



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

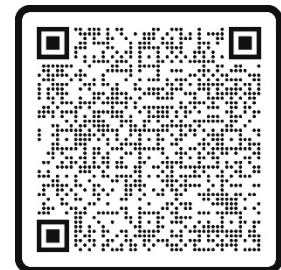
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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/18-20/24/ML & ZBA-26/24**  
**Roll No.: 1-3-051, 1-3-052 & 1-3-052-02**  
**By-law: To Be Assigned**

<b>Owner:</b>	2159670 Ontario Limited and Mitchell Goldhar 3200 Highway 7, Concord, ON, L4K 5Z5		
<b>Address &amp; Description:</b>	Not Assigned Part of Lots 32 and 33, Concession 2, Parts 1 to 6, Plan 35R-23576, Parts 2 and 4 to 11 and 22 and 24, Plan 35R-21995 and Parts 1 to 5 and 9 and 17, Plan 35R-22610 (Cardwell)		
<b>Zoning:</b>	Waterfront Residential (WR1 and WR5) and Waterfront Residential – Backlot (WR2)	Lake Rosseau (Category 1 Lake)	Schedule: 14
<b>Meeting Date: Thursday, August 15<sup>th</sup>, 2024 at 9:00 a.m.</b>			

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:

Three Consent/Severance Applications (B/18/19/20/24/ML) have been submitted by Mitchell Goldhar and 2159670 Ontario Limited.

In Application B/18/24/ML, 2159670 Ontario Limited proposes to sever a portion of their property (Severed Lot A) and proposes to add it to an abutting property to the southwest (Benefitting Lot A) currently in the ownership of Mitchell Goldhar. A dwelling is currently under construction on Benefitting Lot A. A hangar/storage building is also intended to be constructed in the future. This application constitutes a change in common lot lines. No new lots are proposed to be created. Please refer to Consent Sketch 1.



Notice of Public Meeting  
