



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

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 Amendment to Zoning By-law 2014-14 pursuant to Section 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.: ZBA-39/24

Roll No.: 4-22-006

By-law No.: To Be Assigned

Owners:	Janice Mole Suite 27 - 10 Maple Grove Drive Oakville, ON., L6J 0E1		
Address & Description:	1033 Rossclair Road Unit #12 Part of Lot 31, Concession E, Medora		
Zoning:	Waterfront Residential (WR1-7) & Open Space – Private (OS2)	Lake Muskoka (Category 1 Lake)	Schedule: 36
Meeting Date: Thursday, November 14th, 2024 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:

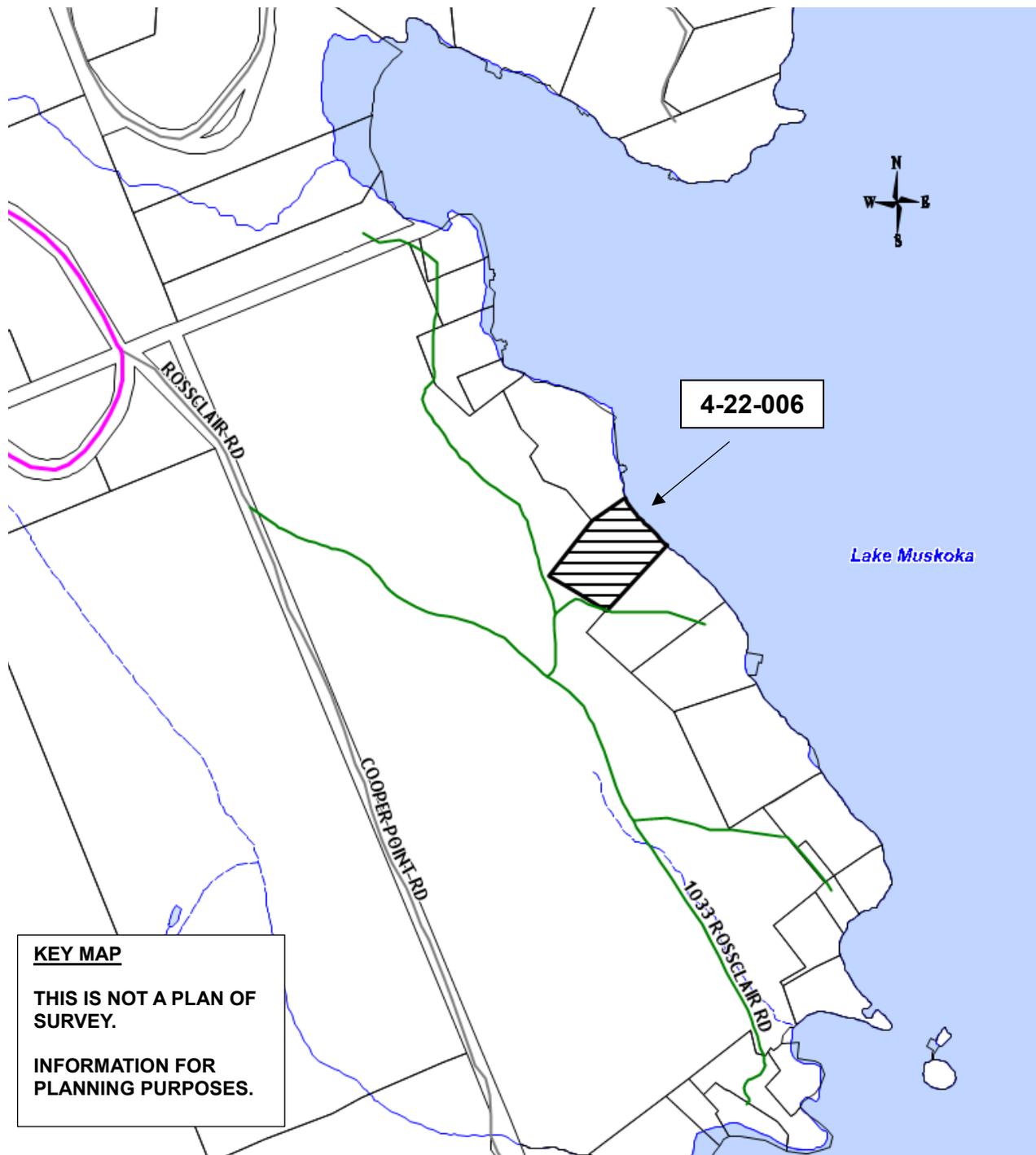
A Zoning By-law Amendment Application has been submitted to rezone the western portion of the subject property from Open Space – Private (OS2) to Waterfront Residential (WR1-7). The intent of this application is to achieve consistent zoning across the property.

