



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/25/26/24/ML & ZBA-32/24**

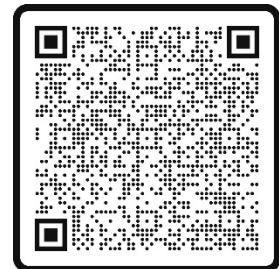
**Roll No.: 9-12-021**

**By-law: To Be Assigned**

<b>Owners:</b>	Alice & Timothy Donald, 1685 Beatrice Townline Road, Bracebridge, ON, P1L 1X4		
<b>Address &amp; Description:</b>	1685 Beatrice Townline Road Part of Lot 15, Concession 13, (Monck)		
<b>Zoning:</b>	Rural – Agricultural (RU3) & Environmental Protection (EP1)	Lake: Not Applicable	Schedule: 31

**Meeting Date: Thursday, September 12<sup>th</sup>, 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 Applications (B/25/26/24/ML) has been submitted to create two additional lots. Both Severed Lots 1 and 2 are vacant and compliant development will be permitted in the future. The Retained Lot contains a dwelling, barn, and accessory buildings/structures. No changes are proposed on the Retained Lot at this time.

A concurrent Zoning By-law Amendment Application (ZBA-32/24) has been submitted to provide an exemption from rural lot creation requirements, being that one lot is permitted to be created by consent as of October 13, 1992, where the original (Parent Lot) is less than 100 acres in size, and that one lot for residential purposes is permitted to be created for a minimum of each 50 acres zoned Rural Agriculture (RU3). The Township’s Council granted the applicants consent to create one new lot in November 2017. The applicants are now proposing to create a second and third lot (three lots total).



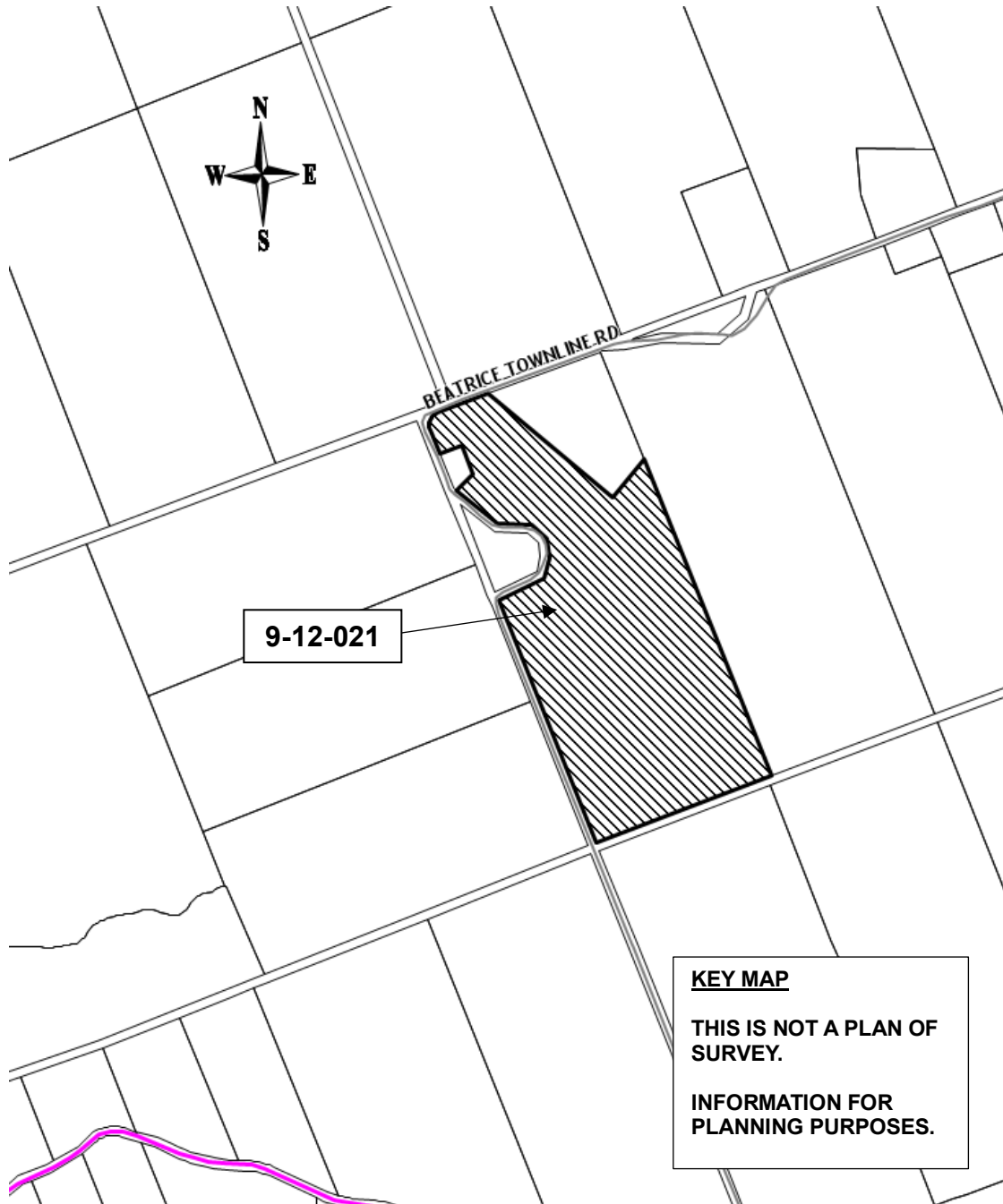
Notice of Public Meeting  
B/25/26/24/ML, ZBA-32/24, Donald

