

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Consent and Amendment to Zoning By-law 2014-14 pursuant to Sections 53 and 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: B/42/24/ML & ZBA-56/24

Roll No.: 9-12-014

By-law: To Be Assigned

Owners:	Daniel, Christine, Elke, and Franz Schlichte, 1325 Beatrice Townline Road, Bracebridge, ON, P1L 1X4		
Address & Description:	1325 Beatrice Townline Road Part of Lot 8, Concession 13, Part 1, Plan 35R-19766, (Monck)		
Zoning:	Rural (RU1), Rural (Ru3), & Environmental Protection (EP1)	Lake: Not Applicable	Schedules: 31 & 32
Meeting Date: Thursday, May 15th, 2025 at 9:00 a.m.			

Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.



Explanation of the Purpose and Effect:

A Consent/Severance Application (B/42/24/ML) has been submitted to create one new lot fronting onto Beatrice Townline Road. The Severed Lot currently contains a secondary dwelling unit and a garage. The Retained Lot currently contains a dwelling and accessory structures. No new development is proposed on either lot at this time, however, it is noted, if the application is approved, the secondary dwelling unit will become the main dwelling on the Severed Lot.

A Zoning By-law Amendment Application ZBA-56/24 has been submitted to partially rezone the Severed Lot in Application B/42/24/ML from Rural - Agricultural (Ru3) to Rural – Area 3 (Ru1) to create consistent Rural – Area 3 (Ru1) zoning over the Severed Lot. ZBA-56/24 has also been submitted to rezone a portion of the Retained Lot in Application B/42/24/ML from Rural – Area 3 (Ru1) to Rural Commercial – Small-scale Rural Retreat (RUCZ) to recognize existing commercial accommodation units, and to recognize the interior side yard setback of an existing shed and attached sundeck.

The proposed rezoning is further detailed below.



Proposal	Permitted Uses in Existing Ru3 Zone	Permitted Uses in Proposed Ru1 Zone
To Rezone a Portion of the Severed Lot from Rural Agricultural (Ru3) to Rural – Area 3 (Ru1)	<u>Main Uses</u> <ul style="list-style-type: none"> • Agricultural Uses • Bed & Breakfast • Conservation • Residential – Dwelling Unit • Farm • Forestry Operation • Kennel • Open Space Recreation • Rooming Houses <u>Accessory Uses</u> <ul style="list-style-type: none"> • Residential – Secondary Dwelling Unit • Home Based Business 	<u>Main Uses</u> <ul style="list-style-type: none"> • Agricultural Uses • Bed & Breakfast • Conservation • Residential – Dwelling Unit • Farm • Forestry Operation • Kennel • Open Space Recreation • Rooming Houses • Wayside Pit Or Wayside Quarry <u>Accessory Uses</u> <ul style="list-style-type: none"> • Residential – Secondary Dwelling Unit • Home Based Business
Proposal	Permitted Uses in Existing Ru1 Zone	Permitted Uses in Proposed RUCZ Zone
To Rezone a Portion of the Retained Lot from Rural – Area 3 (Ru1) to Rural Commercial – Small-scale Rural Retreat (RUCZ)	<u>Main Uses</u> <ul style="list-style-type: none"> • Agricultural Uses • Bed & Breakfast • Conservation • Residential – Dwelling Unit • Farm • Forestry Operation • Kennel • Open Space Recreation • Rooming Houses • Wayside Pit or Wayside Quarry <u>Accessory Uses</u> <ul style="list-style-type: none"> • Residential – Secondary Dwelling Unit • Home Based Business 	<u>Main Use</u> <ul style="list-style-type: none"> • Residential Dwelling Unit <u>Accessory Uses</u> <ul style="list-style-type: none"> • Small-scale Rural Retreat • Accessory buildings and structures

ZBA-56/24 has also been submitted to:

- To apply a site-specific definition of Small-scale Rural Retreat and Rural Commercial – Small-scale Rural Retreat (RUCZ) zone standards to that portion of the Retained Lot proposed to be rezoned to RUCZ.



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- To restrict buildings and structures on the Retained Lot to an identified development envelope.
- To provide an exception from the interior side yard setback requirements to permit an existing shed and sundeck to remain in their current location.
- To provide an exemption from rural lot creation requirements, being that one lot is permitted to be created by consent as of October 13th, 1992. The Parent Lot (i.e. the Severed Lot together with the Retained Lot) in Application B/42/24/ML formed the Severed Lot in Consent Application B/14/02/ML, approved by the Township's Committee of Adjustment in 2002. A further lot is now proposed. Please note that the Township's Official Plan has recently been updated with new rural lot creation requirements, including no specific limitation on the number of lots that can be created, however, these requirements have not yet been implemented through an update to the Township's Comprehensive Zoning By-law.
- To provide an exemption for the Retained Lot from a minimum lot frontage requirement of 375 feet per By-law 2003-14, approved by Township Council in July February 2003; and,
- To provide an exemption for the Severed Lot from the minimum lot area requirement of 10 acres for the Rural – Area 3 (Ru1) Zone.

Exemption	ZBL 2014-14 Section	Description	Permitted	Proposed	Relief	Proposal
A	-	Define Small-scale Rural Retreat	-	For the purpose of By-law 2025-XX, a small-scale rural retreat shall be defined as: A commercial area of land under one management by the residents of an on-site residential dwelling unit, and which said area of land contains not more than three accommodation units used and maintained for the accommodation	-	Apply a site-specific definition of Small-scale Rural Retreat to that Portion of the Retained Lot proposed to be Re-zoned to Rural Commercial – Small-scale Rural Retreat (RUCZ)



