

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.

File No.: ZBA-07/25

Roll No.: 5-6-044

By-law No.: To Be Assigned

Owner:	1000336210 Ontario Inc. Floor 10, 4711 Yonge St North York, ON., M2N 6K8		
Address & Description:	1050 Island Park Road Part of Lots 34 & 35, Concession 4, Medora		
Zoning:	Waterfront Residential (WR5-7)	Lake Rosseau (Category 1 Lake)	Schedule: 29
Meeting Date: Thursday, June 12, 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:

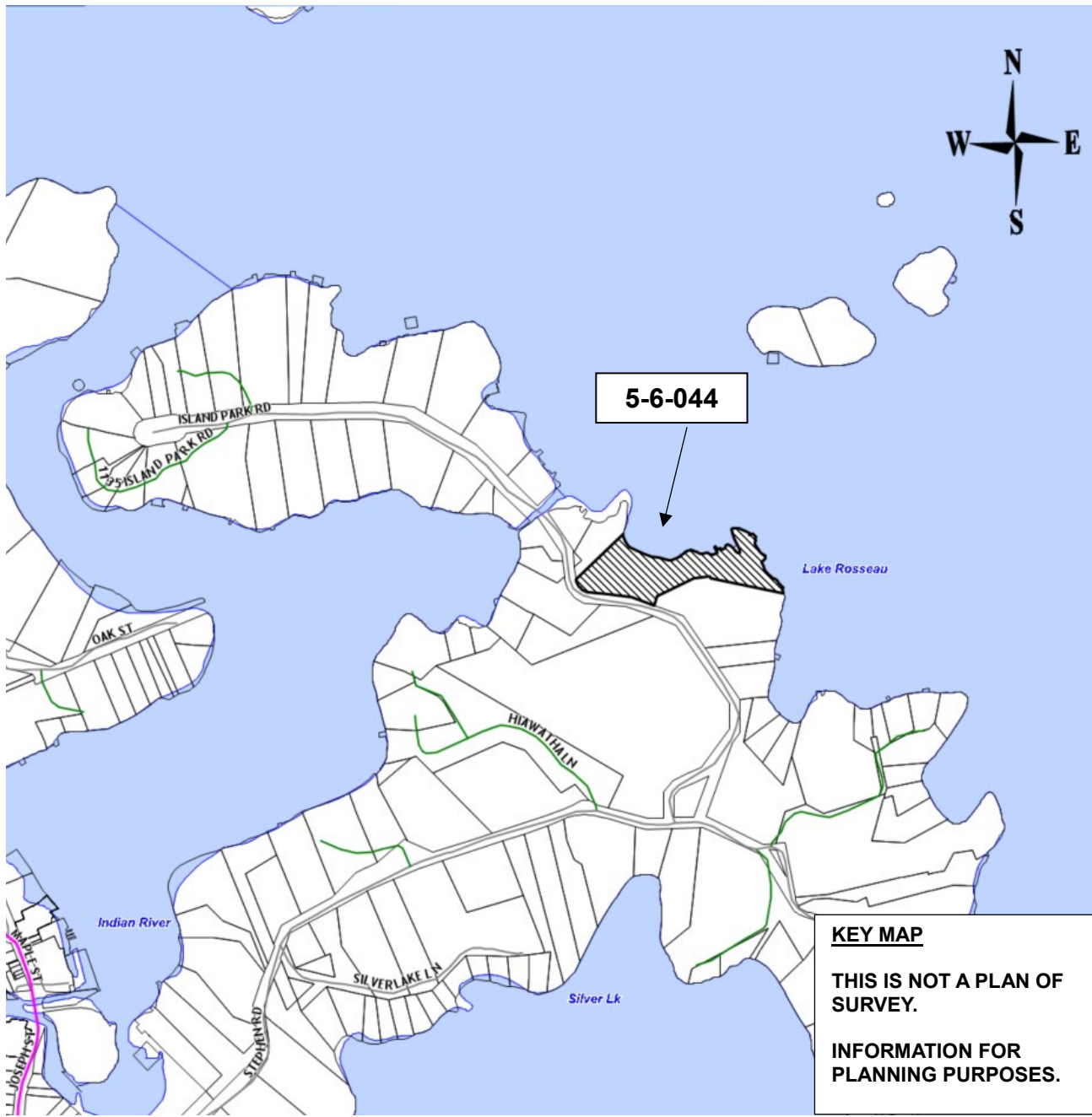
A Zoning By-law Amendment Application (ZBA-07/25) has been submitted to require an increased front yard setback on the Severed Lot in Consent Application B/03/24/ML, which was provisionally approved by the Township's Committee of Adjustment in February 2024. Approval of Application ZBA-07/25 will fulfill a condition of Application B/03/24/ML.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.3	Minimum Required Front Yard Setback	66 ft.	80 ft.	-	To Increase the Minimum Front Yard Setback on the Severed Lot in Consent Application B/03/24/ML

A key map of the subject property is included on the next page of 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.



