



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.**

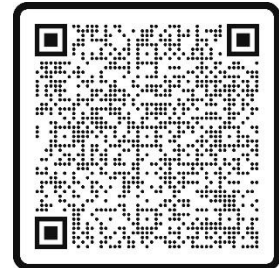
File No.: B/15/23/ML & ZBA-42/24

Roll No.: 6-1-034

By-law No.: To Be Assigned

Owner:	R.L.H. Holdings Incorporated, c/o Rodney Hughes, 20 Wrenson Road, Toronto, ON, M4L 2G4		
Address & Description:	2101 Lake Muskoka Shore Part of Lot 24, Concession 3, Parts 3 to 5, Plan 35R-11498, (Wood)		
Zoning:	Waterfront Residential (WR5-7)	Lake Muskoka (Category 1)	Schedule: 42
Meeting Date: Thursday, November, 14th, 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 Consent/Severance Application (B/15/23/ML) has been submitted by RLH Holdings Inc. to sever a portion of their property (Severed Lot) and to add it to an abutting lot to the west (Benefitting Lot) in the ownership of Stephen K. Benson. The Severed Lot is vacant. The Retained Lot and the Benefitting Lot each contain a dwelling and accessory structures. Please note that the Application constitutes a change in common lot lines. No new lots are being created.

A concurrent Zoning By-law Amendment Application (ZBA-42/24) has also been submitted to provide an exemption from the Waterfront Residential (WR5-7) Zone minimum lot area requirement for the Retained Lot in Application B/15/23/ML.



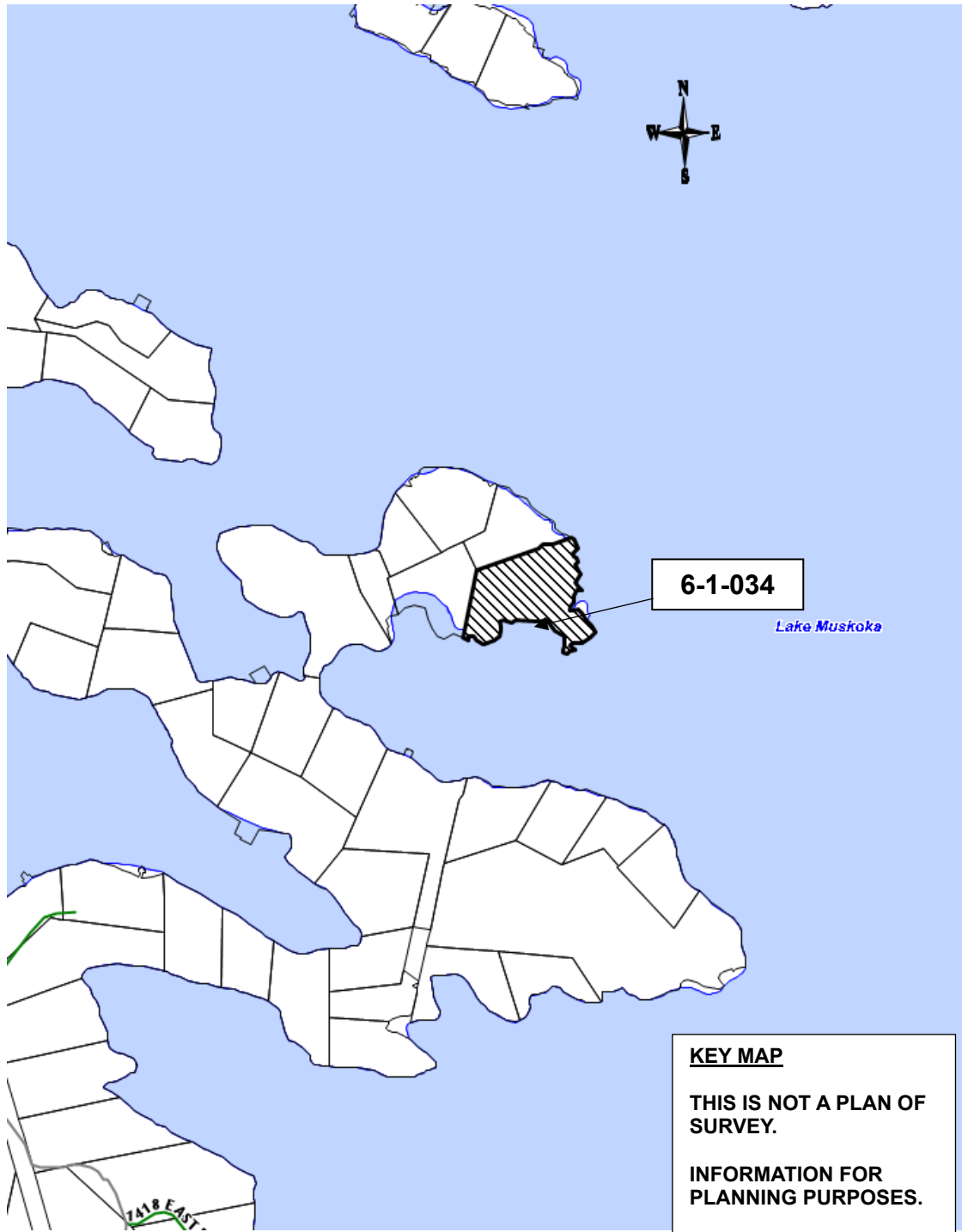
Notice of Public Meeting
B/15/23/ML, ZBA-42/24, R.L.H. Holdings Incorporated