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Exemption	ZBL 2014-14 Section	Description	Permitted	Proposed		Relief	Proposal
				of the travelling and vacationing public.			
B	-	Apply Site- specific Rural – Commercial Small-scale Rural Retreat (RUCZ) Zone Standards		Minimum Lot Frontage	340 ft.	-	Apply site- specific Rural Commercial – Small-scale Rural Retreat (RUCZ) Zone Standards
				Minimum Lot Area	71 ac.		
				Maximum Lot Coverage	2%		
				Minimum Front Yard Setback	50 ft.		
				Minimum Interior Side Yard Setback	30 ft.		
				Minimum Rear Yard Setback	50 ft.		
				Minimum Exterior Side Yard Setback	50 ft.		
				Maximum Height	35 ft.		
				Maximum Accessory Building Height	25 ft.		
C	-	Minimum Interior Side Yard Setback	30 ft.	Less than 30 ft.		-	To Recognize an Existing Shed and Sundeck
D	6.1.3	Rural Zone Provisions	Requireme nts of Section 6.1.3 of Zoning By- law 2014- 12, as Amended	Restrict Buildings and Structures to a Specified Development Envelope		-	To Limit Development on the Retained Lot in Consent Application B/42/24/ML
E	6.1.4.1 a	Maximum Number of	One Additional Lot	Two Additional Lots per Existing		Create One Additional	To Permit the Creation of One New Lot



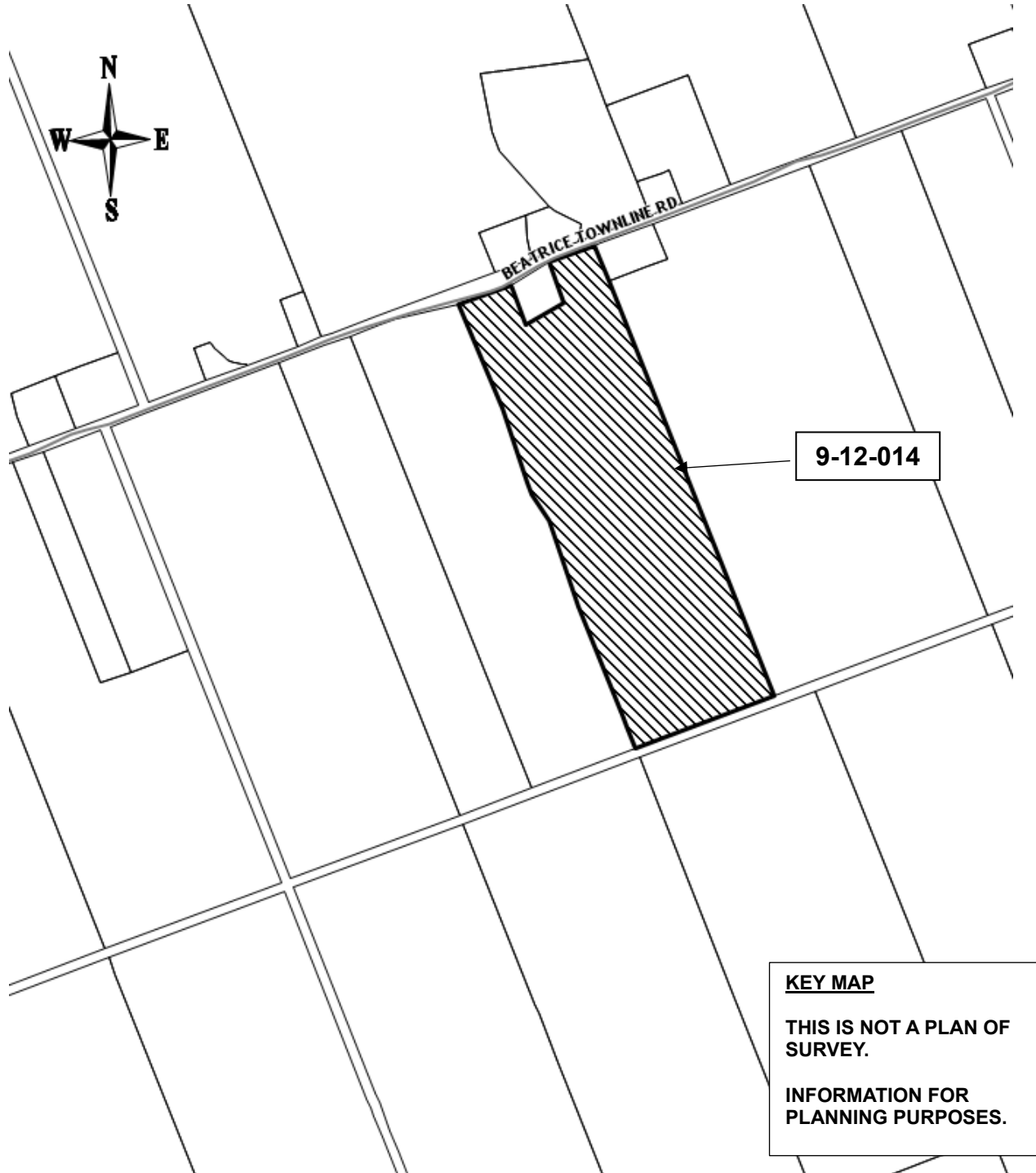
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Exemption	ZBL 2014-14 Section	Description	Permitted	Proposed	Relief	Proposal
		Lots Permitted to be Created by Consent	per Existing Lot as of October 13th, 1992	Lot as of October 13th, 1992	Lot (Severed Lot)	
F	By-law 2003-14, Section 1. ii)	Minimum Lot Frontage (Retained Lot)	375 ft.	340 ft.	35 ft.	To Permit the Creation of One New Lot
G	6.1.3	Minimum Lot Area (Severed Lot)	10 ac.	5 ac.	5 ac.	To Permit the Creation of One New Lot

A key map of the subject property, the applicant's site plan and any drawing, and a draft By-law are included in this notice.



KEY MAP



For more information, please contact 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. **Please quote the file number noted above.**



How to Participate:

Submit Comments in Writing



Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Planning Committee 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.

Watch the Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN 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 PASSING & 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.

