



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 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.**

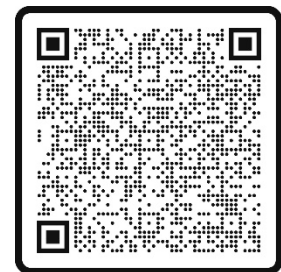
File No.: B/21/22/24/ML & ZBA-27/24

Roll No.: 5-4-057-01 & 5-4-045-01

By-law: To Be Assigned

Owners:	Trak Investments Limited, Suite 905, 95 St. Claire Avenue, Toronto, ON, M4V 1N6 Elizabeth Trotter, 200 Douglas Drive, Toronto, ON, M4W 2B8		
Address & Description:	Trak Investments Ltd: No Civic Address Assigned – Johnston Road South Part of Lot 24 and 25, Concession 6, Parts 1 to 3, Plan 35R-12014, (Medora) Trotter: 1057 Robert Johnston Road, Unit #4 Lot 24, Part of Lot 25, Concession 6, Parts 8 to 11, Plan 35R-4822, (Medora)		
Zoning:	Rural Industrial - Extractive (RUM3) / Waterfront Residential (WR1-7)	Lake Rosseau (Category 1 Lake)	Schedule: 28
Meeting Date: Thursday, July, 11th, 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:

Consent/Severance Application B/21/24/ML has been submitted by Trak Investments Limited. The applicant proposes to sever a portion of their property (Severed Lot) and to add it to an abutting property to the south (Benefiting Lot 1) currently in the ownership of Elizabeth Trotter. The Benefiting Lot currently contains a dwelling and accessory buildings and structures including a



Notice of Public Meeting
B/21/22/24/ML, ZBA-27/24, Trak Investments Ltd. & Trotter

shed which is intended to be removed. A new garage is proposed on the Resultant Lot (i.e. the Severed Lot together with the Benefiting Lot) in future.

Consent Application B/22/24/ML has been submitted by Elizabeth Trotter. The applicant proposes to grant a new right-of-way in favour of Peter and Susan Hand (Benefitting Lot 2) and Christopher and Sherri Laurie (Benefitting Lot 3). Part of an existing right-of-way is intended to be closed/extinguished.

A Zoning By-law Amendment Application (ZBA-27/24) has been submitted by Trak Investments Limited to rezone the Severed Lot from Rural Industrial (RuM3) to Waterfront Residential (WR1-7) in order to maintain consistent zoning over the Resultant Lot in Application B/21/24/ML. The rezoning is summarized below.

Proposal	Permitted Uses in Existing RuM3 Zone	Permitted Uses in Proposed WR1-7 Zone
To Rezone a Portion of the Severed Lot from Rural Industrial (RuM3) to Waterfront Residential (WR1-7)	<u>Main Uses</u> <ul style="list-style-type: none"> • Agriculture • Pit or Quarry • Wayside Pit or Quarry <u>Accessory Uses</u> <ul style="list-style-type: none"> • Contractor's Yard • Residential – Dwelling Unit • Office • Retail Store 	<u>Main Uses</u> <ul style="list-style-type: none"> • Residential <u>Accessory Uses</u> <ul style="list-style-type: none"> • Bed and Breakfast • Home Based Business • Sleeping Cabin • Accessory Uses