Existing Zoning (OS2) Permitted Uses	Proposed Zoning (WR1-7) Permitted Uses
<ul style="list-style-type: none"> • Agricultural Uses • Conservation • Forestry Operation • Hunt Camp • Open Space Recreation • Wayside Pit or Quarry 	<ul style="list-style-type: none"> • Residential (Main) • Bed and Breakfast (Accessory) • Home Based Business (Accessory) • Sleeping Cabin (Accessory) • Accessory Uses (Accessory)



A key map of the subject property, the applicant's site plan and any drawings 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 & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca.

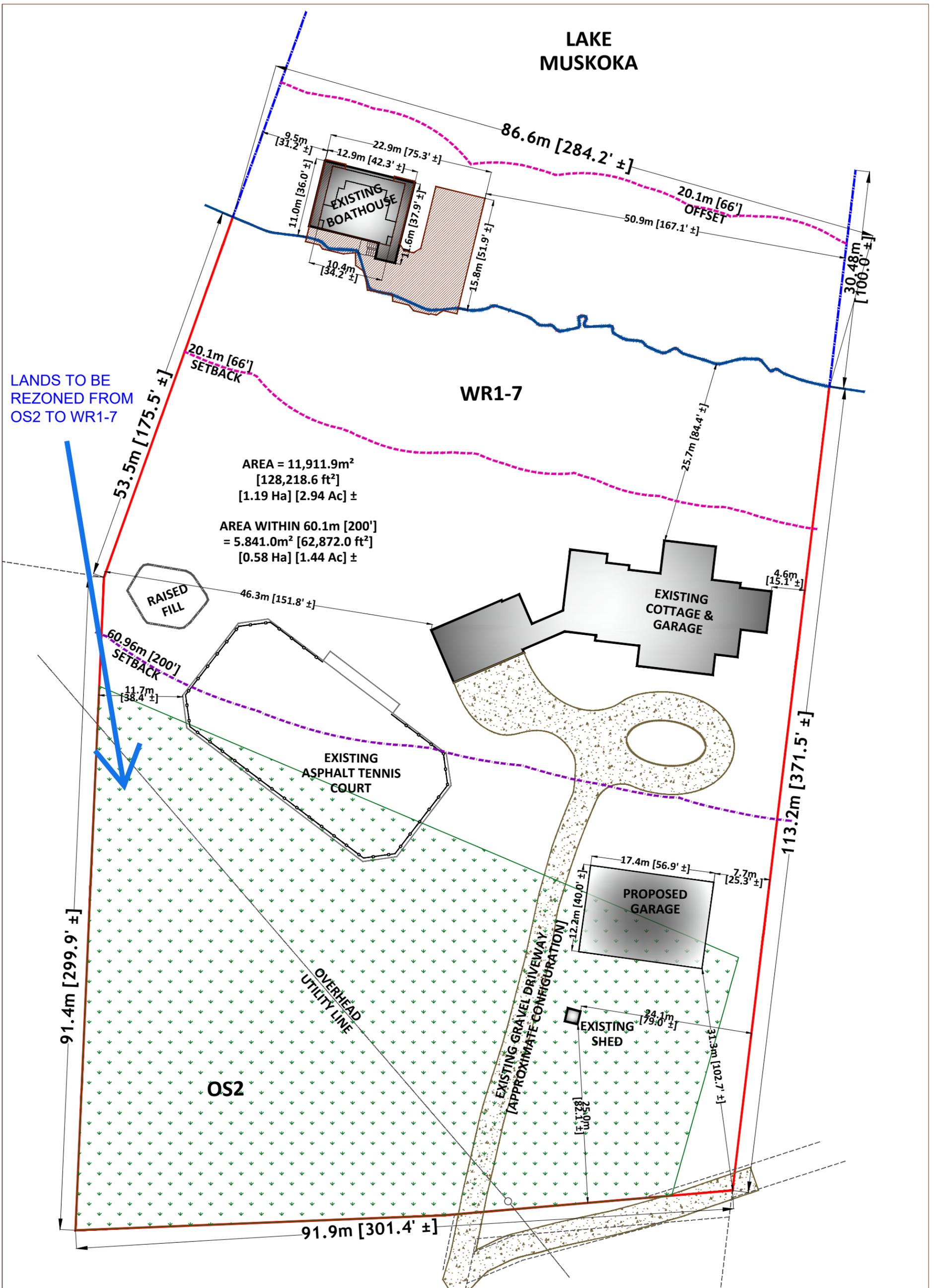
Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka 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.