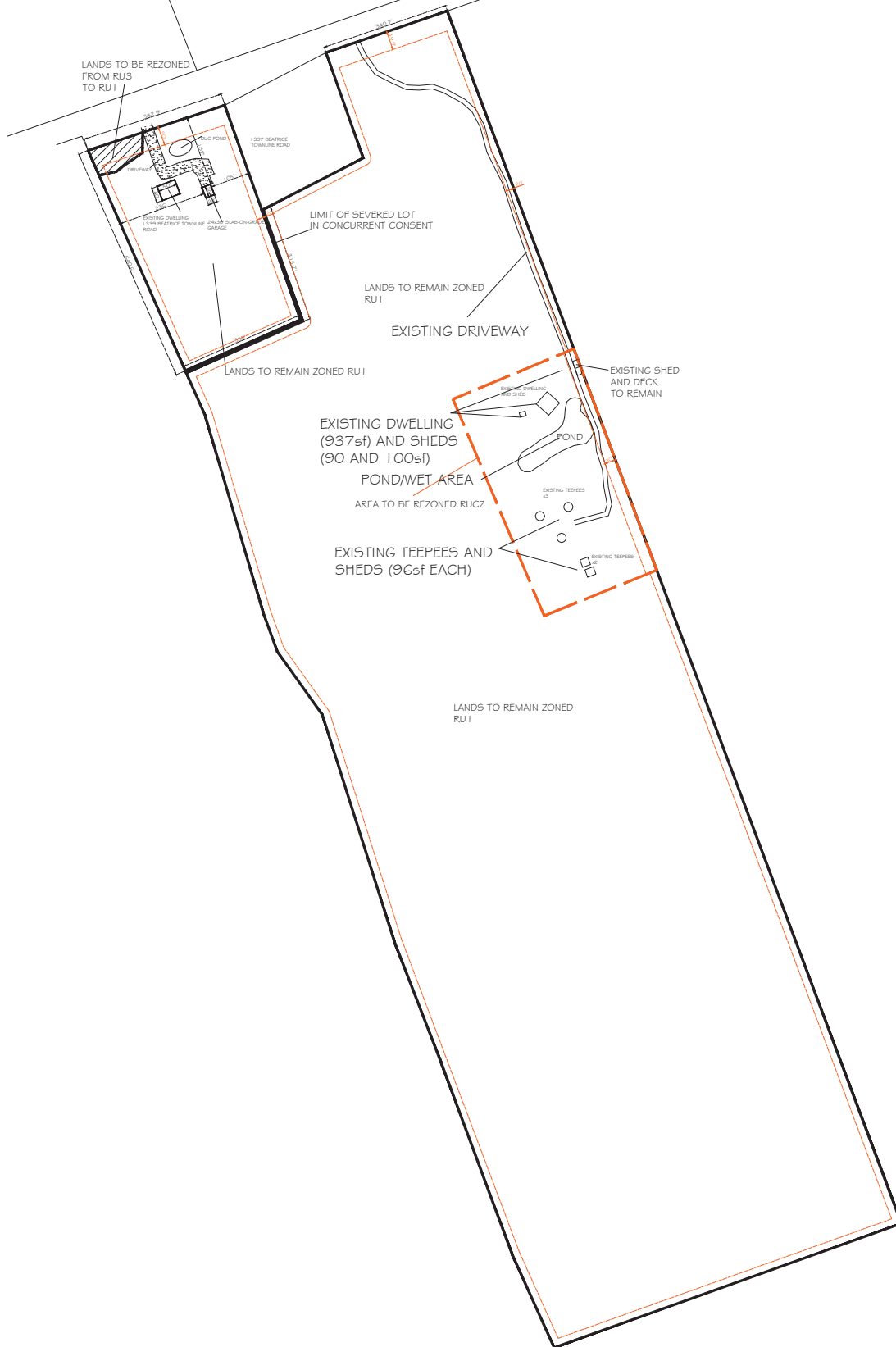
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 24th day of April, 2025.


Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



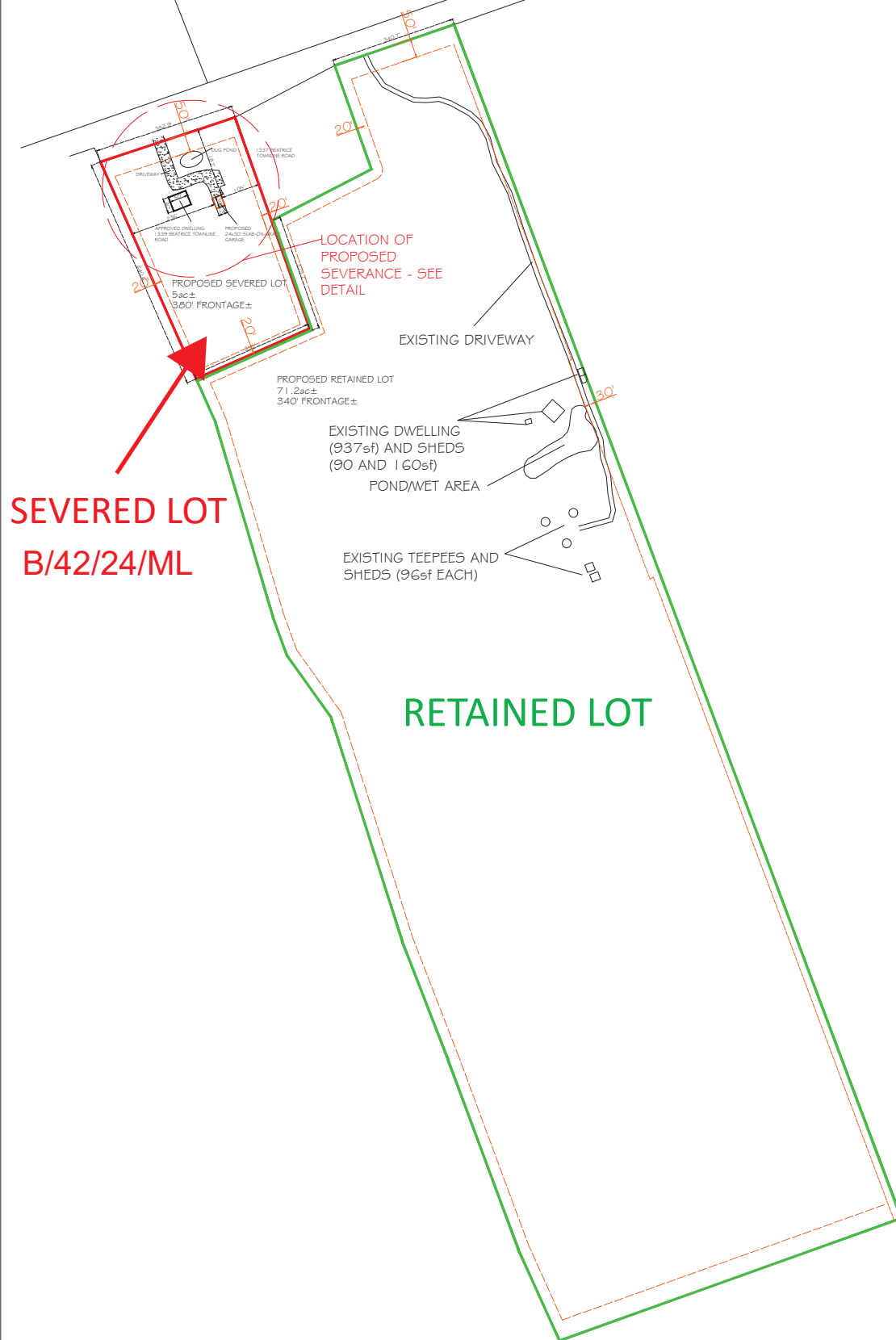
SITE PLAN



NOT TO SCALE

PROJECT:	SKETCH FOR REZONING	LEGAL DESCRIPTION:	TULLOCH ENGINEERING		DATE:	JULY 13 2023	
		PART LOT 8, CONCESSION 13 FORMER TOWNSHIP OF MONCK TOWNSHIP OF MUSKOKA LAKES DISTRICT OF MUSKOKA PART 1 35R - 19766	 TULLOCH 80 MAIN STREET WEST HUNTSVILLE, ONTARIO P1H 1W9 TEL: (705) 789-7851 FAX: (705) 789-7891 huntsville@tulloch.ca	SCALE:	IMPERIAL (AS NOTED)		
CLIENT:	DAN SCHLICHT	LOCATION:	1339 BEATRICE TOWNSHIP ROAD	WSA FILE No.:	2533	REVISION No.:	APR 23, 2025
						FILE NAME:	SCHLICHTCONCEPT.dwg

