



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.**

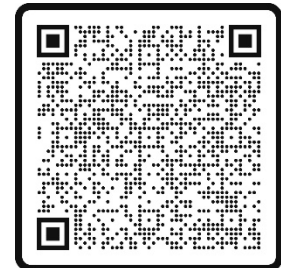
File No.: ZBA-13/24

Roll No.: 8-5-016

By-law: 2024-XX - to be assigned

Owners:	Daniel Baldassaro, Felicia Baldassaro & Matthew Baldassaro 7731 Cameron Court, Niagara Falls, ON., L2H3G9		
Address & Description:	Civic Address Not Assigned Part of Lot 10, Concession 3 (Wood)		
Zoning:	Rural – Area 2 (RU2)	Lake Category: Not Applicable	Schedule: 43
Meeting Date: Thursday, May 16th, 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:

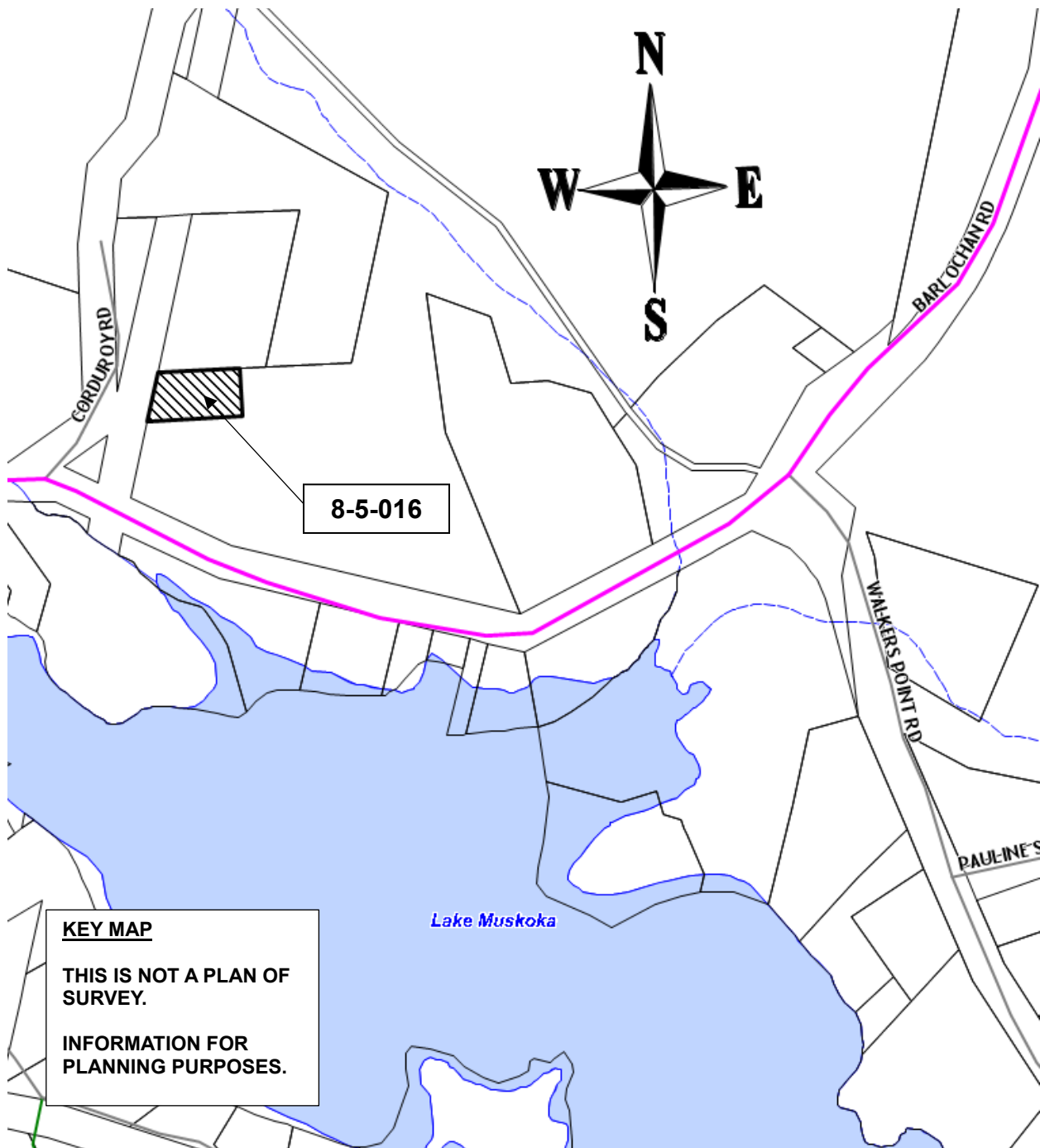
A Zoning By-law Amendment Application has been submitted to recognize an existing lot as a 'building lot'. Upon an intended closure and conveyance of part of an original road allowance identified as Part 1 on the applicants' submitted survey, the lot will have an undersized frontage on Corduroy Road. No development is proposed at this time, however, future compliant development, including a dwelling unit, would be permitted in the future if the original road allowance is closed and conveyed as intended and the application is approved.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	3.4.1 e.	Minimum Lot Frontage	100 ft.	47 ft.	53 ft.