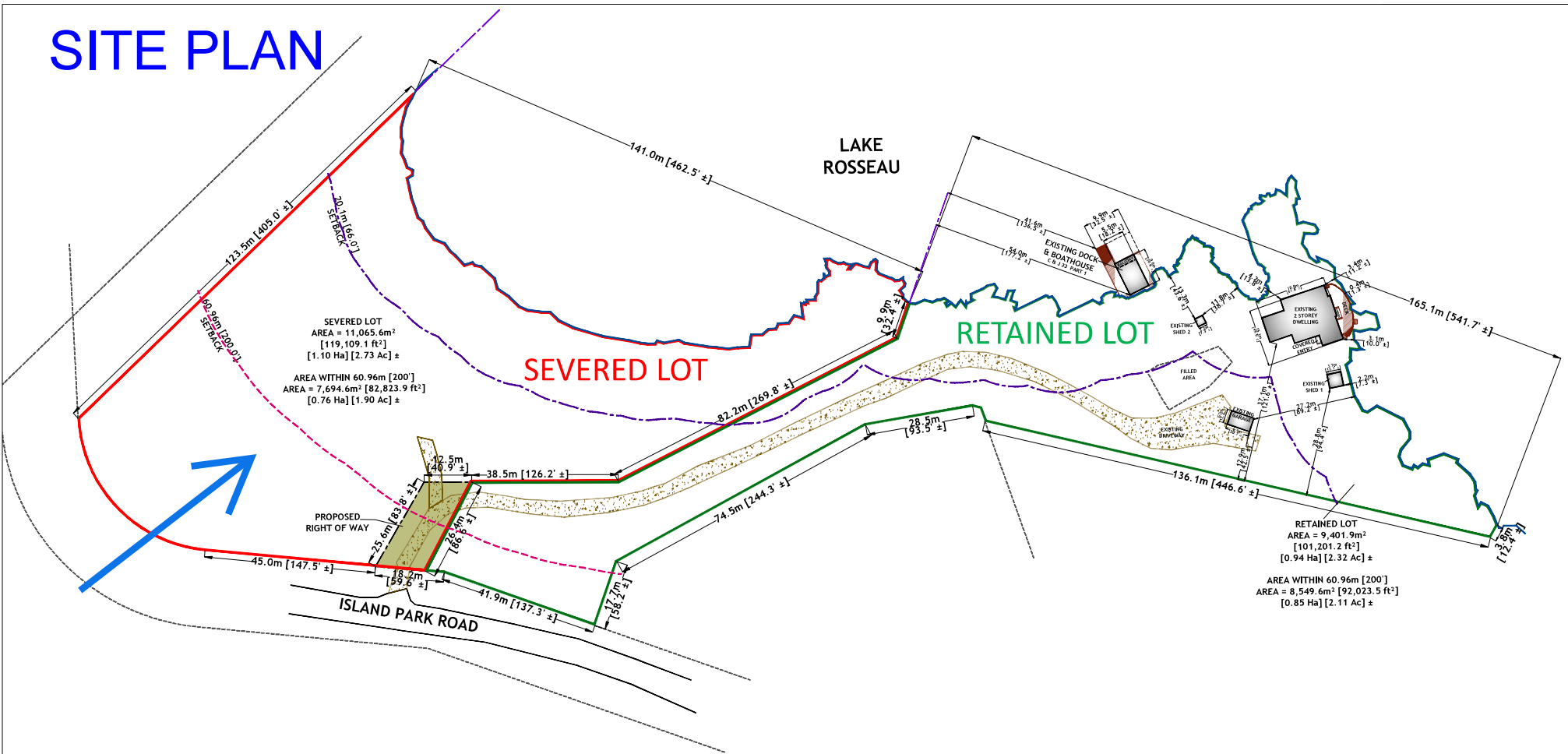
Notice of Public Meeting
ZBA-07/25, 1000336210 Ontario Inc.

Dated at the Township of Muskoka Lakes this 21st day of May, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



SITE PLAN



NOT TO SCALE

SEVERANCE SKETCH
1050 ISLAND PARK ROAD
PLAN 35R-6347
VILLAGE OF PORT CARLING
PART OF LOTS 34 & 35, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

EXISTING DEVELOPMENT - RETAINED LOT
DWELLING = 207.8m² [2,236.6 ft²]
SHED 1 = 13.6m² [147.0 ft²]
SHED 2 = 4.95m² [53.3 ft²]
GARAGE = 22.76m² [245.0 ft²]
BOATHOUSE = 42.74m² [460.1 ft²]

WU

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

SCALE	PROJECT NO.
1 : 1 000	153900
DATE INITIATED	BY
DECEMBER 18, 2023	JT

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BASE MAP SOURCE:
WAYNE SWADRON • 2023