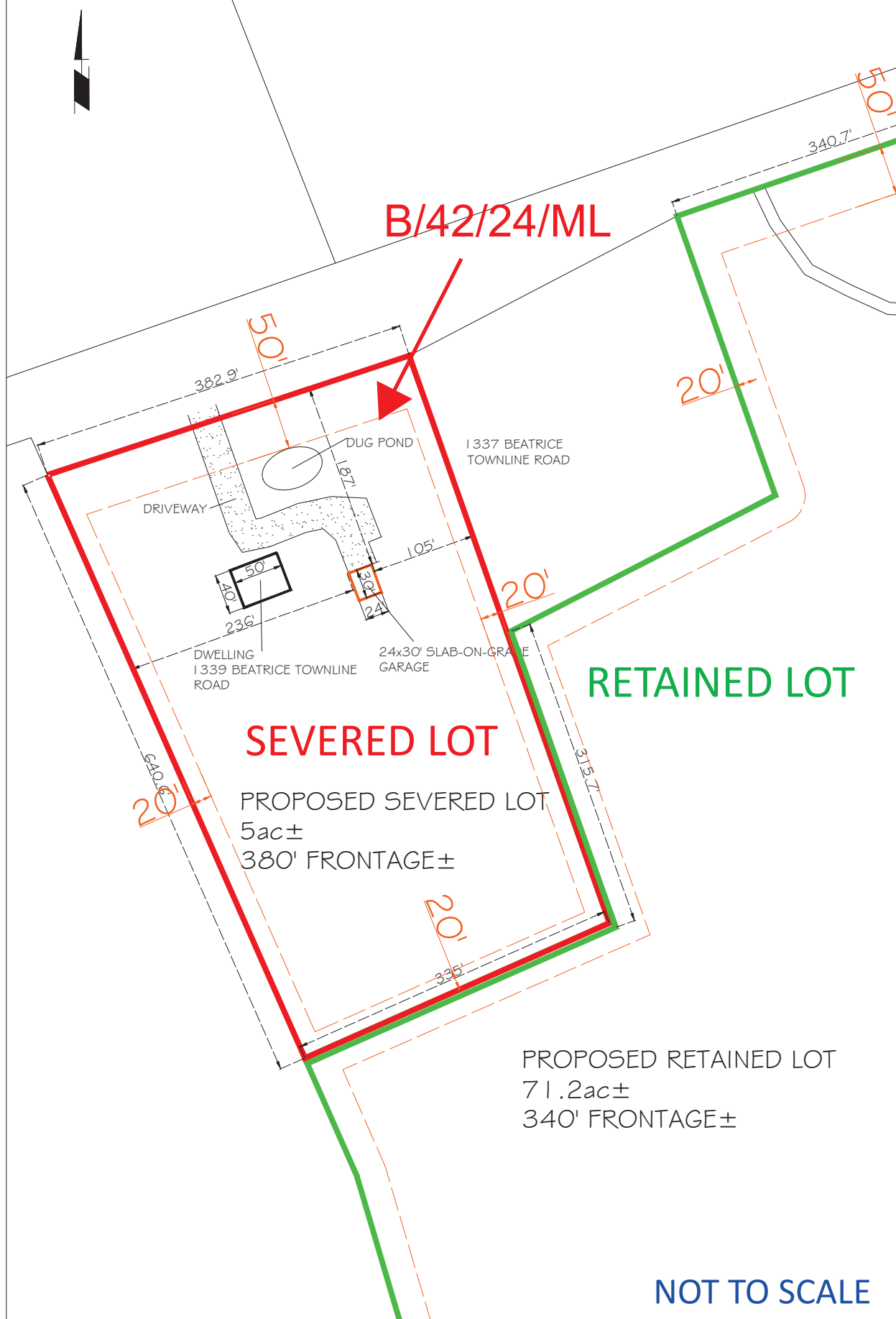
CONSENT SKETCH



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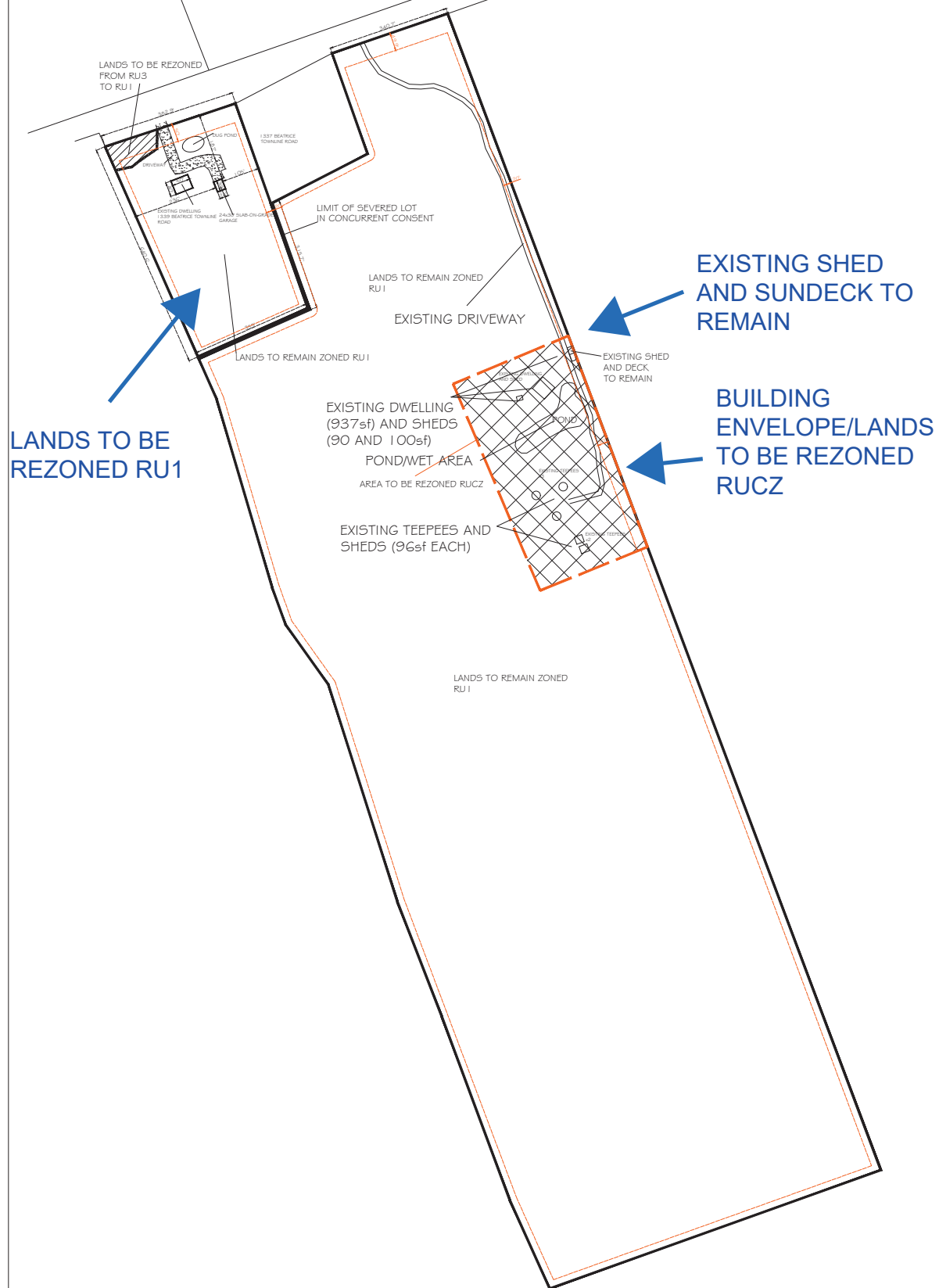
PROJECT: SKETCH FOR CONSENT - OVERALL	LEGAL DESCRIPTION: PART LOT 8, CONCESSION 13 FORMER TOWNSHIP OF MONCK TOWNSHIP OF MUSKOKA LAKES DISTRICT OF MUSKOKA PART 135R - 19766	TULLOCH ENGINEERING 80 MAIN STREET WEST HUNTSVILLE, ONTARIO P1H 1W9 TEL: (705) 789-7851 FAX: (705) 789-7891 huntsville@tulloch.ca	DATE: JULY 13 2023 SCALE: IMPERIAL (AS NOTED) REVISION No.: APR 22, 2025 FILE NAME: SCHLICHTECONCEPT.dwg
CLIENT: DAN SCHLICHTER	LOCATION: 1339 BEATRICE TOWNSHIP ROAD	WSA FILE No.: 2533	

CONSENT SKETCH - DETAIL



PROJECT: SKETCH FOR CONSENT (DETAIL)	LEGAL DESCRIPTION: PART LOT 8, CONCESSION 13 FORMER TOWNSHIP OF MONCK TOWNSHIP OF MUSKOKA LAKES DISTRICT OF MUSKOKA PART 135R - 19766	TULLOCH ENGINEERING 80 MAIN STREET WEST HUNTSVILLE, ONTARIO P1H 1W9 TEL: (705) 789-7851 FAX: (705) 789-7891 huntsville@tulloch.ca	DATE: JULY 13 2023 SCALE: IMPERIAL (AS NOTED) REVISION No.: APRIL 23, 2025 FILE NAME: SCHLICHTECONCEPT.dwg
CLIENT: DAN SCHLICHT	LOCATION: 1339 BEATRICE TOWNLINE ROAD	WSA FILE No.: 2533	

