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-11/25
Roll No.: 8-12-019
By-law No.: To Be Assigned

Owners:	Katherine Rusz, Bertha & Jerome Van De Slyke Estate 3105 Rhineland Road, Delhi, ON., N4B 2W4		
Address & Description:	167 Nine Mile Lake Shore Part of Lot 11, Concession 15 (Wood)		
Zoning:	Open Space – Public Open Space (OS1)	Nine Mile Lake (Category 2 Lake)	Schedule: 54c
Meeting Date: Thursday June 12th, 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:

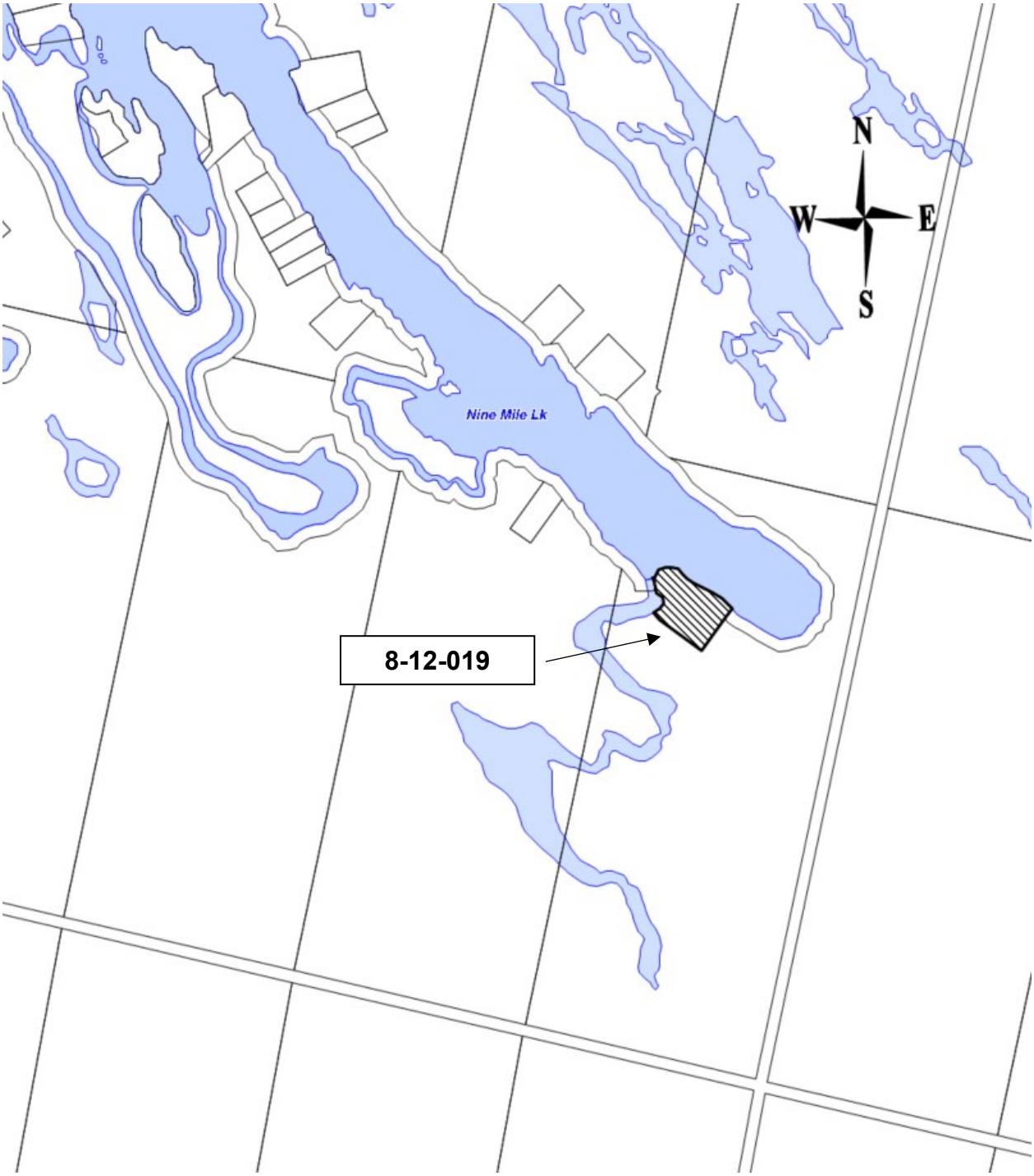
A Zoning By-law Amendment Application has been submitted to rezone the subject lands from Open Space – Public (OS1) to Waterfront Residential – Water Access (WR3) and Environmental Protection (EP1). The subject lands are currently developed with an existing dwelling with an attached sundeck, two sheds, a dock and a private on-site sewage disposal system. No new buildings or structures are proposed at this time.