FOR INFORMATIONAL PURPOSES ONLY

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:

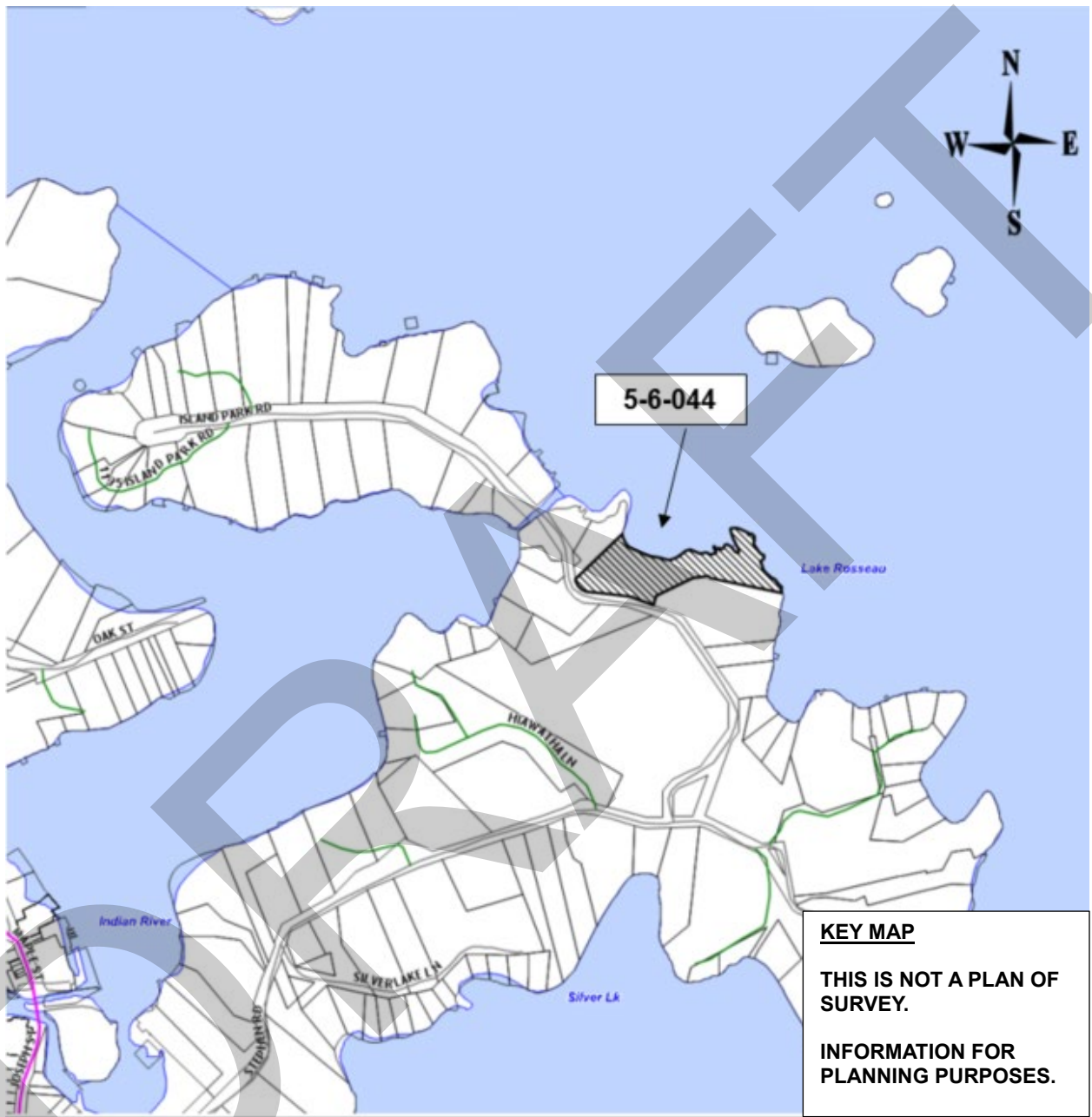
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The lands affected by this amendment are described as Part of Lots 34 & 35, Concession 4, in the former Township of Medora, now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX.
 - ii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum front yard setback shall be 24.4 metres (80 feet) on the Severed Lot in Consent/Severance Application B/03/24/ML as shown on Schedule II to By-law 2025-XXX.
 - iii) Despite the minimum 24.4 metre (80 foot) front yard setback, the front yard setback exemptions contained in Section 4.1.4. i, ii, and iii of Zoning By-law 2014-14, as amended, for those lands described above shall continue to apply.
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

SCHEDULE I TO DRAFT BY-LAW 2025-XXX



SCHEDULE II TO BY-LAW 2025-XXX

SUBJECT LANDS
Severed Lot
B/03/24/ML

LAKE
ROSSEAU

