



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

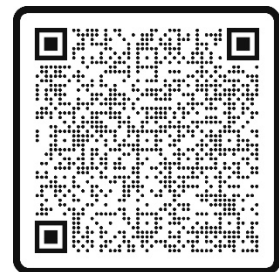
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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

Owner:	2159670 Ontario Limited and Mitchell Goldhar 3200 Highway 7, Concord, ON, L4K 5Z5		
Address & Description:	2159670 Ontario Limited (Roll # 1-3-051): No Civic Address Assigned – Rosseau Lake Road, Part of Lots 32 and 33, Concession 2, Parts 2, 4 to 11, 22, and 24, Plan 35R-21995, Parts 1 to 5, 9 and 17, Plan 35R-22610, (Cardwell)		
	Mitchell Goldhar (Roll # 1-3-052): No Civic Address Assigned – Rosseau Lake Road 3, Part of Lot 33, Concession 2, Parts 1, 2 and 6, Plan 35R-23576, (Cardwell)		
	Mitchell Goldhar (Roll # 1-3-052-02): No Civic Address Assigned – Rosseau Lake Road 3, Part of Lot 33, Concession 2, Parts 3 to 5, Plan 35R-23576, (Cardwell)		
Zoning:	Waterfront Residential (WR1 and WR5) and Waterfront Residential – Backlot (WR2)	Lake Rosseau (Category 1 Lake)	Schedule: 14
Meeting Date: Thursday, October 17th, 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 Applications (B/18/19/20/ML) and Zoning By-law Amendment Application ZBA-26/24 were previously circulated, however, since that time, the applicants have amended the applications, which are now being re-circulated. Consent Application B/19/24/ML is no longer proposed.



In Application B/18/24/ML - Amended, 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, as well as an accessory building. This application constitutes a change in common lot lines. No new lots are proposed to be created. Please refer to Consent Sketch 1 - Revised.

In Application B/20/24/ML - Amended, 2159670 Ontario Limited proposes to sever a portion of the Retained Lot in Application B/18/24/ML - Amended resulting in the creation of a new lot (Severed Lot B). Severed Lot B is currently vacant and is intended to be developed for waterfront residential purposes in the future. Please refer to Consent Sketch 2 - Revised.

Please note that, as part of the Consent/Severance Applications, 2159670 Ontario Inc. proposes to 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 – Revised, indicating the ultimate lot fabric resulting from the above-noted applications and proposed rights-of-way.

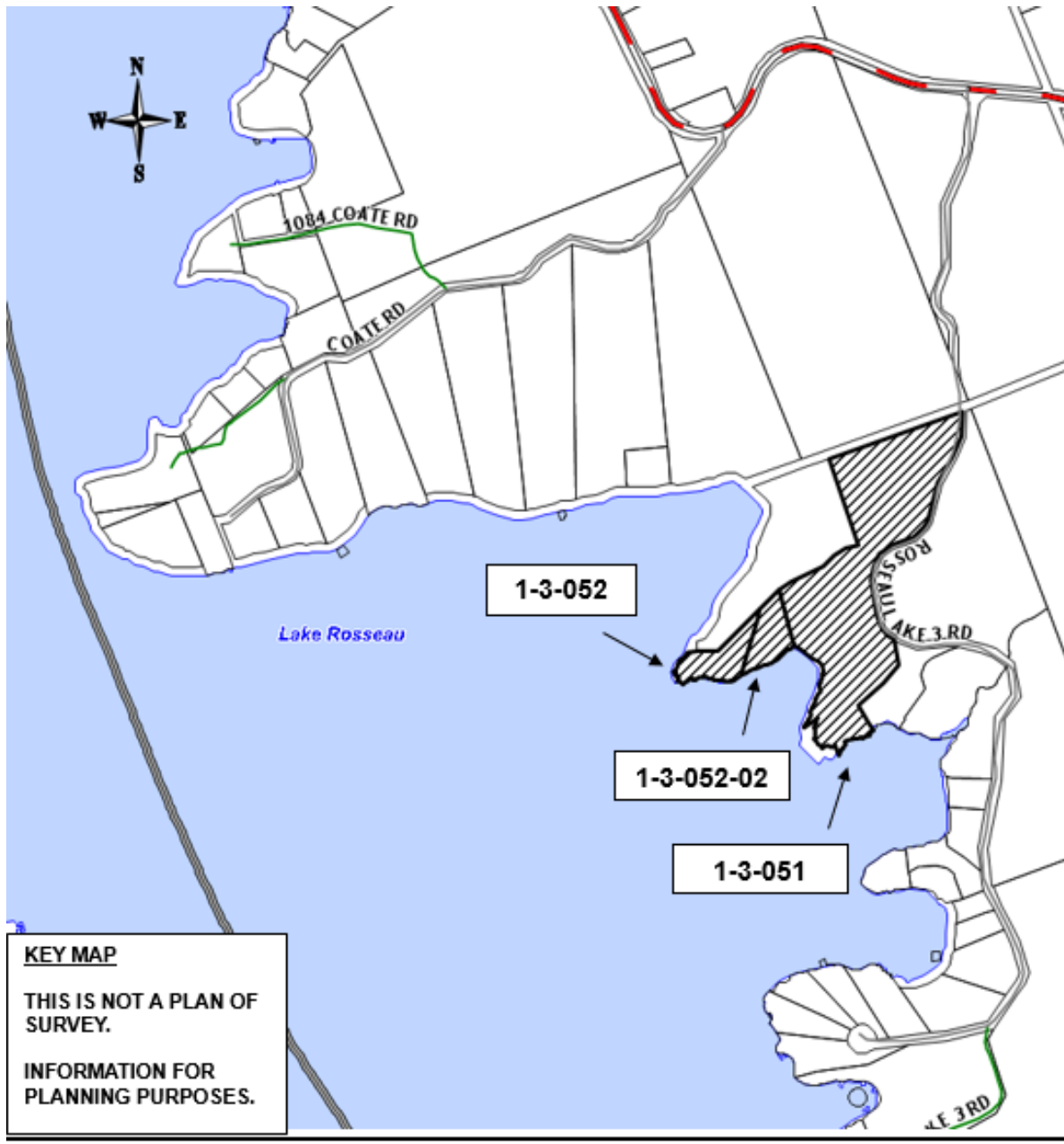
Concurrent Zoning By-law Amendment Application ZBA-26/24 - Amended proposes to rezone a portion of Resultant Lot A from Waterfront Residential – Backlot (WR2) and Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5) to Waterfront Residential – No Constraints (WR1) and Open Space – Private (OS2). This application also seeks to restrict the permitted uses within the Open Space – Private (OS2) Zone to Conservation and Open Space Recreation Uses.

