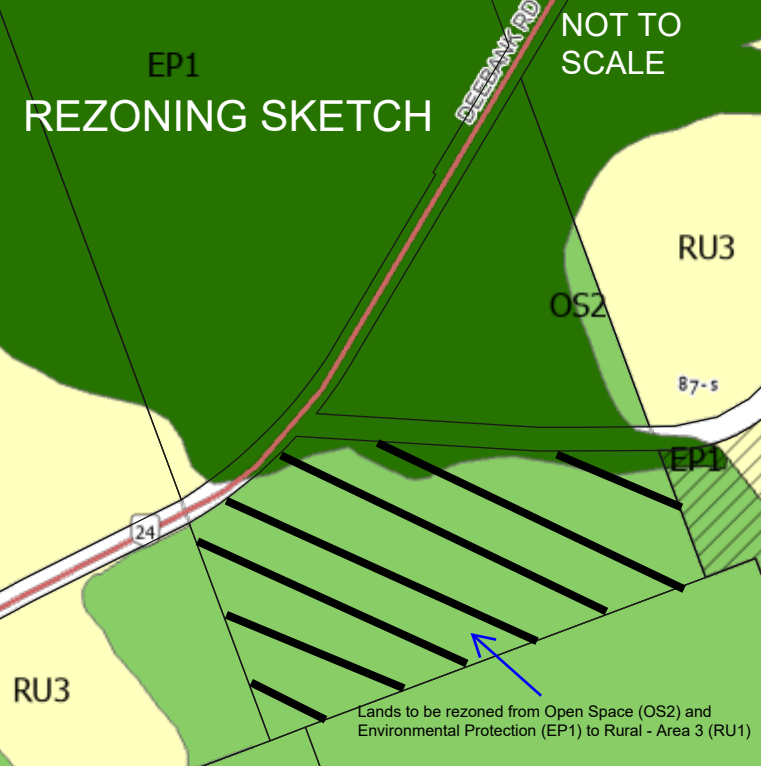
KEY MAP



KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

EP1 REZONING SKETCH

NOT TO
SCALE



Lands to be rezoned from Open Space (OS2) and Environmental Protection (EP1) to Rural - Area 3 (RU1)

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-105

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 were 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 16 of By-law 2014-14, as amended, is hereby further amended by rezoning part of the land described as Part of Lot 19, Concession 10, (in the former Township of Watt), now in the Township of Muskoka Lakes as shown on Schedule I, from Open Space – Private (OS2) and Environmental Protection (EP1) to Rural – Area 3 (RU1) as shown hatched on Schedule II to By-law 2023-105.
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-2094 i) The land affected is described as Part of Lot 19, Concession 10, (in the former Township of Watt), as shown hatched on Schedule I to By-law 2023-105.
 - ii) Despite the provisions of Sections 6.1.3, 3.7.1 d. and 11.96 of By-law 2014-14, as amended, for those lands described above, the front lot line shall be that fronting on District Road 24, which shall be permitted despite minimum frontage requirements.
 - iii) Despite the provisions of Section 6.1.3 of By-law 2014-14, as amended, for those lands described above, a dwelling addition shall be permitted to be located 35 feet from the exterior side lot line, as shown in the location and extent on Schedule III to By-law 2023-105.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-105 and By-law 2014-14, as amended, the provisions of By-law 2023-105 shall apply.

