



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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

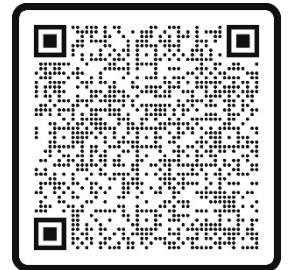
Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Consent and Amendment to Zoning By-law 2014-14 pursuant to Sections 53 and 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

**File No.: B/129/21/ML &  
ZBA-29/24**  
**Roll No.: 2-26-085-04**  
**By-law: To Be Assigned**

<b>Owner:</b>	Jeremy Lamb, 114 Peacock Bay Road, Huntsville, ON, P1H 2J2		
<b>Address &amp; Description:</b>	1073 Rosseau Lake Road #1 Part of Lot 23, Concession 13, Part 1, Plan 35R-26320, (Watt)		
<b>Zoning:</b>	Rural – Residential Hamlet (RURH)	Lake: Not Applicable	Schedules: 15 & 16

**Meeting Date: Thursday, September 12th, 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:

Committee of Adjustment decided to adjourn the above noted application on March 14, 2022, for a Scoped Environmental Impact Study (EIS) to demonstrate that the Severed Lot of Consent Application B/129/21/ML can be developed for residential purposes without negatively impacting natural heritage features and functions. Following this adjournment, an EIS has been submitted. A Zoning By-law Amendment Application (ZBA-29/24) has been submitted to implement the recommendations of the Scoped EIS, including that part of the subject property be rezoned from Rural Residential Hamlet (RURH) to Environmental Protection (EP1).

A Consent/Severance Application (B/129/21/ML) has been submitted to create one additional lot. The Severed Lot is vacant and compliant residential development will be permitted in the future. The Retained Lot contains a dwelling, accessory buildings/structures, and a private on-site sewage disposal system. No changes are proposed on the Retained Lot at this time.