B/18-20/24/ML, ZBA-26/24, Goldhar

In Application B/19/24/ML, Mitchell Goldhar proposes to sever (Severed Lot B) a portion of the Resultant Lot in Application B/18/24/ML and proposes to add it to an abutting property to the east (Benefitting Lot B) currently in the ownership of 2159670 Ontario Limited. The Resultant Lot (i.e: Severed Lot B together with Benefitting Lot B) is vacant and is intended to be developed for waterfront residential purposes in the future. This application constitutes a change in common lot lines. No new lots are proposed to be created. Please refer to Consent Sketch 2.

In Application B/20/24/ML, 2159670 Ontario Limited proposes to sever a portion of the Resultant Lot in Application B/19/24/ML resulting in the creation of a new lot (Severed Lot C). Severed Lot C is currently vacant and is intended to be developed for waterfront residential purposes in the future. Please refer to Consent Sketch 3.

Please refer to the Resultant Lot Sketch indicating the ultimate lot fabric resulting from the above-noted applications.

Please note that Applications B/18/19/24/ML will grant rights-of-way for access over Resultant Lot A in favour of Resultant Lots B and C and over Resultant Lot B in favour of Resultant Lot C. Please refer to the Resultant Lot Sketch.

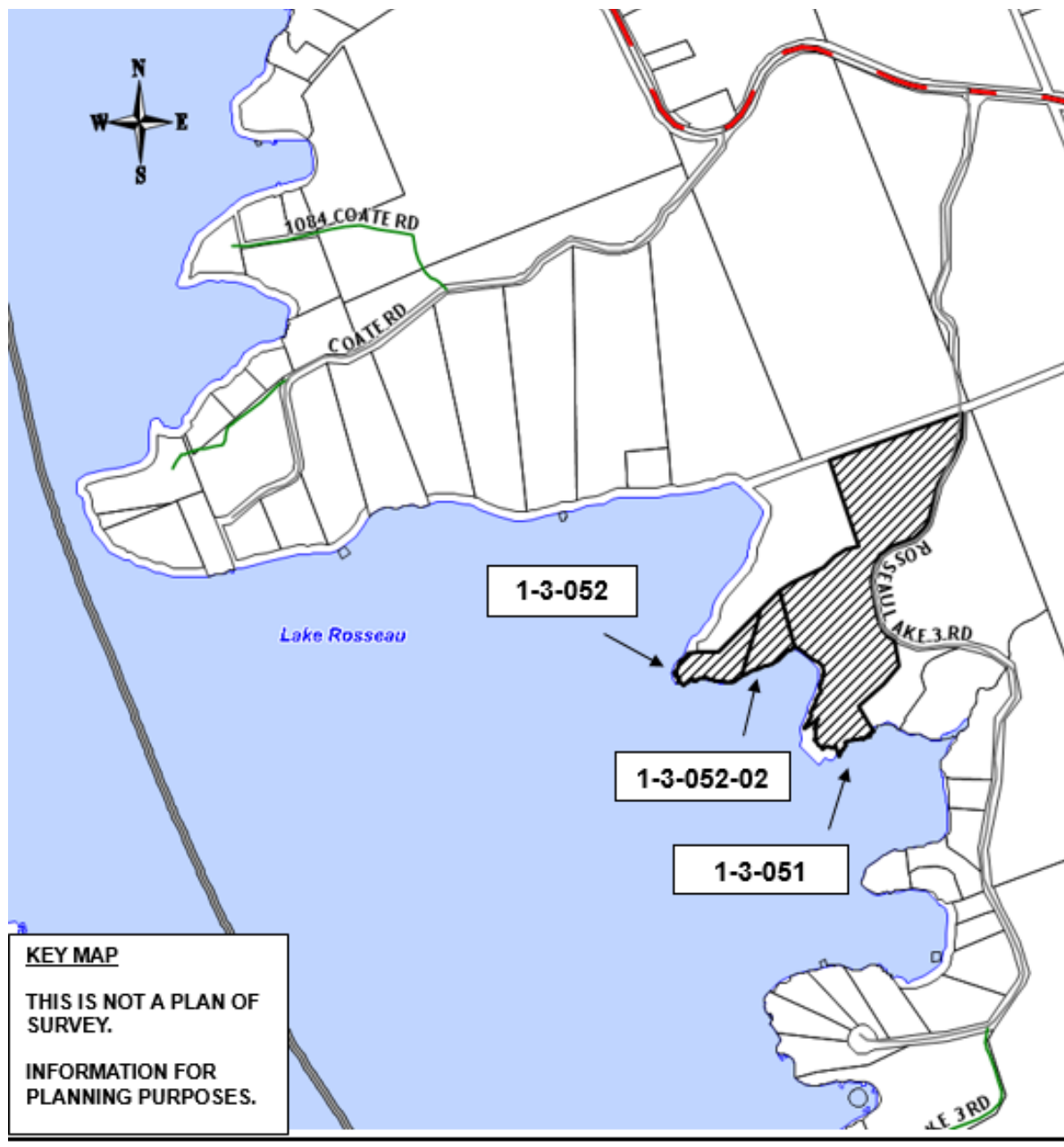
A concurrent Zoning By-law Amendment Application ZBA-26/24 has been submitted to rezone a portion of Resultant Lot A from Waterfront Residential – Backlot (WR2) to Waterfront Residential – No Constraints (WR1) and Open Space – Private (OS2).