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

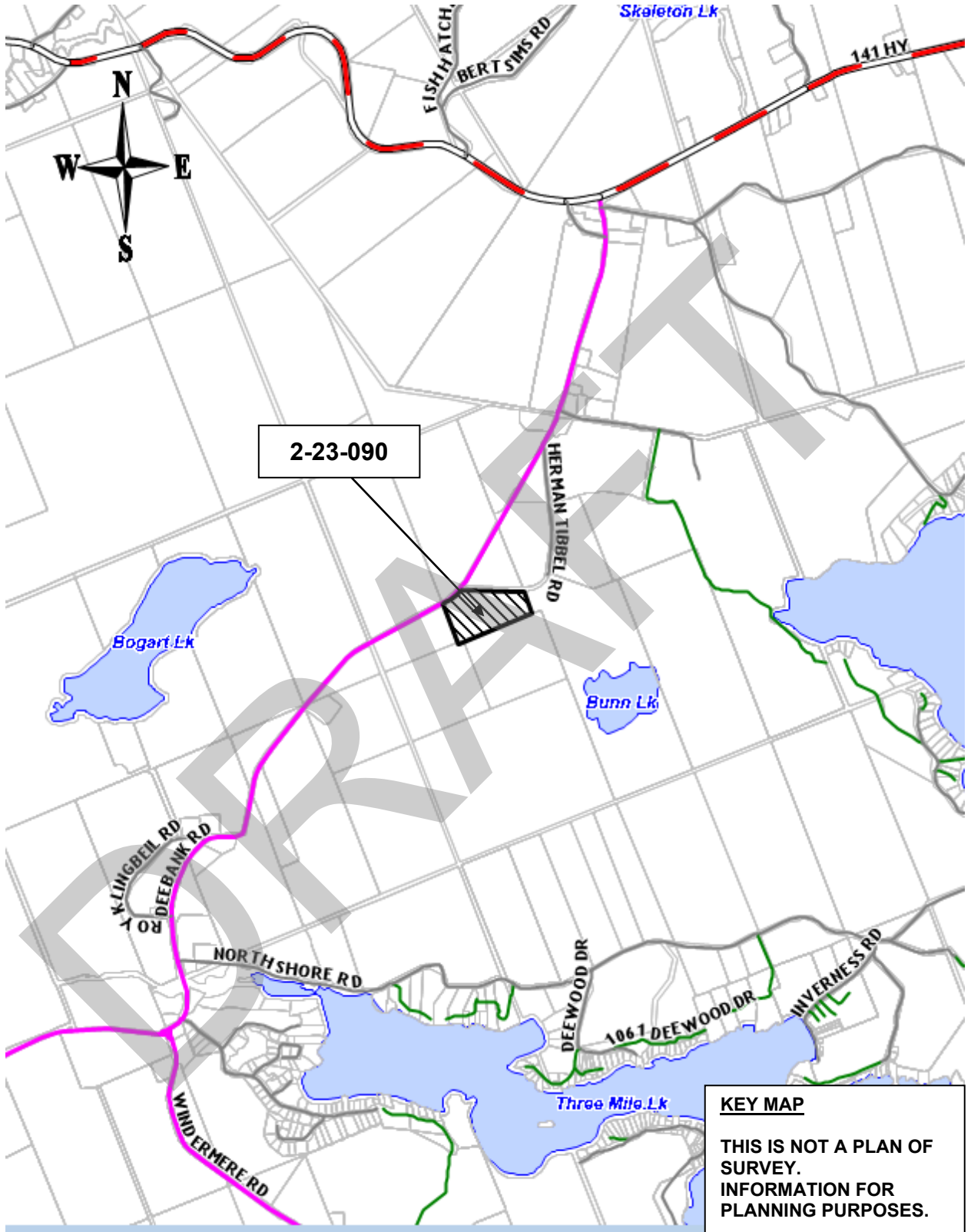
READ A FIRST AND SECOND TIME this ____ day of _____, 2023.

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

Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2023-105



KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

EP1
SCHEDULE II TO
BY-LAW 2023-105

NOT TO
SCALE

SEEBANK RD

RU3

OS2

87-5

EP1

24

RU3

Lands to be rezoned from Open Space (OS2) and
Environmental Protection (EP1) to Rural - Area 3 (RU1)



7-WA-X-3

PLAN OF SURVEY OF PART OF LOT 19, CONCESSION 10 TOWNSHIP OF WATT now in the TOWNSHIP OF MUSKOKA LAKES

DISTRICT MUNICIPALITY OF MUSKOKA COOTE, JACKSON, HILEY & JEMMETT LIMITED 1995

SCALE - 1" = 100'

LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF DISTRICT ROAD NO. 24 AS SHOWN ON MTO PLAN P-2326-1, REGISTERED AS INST 12709 L.T.O. HAVING A BEARING OF N 30°57'30" E.

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

- MONUMENT FOUND
SHORT STANDARD IRON BAR
IRON TUBE
N.P. LYNDON O.L.S.
MINISTRY OF TRANSPORTATION OF ONTARIO - SEE PLAN P-2326-1, REGISTERED AS INST 12709 L.T.O.
REGISTRY OFFICE
LAND TITLES OFFICE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT: THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 1st. DAY OF NOVEMBER, 1995.

NOVEMBER 2, 1995 BRACEBRIDGE, ONTARIO

Signature of John W. Hiley O.L.S.