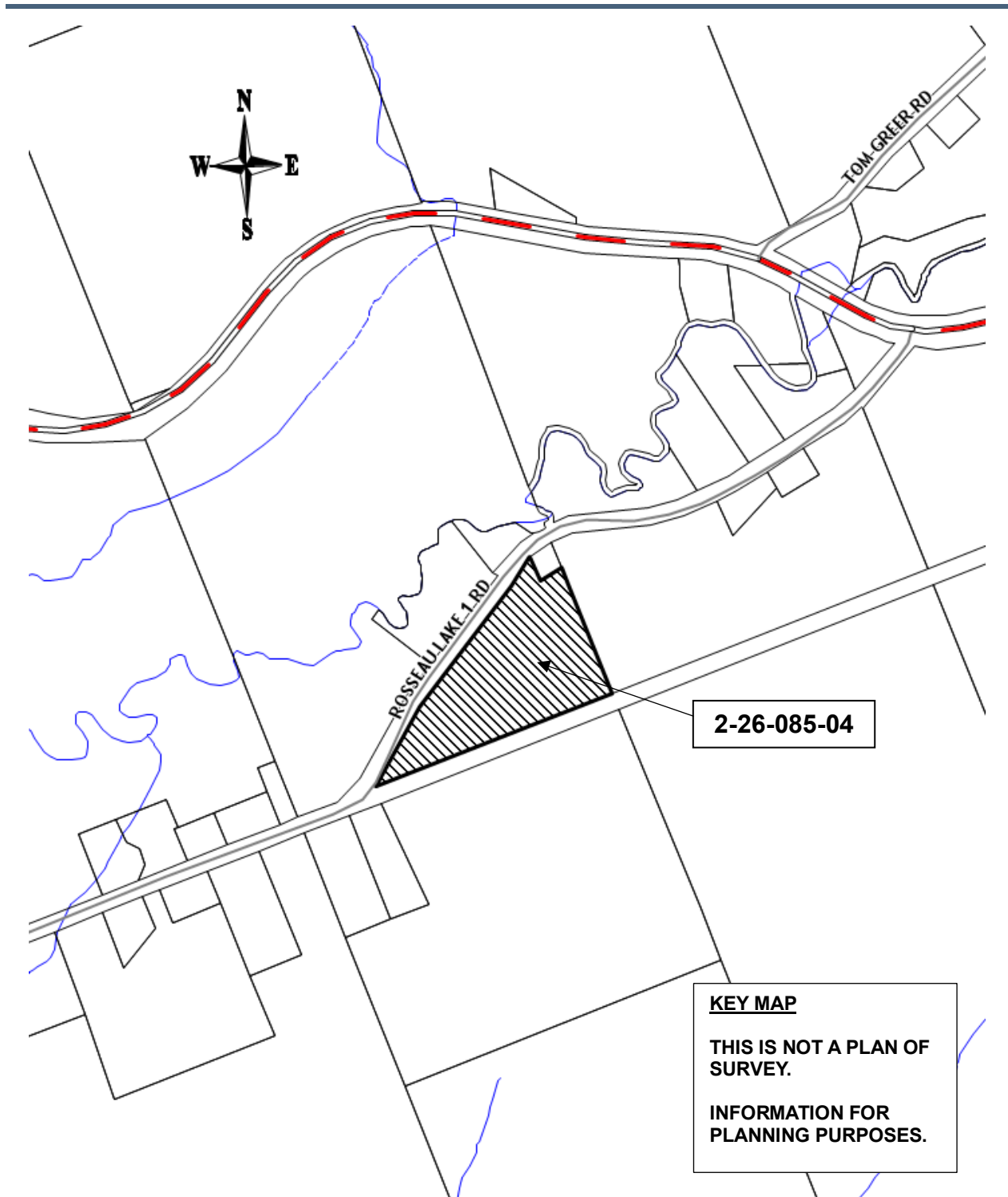


Existing Zoning (RURH) Permitted Uses	Proposed Zoning (EP1) Permitted Uses
<p><u>Main Uses:</u></p> <ul style="list-style-type: none"><li>• Bed &amp; Breakfast</li><li>• Conservation</li><li>• Residential – Dwelling Unit</li><li>• Open Space Recreation</li><li>• Rooming Houses</li></ul> <p><u>Accessory Uses:</u></p> <ul style="list-style-type: none"><li>• Residential – Secondary Dwelling Unit</li><li>• Home Based Business</li></ul>	<ul style="list-style-type: none"><li>• Conservation</li></ul>

A key map of the subject property, the applicant's consent and zoning sketches, 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](mailto: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](mailto: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.