Existing Zoning (WR2) Permitted Uses	Proposed Zoning (WR1) Permitted Uses	Proposed Zoning (OS2) Permitted Uses
<ul style="list-style-type: none"> <li>• Residential (Main)</li> <li>• Bed and Breakfast (Accessory)</li> <li>• Home Based Business (Accessory)</li> <li>• Sleeping Cabin (Accessory)                             <ul style="list-style-type: none"> <li>• Accessory Uses</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Residential (Main)</li> <li>• Bed and Breakfast (Accessory)</li> <li>• Home Based Business (Accessory)</li> <li>• Sleeping Cabin (Accessory)                             <ul style="list-style-type: none"> <li>• Accessory Uses</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Uses</li> <li>• Conservation</li> <li>• Forestry Operation                             <ul style="list-style-type: none"> <li>• Hunt Camp</li> </ul> </li> <li>• Open Space Recreation</li> <li>• Wayside Pit or Quarry</li> </ul>

A key map of the subject property, the applicant’s site plan, any drawings, 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 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, subsection 34(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 25<sup>th</sup> day of July, 2024.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes



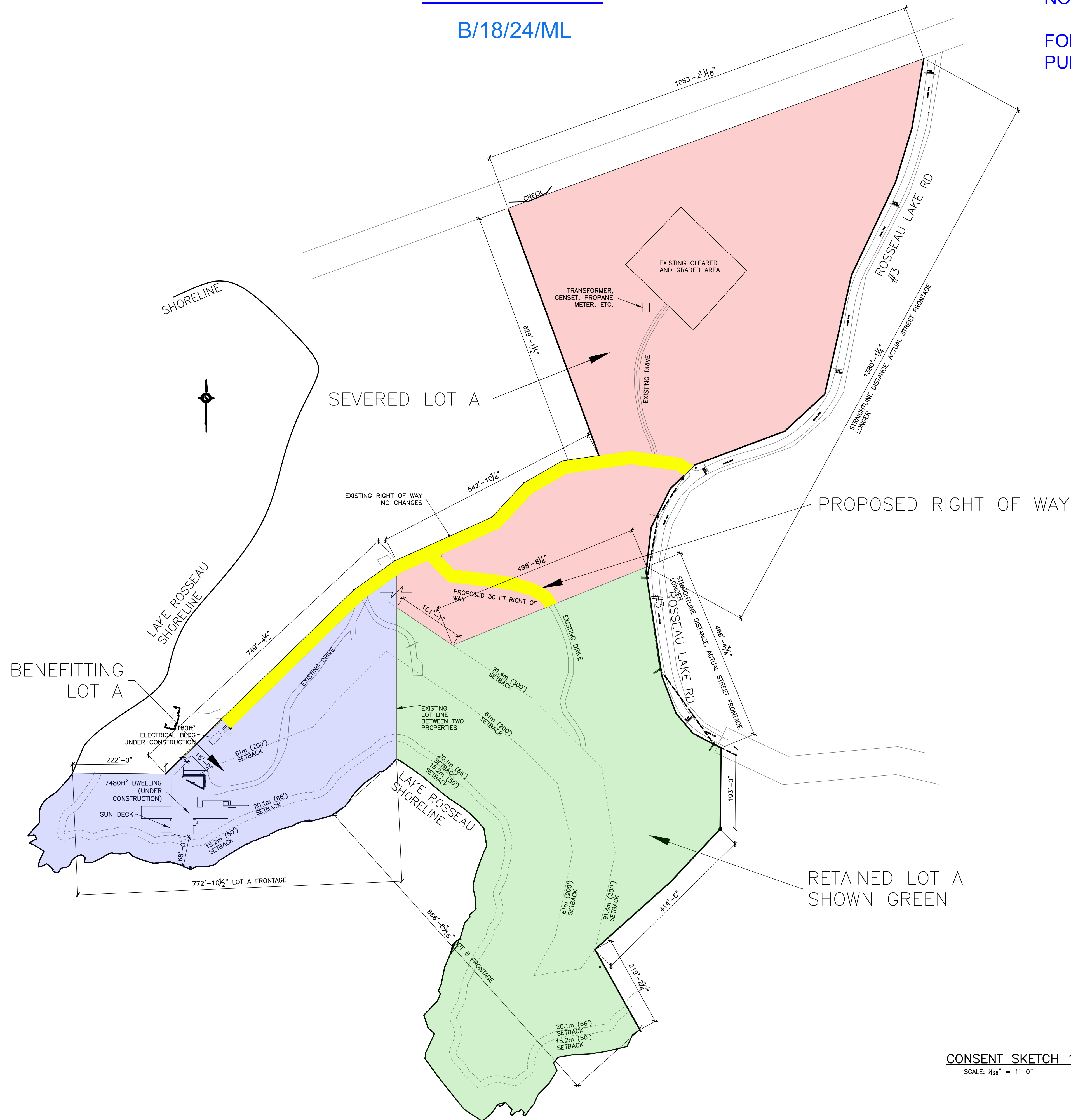


**CONSENT SKETCH 1**

B/18/24/ML

NOT TO SCALE

FOR INFORMATIONAL  
PURPOSES ONLY



**CONSENT SKETCH 1**  
SCALE: 1/28" = 1'-0"



705.640.3800  
INFO@DEKONINGGROUP.COM  
3 ARMSTRONG POINT ROAD  
PORT CARLING, ONTARIO  
POB 1J0

**PROFESSIONAL ENGINEER**

BCIN REGISTRATION INFORMATION  
DE KONING GROUP INC. 124300  
FIRM NAME FIRM BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE.

No.	Revision/Issue Column	Date
2	ISSUED FOR REVIEW	JUL.18.2024
1	ISSUED FOR REVIEW	MAY.13.2024