Existing Zoning (WR2 & WR5) Permitted Uses	Proposed Zoning (WR1) Permitted Uses	Proposed Zoning (OS2) Permitted Uses
<ul style="list-style-type: none"> • Residential (Main) • Bed and Breakfast (Accessory) • Home Based Business (Accessory) • Sleeping Cabin (Accessory) • Accessory Uses 	<ul style="list-style-type: none"> • Residential (Main) • Bed and Breakfast (Accessory) • Home Based Business (Accessory) • Sleeping Cabin (Accessory) • Accessory Uses 	<ul style="list-style-type: none"> • Agricultural Uses • Conservation • Forestry Operation • Hunt Camp • Open Space Recreation • Wayside Pit or Quarry

A key map of the subject property, the applicant’s revised site plans, 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 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 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 24th day of September, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2024-098

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:

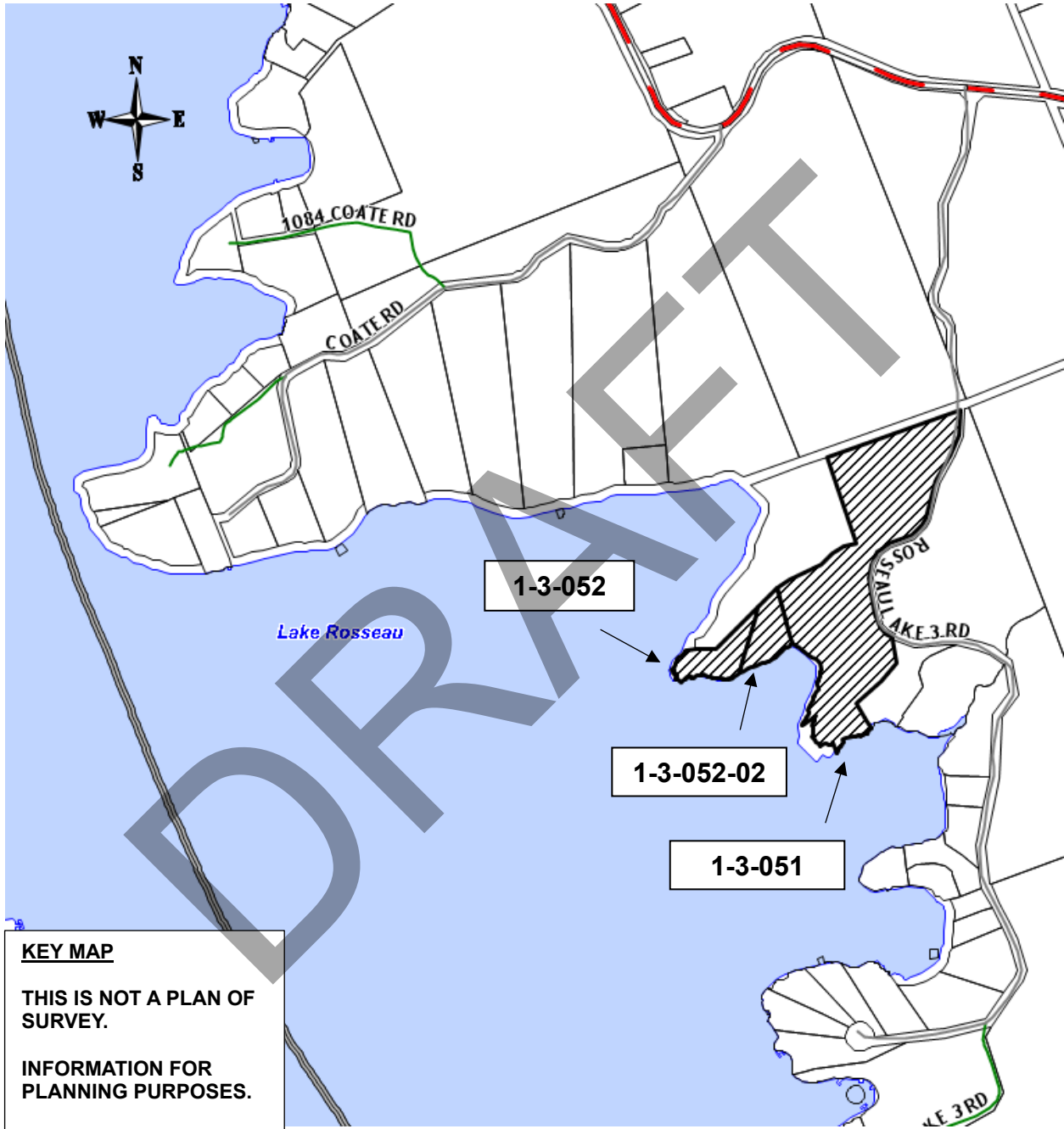
1. Schedule 14 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lots 32 & 33, Concession 2, Parts 1 to 6, Plan 35R-23576, Parts 2 and 4 to 11 and 22 and 24, Plan 35R21995 and Parts 1 to 5 and 9 and 17, Plan 35R-22610 (in the former Township of Cardwell), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2024-098 from Waterfront Residential (WR2) to Waterfront Residential (WR1) as shown cross-hatched, and from Waterfront Residential (WR2 and WR5) to Open Space – Private (OS2) as shown hatched to Open Space - Private (OS2), on Schedule II to By-law 2024-098.
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-3029 i) The land affected by this amendment is described 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, as shown hatched on Schedule I to By-law 2024-098.
 - ii) Despite the provisions of Section 9.2.1 of By-law 2014-14, as amended, for those lands described above, the only uses permitted within the Open Space - Private (OS2) Zone, as shown hatched on Schedule II to By-law 2024-098, shall be Conservation and Open Space Recreation.
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 2024-098 and By-law 2014-14, as amended, the provisions of By-law 2024-098 shall apply.