Existing Zoning (OS1) Permitted uses	Proposed Zoning (WR3) Permitted Uses	Proposed Zoning (EP1) Permitted Uses
• Agricultural Uses • Conservation • Forestry Operation • Hunt Camp • Museum	Main: • Residential Accessory: • Bed & Breakfast • Home Based Business	Structures, Buildings and Facilities Necessary in Conjunction with: The Production of Cranberries Excluding Buildings and

• Open Space Recreation • Wayside Pit or Quarry	• Sleeping Cabin • Accessory Uses	Structures, Flood Control, Erosion Control, and Provision of Pedestrian Access Such as a Boardwalk but not Including Shoreline Structures

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.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS: Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board), in accordance with O.Reg 545/06.

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.

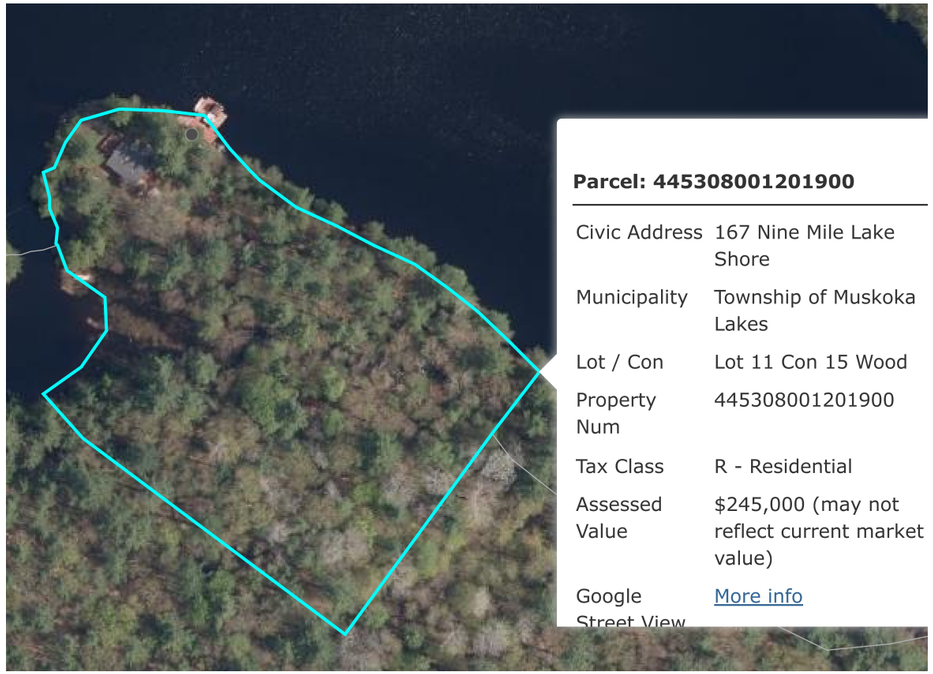
Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka 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 13th day of May, 2025.

