



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

File #'s: B/32/23/ML, ZBA-23/23, By-law 2023-104

Roll #'s: 7-1-008-03 & 7-1-008-04

Civic Address: 1133 Muskoka Road 38, Unit 3

Owners: Eleanor Barbara Kee Wellman, PO BOX 823 Bala ON, P0C 1A0

Legal Description: Part of Lot 36, Concession 7, Parts 7 to 9, Plan 35R-17359, and Parts 9 and 10, Plan 35R-20075, (Wood)

Lake/River: Leech Lake, also known as Porter Lake (Category 3)

Zoning: Waterfront Residential (WR8), Open Space – Private (OS2) & Environmental Protection (EP1)

Zoning Schedule: 47

EXPLANATION OF THE PURPOSE AND EFFECT: A Consent/Severance Application, (B/32/23/ML), has been submitted to create one additional lot. The Severed Lot is vacant and is proposed to be rezoned (see below). The Retained Lot contains a dwelling, garage, shed and a dock. No changes are proposed on the Retained Lot at this time. A right-of-way is proposed over part of an existing private road on the Retained Lot in favour of the Severed Lot. Please note that the Retained and Severed Lots previously existed as separate lots, however, merged unintentionally in 2005.

By-law 2023-104 will have the effect of rezoning part of the Severed Lot from Waterfront Residential (WR8) and Open Space – OS2 (OS2) to Environmental Protection (EP1). The applicant intends to transfer ownership of the Severed Lot to the Muskoka Conservancy. Please note that residential buildings and structures are not permitted within the Environmental Protection (EP1) Zone.

A key map of the subject property and the applicant's 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 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.

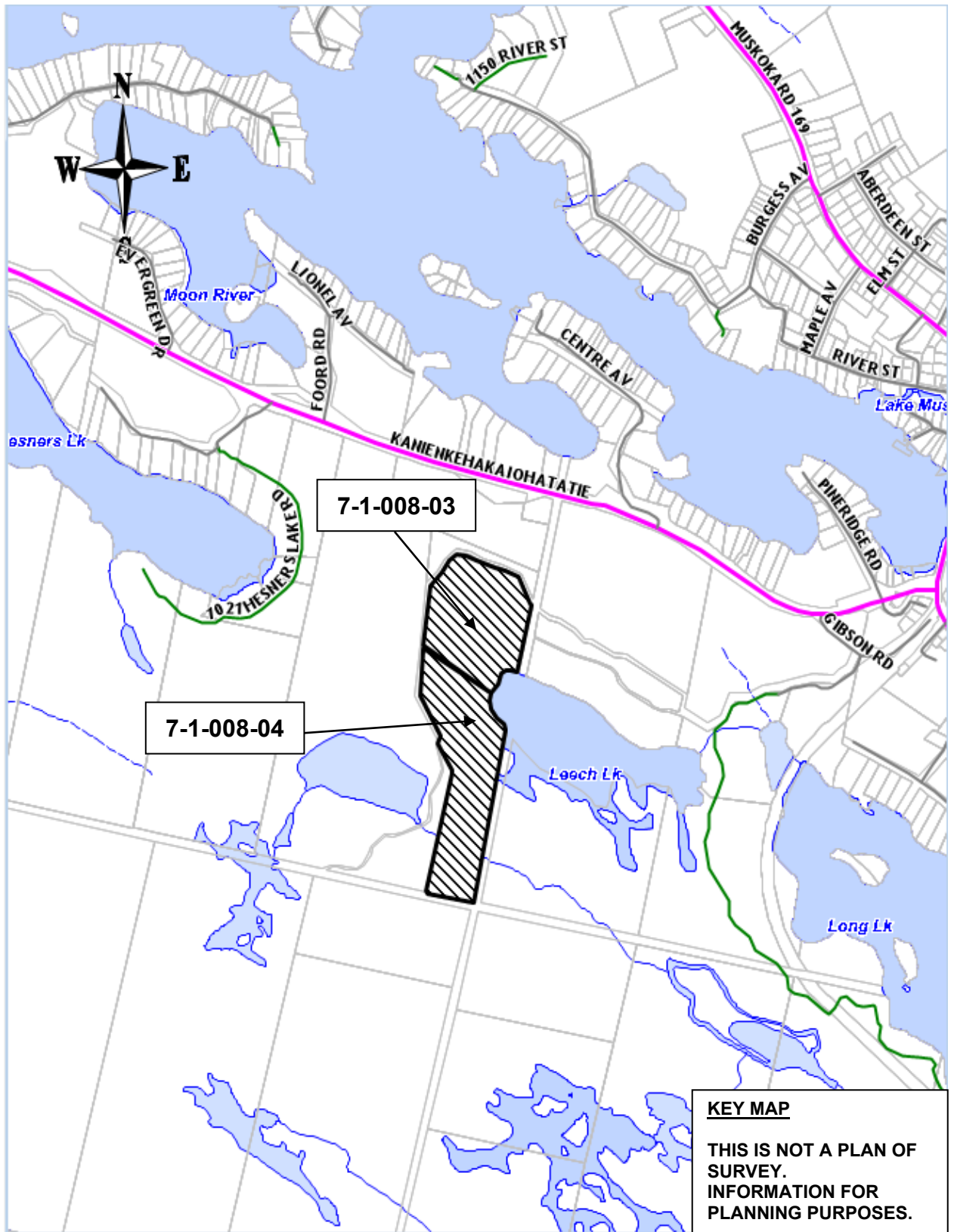
CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect 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/>