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

Peter Kelley, Mayor

Crystal Paroschy, Clerk

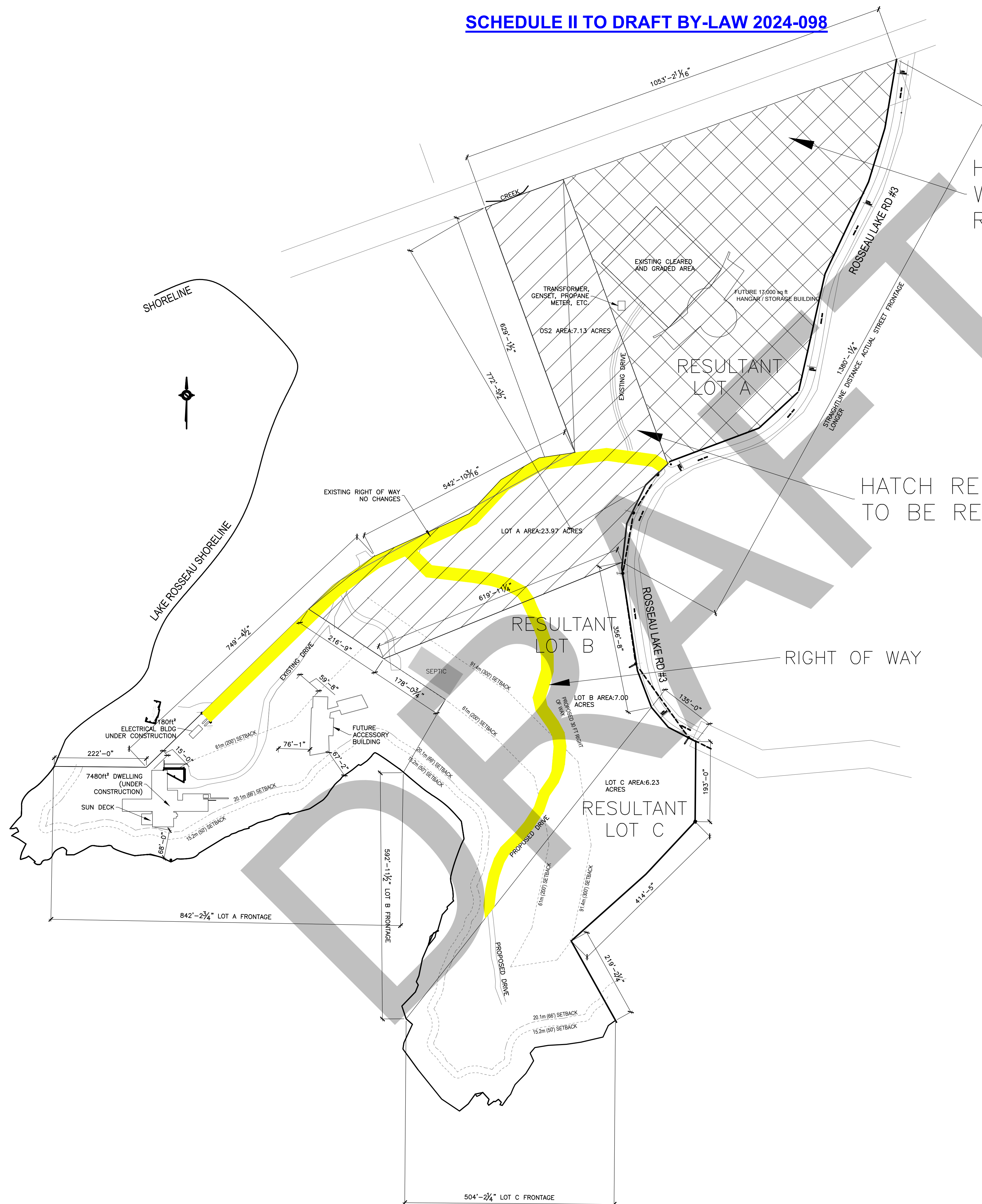
SCHEDULE I TO DRAFT BY-LAW 2024-098



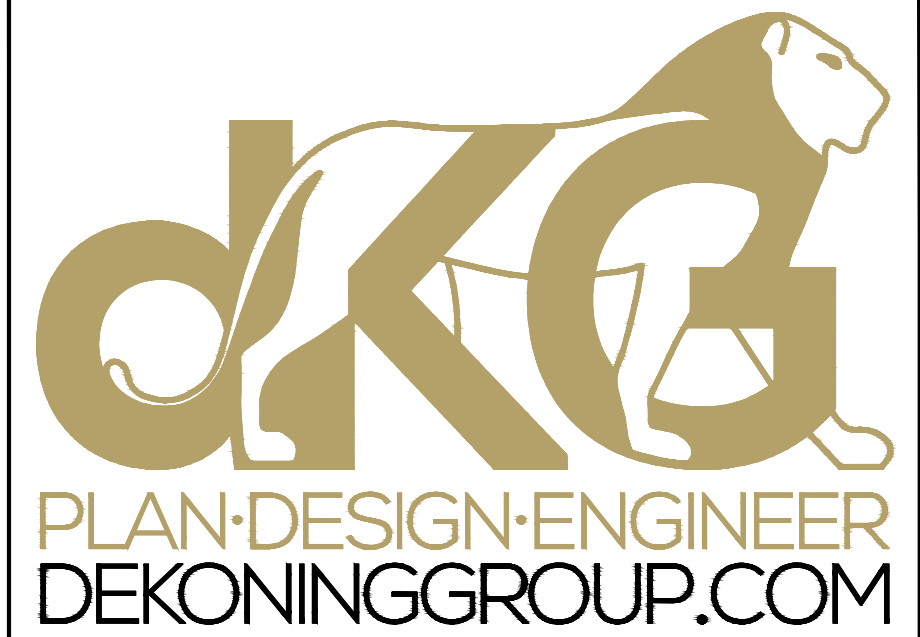
FOR INFORMATIONAL PURPOSES ONLY

HATCH REPRESENTS WR2 ZONE TO BE REZONED TO WR1

HATCH REPRESENTS WR2 ZONE TO BE REZONED TO OS2



SITE PLAN
SCALE: 1/2" = 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
10	ISSUED FOR REVIEW	SEPT. 15. 2024
9	ISSUED FOR REVIEW	SEPT. 12. 2024
8	ISSUED FOR REVIEW	AUG. 20. 2024
7	ISSUED FOR REVIEW	JUL. 31. 2024
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 NJK