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### **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](http://www.muskokalakes.ca/zoom)

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled meeting.

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### **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](http://www.muskokalakes.ca)

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**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 & 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



Notice of Public Meeting  
B/129/21/ML, ZBA-29/24, Lamb

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.

Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

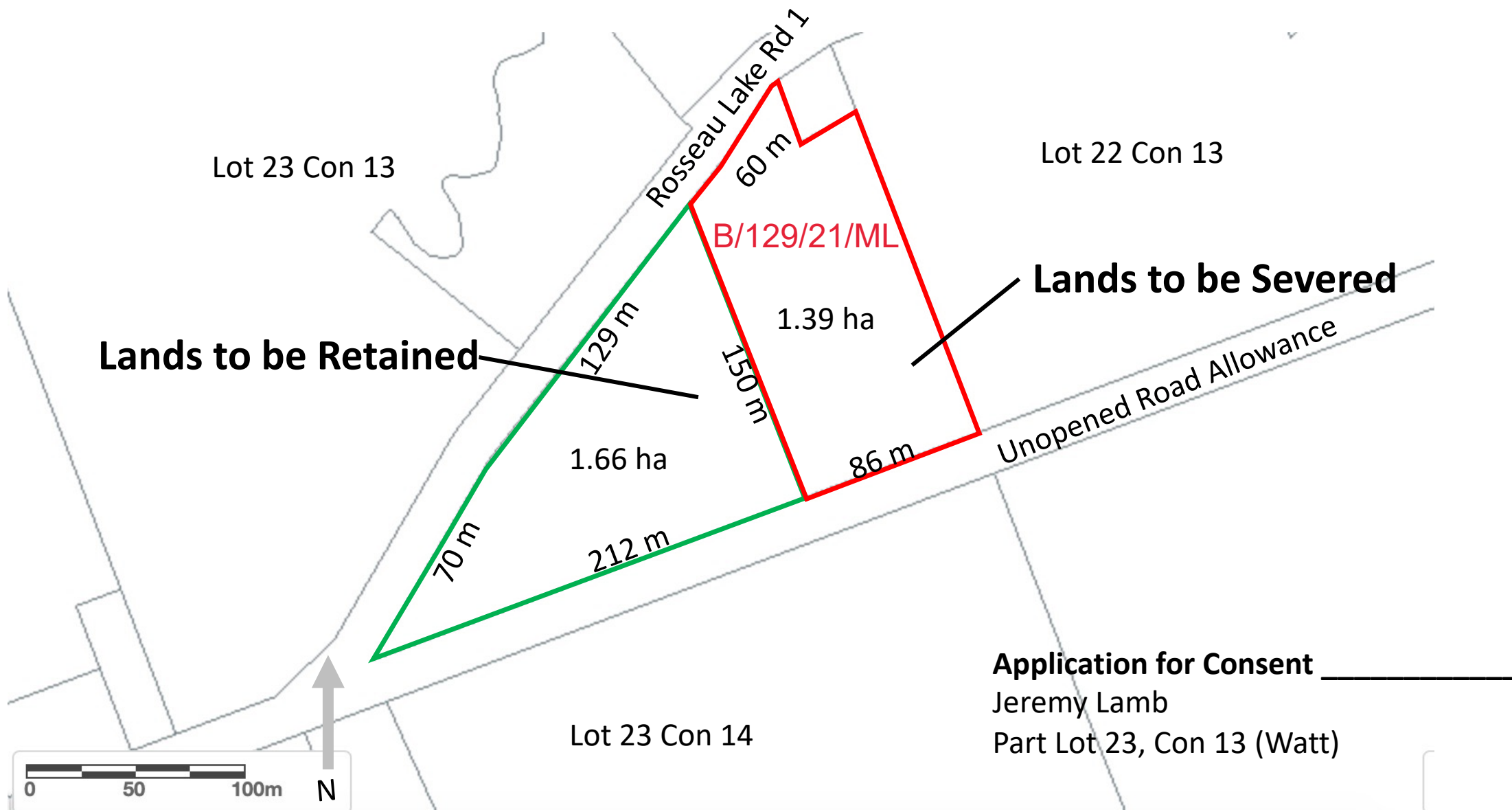
Dated at the Township of Muskoka Lakes this 22<sup>nd</sup> day of August, 2024.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes