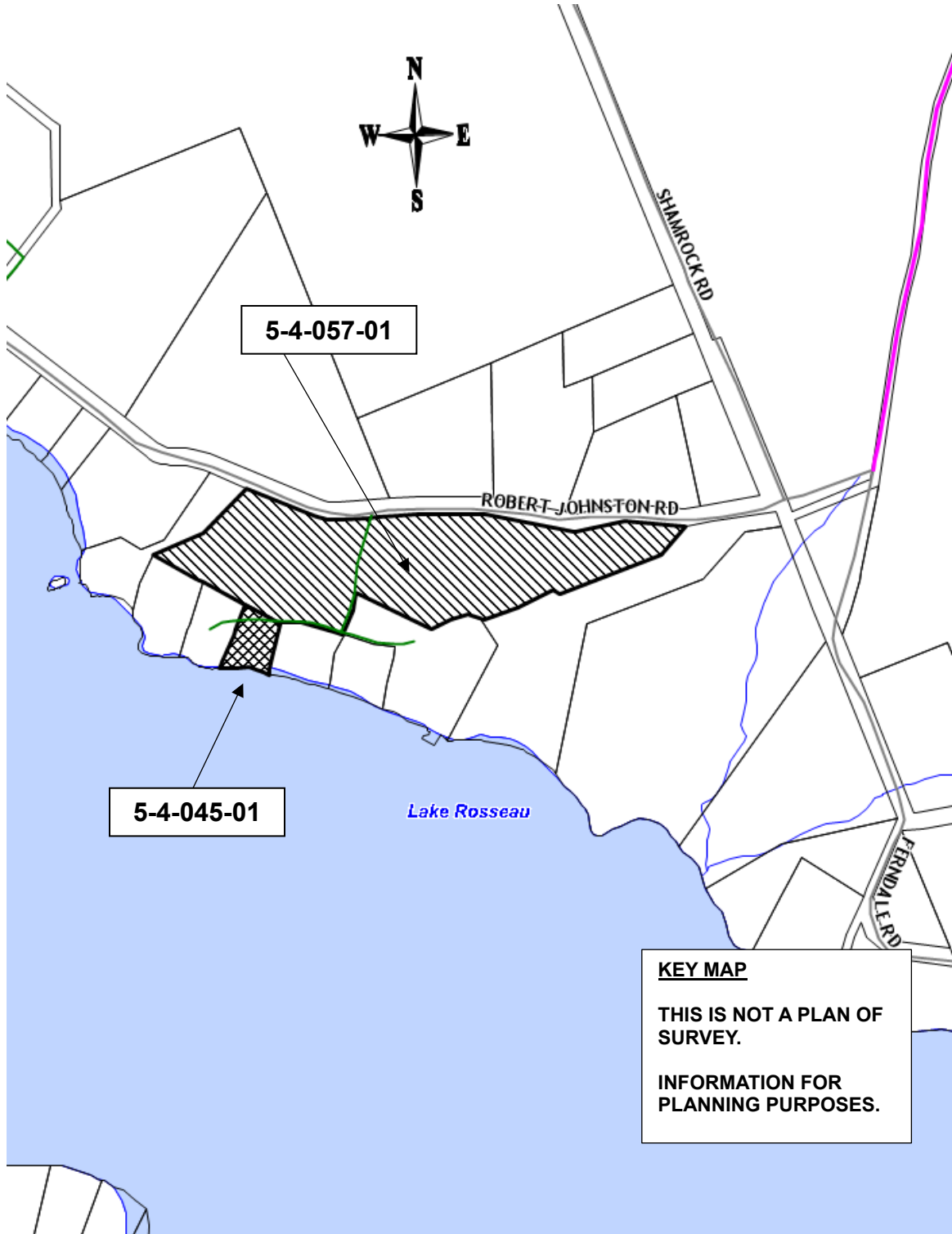
ZBA-27/24 has also been submitted to, on the Resultant Lot in Application B/21/24/ML, permit a garage within 100 feet of adjacent lands zoned Rural Extractive (RuM3). This exemption is summarized below.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	3.43	Minimum Setback from Lands Adjacent to Land Zoned Rural Industrial (RuM3) on the Resultant Lot in Application B/21/24/ML	100 ft.	28 ft.	72 ft.

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 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



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B/21/22/24/ML, ZBA-27/24, Trak Investments Ltd. & Trotter

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.

Dated at the Township of Muskoka Lakes this 21st day of June, 2024.