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	4.1.3.14	Minimum Lot Area for Lots Zoned WR5 and Accessible By Water Only	2.0 acres	1.7 acres	0.3 acres

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 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/15/23/ML, ZBA-42/24, R.L.H. Holdings Incorporated

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 22nd day of October, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



CONSENT SKETCH

PLAN OF SURVEY OF
PART OF LOT 24, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF WOOD
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 500
0 10 20 40 METRES
C. D. BUNKER, O.L.S.
2023

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS ARE UTM GRID (NAD83 CSRS EPOCH 2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 17 (81°00' LONGITUDE) AND ARE DERIVED BY GNSS OBSERVATIONS USING REAL-TIME NETWORK METHODS, WITH ORFS A & B HAVING A GRID BEARING OF N78°19'40" BETWEEN THEM.

NOTE: FOR BEARING COMPARISONS, A ROTATION OF 0°10'10" COUNTERCLOCKWISE WAS APPLIED TO PLAN 35R-1149R, 35R-1952A AND 35R-7444 TO CONVERT TO UTM BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GRID DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999724.

CURRENT IRREGULAR FRONTAGE=114.1			TOTAL IRREGULAR FRONTAGE=325.5		
AREA TABLE			AREA TABLE		
DESCRIPTION	AREA	PIN	DESCRIPTION	AREA	PIN
PIN 48031-0237 (LT)	5108 Sq.m.		PIN 48031-0239 (LT)	7562 Sq.m.	
DRY LAND PORTION	4850 Sq.m.		DRY LAND PORTION	612.5 Sq.m.	
LOT FRONT 61m	4850 Sq.m.		FRAME DWELLING #1	82.5 Sq.m.	
FRAME DWELLING	19.8 Sq.m.		FRAME DWELLING #2	64.2 Sq.m.	
DECKS + DWELLING	74.2 Sq.m.		DECK + DWELLING #1	15.2 Sq.m.	
BUNNAGE	1.4 Sq.m.		DECK + DWELLING #2	40.8 Sq.m.	
BOATHOUSE	112.9 Sq.m.		DOCK	70.8 Sq.m.	
DOCK	119.4 Sq.m.		PRIVATE	1.8 Sq.m.	
PRIVATE	1.8 Sq.m.				

DECK AREAS INCLUDE STEPS

PROPOSED SEVERED AREA = 1090 Sq.m.

SITE BENCHMARK IS THE RP NEAR THE NORTHEASTERLY CORNER OF PART 3 PLAN 35R-1149R HAVING AN ELEVATION OF 226.70 COVD28.

ELEVATIONS REPORTED HEREON ARE REFERRED TO THE GEODETIC DATUM COORDS (CANADIAN GEODETIC VERTICAL DATUM 1928) FRAMEWORK, AND ARE DERIVED FROM REDUNDANT GNSS OBSERVATIONS.