CONSENT SKETCH

NOT TO SCALE





# REZONING SKETCH

NOT TO SCALE



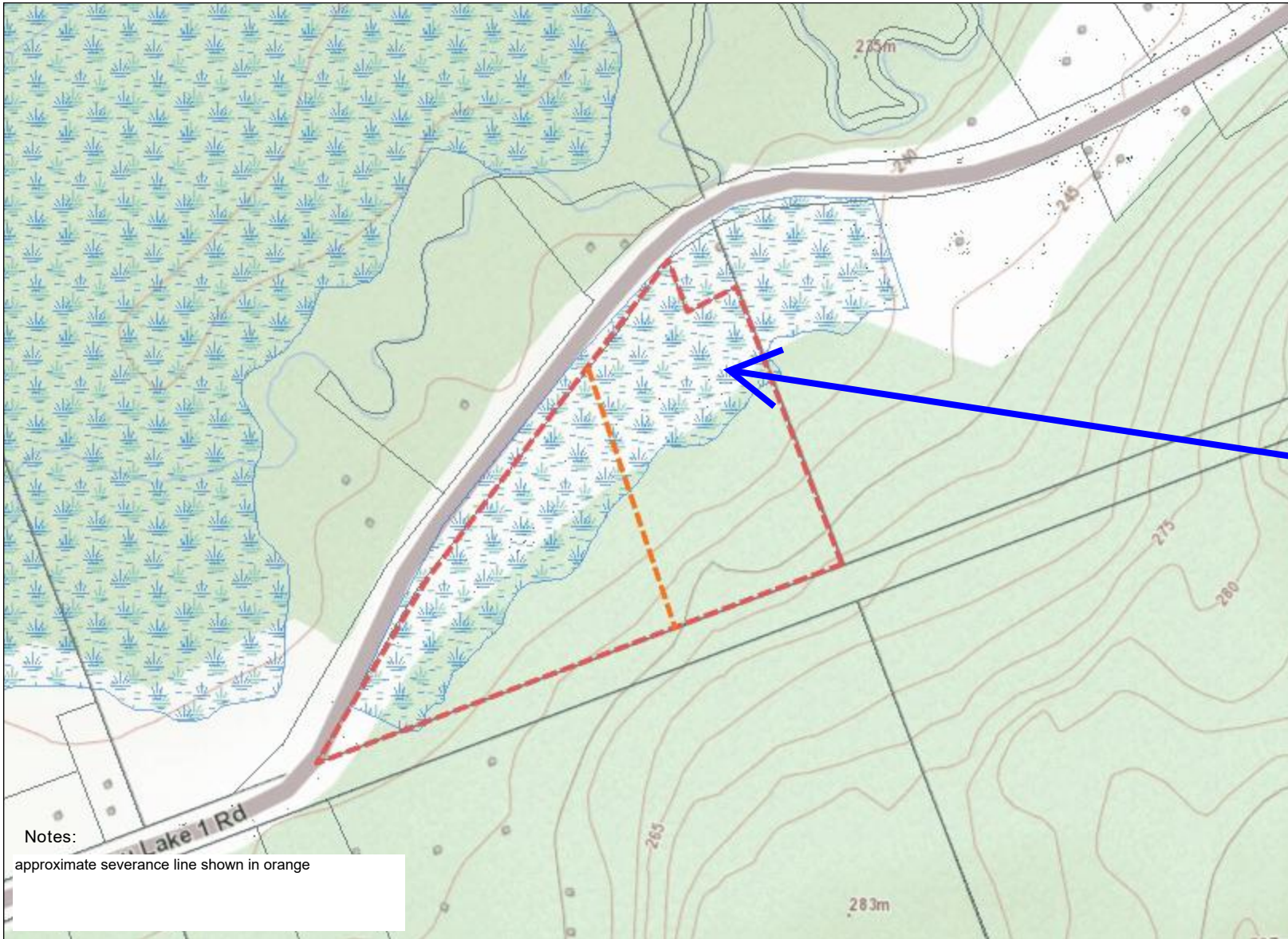
Ministry of Natural Resources and Forestry  
Make-a-Map: Natural Heritage Areas