A key map of the subject property, the applicants' survey, 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.

Dated at the Township of Muskoka Lakes this 25th day of April, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



SCHEDULE				
PART	LOT / BLOCK	CONCESSION	PIN	AREA M ²
1	PART OF ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 10 AND 11	3	48033-0767 (LT)	432.4
2	PART OF LOT 10		48033-0465 (LT)	1393.5

PART 1 COMPRISES PART OF PIN 48033-0767 (LT)
 PART 2 COMPRISES ALL OF PIN 48033-0465 (LT)

PLAN 35R-27394

Received and deposited

February 28th, 2024

Dayna Spencer

Representative for the
 Land Registrar for the
 Land Titles Division of
 Muskoka (No.35)

PLAN OF SURVEY
 OF PART OF
LOT 10
CONCESSION 3
 AND PART OF THE
ORIGINAL ROAD ALLOWANCE BETWEEN
LOT 10 AND 11, CONCESSION 3
 (GEOGRAPHIC TOWNSHIP OF WOOD)
TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 250
 5 4 3 2 1 0 5 10 15 Metres
 THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1: 250.

RAIKES GEOMATICS INC.
 2024
 METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048, AND AREAS FROM M² TO FT² BY MULTIPLYING BY 10.7639.

BEARING NOTE
 BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W IN ZONE 17 BASED ON NAD83 (CSRS) (2010 EPOCH).

BEARING ROTATION
 FOR BEARING COMPARISONS, A ROTATION OF 1°03'15" COUNTERCLOCKWISE WAS APPLIED TO D1 AND P1.

DISTANCE NOTE
 DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99974.

- LEGEND
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - IB DENOTES IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
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 - F&B DENOTES FITZMAURICE AND BOYER, OLS
 - NM DENOTES NO MARKING
 - D1 DENOTES INSTRUMENT DM52234
 - P1 DENOTES 35R-19881