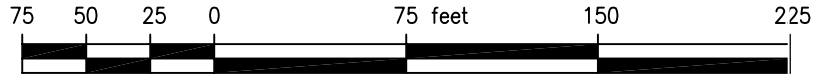
Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



CONSENT/ZONING SKETCH

PART OF LOT 24 & 25, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 75'



KENNEDY PROPERTY
 ROBERT JOHNSTON ROAD
 PARTS 1, 2, & 3 OF PLAN 35R-12014
 Roll# 4453-050-004-05701

AREA ANALYSIS BACK LOT

EXISTING SITE AREA: 576980 S.F. 13.25 Ac.
 RESULTING SITE AREA: 567480 S.F. 13.02 Ac.

AREA ANALYSIS EXISTING LAKE FRONT LOT

TOTAL SITE AREA: 39860 S.F. 0.94 Ac.
 LOT AREA WITHIN 200' OF SHORE: 35100 S.F. 0.80 Ac.

EXISTING COTTAGE COVERAGE AREA: 1335 S.F.
 EXISTING SHED AREA: 124 S.F.
 EXISTING BOATHOUSE COVERAGE AREA: 1385 S.F.
 EXISTING SUN SHELTER AREA: 160 S.F.
 LOT COVERAGE: 3004 S.F.

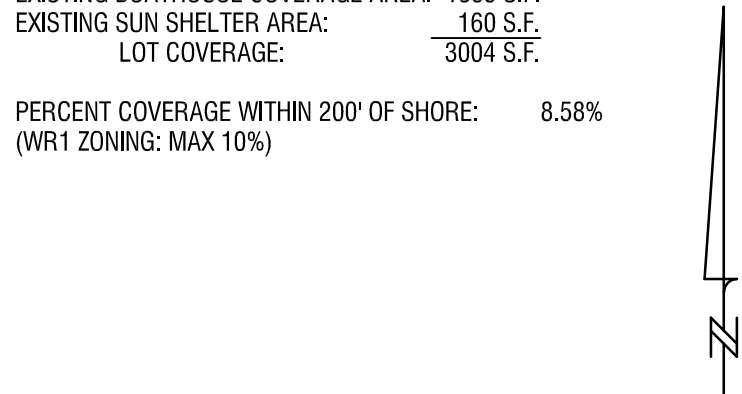
PERCENT COVERAGE WITHIN 200' OF SHORE: 8.56%
 (WR1 ZONING: MAX 10%)

AREA ANALYSIS RESULTANT LAKE FRONT LOT

TOTAL SITE AREA: 49360 S.F. 1.14 Ac.
 LOT AREA WITHIN 200' OF SHORE: 36000 S.F. 0.83 Ac.

EXISTING COTTAGE COVERAGE AREA: 1335 S.F.
 EXISTING BUNKIE AREA: 124 S.F.
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B/21/24/ML SEVERED LOT
B/22/24/ML PROPOSED RIGHT-OF-WAY