LEGEND

SSB DENOTES STANDARD IRON BAR (0.025mX0.025mX1.2m)

SSBB DENOTES SHORT STANDARD IRON BAR (0.025mX0.025mX0.60m)

IB DENOTES IRON BAR (0.016mX0.016mX0.60m)

RR DENOTES ROCK ROOST (ROCK ANCHOR AND BOLT WITH CAP)

RP DENOTES ROCK PILE (ROCK ANCHOR)

SE (P) DENOTES IRON BUSH (0.025mX0.025mX0.60m)

SE (R) DENOTES PLAN 35R-1952A

SE (L) DENOTES PLAN 35R-1149R

SM DENOTES FOUND SURVEY MONUMENT

SP DENOTES PLANTED SURVEY MONUMENT

HB DENOTES HYDRO BELL POLE

FB DENOTES FITZMAURICE & BOYER

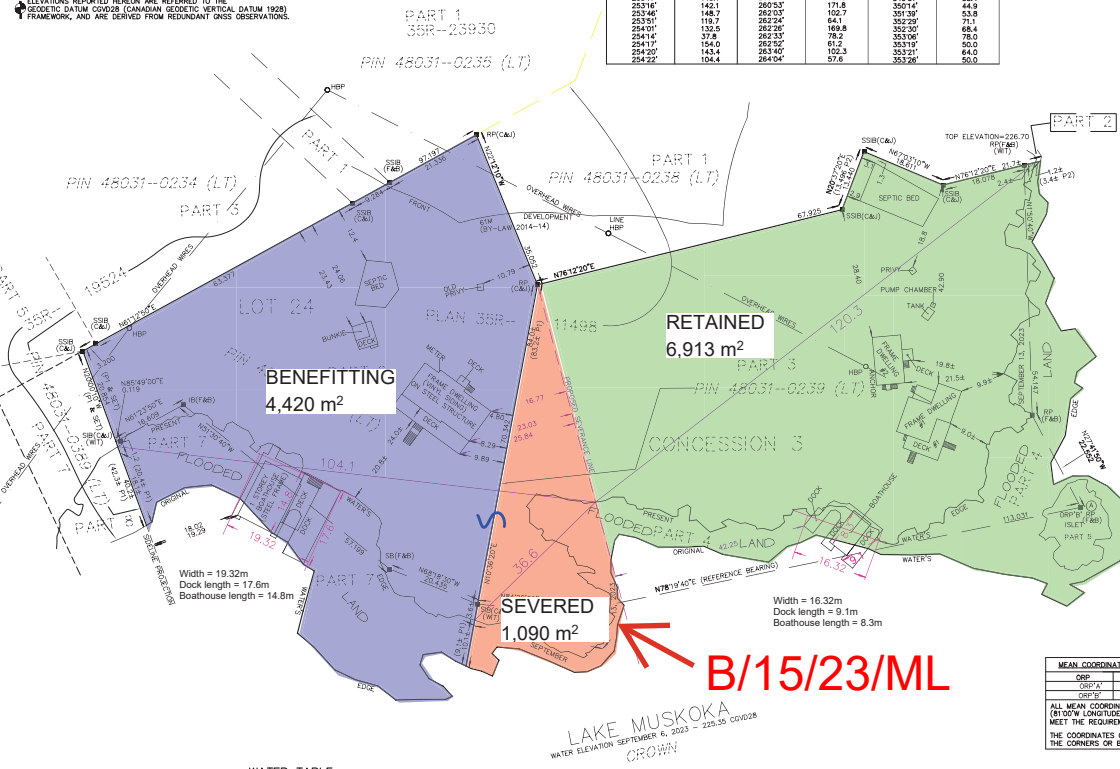
CB DENOTES COOTE HILEY JEMMETT LIMITED

HP DENOTES OBSERVED REFERENCE POINT

LAKE MUSKOKA

THE LIMIT DENOTED AS "ORIGINAL WATER'S EDGE" OF LAKE MUSKOKA AS SHOWN HEREON (ESTABLISHED BY SOUNDINGS TO A CONTOUR ELEVATION 224.86 COVD28) IS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE INSTANT THE WATER WAS RAISED BY THE CONSTRUCTION OF THE DAM AT BALA. THIS IS ALSO THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WOOD.

THE LEVEL OF LAKE MUSKOKA IS CONTROLLED BY THE DAM AT BALA.