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CHECKED BY :	PGD	



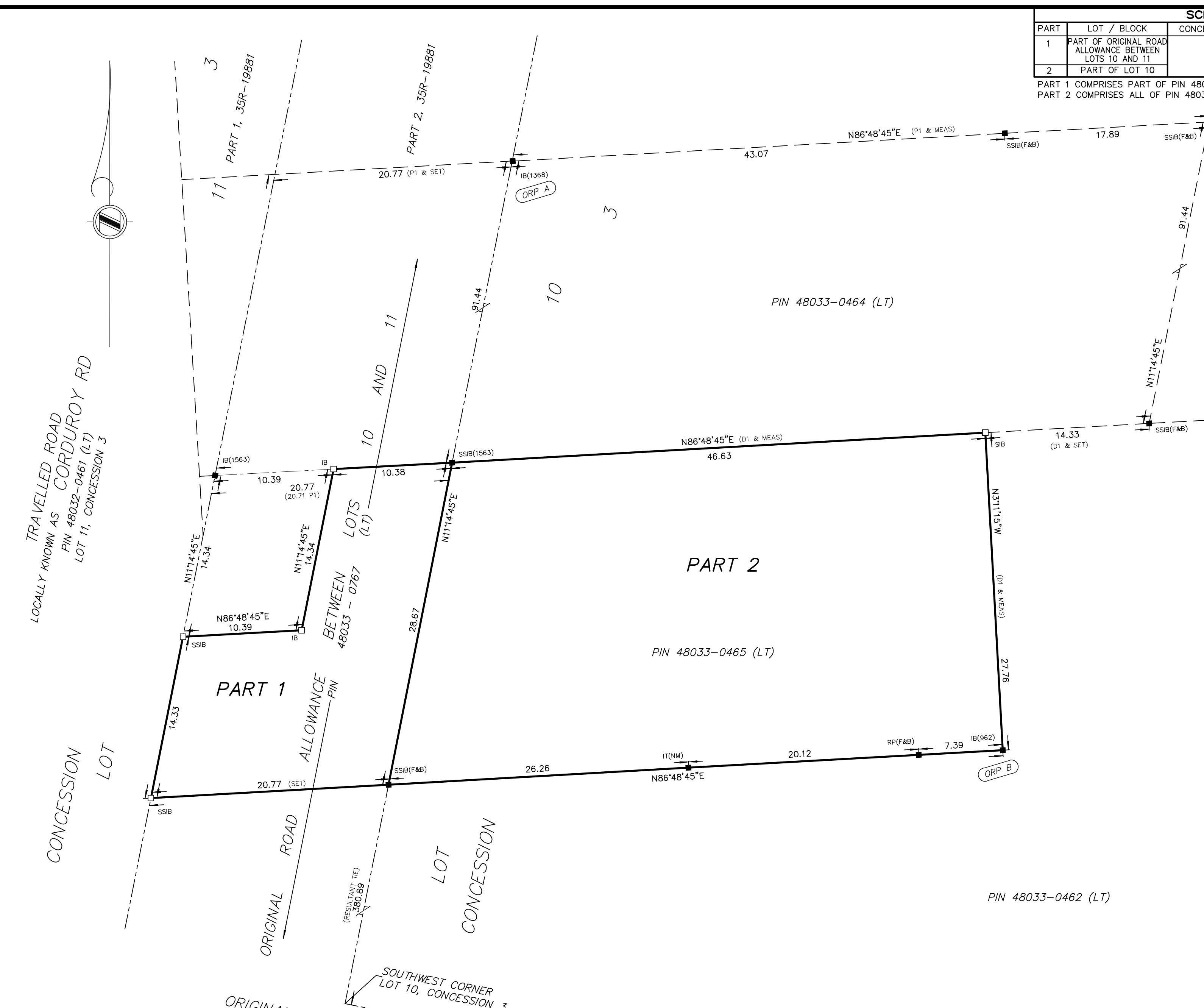
RAIKES
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MIDLAND: 705.526.7552 • 670 Balm Beach Road E., Unit 1, Midland, ON L4R 0J6
 BRACEBRIDGE: 705.645.1732 • 205 Manitoba Street, Unit 2 Bracebridge, ON P1L 1S3
 BARRIE: 705.722.6222
 MUSKOKA/PARRY SOUND: 705.640.7552
 GREY/BRUCE: 519.534.1150
 INFO@SURVEY4U.COM
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OBSERVED REFERENCE POINTS (ORPs) ARE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 (81° LONGITUDE) NAD83 CSRS (2010 EPOCH) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG 216/10

UTM NAD83 CSRS COORDINATE TABLE		
POINT ID	NORTHING	EASTING
ORP A	4986669.73	618882.62
ORP B	4986554.99	618912.84

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 14th DAY OF FEBRUARY, 2024.

FEBRUARY 21 2024
 DATE

 PETER T. RAIKES, BSc., CLS, MRICS, P.Surv
 ONTARIO LAND SURVEYOR

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 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. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:

87-XXXX i) The land affected by this amendment is described as Part of Lot 10, Concession 3, (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2024-XXX.

