



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/23/23/ML, B/01/02/25/ML & ZBA-31/24
Roll No.: 4-7-050-01
By-law: To Be Assigned

Owner:	439592 Ontario Inc., c/o Wayne Middleton, 16210 Ninth Line, Stouffville, ON, L4A 3N7		
Address & Description:	No Civic Address Part of Lot 2, Concession 12, Parts 2 to 4, Plan 35R-16619, (Medora)		
Zoning:	Waterfront Residential (WR1)	Ricketts Lake (Category 2 Lake)	Schedules: 19 and 26
Meeting Date: Thursday, February 13th, 2025 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/23/23/ML and B/01/02/25/ML) have been submitted to create one new waterfront residential lot (Severed Lot) on Ricketts Lake and to grant rights-of-way over the Retained and Severed Lots in favor of each lot. The Retained and Severed Lots are currently vacant and are intended to be developed for waterfront residential purposes in the future.

The applicant has submitted a Scoped Environmental Impact Study (Scoped EIS) and a Noise and Vibration Impact Study.

A Zoning By-law Amendment Application (ZBA-31/24) has been submitted to implement the recommendations of the Scoped EIS and Noise and Vibration Impact Study. Part of the subject lands are to be rezoned from Waterfront Residential (WR1) to Environmental Protection (EP1) to reflect the presence of a wetland feature. A dwelling unit and sleeping cabin on the Retained Lot are required to be setback a minimum of 279 feet from the centerline of the abutting Canadian National Railway corridor.



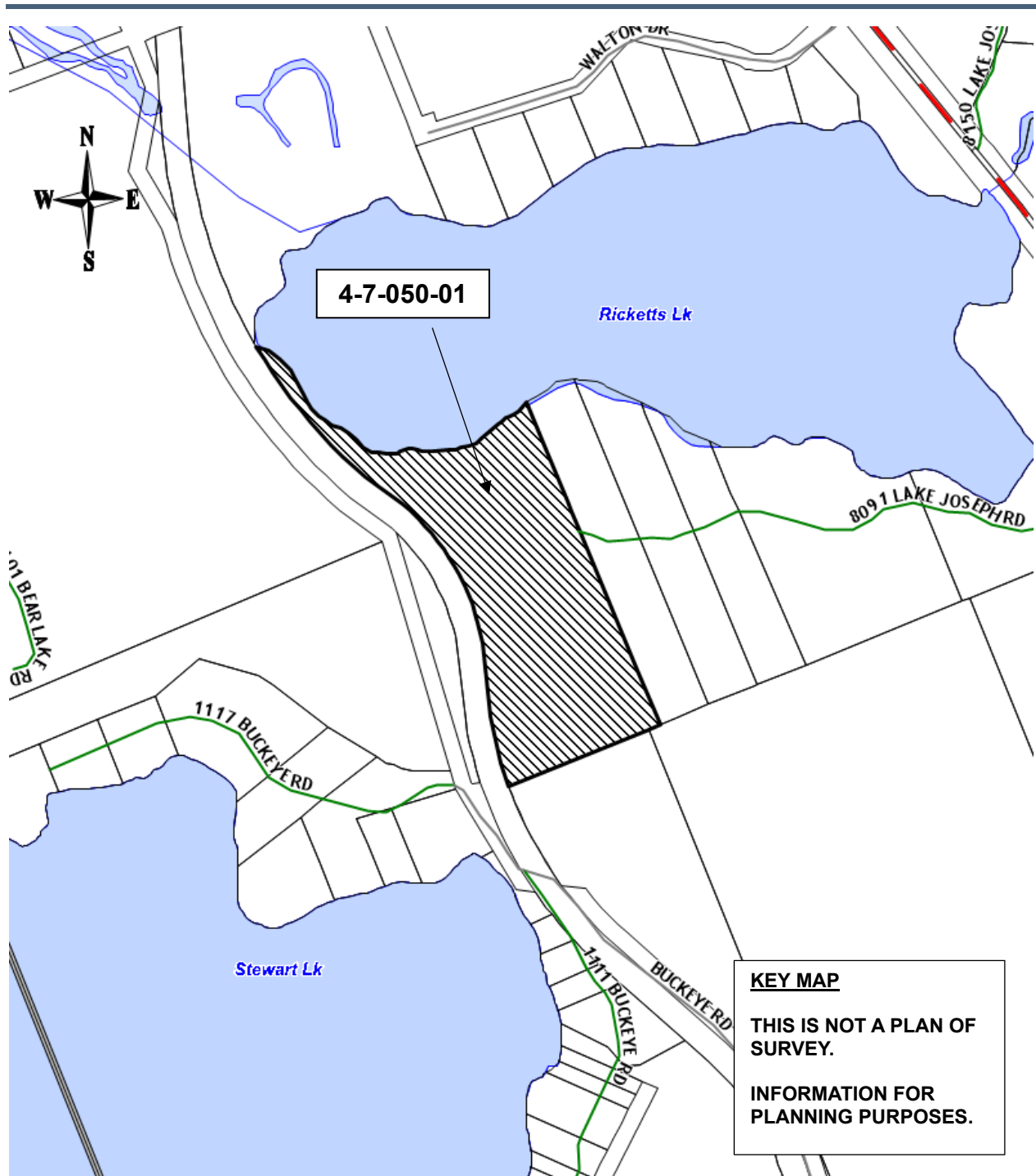
Existing Zoning (WR1) Permitted Uses	Proposed Zoning (EP1) Permitted Uses
<ul style="list-style-type: none"> • Bed and Breakfast • Home Based Business • Sleeping Cabin • Accessory Uses 	Structures, Buildings and Facilities Necessary in Conjunction With: <ul style="list-style-type: none"> • The Production of Cranberries Excluding Buildings and Structures; • Flood Control; • Erosion Control; and • Provision of Pedestrian Access Such as Boardwalk but not Including Shoreline Structures.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	4.1.3	Waterfront Residential Zone Provisions	Requirements of Section 4.1.3 of Zoning By-law 2014-14, as Amended	Impose a Minimum Setback of 279 Feet from the Centreline of the Abutting Canadian National Railway Corridor for a Dwelling Unit and Sleeping Cabin on the Retained Lot in Consent Application B/23/23/ML	-