WATER TABLE

RADIAL TIES TO ORIGINAL WATER'S EDGE FROM STATION @

AZIMUTH	DISTANCE	AZIMUTH	DISTANCE	AZIMUTH	DISTANCE	AZIMUTH	DISTANCE
1759°	25.8	224°40'	134.4	264°09'	82.1	335°37'	38.4
93°3'	32.9	255°12'	136.5	264°09'	85.7	335°40'	38.4
145°46'	6.1	255°17'	140.3	264°10'	86.9	335°42'	38.4
31°05'	3.7	255°17'	130.3	265°15'	166.5	336°42'	23.6
36°30'	4.5	255°17'	103.3	265°15'	166.5	336°42'	23.6
45°31'	4.6	255°17'	103.3	265°15'	166.5	336°42'	23.6
51°06'	3.9	255°17'	103.3	265°15'	166.5	336°42'	23.6
69°24'	4.8	255°17'	103.3	265°15'	166.5	336°42'	23.6
87°28'	4.4	255°17'	103.3	265°15'	166.5	336°42'	23.6
105°00'	4.2	255°17'	103.3	265°15'	166.5	336°42'	23.6
122°38'	4.9	255°17'	103.3	265°15'	166.5	336°42'	23.6
136°46'	8.1	255°17'	103.3	265°15'	166.5	336°42'	23.6
150°31'	7.3	255°17'	103.3	265°15'	166.5	336°42'	23.6
164°48'	11.8	255°17'	103.3	265°15'	166.5	336°42'	23.6
174°30'	15.7	255°17'	103.3	265°15'	166.5	336°42'	23.6
187°28'	12.3	255°17'	103.3	265°15'	166.5	336°42'	23.6
195°00'	13.1	255°17'	103.3	265°15'	166.5	336°42'	23.6
198°46'	13.6	255°17'	103.3	265°15'	166.5	336°42'	23.6
203°17'	13.0	255°17'	103.3	265°15'	166.5	336°42'	23.6

PLAN 35R-

RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES ACT

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: _____

C. D. BUNKER

PART	LOT	CONCESSION	PIN	AREA
1	LOT 23	4	PART OF 48031-0239	
2				

MEAN COORDINATE TABLE (UTM GRID NAD83 CSRS EPOCH 2010)

GRP	NORTHING	EASTING	DESCRIPTION
GRP "A"	4988345.87	613525.11	RP
GRP "B"	4988368.71	613535.77	RP

ALL MEAN COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81°00' LONGITUDE) NAD83 CSRS AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF (RURAL) AREA AT A 95% CONFIDENCE LEVEL.

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 18TH DAY OF SEPTEMBER, 2023.

DATE: _____

C. D. BUNKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION NUMBER V-64400.

T. A. BUNKER SURVEYING LTD.
150 JOHN ST. N. GRAVENHURST, ONTARIO, P. O. BOX 1180, PIP 1V4
705-687-5883
www.BunkerSurveying.ca
FS 368/41 FILE 5467

