



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: October 12, 2023 at 9:00 a.m.**

**File and By-law #.:** ZBA-25/23/ML, By-law 2023-106

**Roll #:** 9-12-038

**Civic Address:** 1209 Hewlitt Road

**Owner:** Joan Money, 1209 Hewlitt Road, RR 6, Bracebridge, ON P1L 0J4

**Legal Description:** Part of Lots 23 and 24, Concession 13, Part 3, Plan 35R-26263, (Monck)

**Lake/River:** N/A

**Zoning:** Rural – Area 3 (RU1) and Rural – Agriculture (RU3)

**Zoning Schedule:** 30

**EXPLANATION OF THE PURPOSE AND EFFECT:** A Zoning By-law Amendment Application has been submitted to recognize an existing sawmill operation as a permitted accessory use on the subject property where it is currently not permitted. The applicant also proposes to restrict the accessory sawmill use to a specific area of the property. The main permitted uses within the Rural – Agriculture (RU3) zone include: agricultural uses, bed and breakfast, conservation, residential – dwelling unit, farm, forestry operation, kennel, open space recreation and rooming houses.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	6.1.2	Permitted Accessory Uses	Residential – Secondary Dwelling Unit, Home Based Business	Sawmill	Recognize an Existing Sawmill as a Permitted Accessory Use

**A key map of the property, the applicant’s site plan and any drawings, and a draft of By-law 2023-106 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.

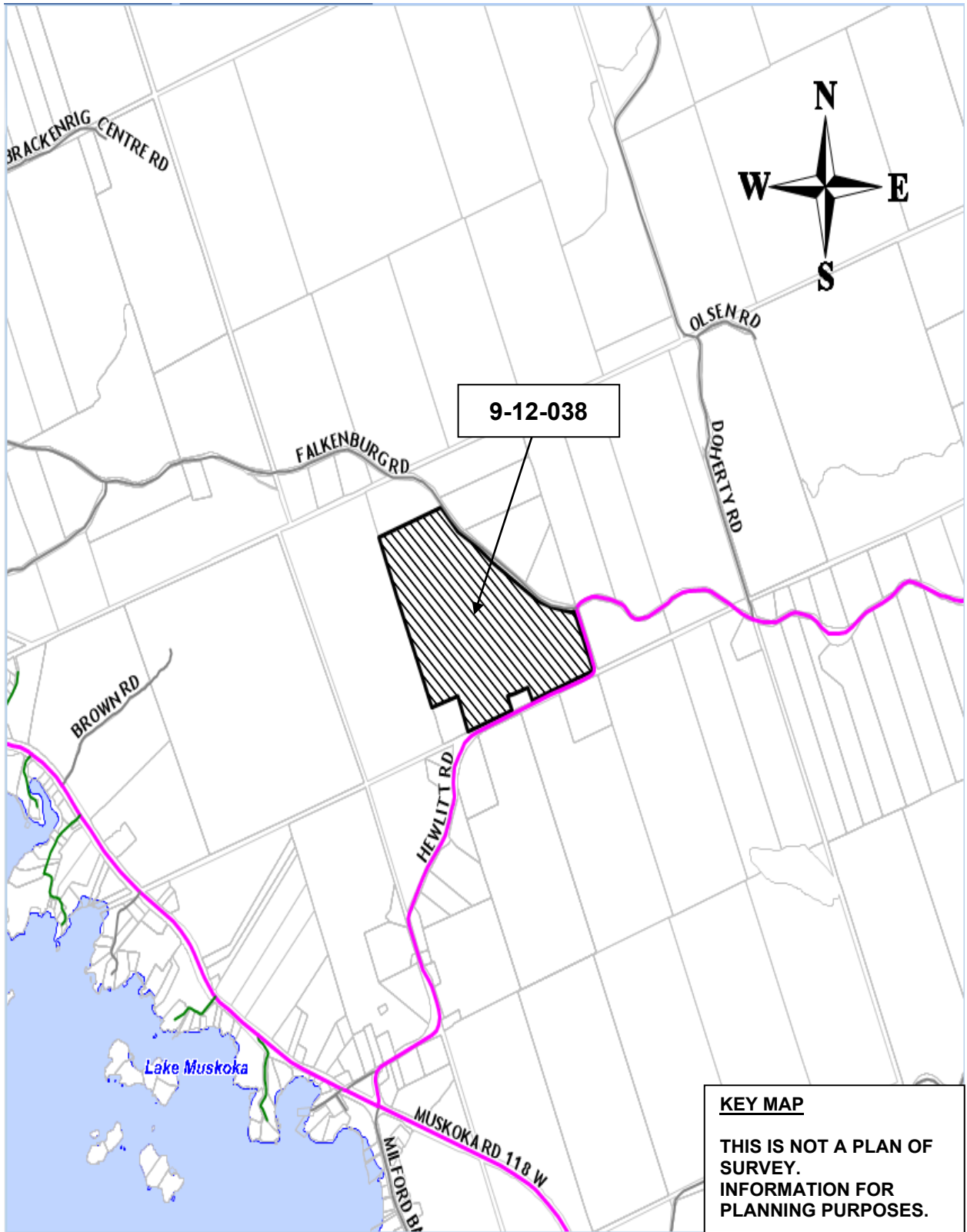
**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes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