SCALE AS SHOWN

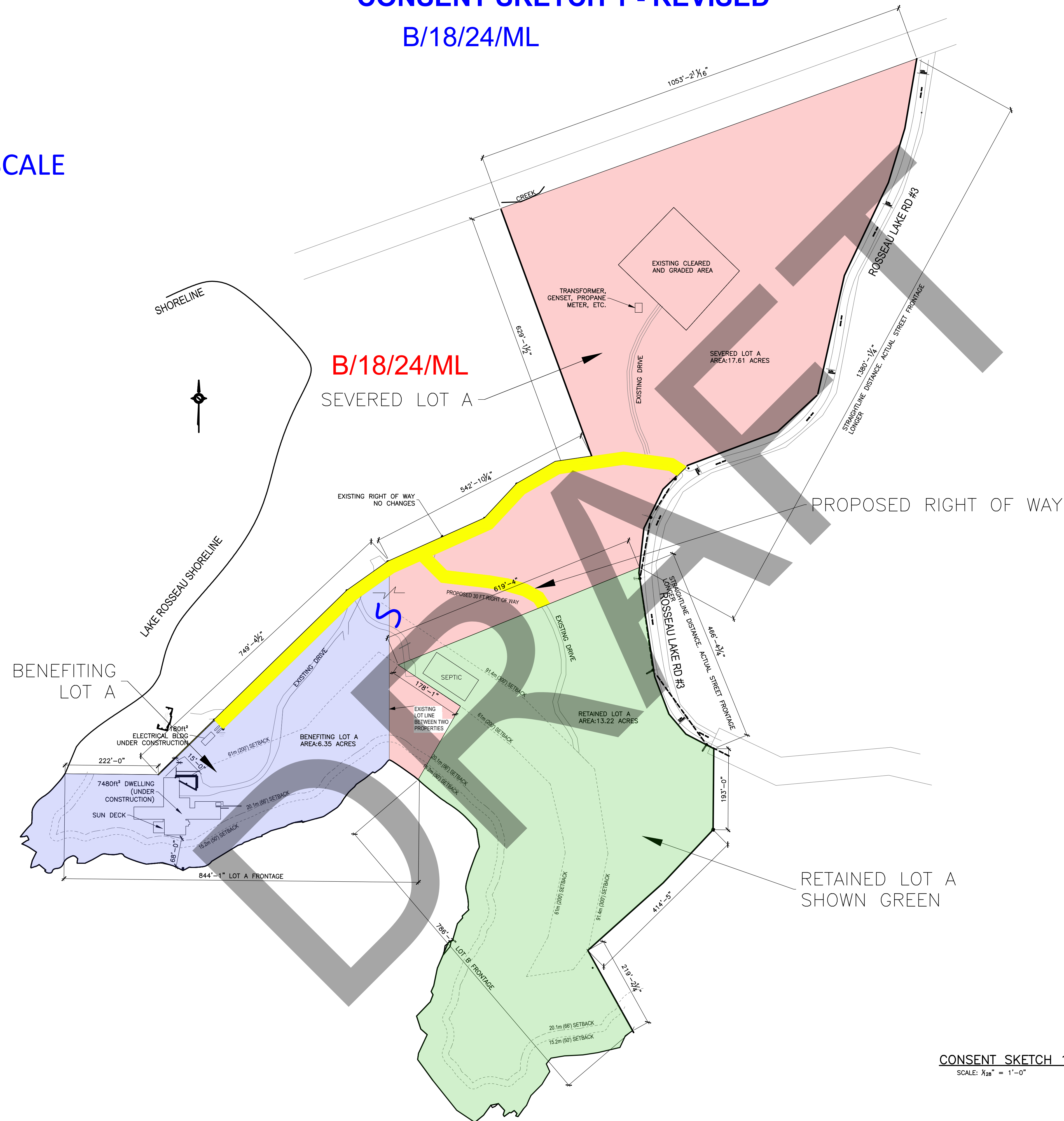
SHEET

SP5

CONSENT SKETCH 1 - REVISED

B/18/24/ML

NOT TO SCALE



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



705.640.3800
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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
CONSENT SKETCH 1