CLIENT  
**PENGUIN PROPERTIES**

PROJECT  
**BEAR POINT SEVERANCE  
BEAR POINT  
TOWNSHIP OF MUSKOKA LAKES**

DRAWING  
**CONSENT SKETCH 1**

PROJECT 23-110-01

DATE MAY 2024

DESIGNED JTL

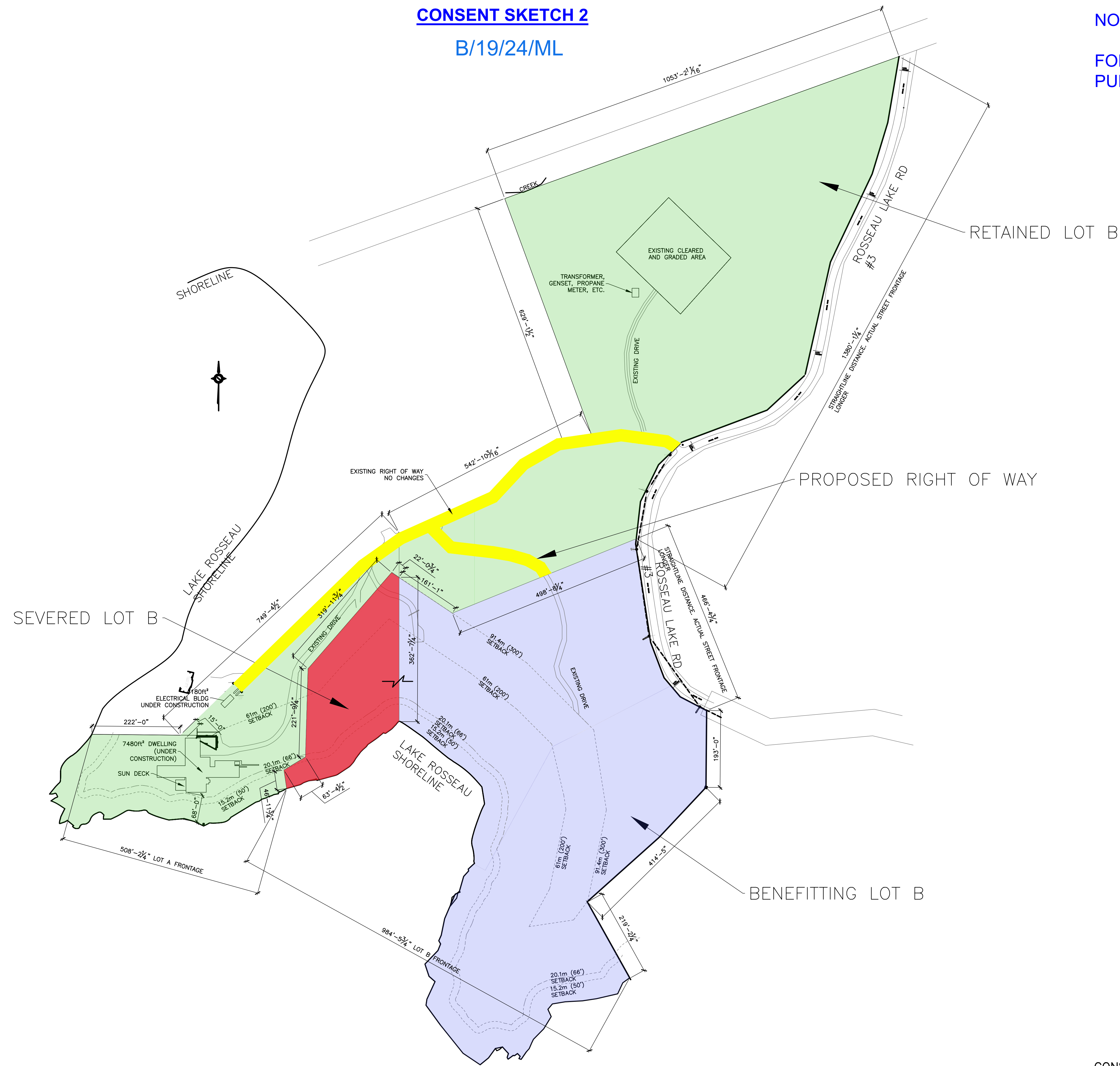
REVIEWED NgK

SCALE AS SHOWN

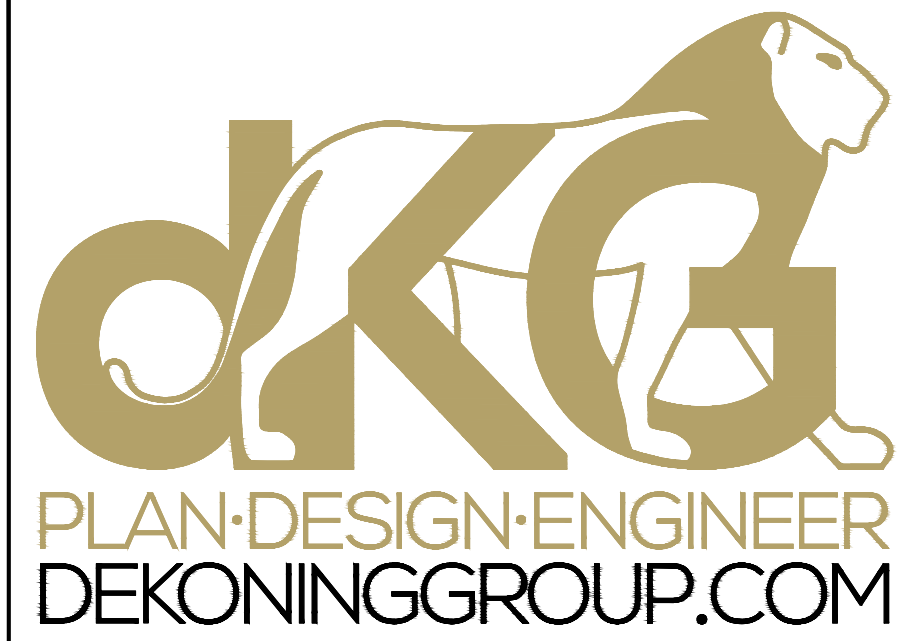
SHEET **SP1**

**CONSENT SKETCH 2**  
B/19/24/ML

NOT TO SCALE  
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**CONSENT SKETCH 2**  
SCALE: 1/2" = 1'-0"



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BEAR POINT  
TOWNSHIP OF MUSKOKA LAKES**