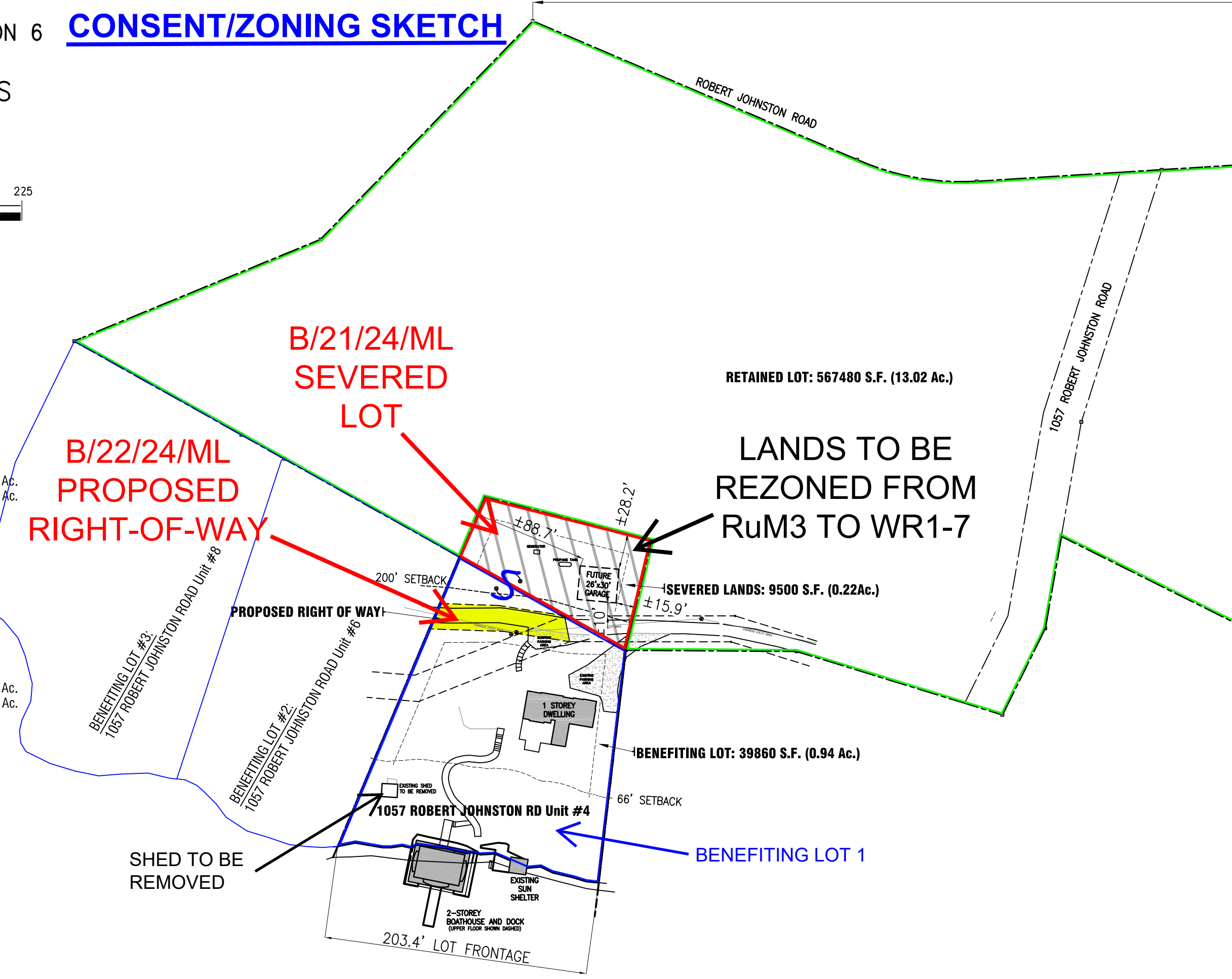
RETAINED LOT: 567480 S.F. (13.02 Ac.)

LANDS TO BE REZONED FROM RuM3 TO WR1-7

SEVERED LANDS: 9500 S.F. (0.22Ac.)

BENEFITING LOT: 39860 S.F. (0.94 Ac.)