PROJECT 23-110-01

DATE MAY 2024

DESIGNED JTL

REVIEWED N&K

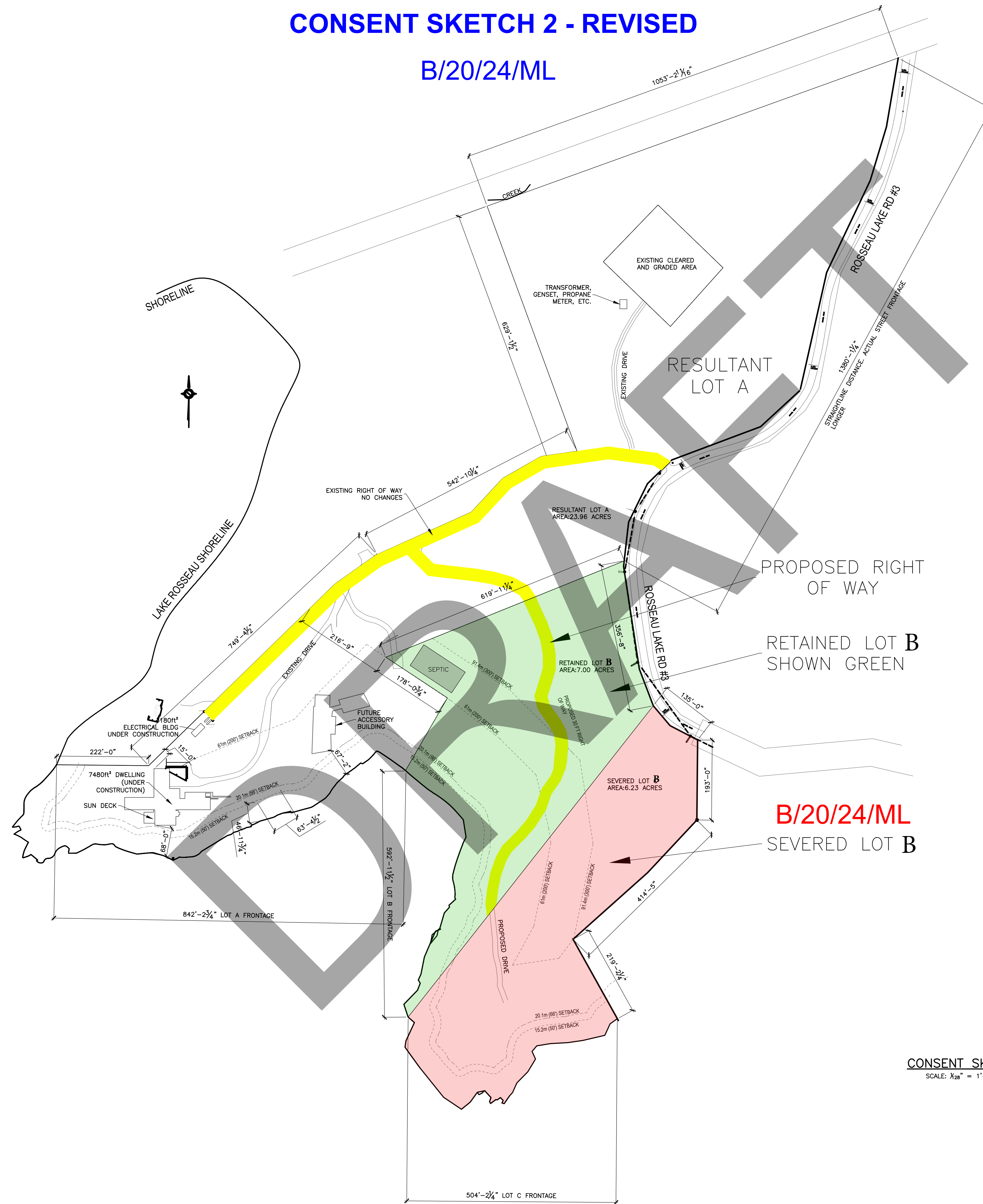
SCALE AS SHOWN

SHEET **SP1**

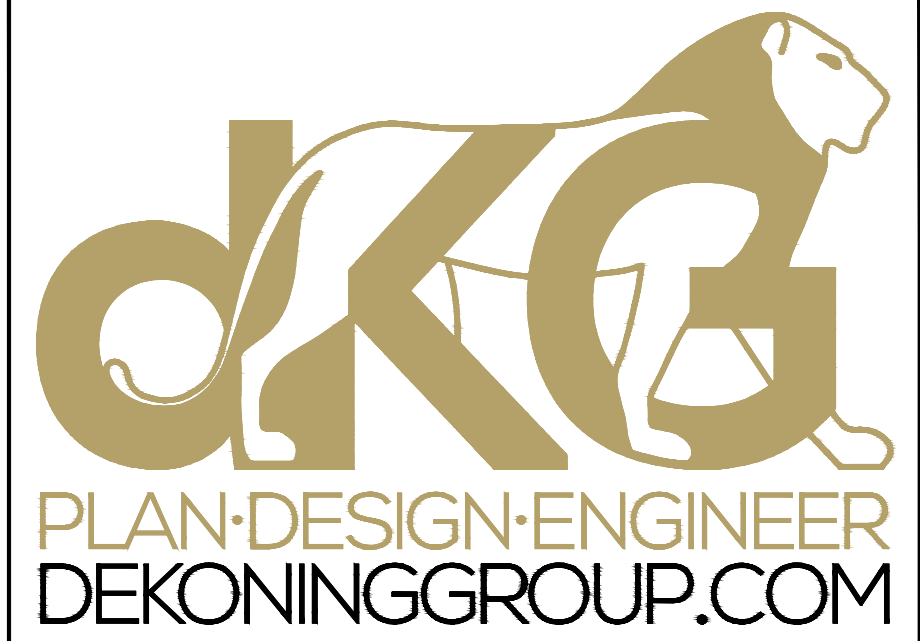
CONSENT SKETCH 2 - REVISED

B/20/24/ML

NOT TO SCALE



CONSENT SKETCH 3
SCALE: 1/2" = 1'-0"



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

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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
CONSENT SKETCH 3