31.26 acres
1200 ft rd frontage

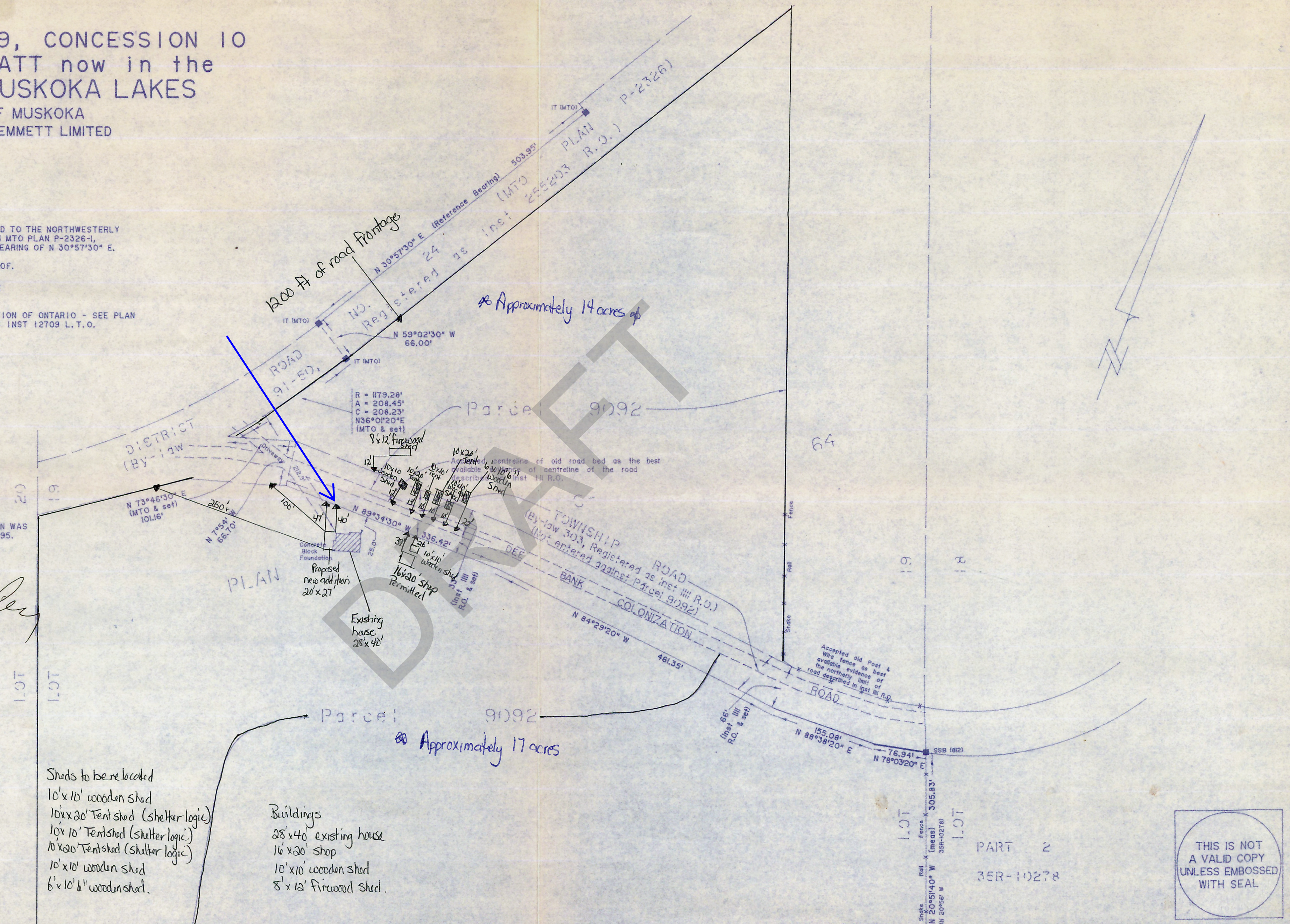
shaded sheds are to be relocated.
Measurements for sheds taken from center of old colonization rd.

* Buildings are not to scale!

Sheds to be relocated
10'x10' wooden shed
10'x20' Tent shed (shutter logic)
10'x10' Tent shed (shutter logic)
10'x20' Tent shed (shutter logic)
10'x10' wooden shed
6'x10' wooden shed.

Buildings
28'x40' existing house
16'x20' shop
10'x10' wooden shed
8'x12' firwood shed.

CONCESSION 10
CONCESSION 9



PART 2
35R-10278

THIS IS NOT A VALID COPY UNLESS EMBOSSED WITH SEAL

Table with contact information for Coote, Jackson, Hiley & Jemmett Limited, Ontario Land Surveyors, including phone and fax numbers for Bracebridge and Huntsville offices.

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