DRAWING  
**CONSENT SKETCH 2**

PROJECT 23-110-01

DATE MAY. 2024

DESIGNED JTL

REVIEWED NJK

SCALE AS SHOWN

SHEET **SP2**





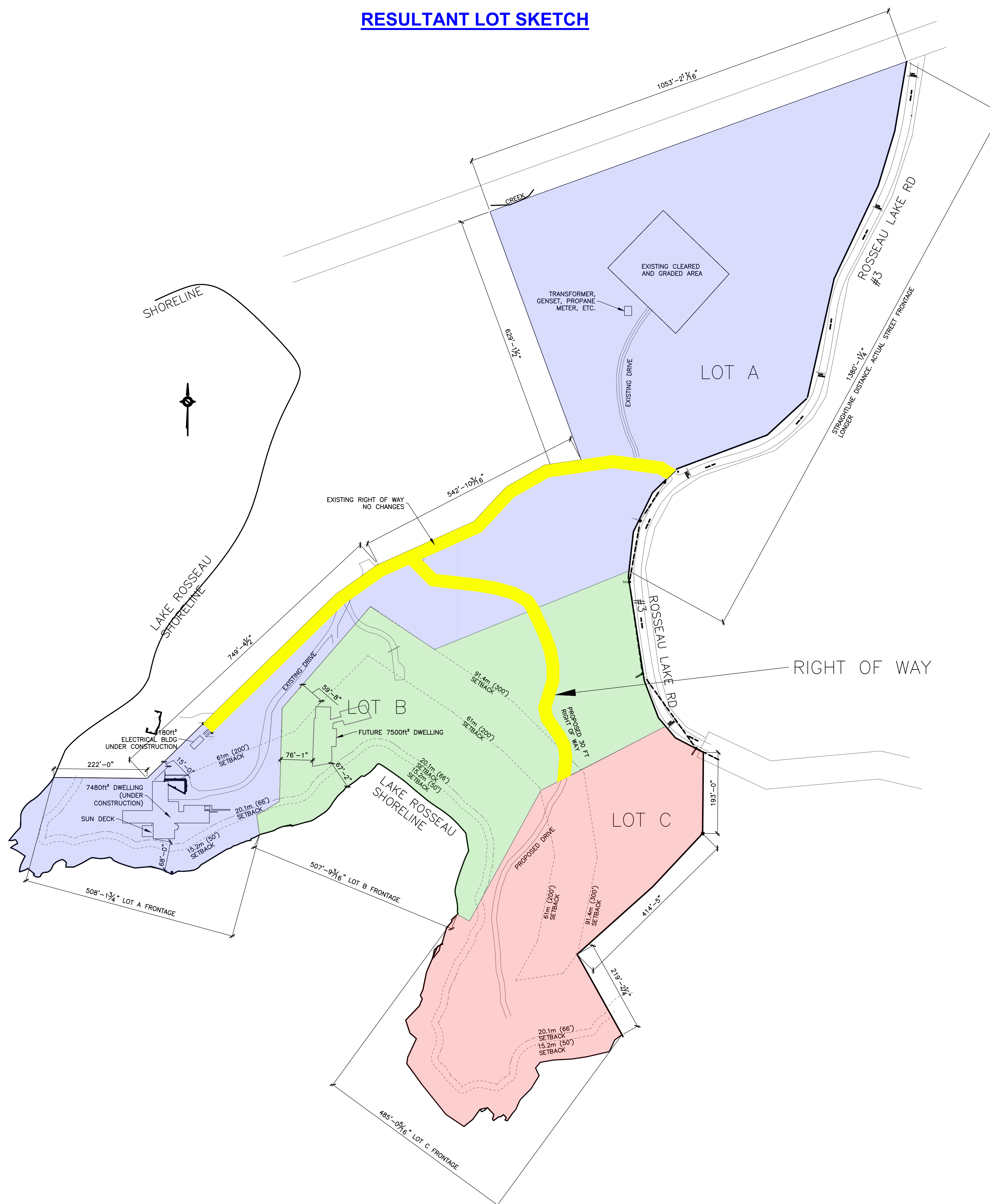


LOT AREA STATS (LOT A)		
DEFINITION	AREA (ft <sup>2</sup> )	% COVERAGE
TOTAL LOT AREA	921,444	-
AREA WITHIN 200' OF HW MARK	126,293	-
PROPOSED STRUCTURES		
MAIN COTTAGE	12,123	1.3%
ELECTRICAL BUILDING	457	0.05%
EXISTING TOTAL	12,580	1.4%
EXISTING TOTAL WITHIN HW MARK	12,123	9.6%

LOT AREA STATS (LOT B)		
DEFINITION	AREA (ft <sup>2</sup> )	% COVERAGE
TOTAL LOT AREA	366,057	-
AREA WITHIN 200' OF HW MARK	158,992	-

LOT AREA STATS (LOT C)		
DEFINITION	AREA (ft <sup>2</sup> )	% COVERAGE
TOTAL LOT AREA	332,759	-
AREA WITHIN 200' OF HW MARK	188,470	-

**RESULTANT LOT SKETCH**



NOT TO SCALE

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FINAL LOT LAYOUT  
SCALE: 1/2" = 1'-0"