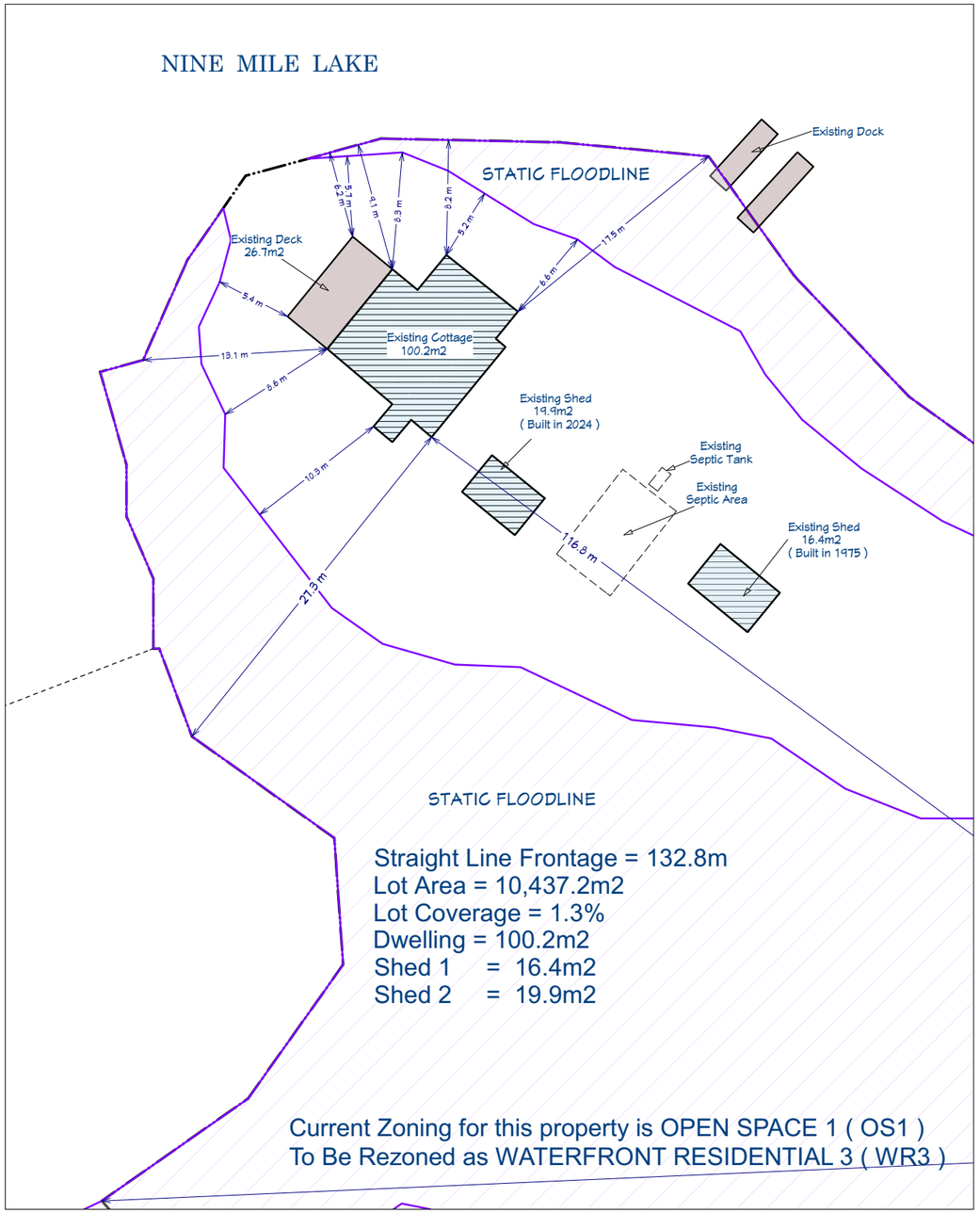
Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

SITE PLAN



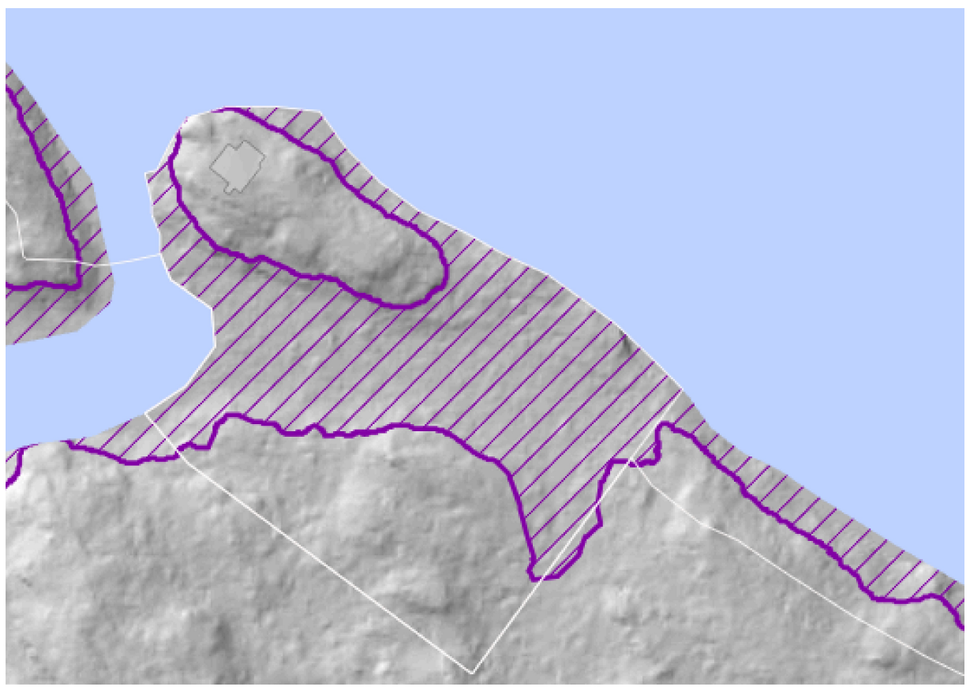
Parcel: 445308001201900

Civic Address	167 Nine Mile Lake Shore
Municipality	Township of Muskoka Lakes
Lot / Con	Lot 11 Con 15 Wood
Property Num	445308001201900
Tax Class	R - Residential
Assessed Value	$245,000 (may not reflect current market value)
Google Street View	More info