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed
A	6.1.4.1 a. & b.	Maximum Number of Lots Permitted to be Created by Consent	1 New Lot as of October 13, 1992	Three (3) New Lots as of October 13, 1992

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.

---

### **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.

---

### **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)

---

**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, 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



LOT 15, CONCESSION 13  
 GEOGRAPHIC TOWNSHIP OF MONK  
 TOWNSHIP OF MUSKOKA LAKES

DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 300'



DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

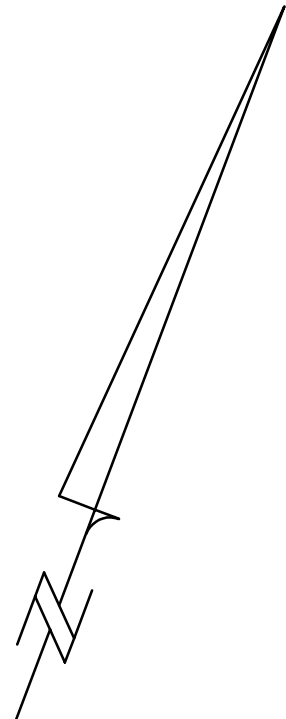
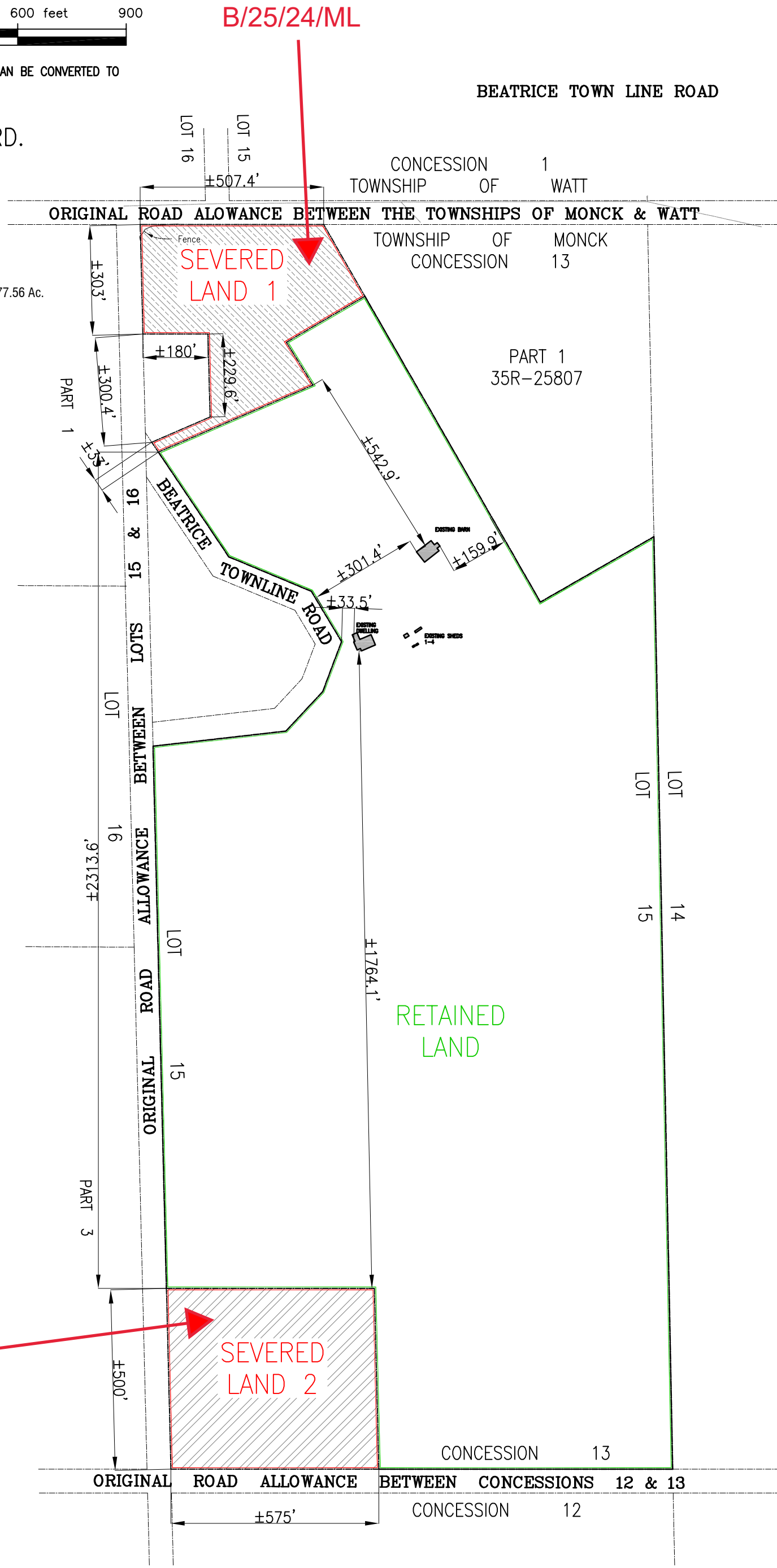
TIM DONALD PROPERTY  
 1685 BEATRICE TOWNLINE RD.