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2	ISSUED FOR REVIEW	JUL. 18.2024
1	ISSUED FOR REVIEW	MAY. 13.2024

CLIENT

PENGUIN PROPERTIES

PROJECT

BEAR POINT SEVERANCE  
BEAR POINT  
TOWNSHIP OF MUSKOKA LAKES

DRAWING

FINAL LOT LAYOUT

PROJECT 23-110-01

DATE MAY. 2024

DESIGNED JTL

REVIEWED NDK

SCALE AS SHOWN

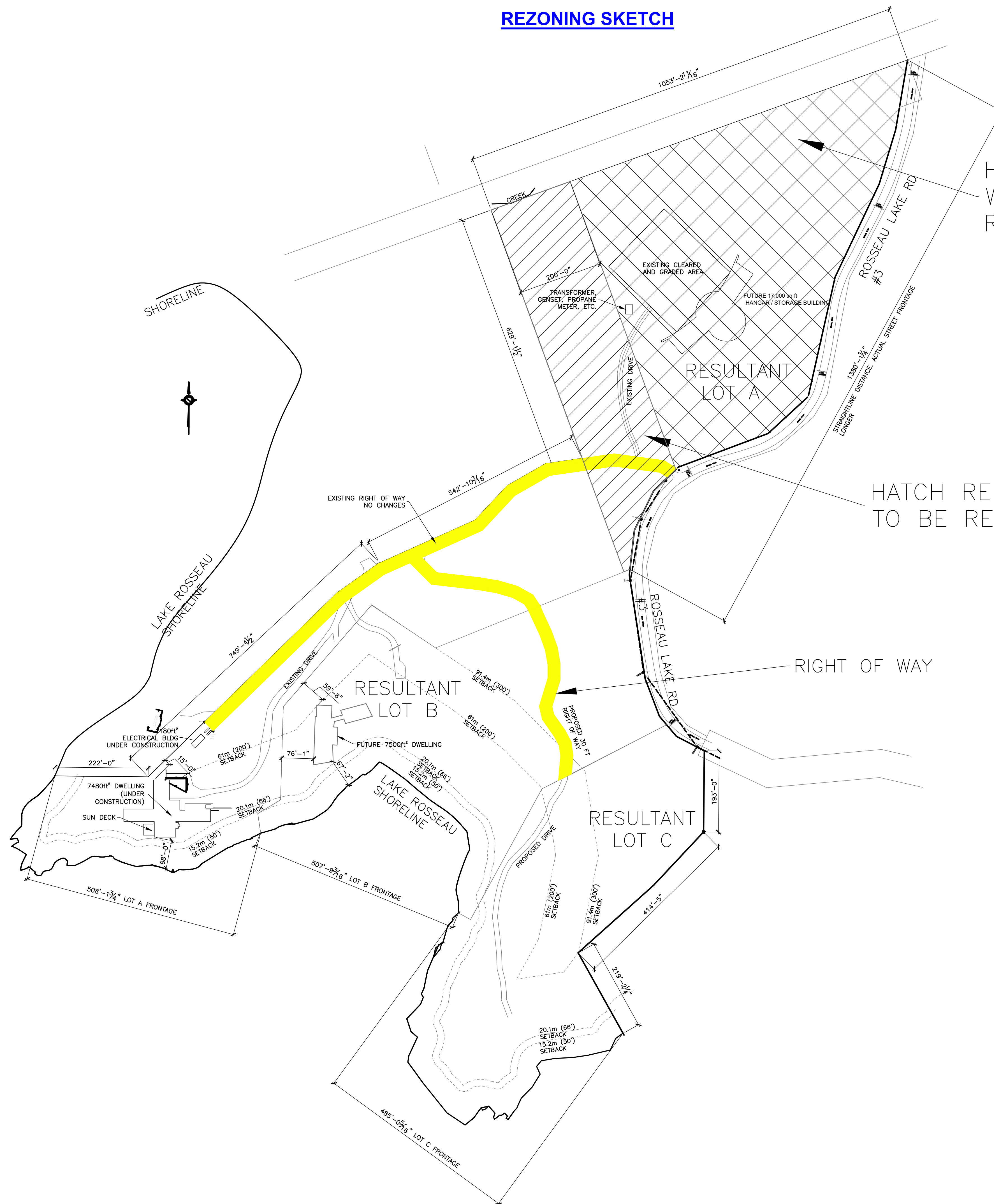
SHEET

SP4

**REZONING SKETCH**

NOT TO SCALE

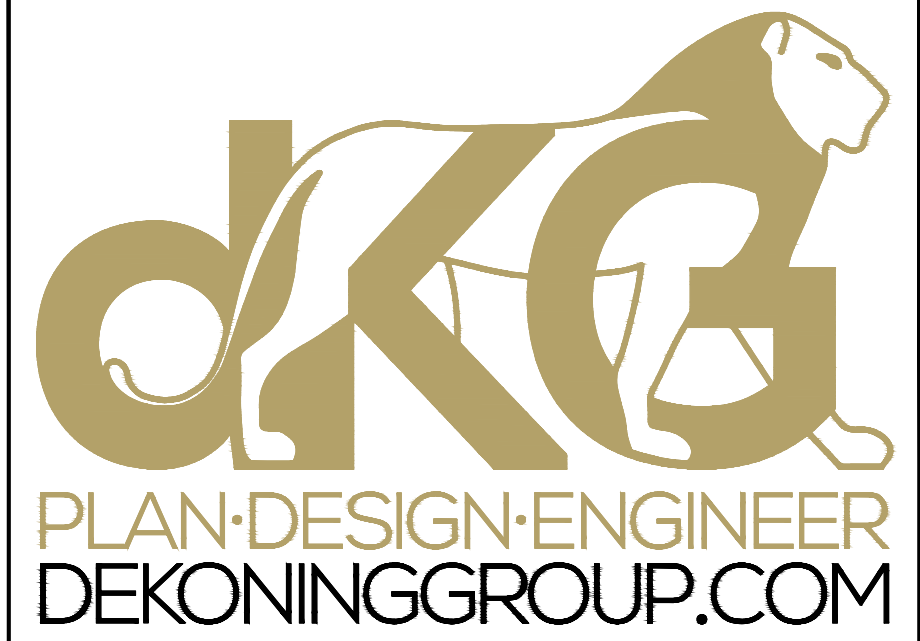
FOR INFORMATIONAL PURPOSES ONLY



HATCH REPRESENTS WR2 ZONE TO BE REZONED TO WR1

HATCH REPRESENTS WR2 ZONE TO BE REZONED TO OS2

**SITE PLAN**  
SCALE: 1/28" = 1'-0"



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No.	Revision/Issue Column	Date
6	ISSUED FOR REVIEW	JUL.18.2024
5	ISSUED FOR REVIEW	MAY.21.2024
4	ISSUED FOR REVIEW	MAY.16.2024
3	ISSUED FOR REVIEW	MAY.15.2024
2	ISSUED FOR REVIEW	MAY.13.2024
1	ISSUED FOR ZONING BYLAW AMMENDMENT	MAY.07.2024