BENEFITING LOT 1



NOT TO SCALE

CONSENT/ZONING SKETCH- ENTIRE LOT

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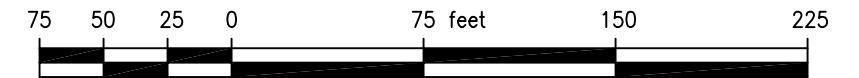
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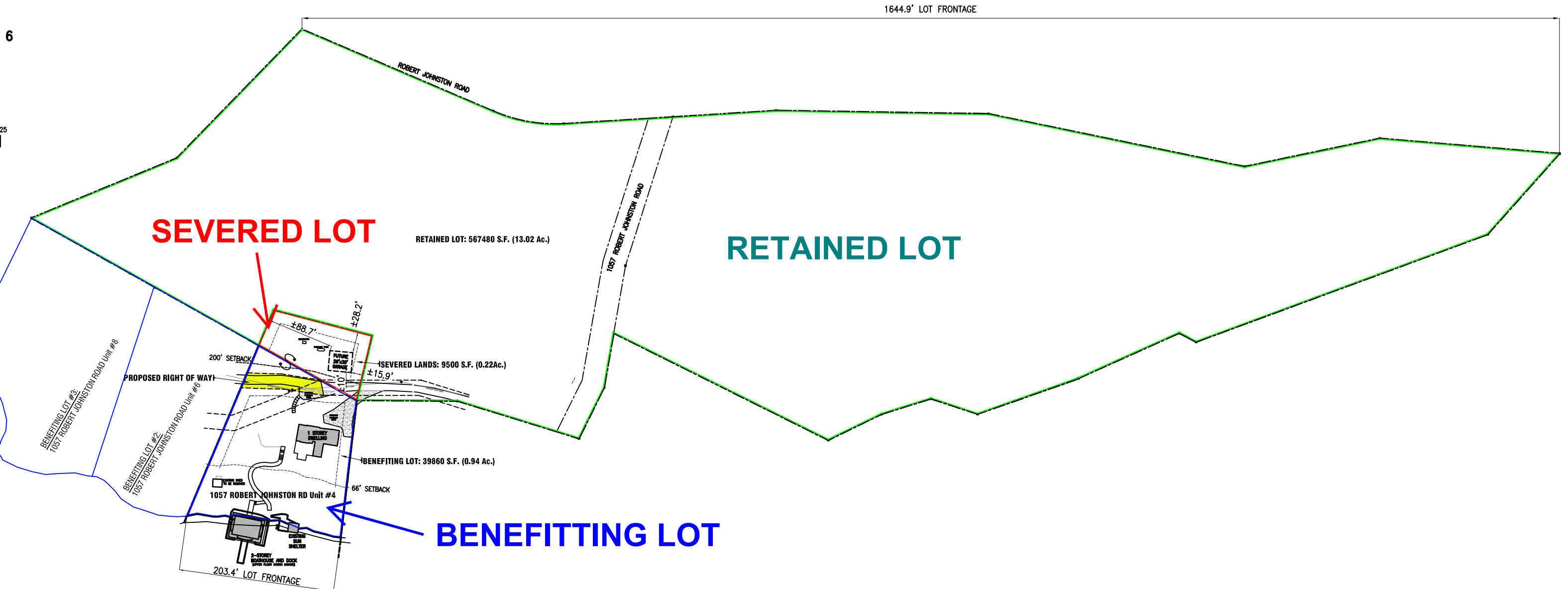
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PART OF LOT 24 & 25, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 125'