ZONING SKETCH



NOT TO SCALE

PROJECT:	SKETCH FOR REZONING	LEGAL DESCRIPTION:	PART LOT 8, CONCESSION 13 FORMER TOWNSHIP OF MONCK TOWNSHIP OF MUSKOKA LAKES DISTRICT OF MUSKOKA PART 1 35R - 19766	TULLOCH ENGINEERING	80 MAIN STREET WEST HUNTSVILLE, ONTARIO P1H 1W9 TEL: (705) 789-7851 FAX: (705) 789-7891 huntsville@tulloch.ca	DATE:	JULY 13 2023
CLIENT:	DAN SCHLICHT	LOCATION:	1339 BEATRICE TOWNLINE ROAD	WSA FILE No.:	2533	SCALE:	IMPERIAL (AS NOTED)
						REVISION No.:	APR 23, 2025
						FILE NAME:	SCHLICHTCONCEPT.dwg

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2025-XXX

**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 8, Concession 13, Part 1, Plan 35R-19766, (in the former Township of Monck), now in the Township of Muskoka Lakes, as shown hatched on Schedule II to By-law 2025-XXX, from Rural - Agricultural (Ru3) to Rural - Area 3 (RU1).
2. Schedule 47 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 8, Concession 13, Part 1, Plan 35R-19766, (in the former Township of Monck), now in the Township of Muskoka Lakes, as shown cross-hatched on Schedule II to By-law 2025-XXX, from Rural - Area 3 (RU1) to Rural Commercial – Small-scale Rural Retreat (RUCZ).
3. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:

87-XXXX

i)

The lands affected by this amendment are described as Part of Lot 8, Concession 13, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-19766, as shown hatched on Schedule I to By-law 2025-XXX.

ii)

For this By-law, the following provisions shall apply to those lands zoned Rural Commercial – Small-scale Rural Retreat (RUCZ) as shown on Schedule II to By-law 2025-XXX:
 - a. Permitted Uses:
 - a. Main Uses:
 - i. Residential Dwelling Unit
 - b. Accessory Uses:
 - i. Small-scale Rural Retreat
 - ii. Accessory buildings and structures
 - b. Minimum Lot Frontage: 340 ft.
 - c. Minimum Lot Area: 71 ac.
 - d. Maximum Lot Coverage: 2%
 - e. Minimum Yard Requirements:

- a. Front 50 feet
- b. Interior Side 30 feet
- c. Rear 50 feet
- d. Exterior Side 50 feet
- f. Maximum Height: 35 feet
- g. Maximum Accessory Building Height: 25 feet

- iii) For those lands described above, buildings and structures on the Retained Lot in Consent Application B/42/24/ML shall be restricted to the development envelope as shown on Schedule II to By-law 2025-XXX.
- iv) Despite the provisions of Section 3. ii) e. b. of By-law 2025-XXX, as noted above, the existing shed and sundeck on the Retained Lot in Consent Application B/42/24/ML shall be permitted within the required interior side yard setback as shown in the extent and location on Schedule II to By-law 2025-XXX.
- v) Despite the provisions of Section 6.1.4.1 a. of Zoning By-law 2014-14, as amended, for those lands described above, the Severed Lot in Consent Application B/42/24/ML shall be permitted to be created by consent as shown in the location and extent on Schedule III to By-law 2025-XXX.
- vi) Despite the provisions of Section 6.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum lot frontage of the Retained Lot in Consent Application B/42/24/ML shall be 340 feet, as shown on Schedule III to By-law 2025-XXX.
- vii) Despite the provisions of Section 6.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum lot area of the Severed Lot in Consent Application B/42/24/ML shall be 5.0 acres, as shown on Schedule III to By-law 2025-XXX.