CLIENT

**PENGUIN PROPERTIES**

PROJECT

**BEAR POINT SEVERANCE  
BEAR POINT  
TOWNSHIP OF MUSKOKA LAKES**

DRAWING

**SITE PLAN**

PROJECT 23-110-01

DATE MAY.2024

DESIGNED JTL

REVIEWED NdK

SCALE AS SHOWN

SHEET

**SP5**



**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 14 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lots 32 & 33, Concession 2, Parts 1 to 6, Plan 35R-23576, Parts 2 and 4 to 11 and 22 and 24, Plan 35R21995 and Parts 1 to 5 and 9 and 17, Plan 35R22610 (in the former Township of Cardwell), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2024-XXX from Waterfront Residential (WR2) to Open Space - Private (OS2) and Waterfront Residential (WR1), as shown hatched and cross-hatched, respectively, on Schedule II to By-law 2024-XXX.
2. Schedules I and II attached hereto are hereby made part of this By-law.

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.

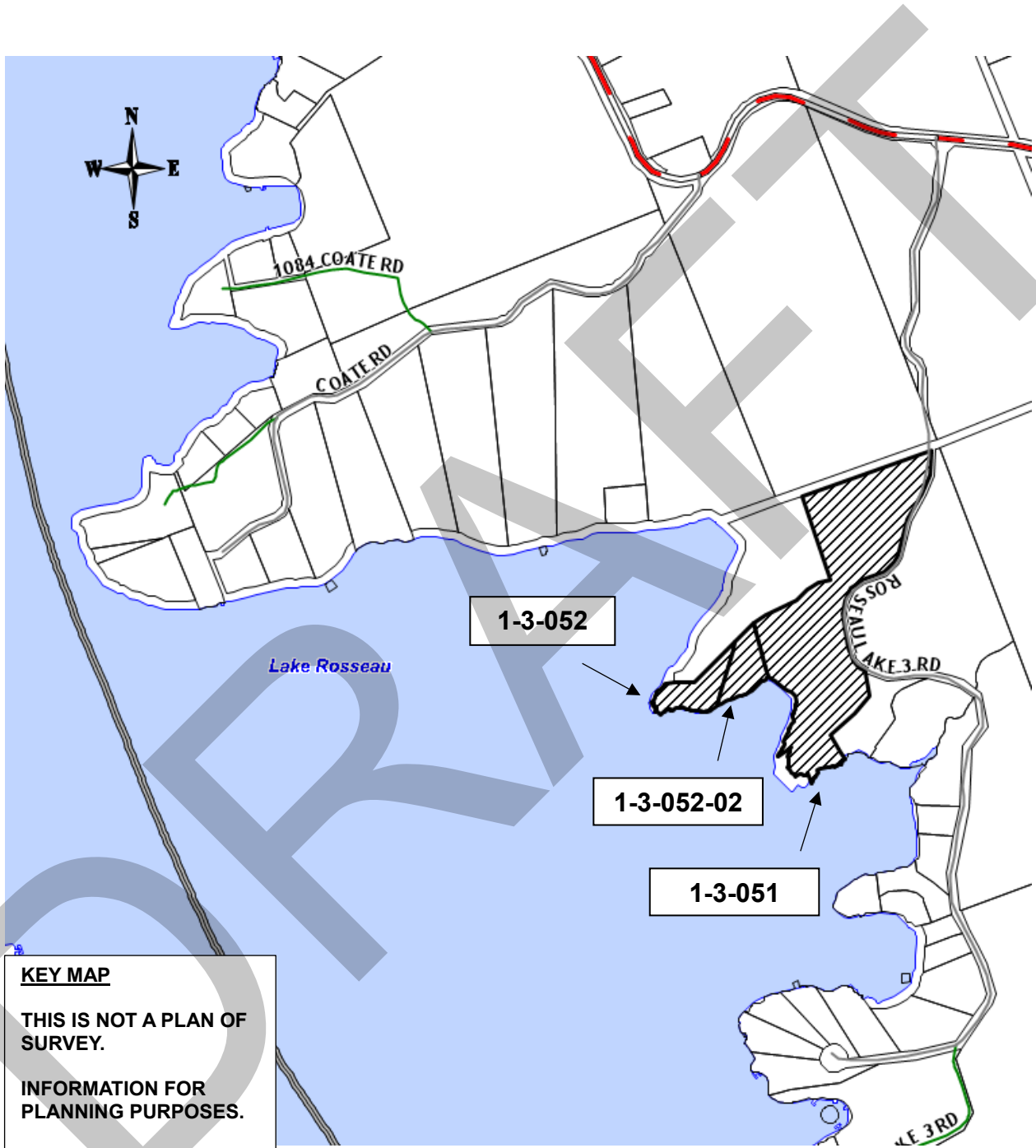
Read a first, second and third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Peter Kelley, Mayor