KENNEDY PROPERTY
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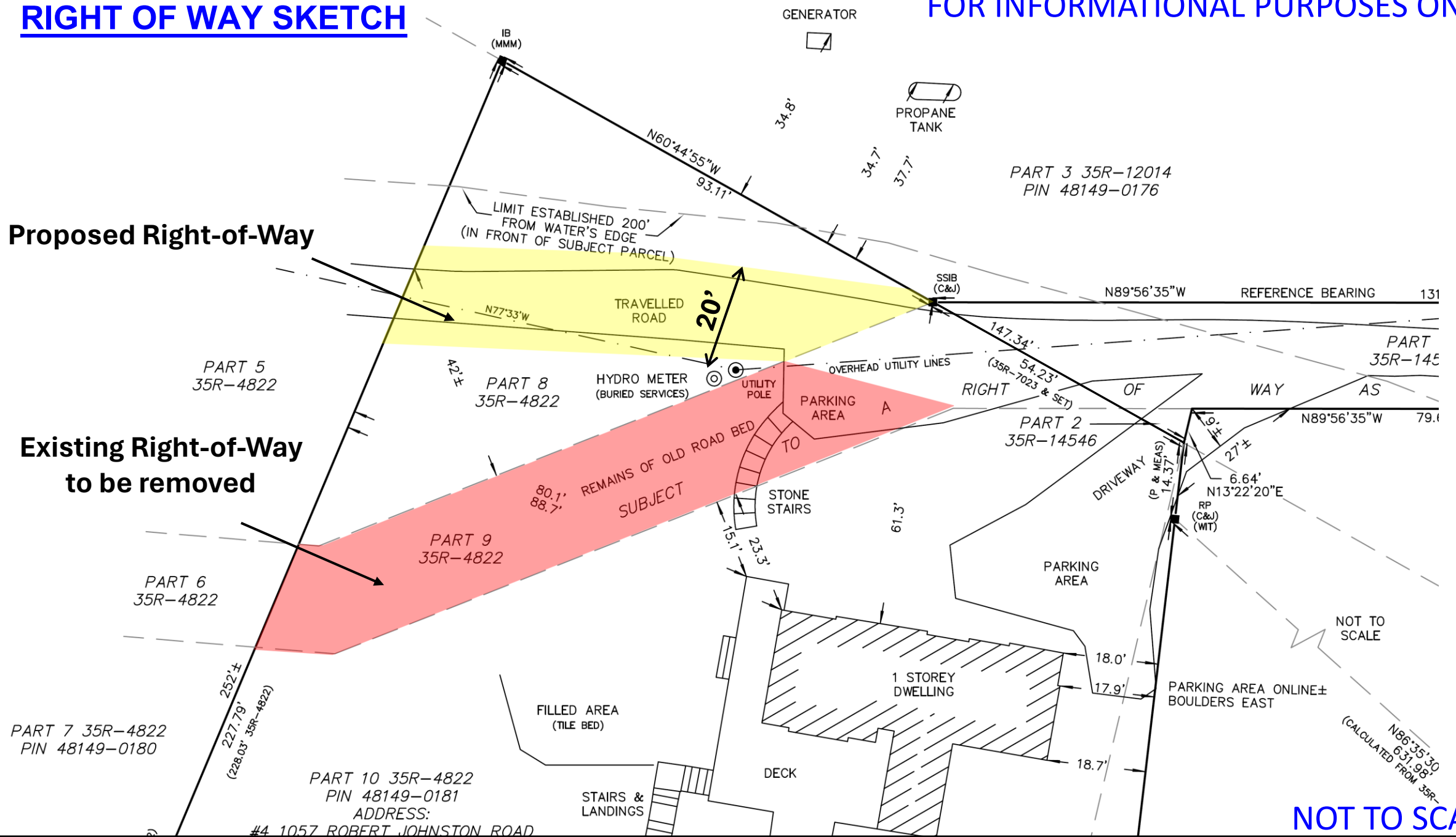


RIGHT OF WAY SKETCH

FOR INFORMATIONAL PURPOSES ONLY

Proposed Right-of-Way

Existing Right-of-Way to be removed



NOT TO SCALE

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 28 of Zoning By-law 2014-14, as amended, if further amended by rezoning a portion of the land known as South Part of Lots 24 and 25, Concession 6, Parts 1 to 3, Plan 35R-12014 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule II to By-law 2024-XXX, from Rural Industrial (RuM3) to Waterfront Residential (WR1-7).
2. Section 12 of By-law 2014-14, as amended, is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The land affected by this amendment is described as South Part of Lots 24 and 25, Concession 6, Parts 1 to 3, Plan 35R-12014 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched and cross-hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 3.43 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum setback for a garage on the Resultant Lot in Consent/Severance Application B/21/24/ML from adjacent land zoned Rural Industrial (RuM3) shall be 28 feet, as shown on Schedule II to By-law 2024-XXX
3. Schedules I and II attached hereto are hereby made part of this By-law.
4. 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.