Straight Line Frontage = 132.8m
Lot Area = 10,437.2m2
Lot Coverage = 1.3%
Dwelling = 100.2m2
Shed 1 = 16.4m2
Shed 2 = 19.9m2

Current Zoning for this property is OPEN SPACE 1 (OS1)
To Be Rezoned as WATERFRONT RESIDENTIAL 3 (WR3)



NOT TO SCALE

N

Site Plan for reference only.
No Survey Data was available.

SP
SP-1.0.
SITE PLAN AND ZONING ANALYSIS
MUSKOKA LAKES

Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington
Phone: 705-321-8916
Email: designbybobbi@gmail.com

Location: 379 Regent St
Orillia, Ontario
L3V 1V4

GENERAL NOTE:

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER.

PROJECT INFORMATION:

Adrian Rusz
167 Nine Mile Lake Shore
Torrence On.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:

18465 **B. Leppington**
BCIN *SIGNATURE*

REGISTRATION INFORMATION:

103806 **Design by Bobbi**
BCIN *FIRM NAME*

REVISIONS

NUM	DATE	REVISED BY	DESCRIPTION
01	25.05.04	BJL	PLANNING

DRAWN BY: STEVE ROSSITER

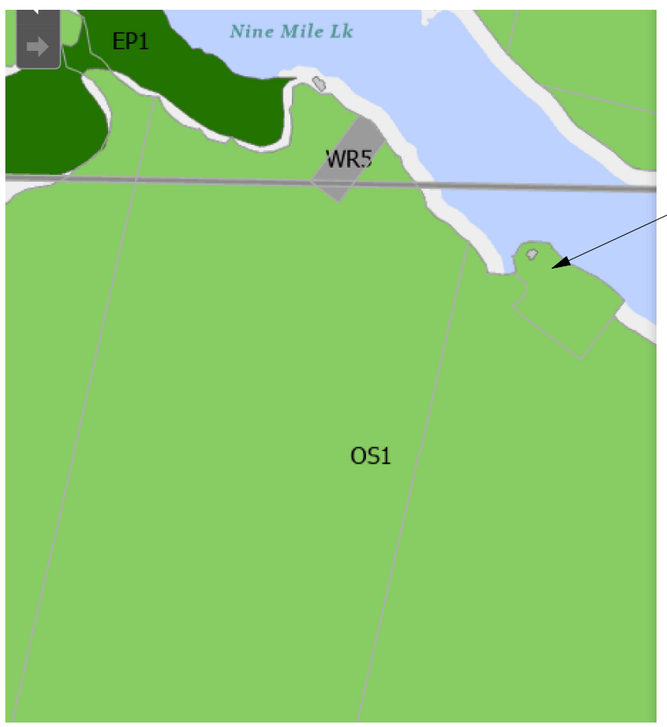
SCALE: 1 : 400