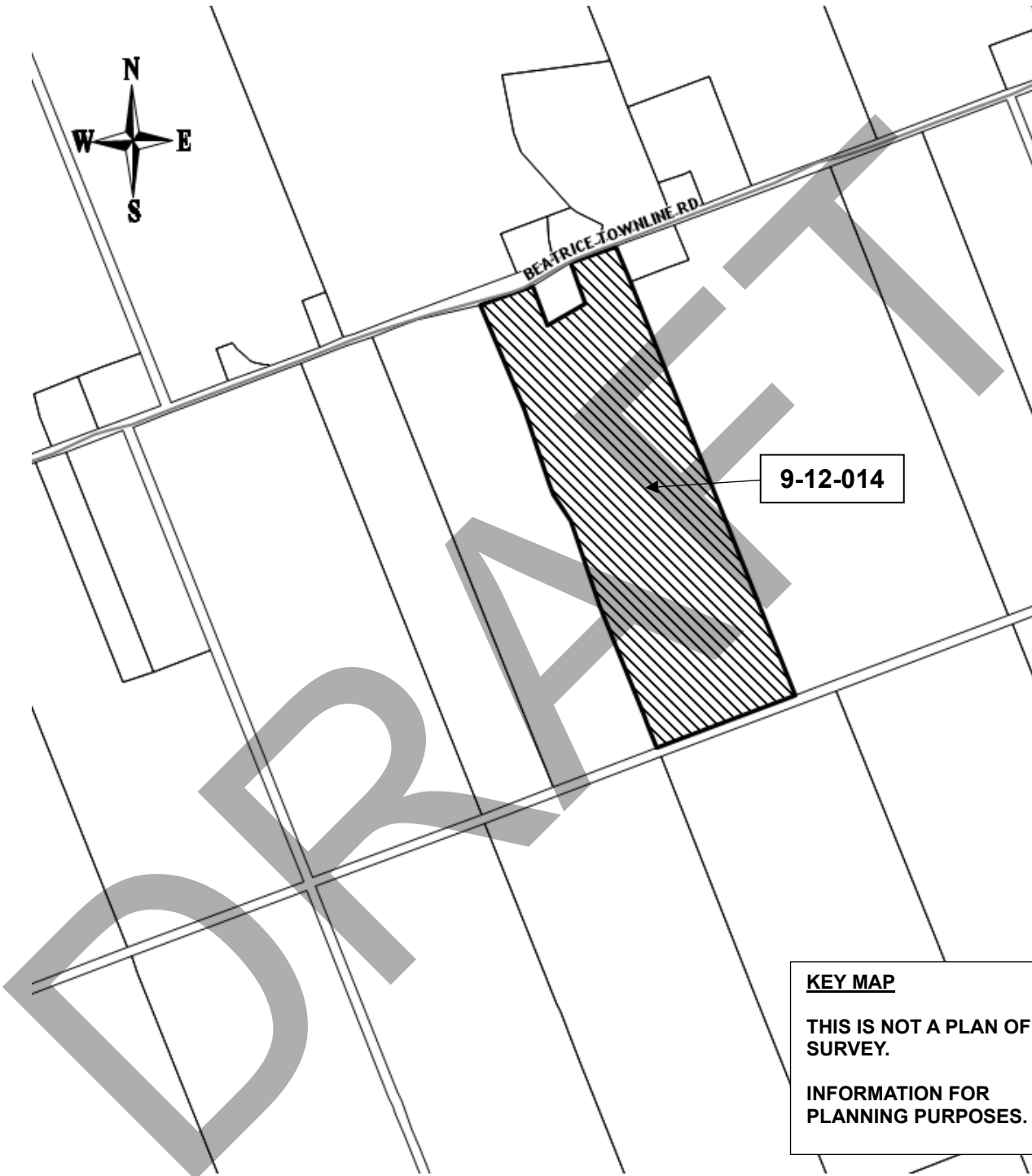
- 4. Schedules I, II, and III attached hereto are hereby made part of this By-law.
- 5. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.

Read a **first, second and third time and finally passed** this ____day of _____, **2025.**

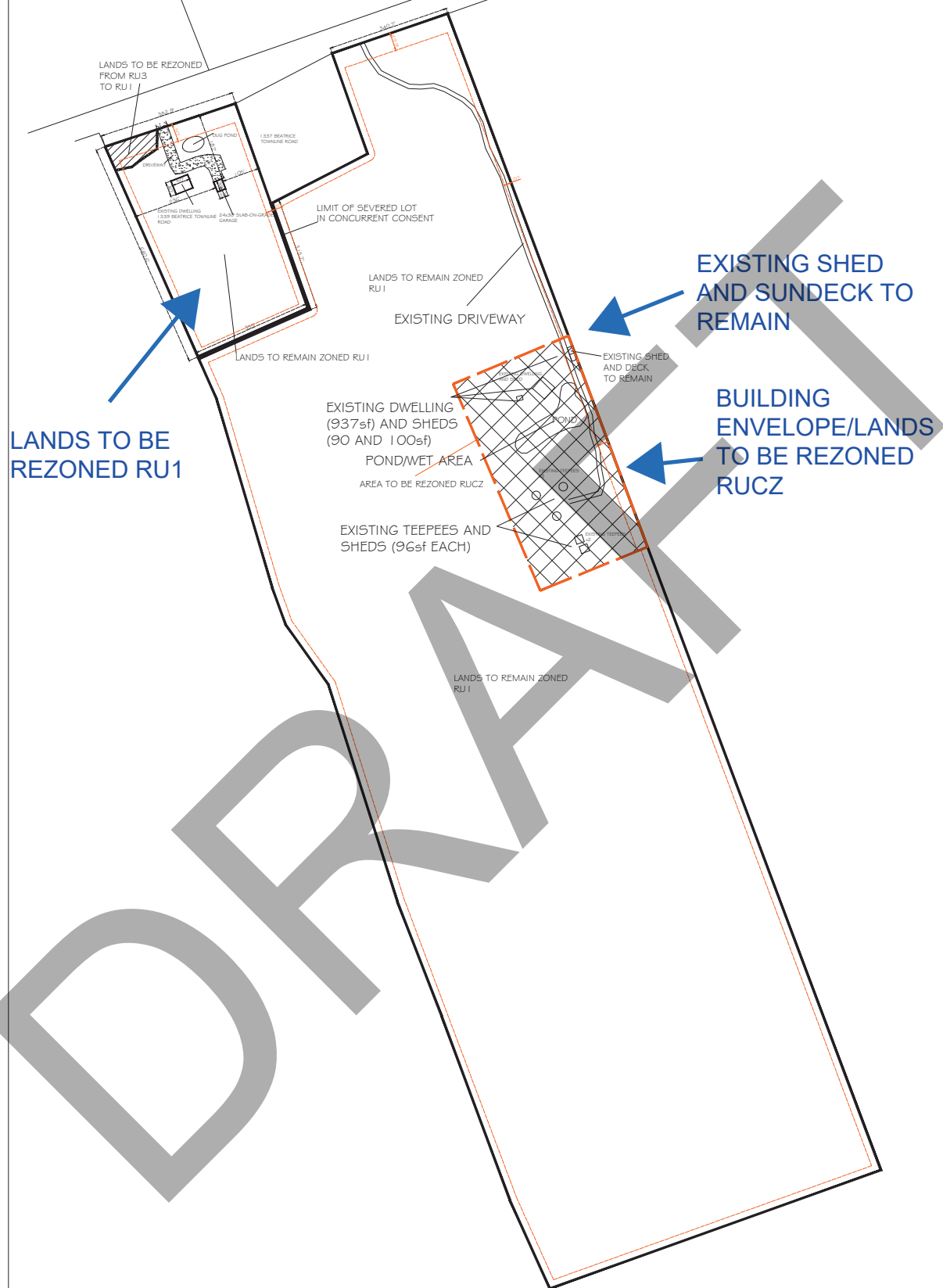
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO DRAFT BY-LAW 2025-XXX