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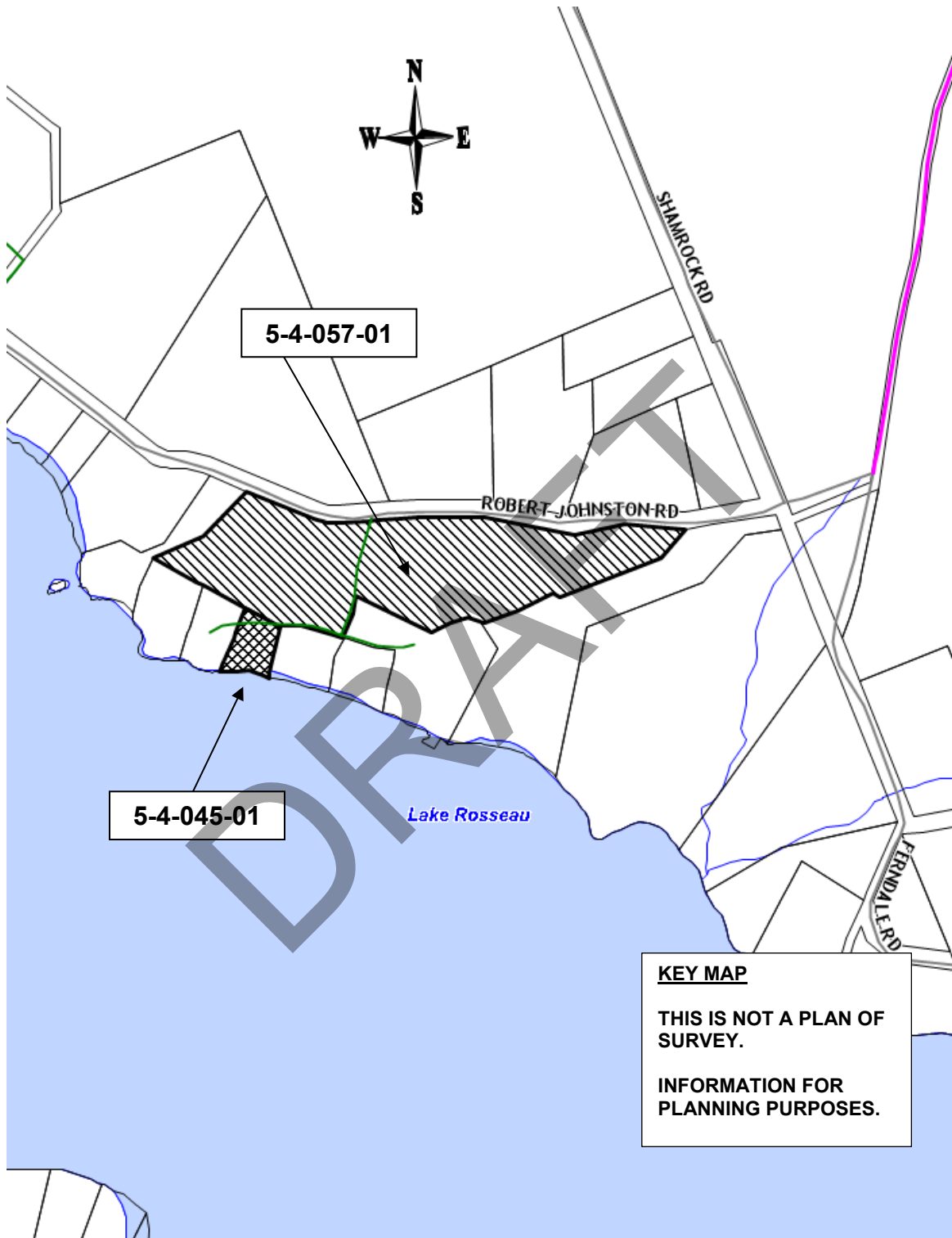
Read a first, second and third time and finally passed this _____ day of _____, 2024.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2024-XXX



KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

PART OF LOT 24 & 25, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCHEDULE II TO DRAFT BY-LAW 2024-XXX