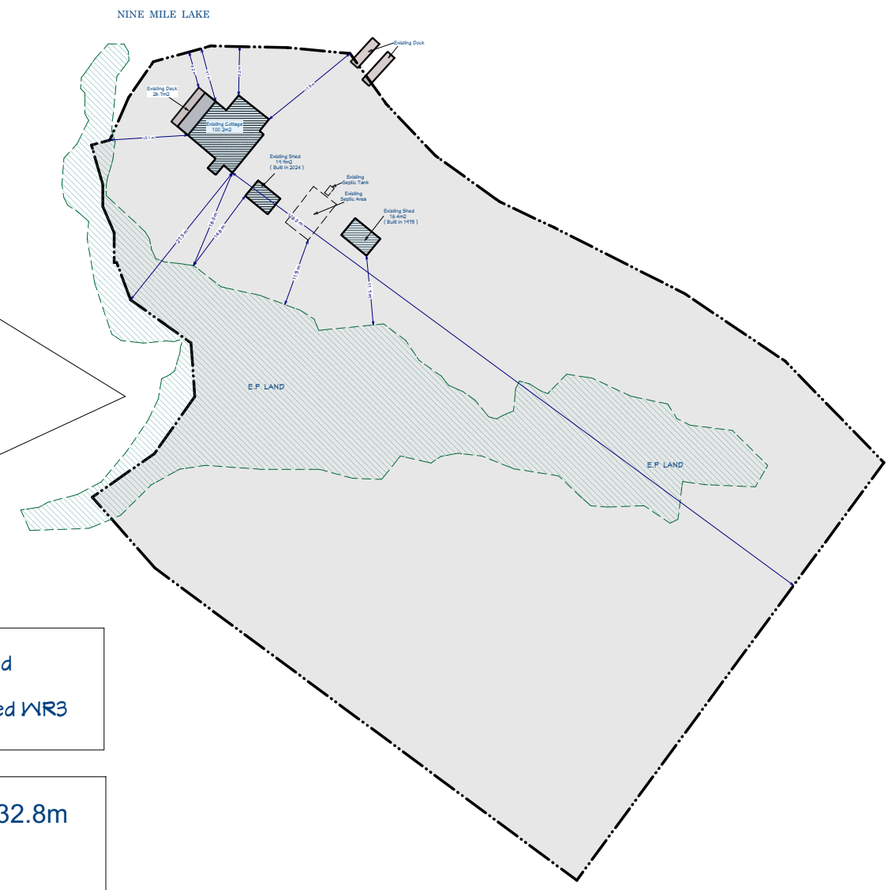
DRAWING: SITE PLAN

PROJECT NUMBER: 2025-022

SHEET NUMBER: SP 1.0

ZONING SKETCH





Represents E.P.Land

Represents Proposed WR3

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DRAWN BY: STEVE ROSSITER

SCALE: 1 : 800

DRAWING: SITE PLAN

PROJECT NUMBER: 2025-022

SHEET NUMBER: SP 1.2

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 54c of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 11, Concession 15 (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX, from Open Space – Public (OS1) to Environmental Protection (EP1) and Waterfront Residential – Water Access (WR3), as shown hatched and cross-hatched, respectively, on Schedule II to By-law 2025-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 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.**

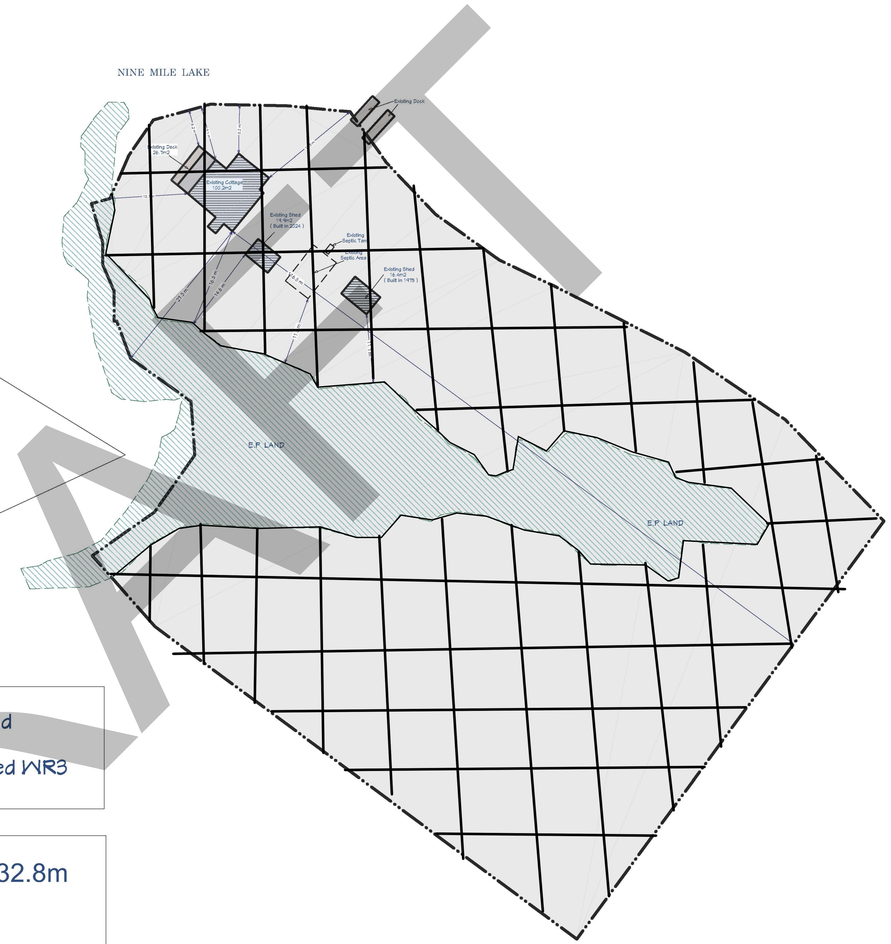
_____
Peter Kelley, Mayor

_____
Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2025-XXX

DRAFT



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