Notwithstanding the above, subsection 34(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 25th day of October, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes





SITE PLAN

1033 ROSSCLAIR ROAD - UNIT 12
PART OF LOT 31, CONCESSION E
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

MOLE

EXISTING DEVELOPMENT INFORMATION
COTTAGE = 466.4m² [5,020.3 ft²]
BOATHOUSE = 115.9m² [1,247.5 ft²]
DOCK = 217.9m² [2,345.5 ft²]
SHED = 3.4m² [36.6 ft²]

PROPOSED DEVELOPMENT INFORMATION
GARAGE = 211.5m² [2,276.6 ft²]

COVERAGE WITHIN 60.1m [200']
582.3m² / 5,841 m² * 100 = 10.0%

COVERAGE TOTAL LOT
793.8m² / 11,911.9m² * 100 = 6.7%

DISCLAIMER

THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.

BASE MAPPING CREATED FROM SCANNED PLAN - MUSKOKA LUMBER.

ALL INFORMATION CONTAINED WITHIN IS APPROXIMATE.

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE TREATED AS SUCH.

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			

		PLANSCAPE BUILDING COMMUNITY THROUGH PLANNING	
SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 500	174800	AUGUST 16, 2024	JT

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BASE MAP SOURCE:
MUSKOKA LUMBER

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2024-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:

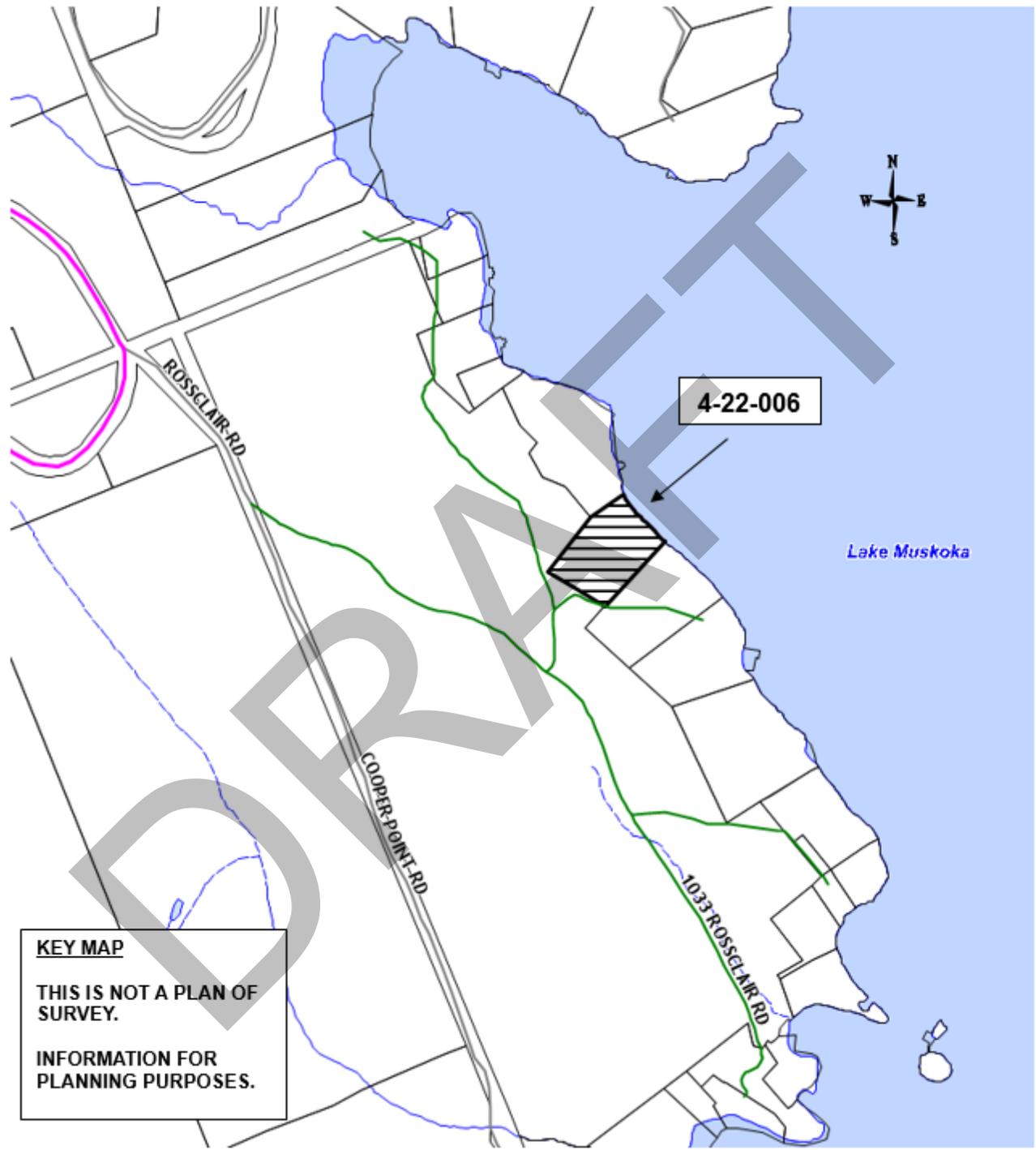
1. Schedule 36 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 31, Concession E (in the former Township of Medora), now in the Township of Muskoka Lakes as shown hatched on Schedule I to By-law 2024-XXX, from Open Space – Private (OS2) to Waterfront Residential (WR1-7) as shown stippled on Schedule II to By-law 2024-XXX.
2. Schedules I and II attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2024-XXX and By-law 2014-14, as amended, the provisions of By-law 2024-XXX shall apply.