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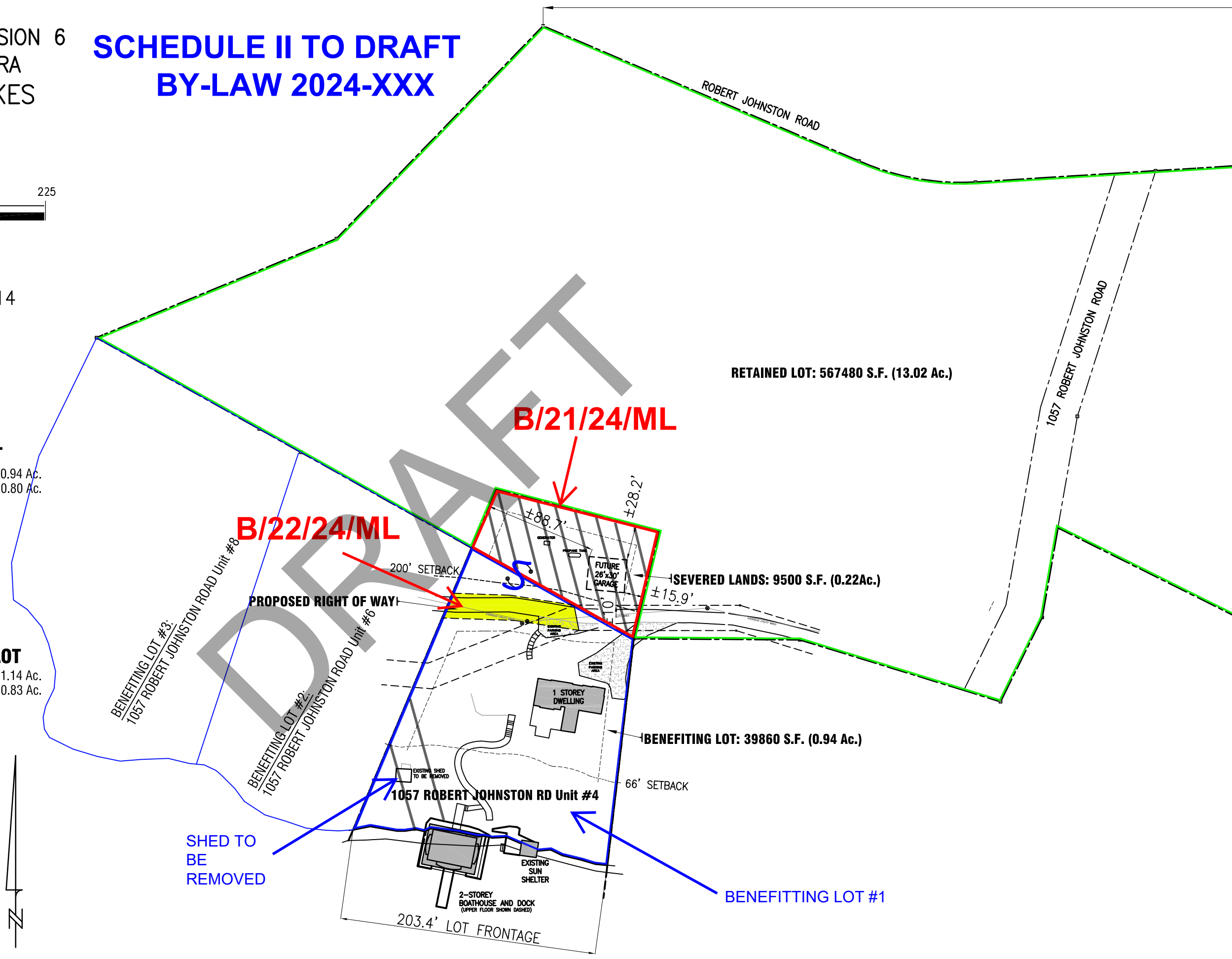
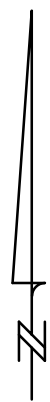
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