PROJECT 23-110-01

DATE MAY 2024

DESIGNED JTL

REVIEWED NDK

SCALE AS SHOWN

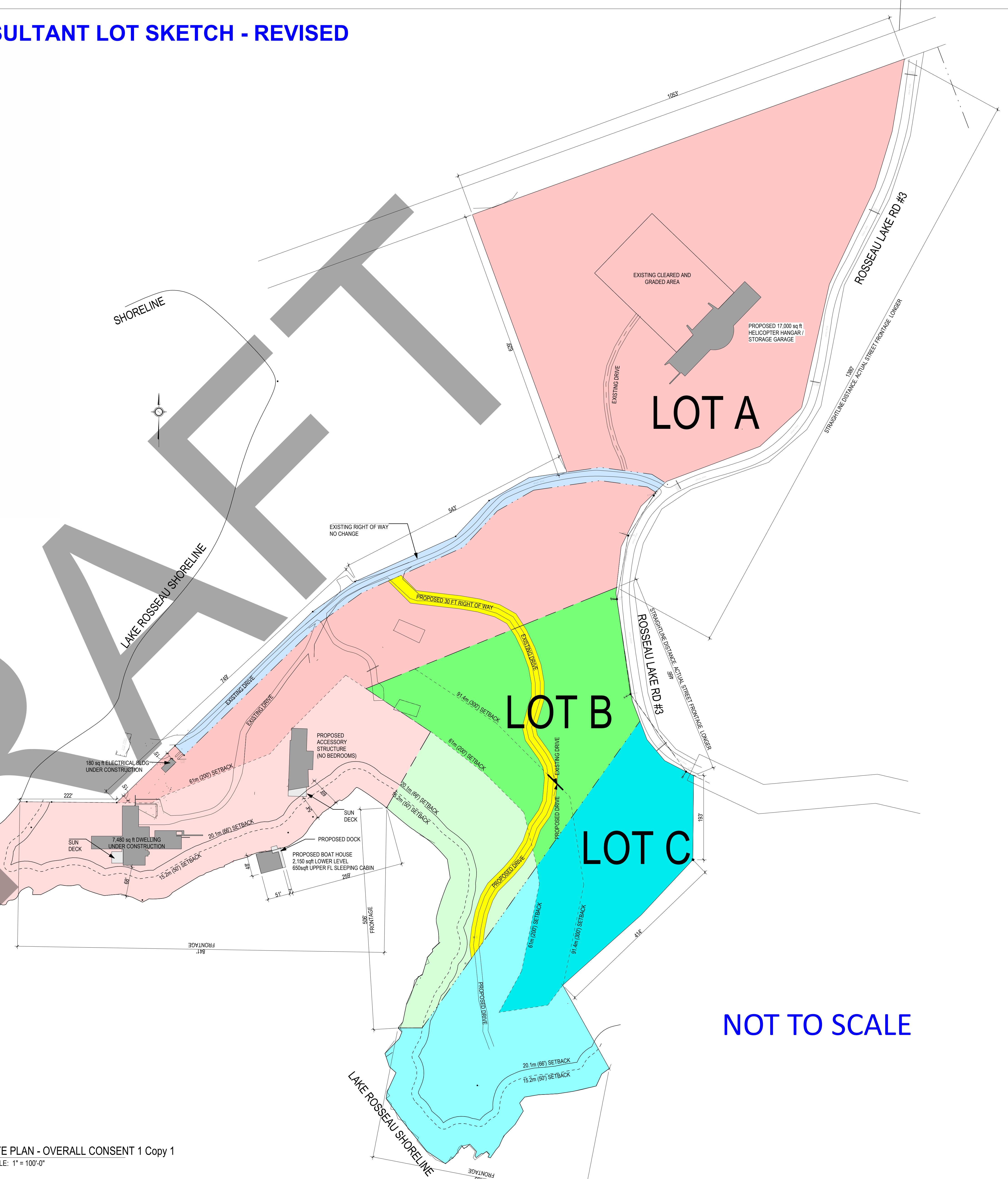
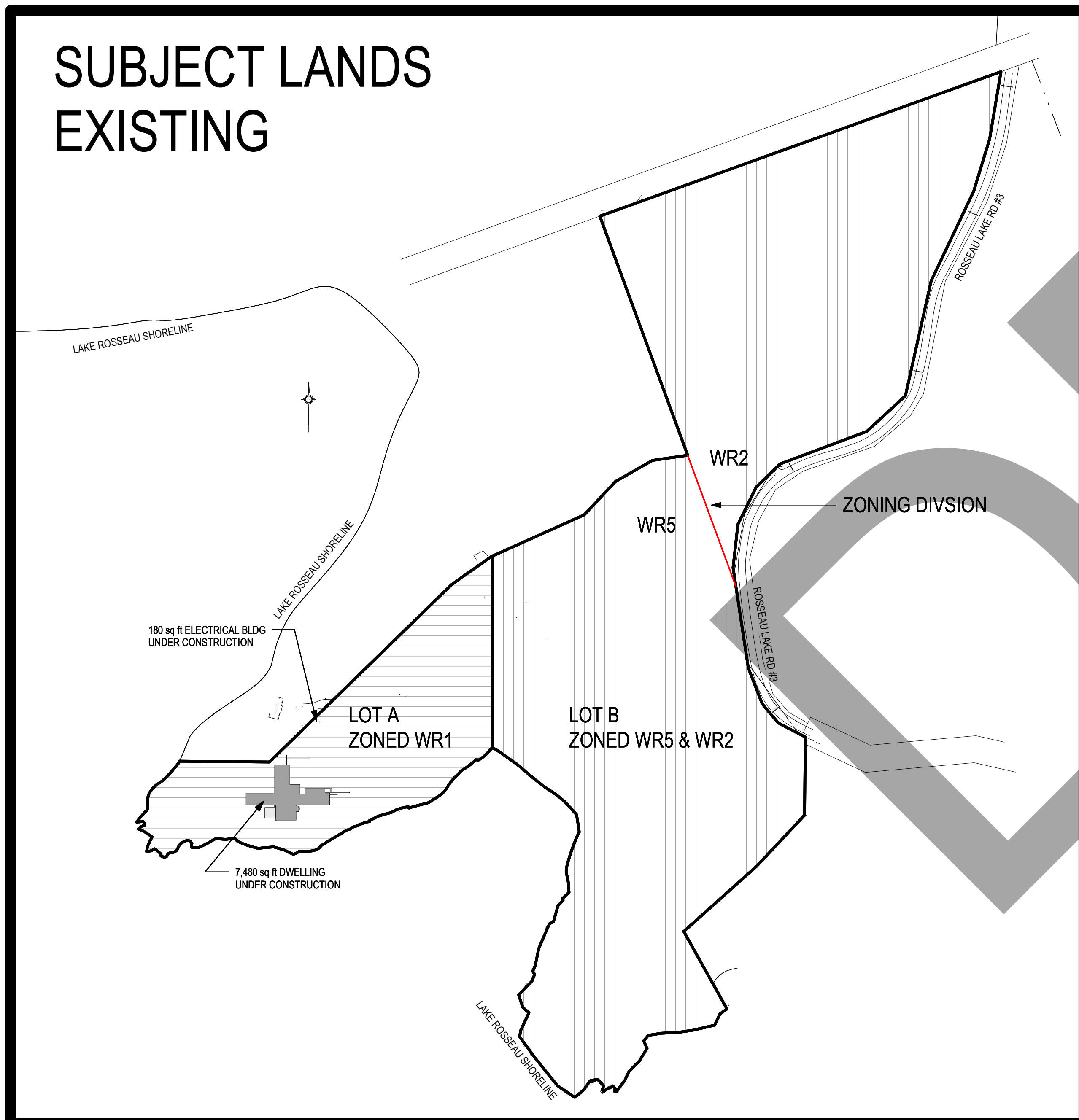
SHEET **SP3**