**AREA ANALYSIS**

TOTAL SITE AREA:	3890661 S.F.	89.32 Ac.
AREA OF SEVERED LOT 1:	224775 S.F.	5.16 Ac.
AREA OF RETAINED LOT:	3378473 S.F.	77.56 Ac.
AREA OF SEVERED LOT 2:	287413 S.F.	6.60 Ac.

**AREA ANALYSIS RESULTANT RETAINED**

TOTAL SITE AREA:	3378473 S.F.	77.56 Ac.
EXISTING DWELLING COVERAGE AREA: (incl. screened porch, garage)	1832 S.F.	
EXISTING SHED 1 COVERAGE AREA	108 S.F.	
EXISTING SHED 2 COVERAGE AREA	105 S.F.	
EXISTING SHED 3 COVERAGE AREA	26 S.F.	
EXISTING SHED 4 COVERAGE AREA	26 S.F.	
EXISTING BARN COVERAGE AREA:	1956 S.F.	
TOTAL LOT COVERAGE	4053 S.F.	
PERCENT COVERAGE :	0.12%	
RU3 Zoning (Max. 5%)		



**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:

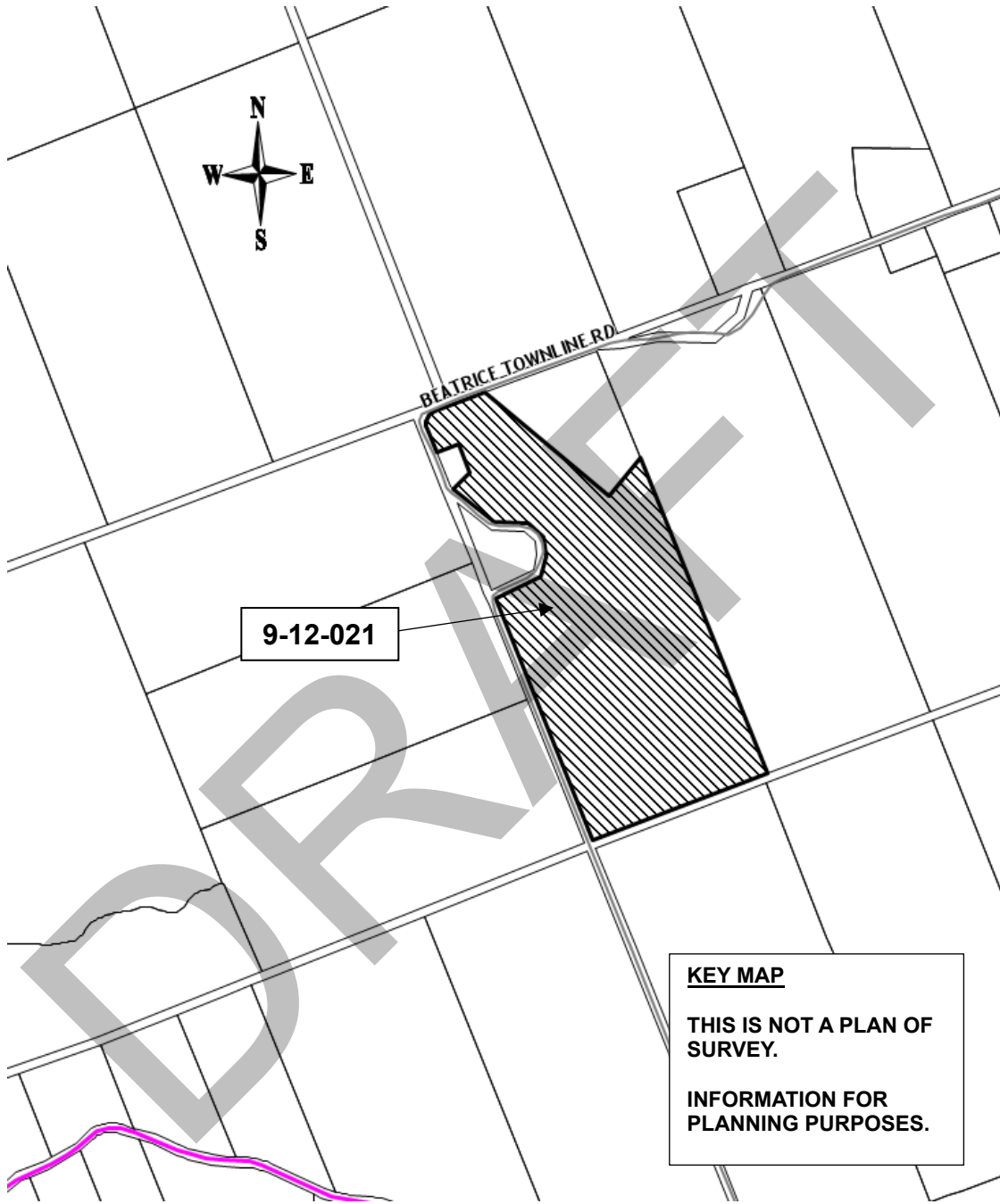
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
  - 87-XXXX i) The lands affected by this amendment are described as Part of Lot 15, Concession 3, (in the former Township of Monck), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2024-XXX.