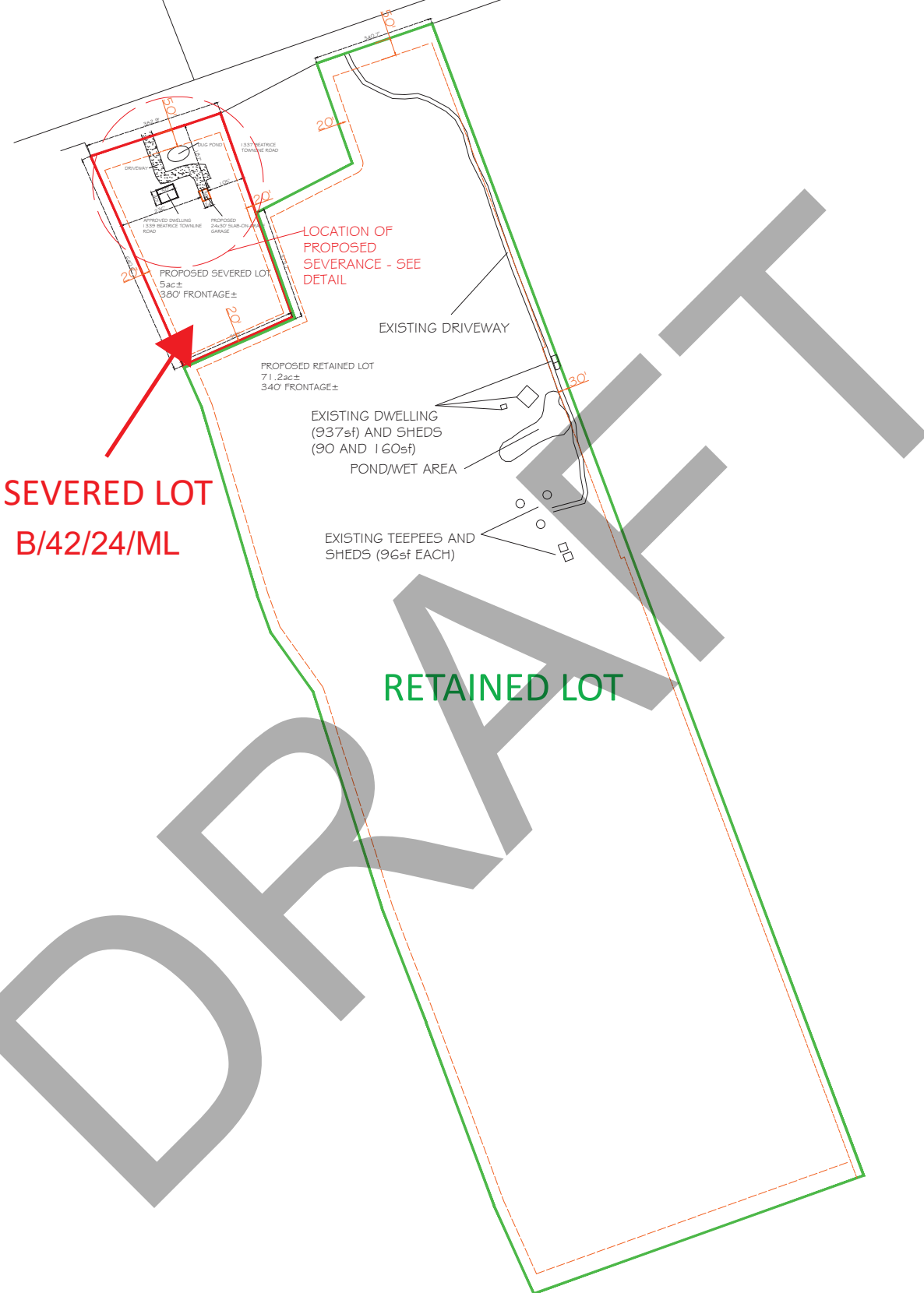
SCHEDULE II TO DRAFT BY-LAW 2025-XXX



NOT TO SCALE

PROJECT: SKETCH FOR REZONING	LEGAL DESCRIPTION: PART LOT 8, CONCESSION 13 FORMER TOWNSHIP OF MONCK TOWNSHIP OF MUSKOKA LAKES DISTRICT OF MUSKOKA PART 1 35R - 19766	TULLOCH ENGINEERING 80 MAIN STREET WEST HUNTSVILLE, ONTARIO P1H 1W9 TEL: (705) 789-7851 FAX: (705) 789-7891 huntsville@tulloch.ca	DATE: JULY 13 2023 SCALE: IMPERIAL (AS NOTED) REVISION No.: APR 23, 2025
CLIENT: DAN SCHLICHT	LOCATION: 1339 BEATRICE TOWNLINE ROAD	WSA FILE No.: 2533	FILE NAME: SCHLICHTCONCEPT.dwg

SCHEDULE III TO DRAFT BY-LAW 2025-XXX



NOT TO SCALE

PROJECT: SKETCH FOR CONSENT - OVERALL	LEGAL DESCRIPTION: PART LOT 8, CONCESSION 13 FORMER TOWNSHIP OF MONCK TOWNSHIP OF MUSKOKA LAKES DISTRICT OF MUSKOKA PART 135R - 19766	TULLOCH ENGINEERING 80 MAIN STREET WEST HUNTSVILLE, ONTARIO P1H 1W9 TEL: (705) 789-7851 FAX: (705) 789-7891 huntsville@tulloch.ca	DATE: JULY 13 2023 SCALE: IMPERIAL (AS NOTED) REVISION No.: APR 22, 2025 FILE NAME: SCHLICHTECONCEPT.dwg
CLIENT: DAN SCHLICHT	LOCATION: 1339 BEATRICE TOWNSHIP ROAD	WSA FILE No.: 2533	