## 1073 Rosseau Lake Road 1

Map created:4/17/2024

### Legend

- Assessment Parcel
- ANSI**
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
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**EXISTING WETLAND TO BE REZONED TO EP1**

#### Notes:

approximate severance line shown in orange

0.2      0      0.08      0.2 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.

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FOR INFORMATIONAL PURPOSES





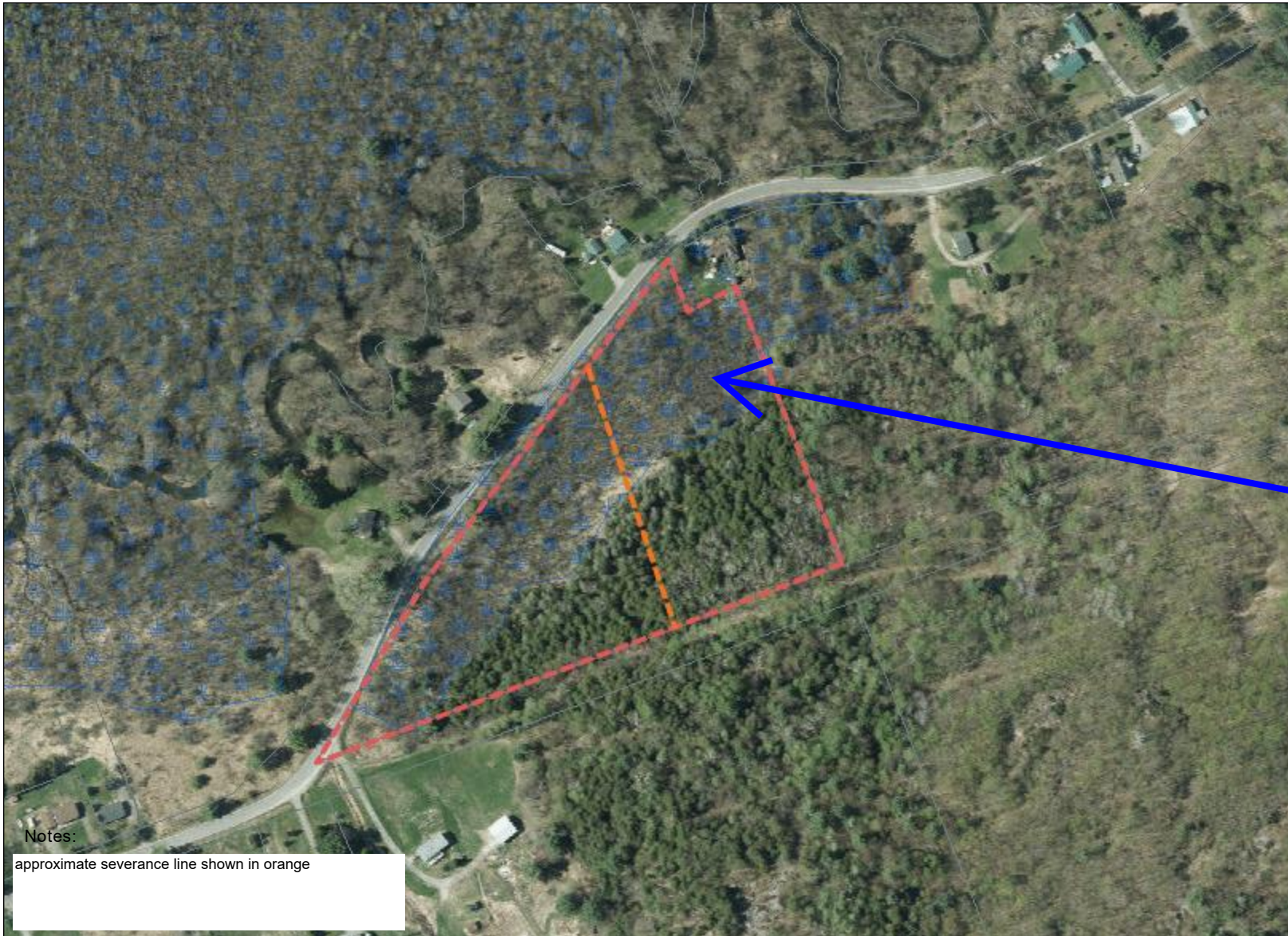
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Ministry of Natural Resources and Forestry  
Make-a-Map: Natural Heritage Areas