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes

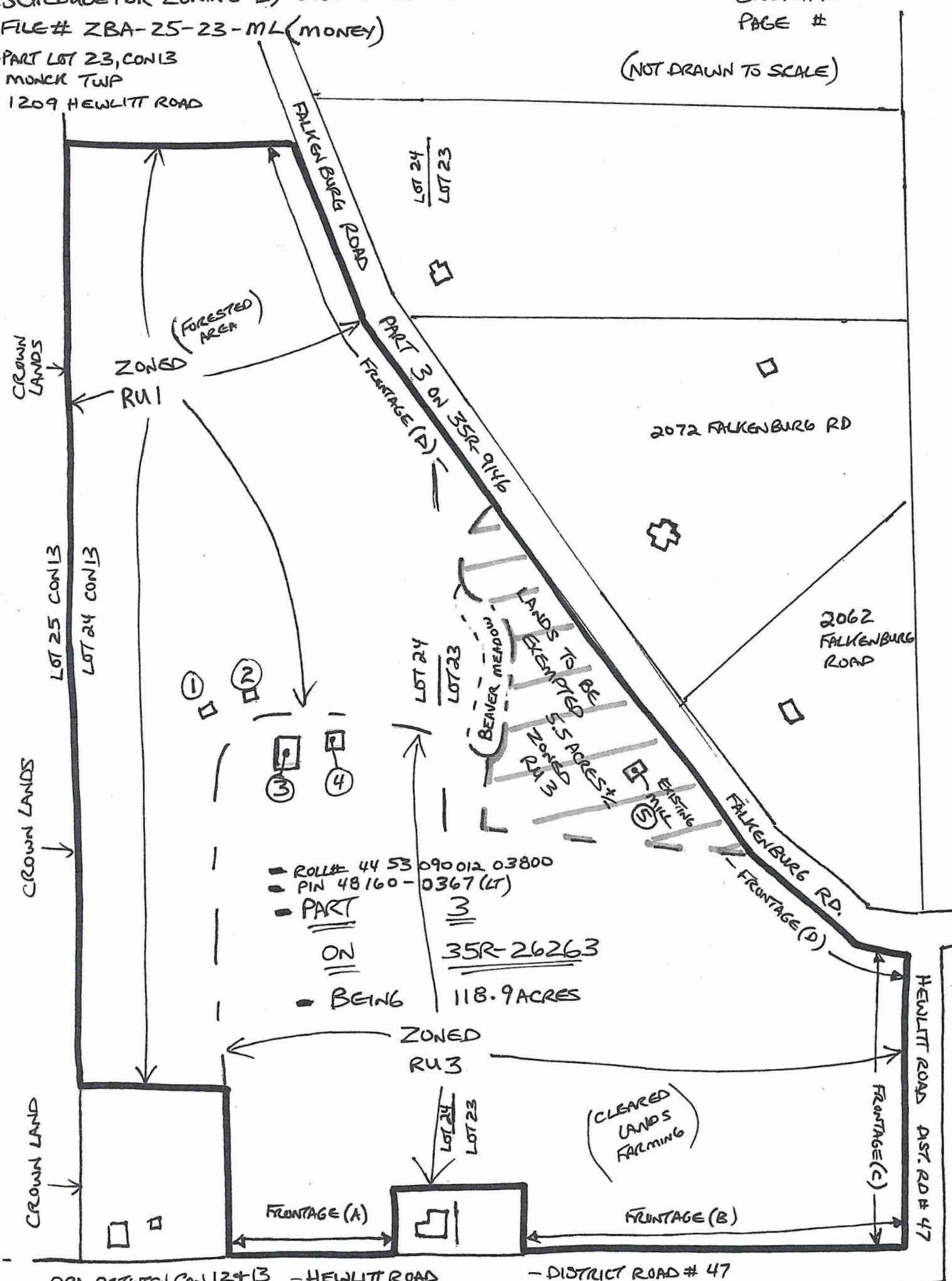
**KEY MAP**



- SCHEDULE FOR ZONING BY-LAW EXEMPTION
- FILE # ZBA-25-23-ML (MONEY)
- PART LOT 23, CON 13 MONCK TWP
- 1209 HEWLITT ROAD

SKETCH #  
PAGE #

(NOT DRAWN TO SCALE)



ROLL# 44 53 090 012 03800  
 PIN 48160-0367 (LT)  
 PART 3  
 ON 35R-26263  
 BEING 118.9 ACRES

FRONTAGES VALUES IN FEET  
 (A) - 710.66ft  
 (B) - 1083.85ft  
 (C) - 847.01ft  
 (D) - 2571.24ft

AREA OF STRUCTURES IN RU 1 ZONE  
 ① - 8x12 = 96 sq ft - SHED  
 ② - 8x12 = 96 sq ft - SHED  
 AREA OF STRUCTURES IN RU 3 ZONE  
 ③ - 50x30 = 1500 sq ft - HOUSE  
 ④ - 32x28 = 896 sq ft - GARAGE  
 ⑤ - 16x24 = 384 sq ft - SAWMILL





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

**BY-LAW 2023-106**

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. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
  - 87-2095 i) The land affected is described as Part of Lots 23 and 24, Concession 13, (in the former Township of Monck), more particularly described as Part 3, Plan 35R-26263, as shown hatched on Schedule I to By-law 2023-106.
  - ii) Despite the provisions of Section 6.1.2 of By-law 2014-14, as amended, for those lands described above, a sawmill shall be permitted as an accessory use within the location and extent as shown **bolded** on Schedule II to By-law 2023-106.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-106 and By-law 2014-14, as amended, the provisions of By-law 2023-106 shall apply.