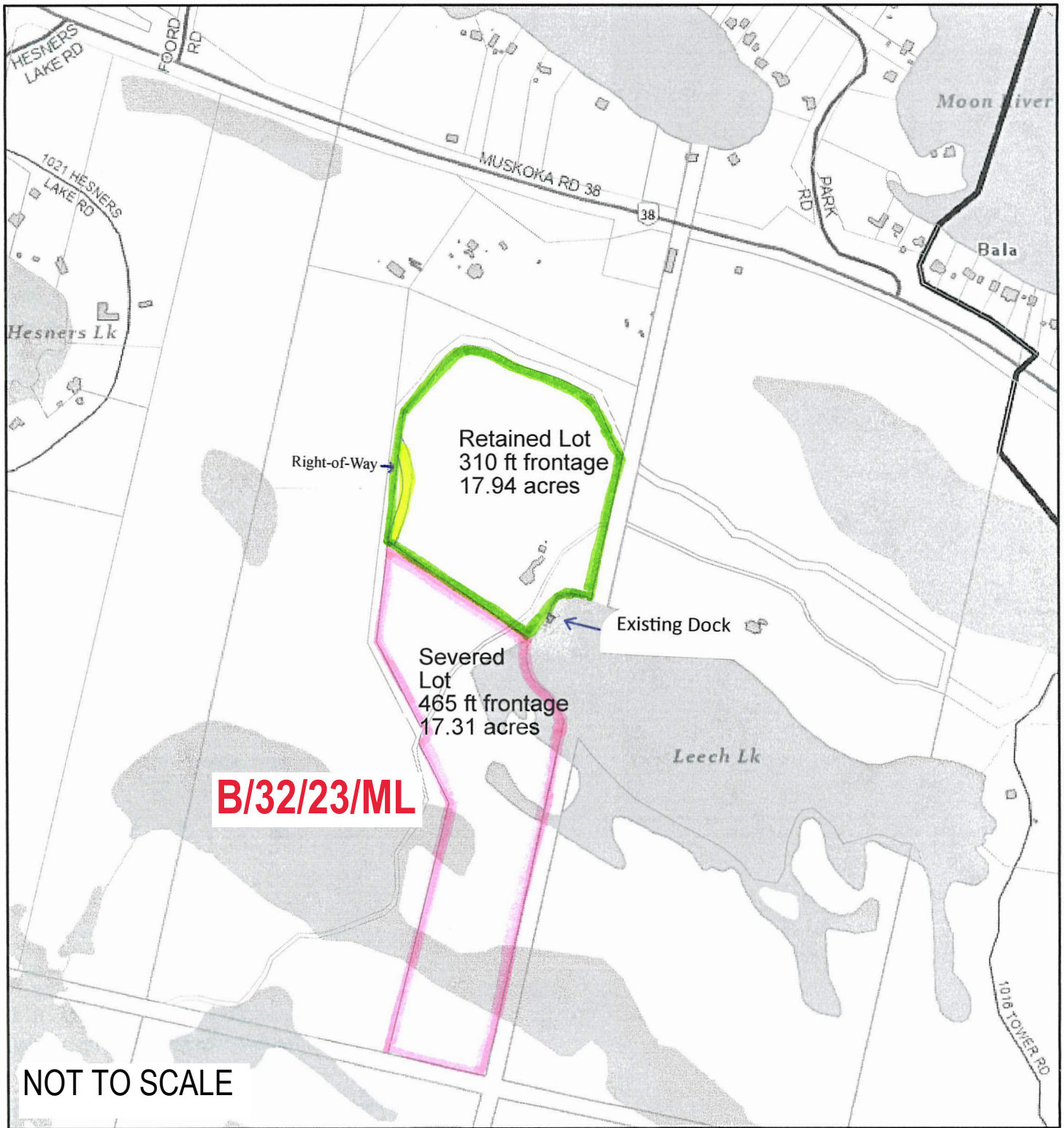
Dated at the Corporation of the Township of Muskoka Lakes this 22nd day of September, 2023.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP



Muskoka GeoHub



4/25/2023, 9:34:41 AM

-  Stream
-  Building Footprint
-  District Municipal
-  Lot Fabric
-  Parcel Fabric
-  Waterbody
-  Settlement Areas
-  District
-  Major Lake
-  Urban Centre
-  Township
-  Wetland
-  Geographic Township
-  Private
-  Area Municipality
-  Civic Addresses

Retained Lot - Dock is 8' X 10' with a 2' walkway. The existing dock is located approximately 90 feet from the original side lot line.

Township of the Archipelago, West Parry Sound, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, AAFC, NRCan

District of Muskoka Geomatics

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-104

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. Schedule 47 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 36, Concession 7, Parts 7 to 9, Plan 35R-17359, and Parts 9 and 10, Plan 35R-20075 (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule II to By-law 2023-104, from Waterfront Residential (WR8) and Open Space - Private (OS2) to Environmental Protection (EP1).
2. Schedules I and II attached hereto are hereby made part of this By-law.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-104 and By-law 2014-14, as amended, the provisions of By-law 2023-104 shall apply.

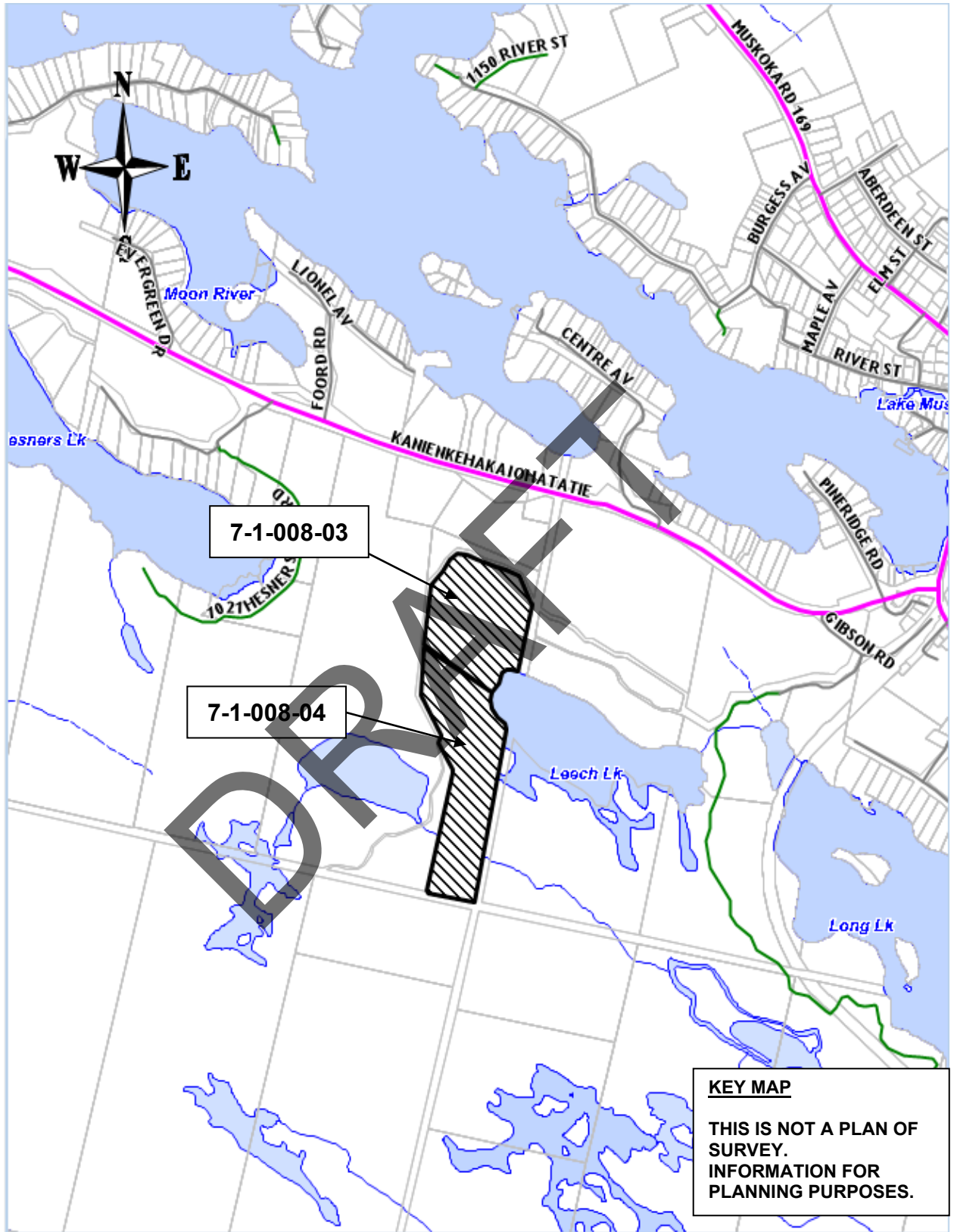
READ A FIRST AND SECOND TIME this ____th day of _____, 2023.