Figure 1. Site Plan Schematic, 10/3 Rosseau Lake  
Road 1 Severance  
Map created: 4/18/2024



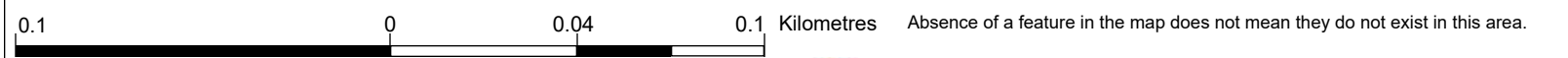
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**THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES**

**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:

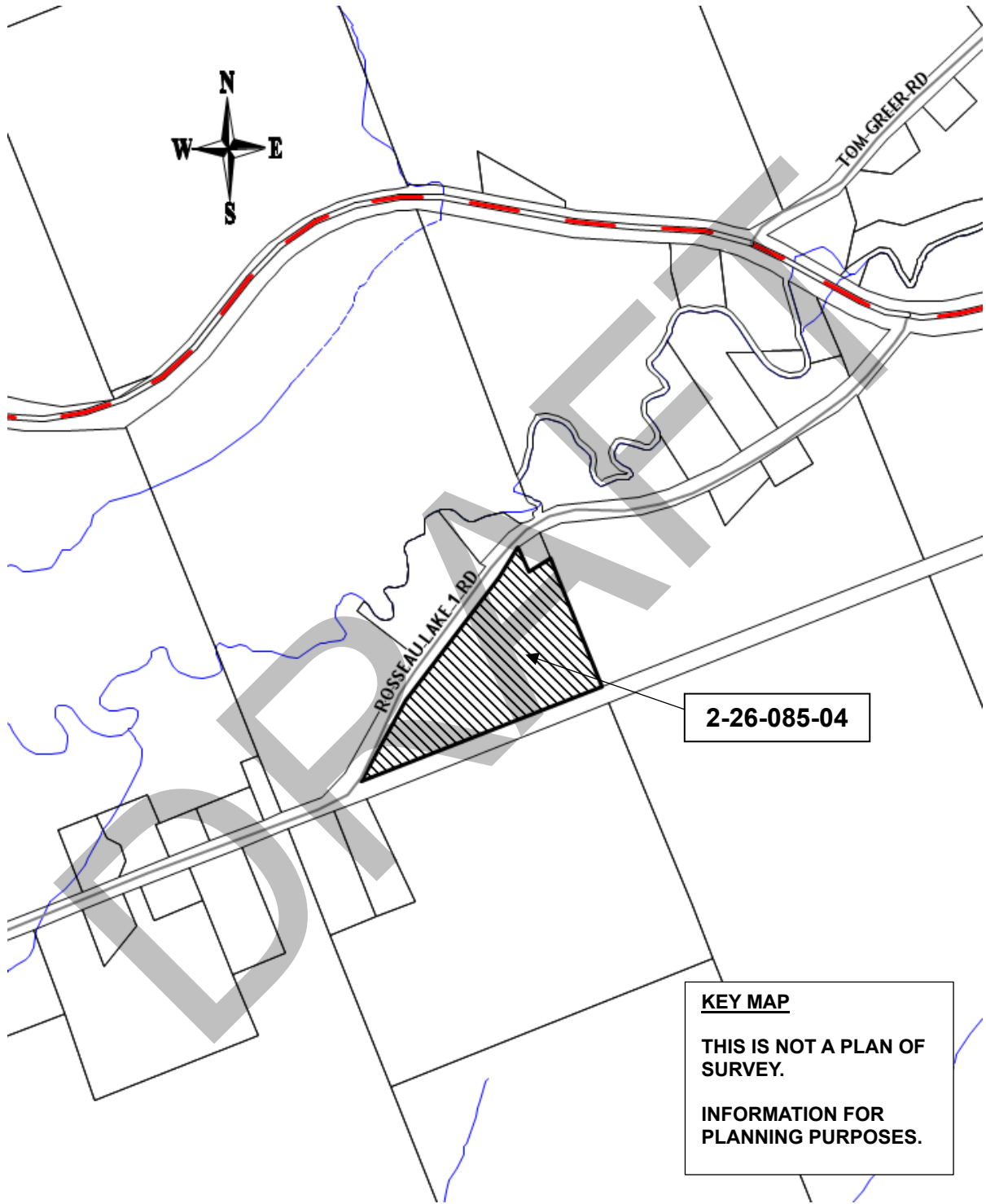
1. Schedules 15 and 16 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 23, Concession 13, Part 1, Plan 35R-26320 (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched on Schedule II to By-law 2024-XXX, from Rural Residential - Hamlet (RURH) to Environmental Protection (EP1).
2. 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 Lot 23, Concession 13, Part 1, Plan 35R-26320 (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2024-XXX.
  - ii) For those lands above, the permitted development envelopes for the Severed Lot in Consent Application B/129/21/ML shall be limited to the extent and locations shown on Schedules III and IV to By-law 2024-XXX.
3. Schedules I, II, III and IV 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.