3. Schedules I and II 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.

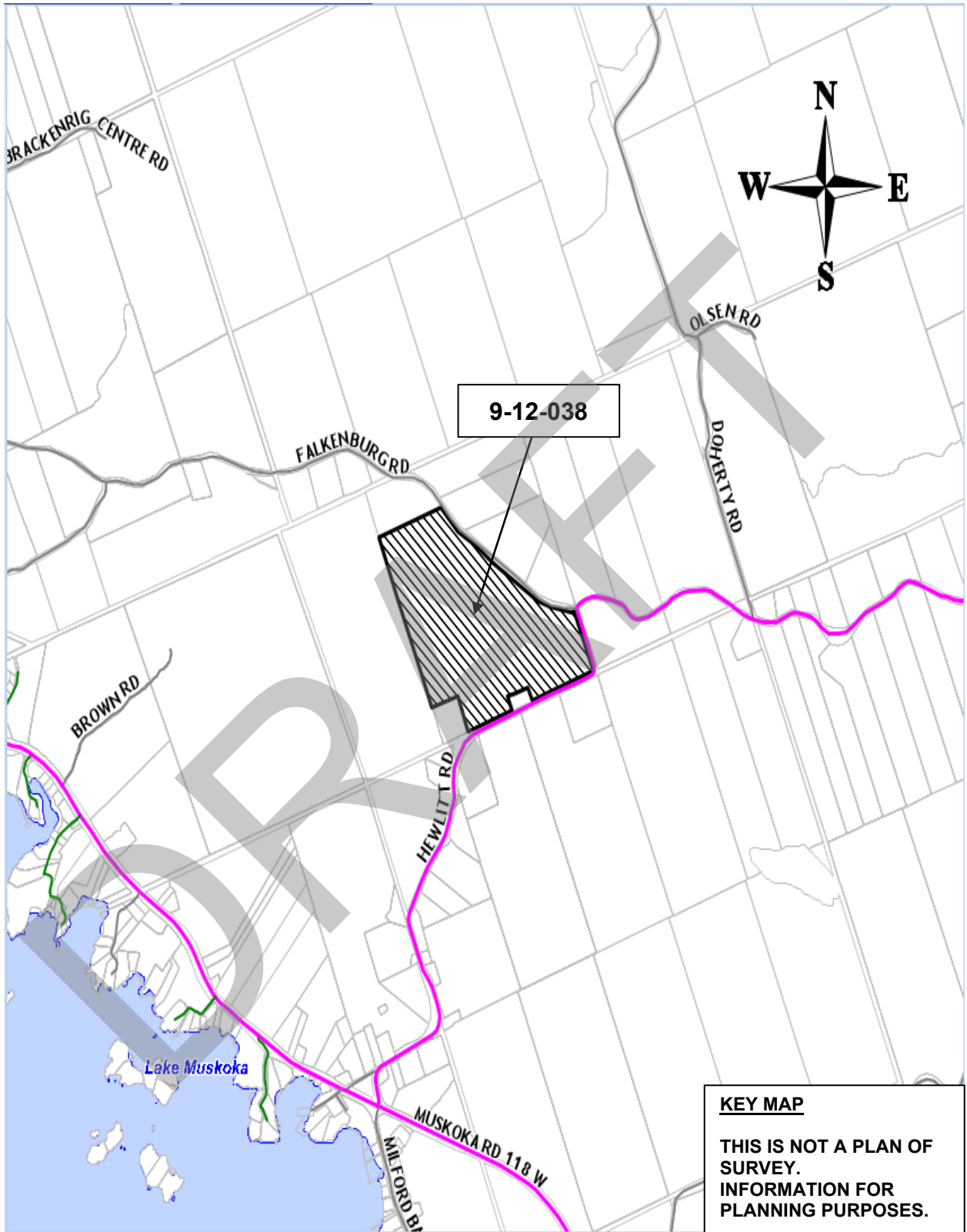
---

Peter Kelley, Mayor

---

Crystal Paroschy, Clerk

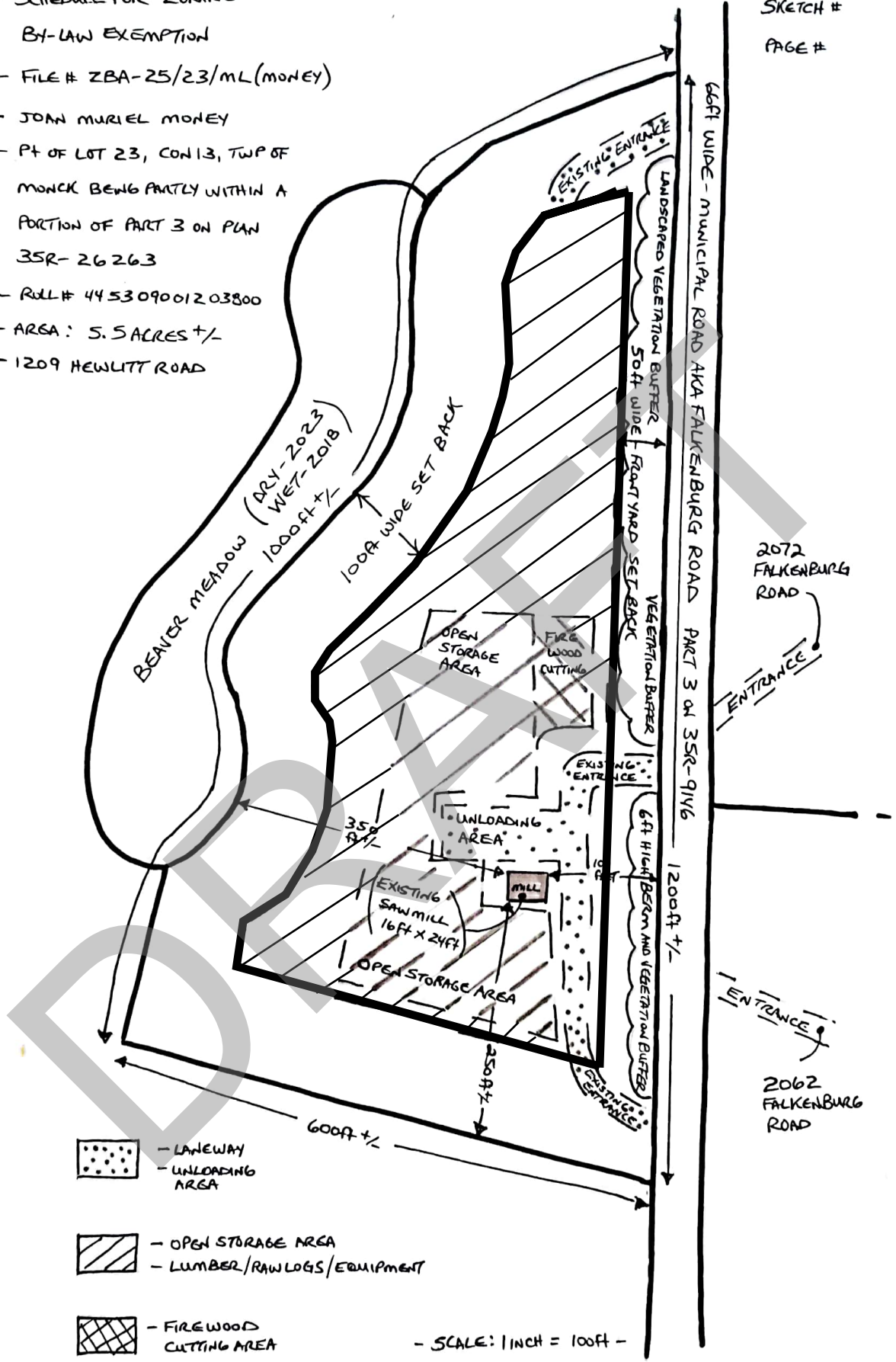
**SCHEDULE I TO BY-LAW 2023-106**



- SCHEDULE FOR ZONING
- BY-LAW EXEMPTION
- FILE # ZBA-25/23/ML(MONEY)
- JOAN MURIEL MONEY
- PT OF LOT 23, CON 13, TWP OF MONCK BEING PARTLY WITHIN A PORTION OF PART 3 ON PLAN 35R-26263
- ROLL# 445309001203800
- AREA: 5.5 ACRES +/-
- 1209 HEWLITT ROAD

SKETCH #

PAGE #



- LANEWAY  
 - UNLOADING AREA

- OPEN STORAGE AREA  
 - LUMBER/RAW LOGS/EQUIPMENT

- FIRE WOOD CUTTING AREA

- SCALE: 1 INCH = 100 FT -