Read a **first, second and third time** and **finally passed** this _____ day of _____, 2024.

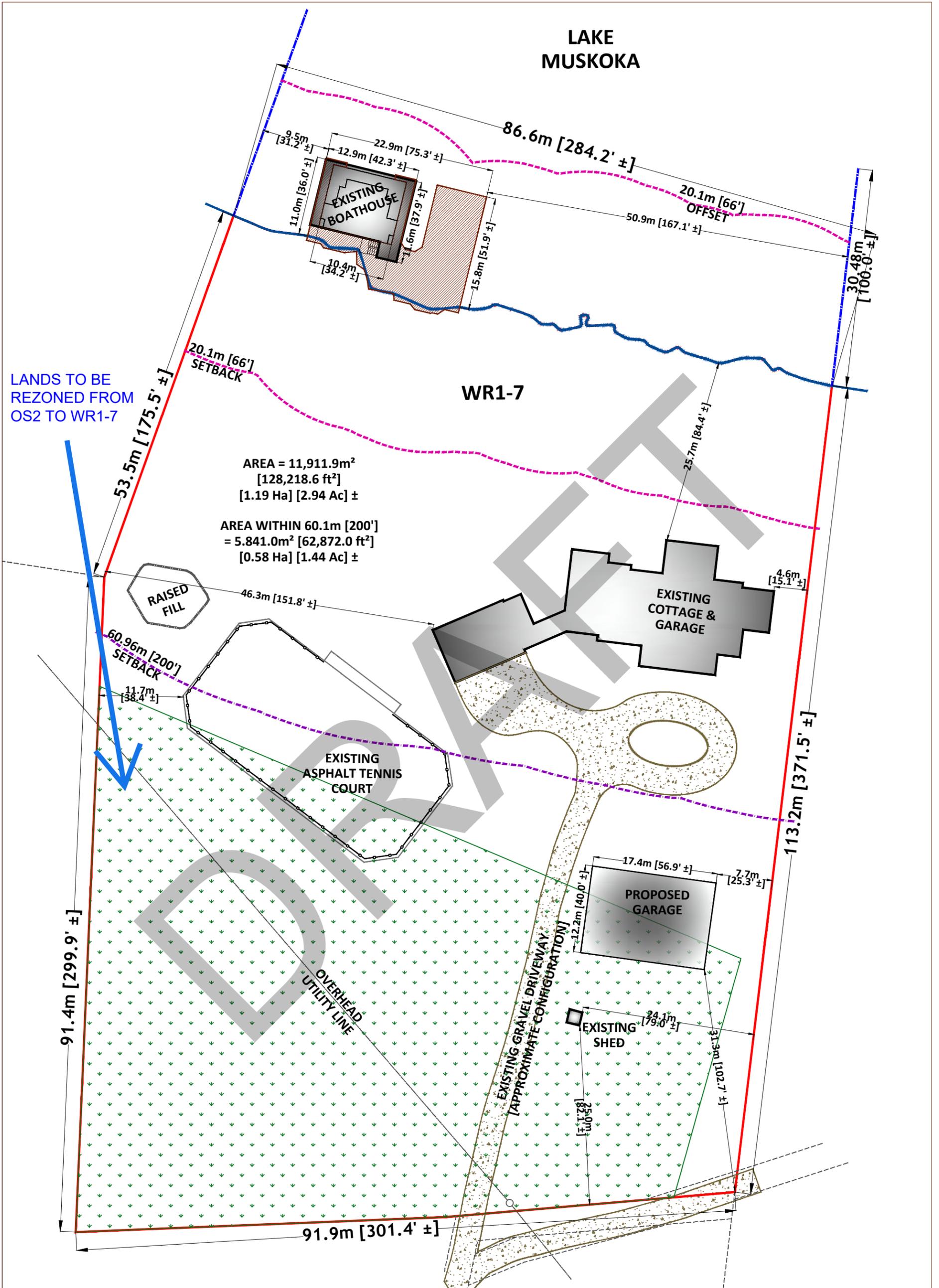
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO DRAFT BY-LAW 2024-XXX



KEY MAP
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INFORMATION FOR PLANNING PURPOSES.



SITE PLAN

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PART OF LOT 31, CONCESSION E
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

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2.			
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		SCALE	PROJECT NO.	DATE INITIATED	BY
		1 : 500	174800	AUGUST 16, 2024	JT

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