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**







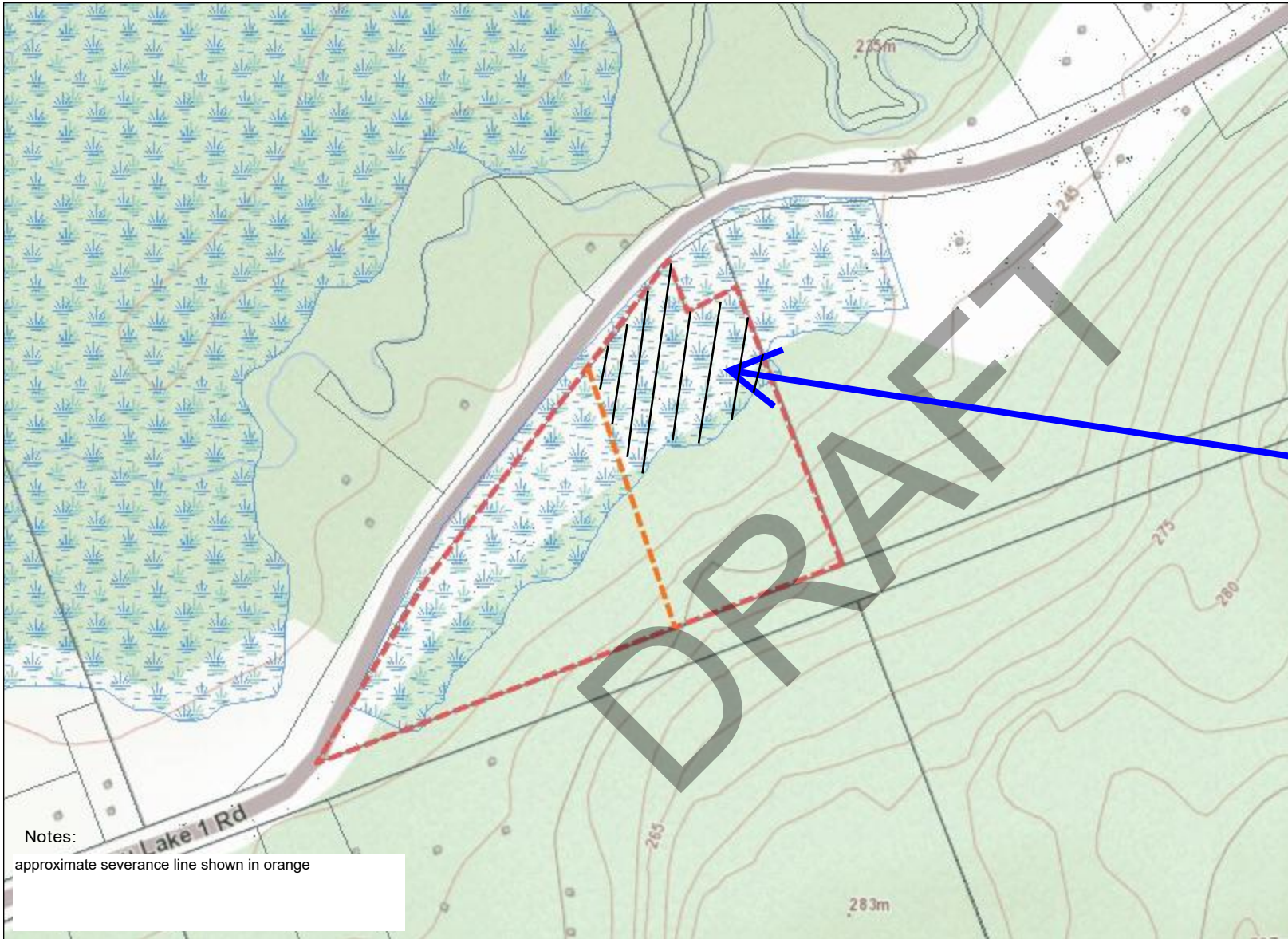
Ministry of Natural Resources and Forestry  
Make-a-Map: Natural Heritage Areas