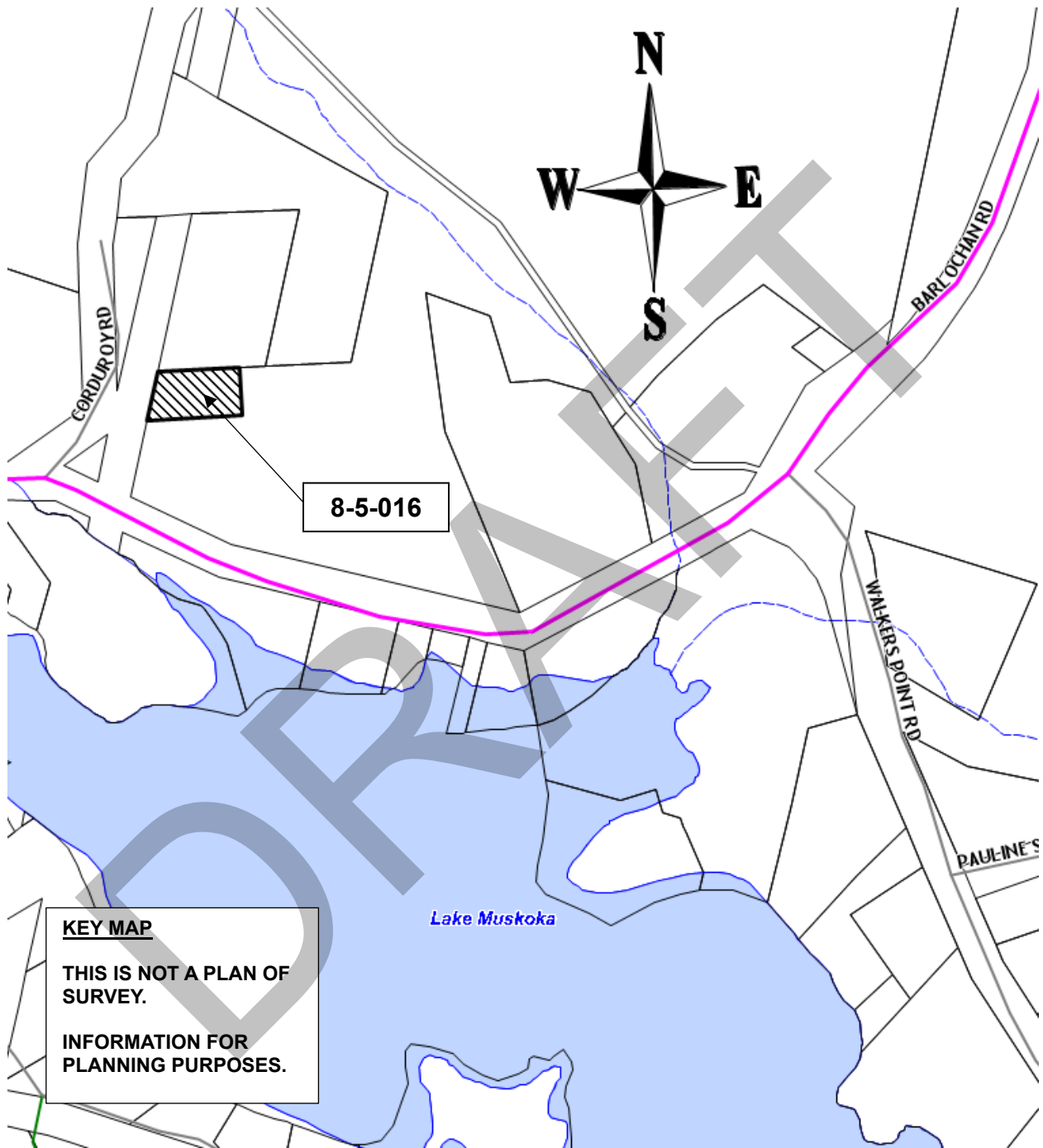
ii) Despite the provisions of Section 3.4.1 e. of By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage on Corduroy Road shall be 47 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.
2. Schedules I and II, attached hereto are hereby 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



KEY MAP

THIS IS NOT A PLAN OF SURVEY.

INFORMATION FOR PLANNING PURPOSES.