WATER TABLE

RADIAL TIES TO PRESENT WATER'S EDGE FROM STATION @ - SEPTEMBER 13, 2023

PRESENT WATER'S EDGE																							
AZIMUTH	DISTANCE	AZIMUTH	DISTANCE	AZIMUTH	DISTANCE	AZIMUTH	DISTANCE	AZIMUTH	DISTANCE	AZIMUTH	DISTANCE	AZIMUTH	DISTANCE	AZIMUTH	DISTANCE								
102°	6.1	207°52'	9.4	256°13'	121.7	281°07'	34.6	280°50'	35.8	288°30'	7.2	270°27'	107.5	273°51'	169.5	275°50'	183.8	319°02'	23.1	339°07'	38.6	350°27'	51.7
143°07'	8.1	208°30'	8.5	256°50'	103.6	281°07'	40.0	281°00'	36.8	288°40'	68.3	270°29'	86.1	273°53'	172.2	275°36'	183.7	319°46'	21.1	340°42'	41.2	350°37'	61.3
145°46'	4.5	210°48'	11.3	257°10'	123.0	281°17'	108.0	281°07'	40.0	288°41'	75.4	270°33'	105.9	273°58'	170.9	275°41'	188.9	323°37'	23.7	341°50'	42.0	350°37'	71.2
31°05'	3.7	223°18'	6.5	257°28'	104.5	281°28'	108.0	281°17'	108.0	288°41'	87.2	270°43'	109.0	274°00'	173.1	275°42'	197.2	324°04'	24.0	344°07'	48.1	350°50'	71.0
36°30'	4.5	226°19'	9.3	257°33'	125.4	281°33'	133.5	281°29'	108.0	288°54'	23.9	270°44'	108.3	274°08'	207.5	275°43'	204.28'	324°28'	26.5	344°30'	61.9	351°09'	71.9
45°31'	4.6	228°53'	10.5	258°42'	8.5	281°33'	144.9	281°33'	133.5	289°05'	107.1	270°46'	107.1	274°08'	211.0	275°46'	184.6	325°58'	22.6	345°01'	64.3	351°10'	68.4
51°06'	3.9	229°31'	10.3	258°44'	128.1	281°33'	39.3	289°00'	151.9	289°09'	173.7	270°49'	103.1	274°09'	173.7	275°49'	193.6	326°58'	26.5	345°30'	47.8	351°12'	72.1
69°24'	4.8	236°30'	10.9	258°46'	130.8	281°33'	44.5	289°10'	58.4	289°10'	111.1	270°50'	111.1	274°10'	176.0	275°51'	194.5	327°25'	28.8	345°50'	63.3	351°18'	71.4
87°28'	4.4	238°24'	10.3	258°48'	40.7	281°35'	146.7	289°15'	66.2	289°15'	103.1	270°56'	6.2	274°11'	180.4	276°00'	190.2	327°38'	26.5	345°58'	42.6	351°26'	78.2
105°00'	4.2	242°11'	8.6	258°54'	41.5	281°35'	161.5	289°15'	84.3	289°15'	146.7	271°03'	116.2	274°11'	178.2	276°04'	192.7	327°46'	28.6	345°58'	42.6	351°27'	72.2
122°38'	4.9	246°01'	8.5	259°08'	106.2	281°35'	186.2	289°15'	103.1	289°15'	161.5	271°03'	116.2	274°11'	178.2	276°04'	192.7	327°46'	28.6	345°58'	42.6	351°27'	72.2
136°46'	8.1	251°27'	7.6	259°08'	132.2	281°35'	145.5	289°21'	148.2	289°30'	80.1	271°17'	98.9	274°20'	175.5	276°08'	22.2	328°38'	28.9	347°26'	51.5	352°26'	74.9
150°31'	7.3	253°18'	11.1	259°13'	133.0	281°35'	145.5	289°21'	148.2	289°30'	80.1	271°17'	98.9	274°20'	175.5	276°08'	22.2	328°38'	28.9	347°26'	51.5	352°26'	74.9
164°48'	11.8	253°18'	11.1	259°31'	42.9	281°39'	147.2	289°31'	148.2	289°31'	148.2	271°19'	114.2	274°21'	176.4	282°10'	21.5	329°10'	24.8	347°35'	65.2	353°43'	74.0
174°30'	15.7	253°35'	10.9	259°33'	133.9	281°39'	109.9	289°31'	148.2	289°31'	148.2	271°19'	114.2	274°21'	176.4	282°10'	21.5	329°10'	24.8	347°35'	65.2	353°43'	74.0
187°28'	12.3	255°25'	11.8	259°44'	103.9	281°39'	107.7	289°31'	148.2	289°31'	148.2	271°21'	117.9	274°21'	176.4	282°10'	21.5	329°10'	24.8	347°35'	65.2	353°43'	74.0
195°00'	13.1	256°08'	11.8	259°44'	103.9	281°39'	107.7	289°31'	148.2	289°31'	148.2	271°21'	117.9	274°21'	176.4	282°10'	21.5	329°10'	24.8	347°35'	65.2	353°43'	74.0
198°46'	13.6	256°08'	11.8	259°44'	103.9	281°39'	107.7	289°31'	148.2	289°31'	148.2	271°21'	117.9	274°21'	176.4	282°10'	21.5	329°10'	24.8	347°35'	65.2	353°43'	74.0
203°17'	13.0	256°11'	10.7	259°44'	103.9	281°39'	107.7	289°31'	148.2	289°31'	148.2	271°21'	117.9	274°21'	176.4	282°10'	21.5	329°10'	24.8	347°35'	65.2	353°43'	74.0

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. 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 24, Concession 3, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Parts 3 to 5, Plan 35R-11498, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 4.1.3.14 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot area for the Retained Lot in Consent/Severance Application B/15/23/ML shall be 1.6 acres 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 2024-XXX