1073 Rosseau Lake Road 1

Map created:4/17/2024

Legend

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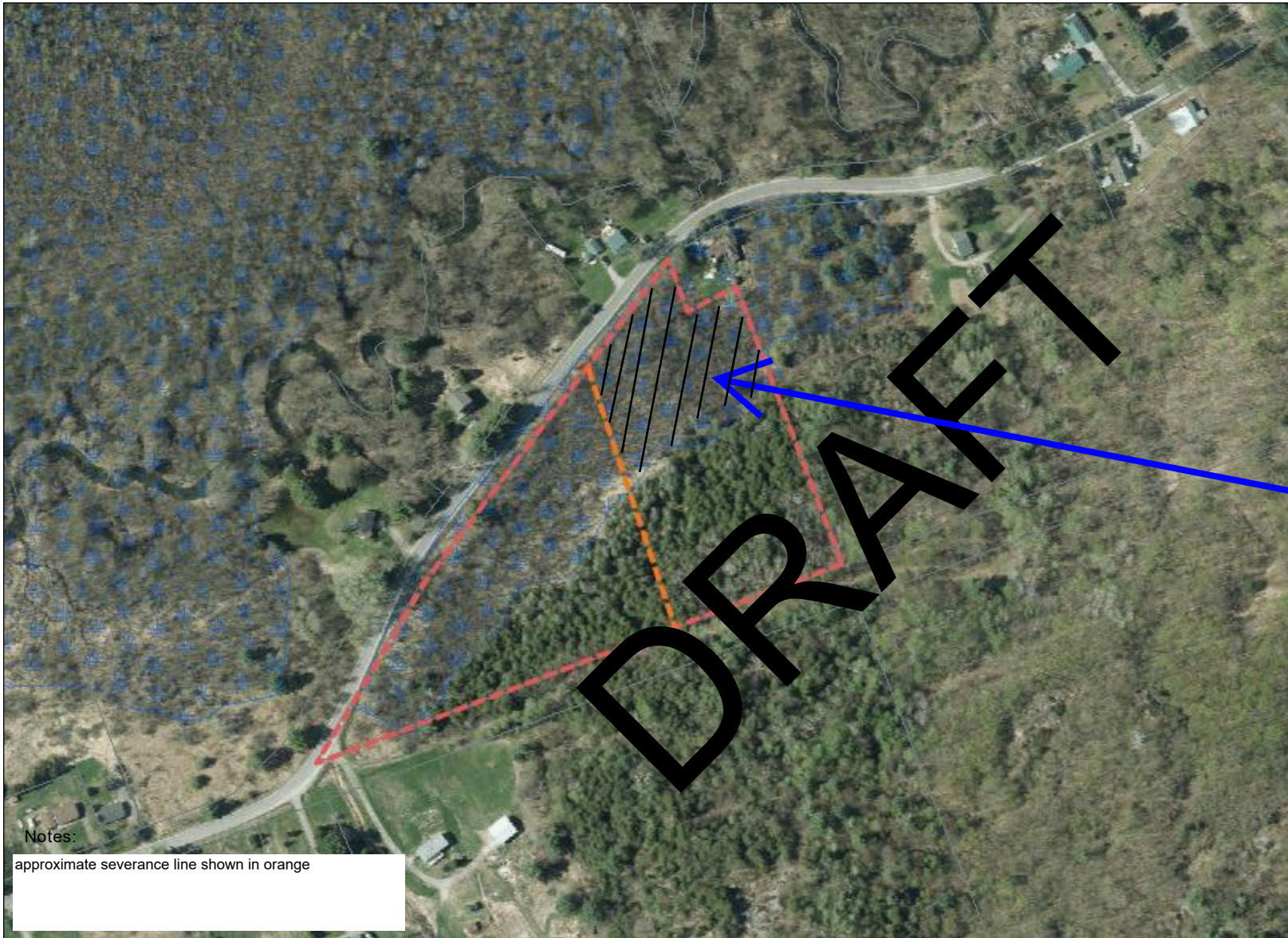
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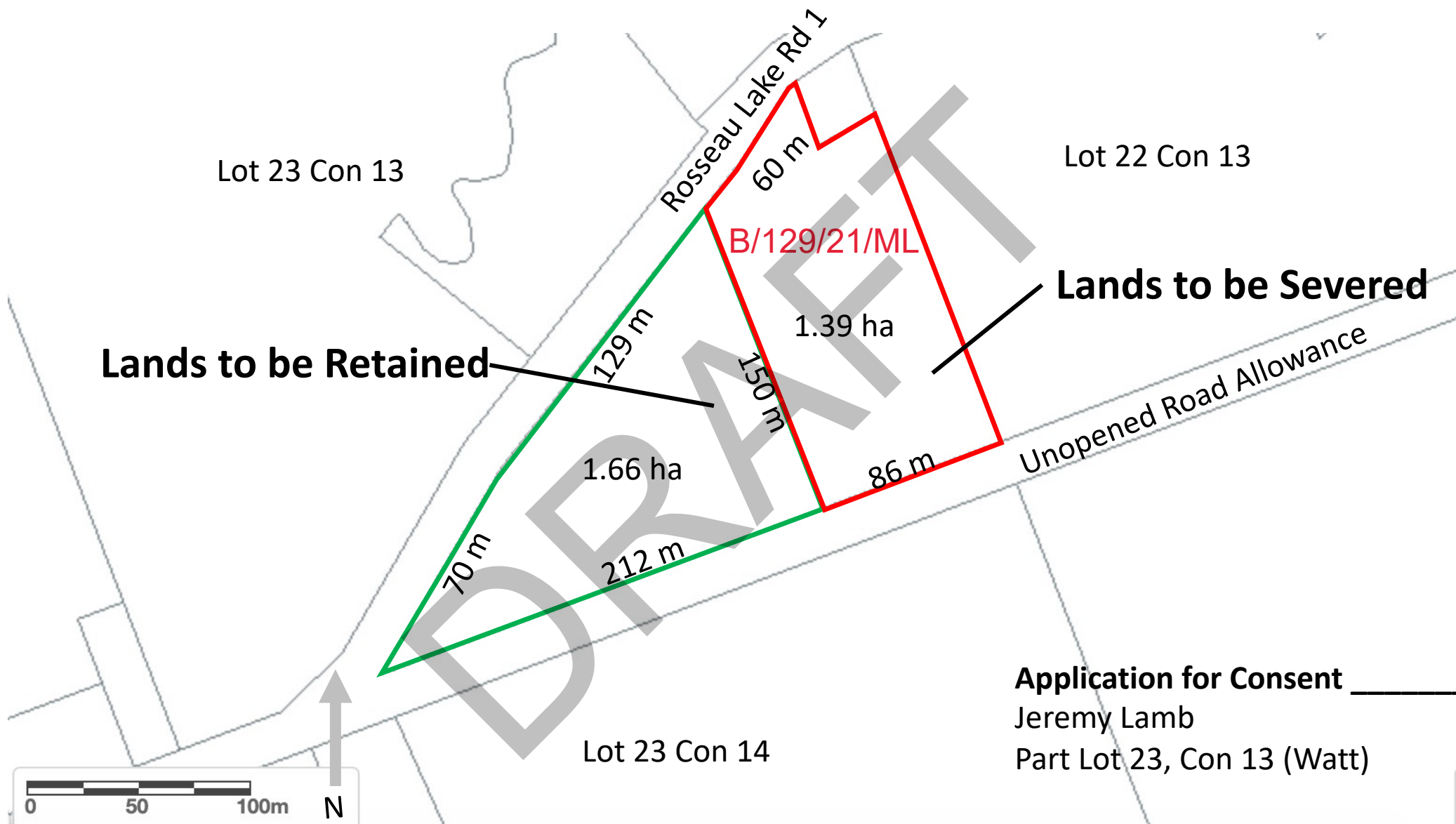
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**Application for Consent** \_\_\_\_\_  
Jeremy Lamb  
Part Lot 23, Con 13 (Watt)



**Figure 1. Site Plan Schematic, 10/3 Rosseau Lake Road 1 Severance**  
 Map created: 4/18/2024



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