A key map of the subject property, the applicant's consent sketch 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/23/23/ML, B/01/02/25/ML, ZBA-31/24, 439592 Ontario Inc.

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.

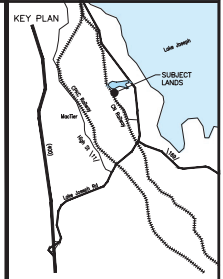
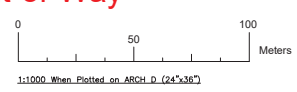
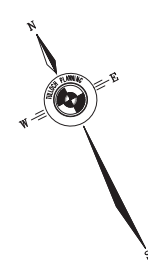
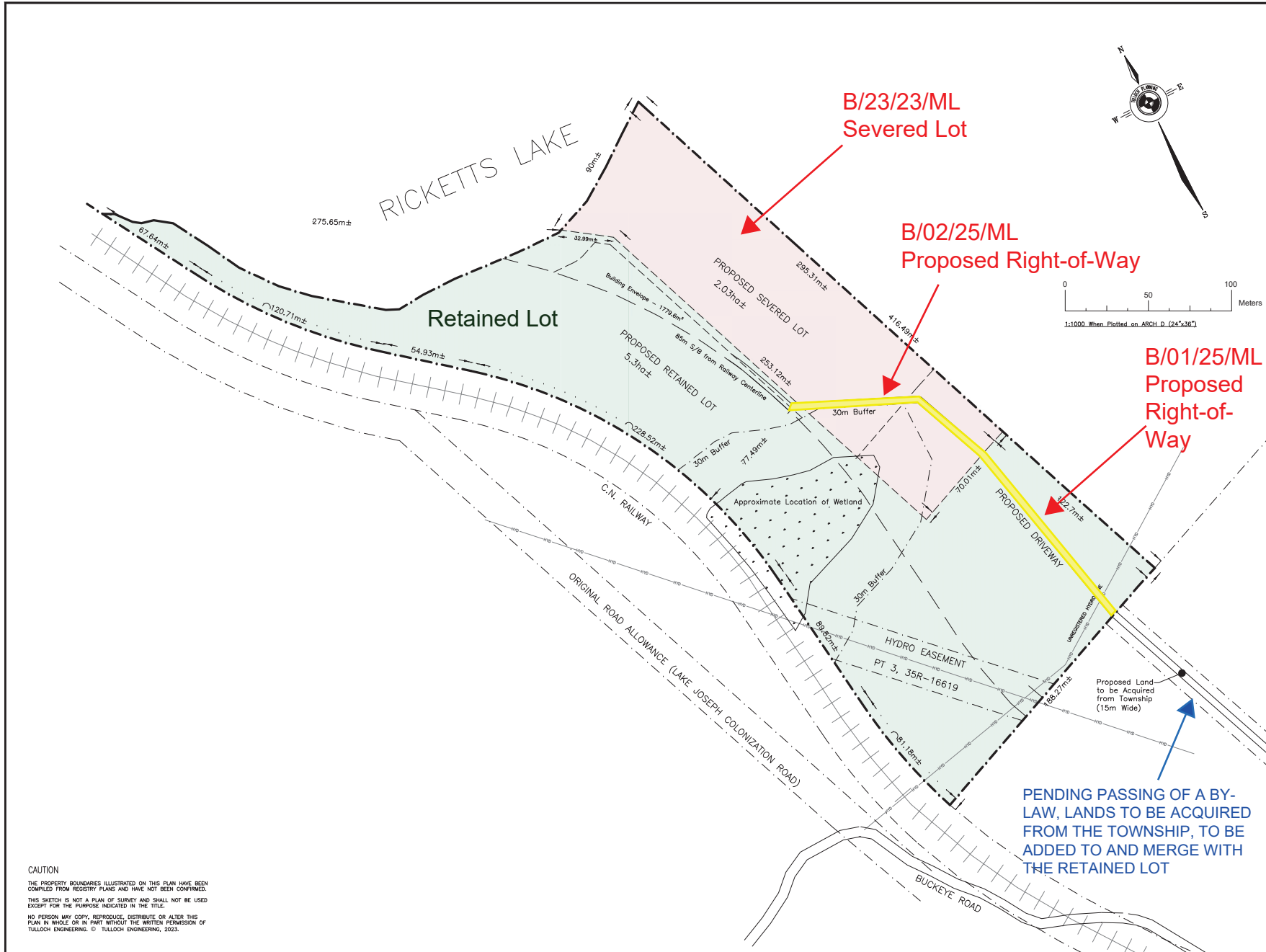
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 13th day of January, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



CONSENT SKETCH



T: 705-789-7851
huntsville@tulloch.ca
80 MAIN ST W
HUNTSVILLE, ON
P1H 1W9

DATE	REV.	REVISION	BY	APP'D

CLIENT:

Middleton, Wayne

PROJECT TITLE:

Proposed Severance Sketch

ADDRESS:
**Pt Lot 2, Con 12
Medora
Pts 2,3,4, 35R-16619
Twp of Muskoka Lakes
D.M. of Muskoka**

MDJ	WS
DRAWN	CHECKED
As Noted	Dec 19, 2024
SCALE	DATE

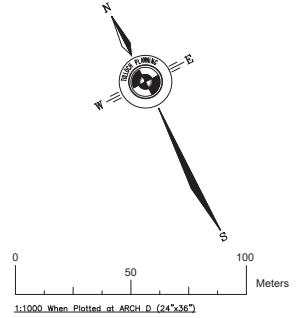
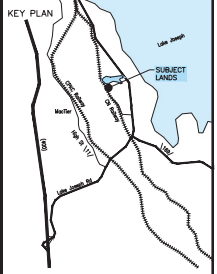
WSA-1705

PROJECT No.

CAUTION
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NOT TO SCALE

ZONING SKETCH



T: 705-789-7851
huntsville@tulloch.ca
80 MAIN ST W
HUNTSVILLE, ON
P1H 1W9

DATE	REV.	REVISION	BY	APP'D

CLIENT:
Middleton, Wayne

PROJECT TITLE:
Proposed Rezoning Sketch

ADDRESS:
Pt Lot 2, Con 12 Medora Pts 2,3,4, 35R-16619 Twp of Muskoka Lakes D.M. of Muskoka

MDJ	WS
DRAWN	CHECKED
As Noted	Dec 19, 2024
SCALE	DATE

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SCHEDULE I TO DRAFT BY-LAW 2024-XXX