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

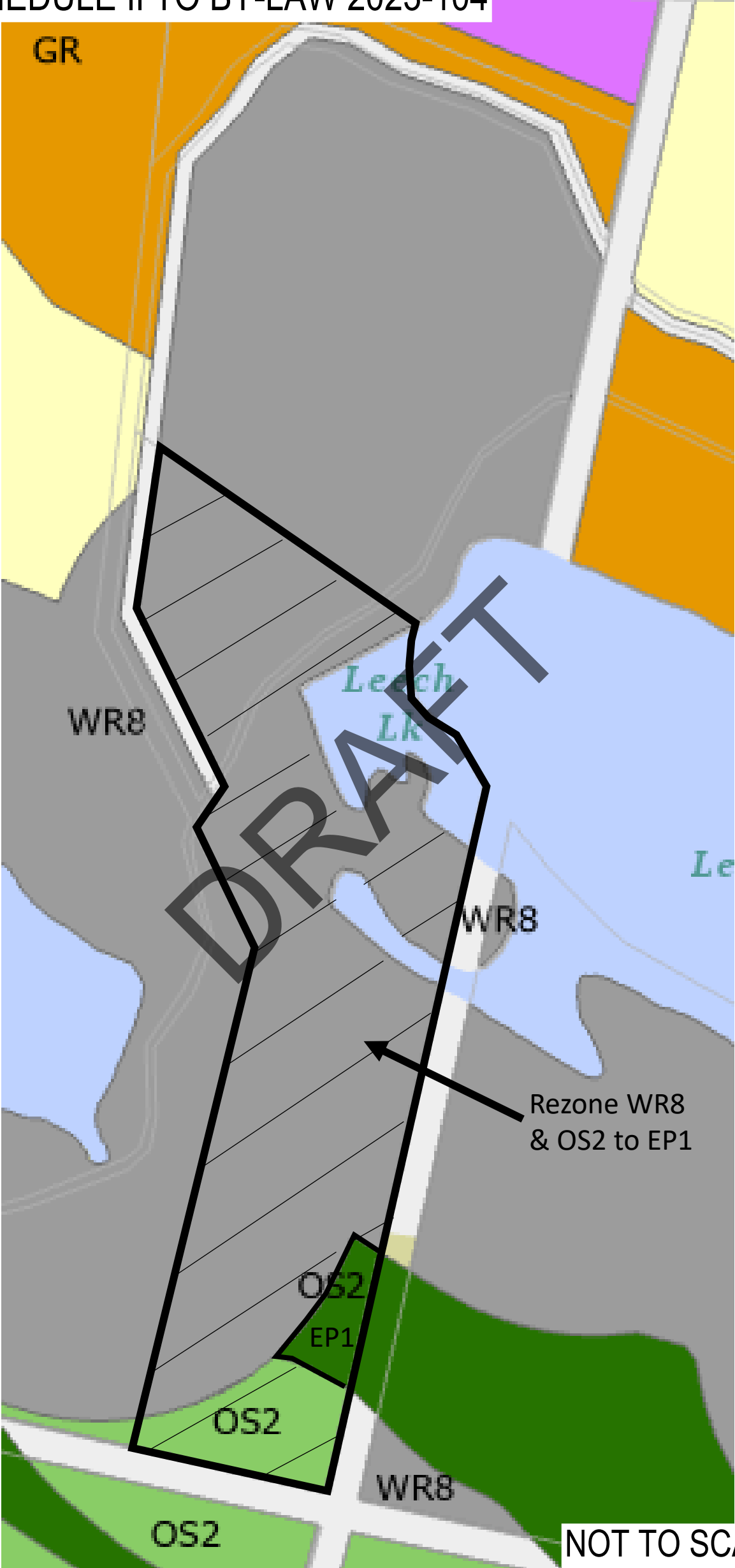
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2023-104



SCHEDULE II TO BY-LAW 2023-104



Rezone WR8
& OS2 to EP1

NOT TO SCALE