\_\_\_\_\_  
Crystal Paroschy, Clerk



**SCHEDULE I TO DRAFT BY-LAW 2024-XX**



**KEY MAP**

**THIS IS NOT A PLAN OF SURVEY.**

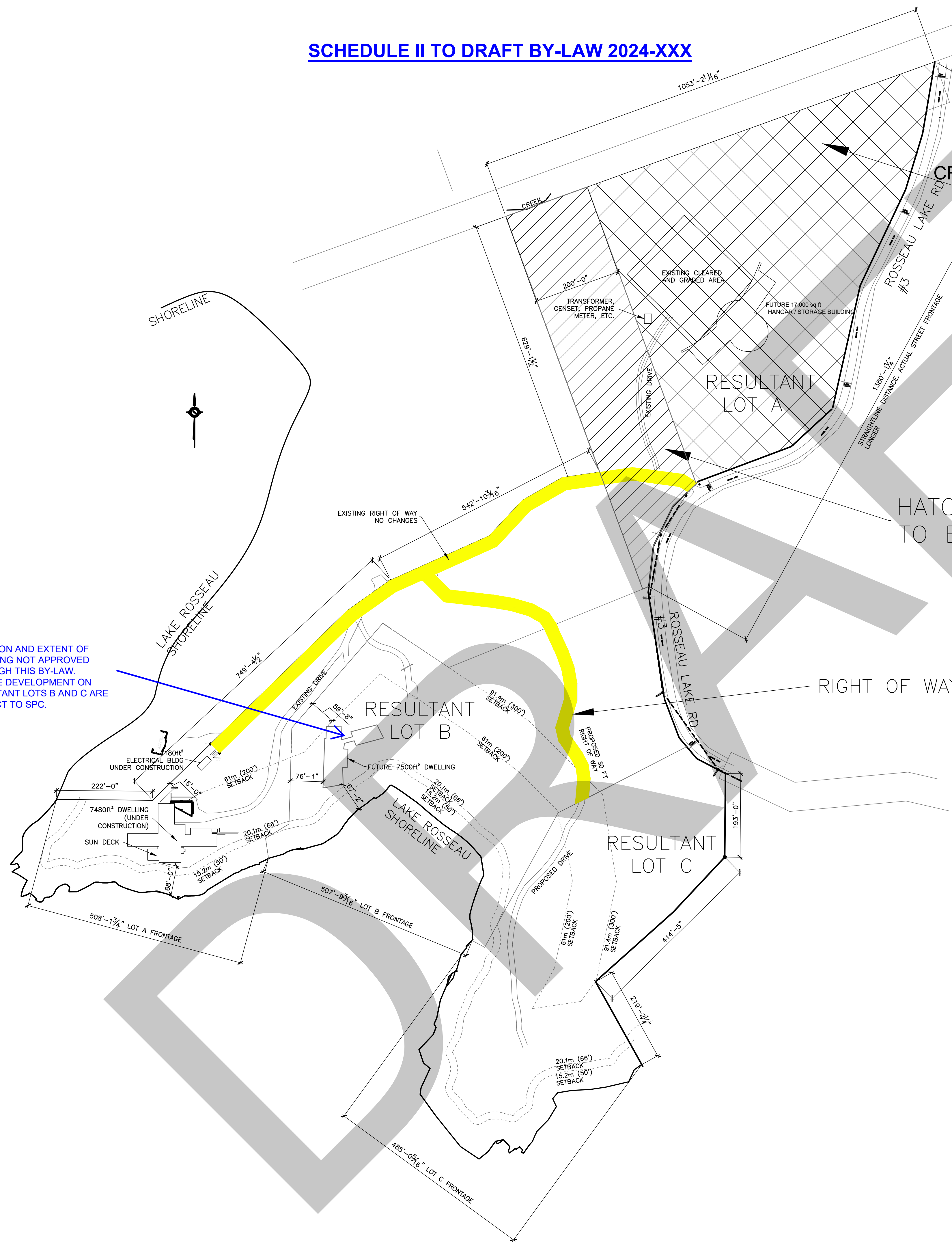
**INFORMATION FOR PLANNING PURPOSES.**

**SCHEDULE II TO DRAFT BY-LAW 2024-XXX**

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

LOCATION AND EXTENT OF DWELLING NOT APPROVED THROUGH THIS BY-LAW. FUTURE DEVELOPMENT ON RESULTANT LOTS B AND C ARE SUBJECT TO SPC.



CROSS HATCH REPRESENTS WR2 ZONE TO BE REZONED TO WR1

HATCH REPRESENTS WR2 ZONE TO BE REZONED TO OS2

**SITE PLAN**  
SCALE: 1/2" = 1'-0"



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FIRM NAME FIRM BCIN  
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No.	Revision/Issue Column	Date
6	ISSUED FOR REVIEW	JUL 18 2024
5	ISSUED FOR REVIEW	MAY 21 2024
4	ISSUED FOR REVIEW	MAY 16 2024
3	ISSUED FOR REVIEW	MAY 15 2024
2	ISSUED FOR REVIEW	MAY 13 2024
1	ISSUED FOR ZONING BYLAW AMMENDMENT	MAY 07 2024

CLIENT  
**PENGUIN PROPERTIES**

PROJECT  
**BEAR POINT SEVERANCE  
BEAR POINT  
TOWNSHIP OF MUSKOKA LAKES**

DRAWING  
**SITE PLAN**

PROJECT 23-110-01  
DATE MAY 2024  
DESIGNED JTL  
REVIEWED NdK  
SCALE AS SHOWN  
SHEET

**SP5**