  - ii) Despite the provisions of Section 6.1.4.1 a. & b. of Zoning By-law 2014-14, as amended, for those lands described above, a total of two (2) new lots shall be permitted to be created by consent, as shown 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**





**LOT 15, CONCESSION 13  
GEOGRAPHIC TOWNSHIP OF MONK  
TOWNSHIP OF MUSKOKA LAKES**

DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 300'



DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

TIM DONALD PROPERTY  
1685 BEATRICE TOWNLINE RD.

**AREA ANALYSIS**

TOTAL SITE AREA:	3890661 S.F.	89.32 Ac.
AREA OF SEVERED LOT 1:	224775 S.F.	5.16 Ac.
AREA OF RETAINED LOT:	3378473 S.F.	77.56 Ac.
AREA OF SEVERED LOT 2:	287413 S.F.	6.60 Ac.

**AREA ANALYSIS RESULTANT RETAINED**

TOTAL SITE AREA:	3378473 S.F.	77.56 Ac.
EXISTING DWELLING COVERAGE AREA: (incl. screened porch, garage)	1832 S.F.	
EXISTING SHED 1 COVERAGE AREA	108 S.F.	
EXISTING SHED 2 COVERAGE AREA	105 S.F.	
EXISTING SHED 3 COVERAGE AREA	26 S.F.	
EXISTING SHED 4 COVERAGE AREA	26 S.F.	
EXISTING BARN COVERAGE AREA:	1956 S.F.	
TOTAL LOT COVERAGE	4053 S.F.	
PERCENT COVERAGE :	0.12%	
RU3 Zoning (Max. 5%)		