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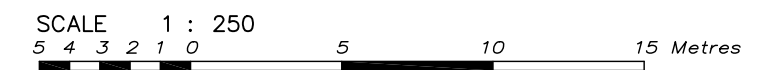
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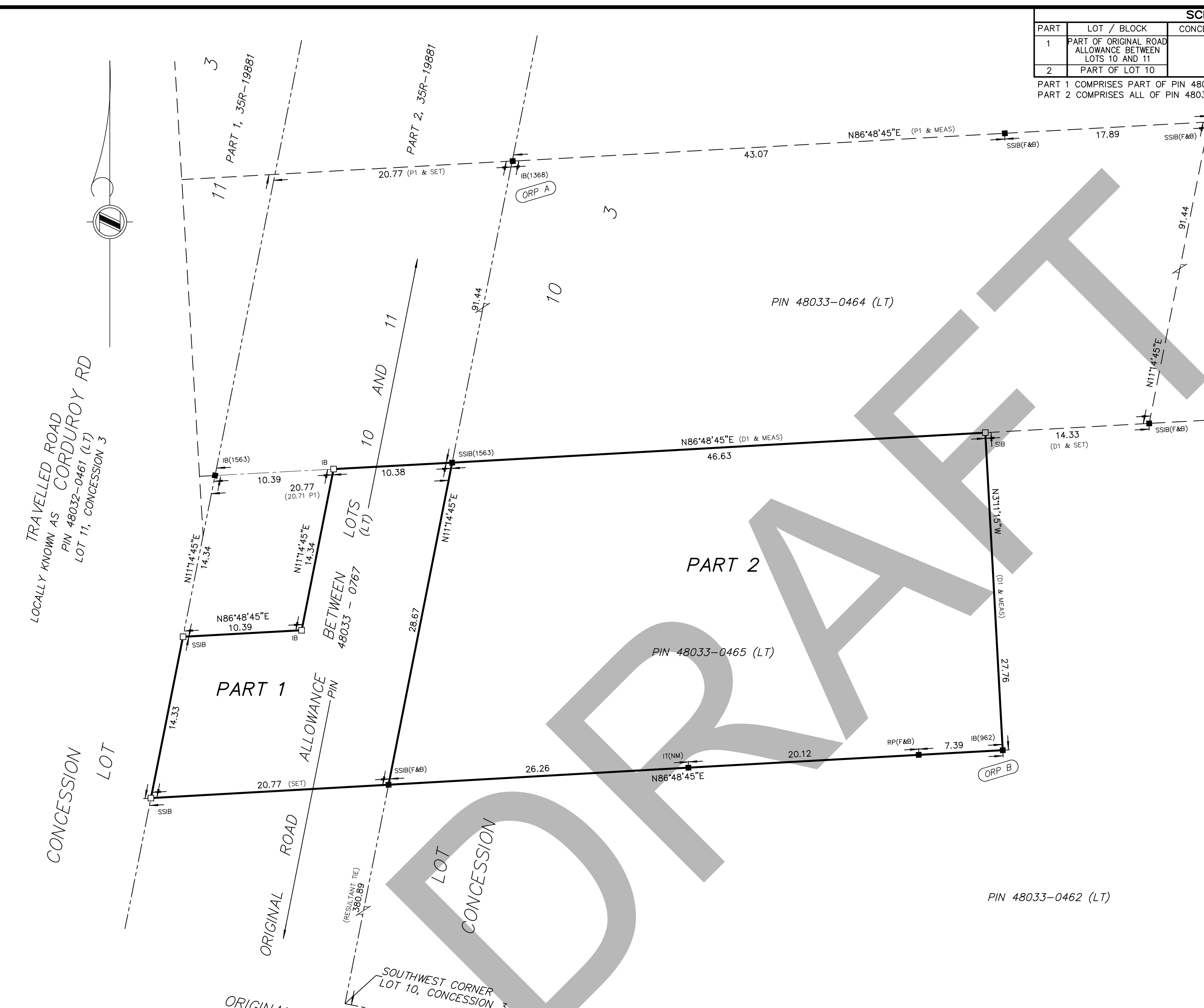
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 ONTARIO LAND SURVEYOR

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSION 3 AND 4