RESULTANT LOT SKETCH - REVISED

PROPERTY CALCULATIONS

Revised 23 August 2024

LOT A	TOTAL PROPERTY AREA	PROPERTY AREA W/IN 200 FOOT SETBACK	ALLOWED DEVELOPMENT	ALLOWED DEVELOPMENT W/IN 200 FOOT SETBACK	SQUARE FEET	SQUARE METERS
	1,044,374	217,546	104,437	21,755		
	97,025	20,211	9,703	2,021		
LOT B (BEFORE CONSENT #2)	TOTAL PROPERTY AREA	PROPERTY AREA W/IN 200 FOOT SETBACK	ALLOWED DEVELOPMENT	ALLOWED DEVELOPMENT W/IN 200 FOOT SETBACK	SQUARE FEET	SQUARE METERS
	575,888	256,255	57,589	25,626		
	53,502	23,807	5,350	2,381		
LOT B (AFTER CONSENT #2)	TOTAL PROPERTY AREA	PROPERTY AREA W/IN 200 FOOT SETBACK	ALLOWED DEVELOPMENT	ALLOWED DEVELOPMENT W/IN 200 FOOT SETBACK	SQUARE FEET	SQUARE METERS
	287,471	104,230	28,747	10,423		
	26,707	9,683	2,671	968		
LOT C	TOTAL PROPERTY AREA	PROPERTY AREA W/IN 200 FOOT SETBACK	ALLOWED DEVELOPMENT	ALLOWED DEVELOPMENT W/IN 200 FOOT SETBACK	SQUARE FEET	SQUARE METERS
	288,417	152,025	28,842	15,203		
	26,795	14,124	2,679	1,412		
LOT A: STRUCTURES COUNTING TOWARD COVERAGE W/IN 200 FT OF SHORELINE		LOT A: STRUCTURES TOTAL COVERAGE				
ALLOWED	21,755 SF	ALLOWED	104,437 SF			
Main Cottage	12,123 SF	Main Cottage	12,123 SF			
Sports	6,865 SF	Electrical Building	457 SF			
Boathouse	2,150 SF	Hangar / Storage Garage	17,000 SF			
		Boathouse	2,150 SF			
		Sports	6,865 SF			
RESERVED	617 SF	RESERVED	65,842 SF			
COVERAGE	9.72%	TOTAL COVERAGE	3.70%			
LOT B: STRUCTURES COUNTING TOWARD COVERAGE WITHIN 200 FT SHORELINE (BEFORE CONSENT #2)		LOT B: STRUCTURES TOTAL COVERAGE (BEFORE CONSENT #2)				
ALLOWED	25,626 SF	ALLOWED	57,589 SF			
RESERVED	25,626 SF	RESERVED	57,589 SF			
COVERAGE	0.00%	TOTAL COVERAGE	0.00%			
LOT B: STRUCTURES COUNTING TOWARD COVERAGE WITHIN 200 FT SHORELINE (AFTER CONSENT #2)		LOT B: STRUCTURES TOTAL COVERAGE (AFTER CONSENT #2)				
ALLOWED	10,423 SF	ALLOWED	28,747 SF			
RESERVED	10,423 SF	RESERVED	28,747 SF			
COVERAGE	0.00%	TOTAL COVERAGE	0.00%			
LOT C: STRUCTURES COUNTING TOWARD COVERAGE WITHIN 200 FOOT SHORELINE SETBACK		LOT C: STRUCTURES TOTAL COVERAGE				
ALLOWED	15,203 SF	ALLOWED	28,842 SF			
RESERVED	15,203 SF	RESERVED	28,842 SF			
COVERAGE	0.00%	TOTAL COVERAGE	0.00%			



1 SITE PLAN - OVERALL CONSENT 1 Copy 1
AS004 SCALE: 1" = 100'-0"

Design Architect Calabro Mottola Architects, Inc. (formerly Bonlin Grauman Miller Architects, Inc.) 6 West Market Street Suite 1200 Wilkes-Barre, PA 18701 v: 570.825.8756 f: 570.825.3744 © 2015 Bonlin Grauman Miller Architects, Inc.	Structural Engineer Blackwell Structural Engineers 134 Peter Street, Suite 1301 Toronto, Ontario M5V 2H2 Tel: 416.693.6300 Fax: 416.593.4840	Civil Engineer Pinestone Engineering Ltd 110 Kimberley Ave. Brantford, ON P1L 1Z8, Canada P: 705-645-8863 F: 705-645-7282	Lighting Designer Fisher Marantz Stone 22 West 19th Street, 6th Floor New York, New York 10011 P: 212-691-3020
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No.	Description	Date

SITE PLAN - ALL PROPERTIES Copy 2 FOR REVIEW	13 AUG 2024 DATE	As indicated SCALE
	15108 BCJ PROJECT NUMBER	AS004 SHEET NUMBER

BEAR POINT
1116 Rosseau Lake Rd #3
Township of Muskoka Lakes, Ontario Canada