



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/30/31/24/ML & ZBA-37/24**

**Roll No.: 9-13-017-02**

**By-law: To Be Assigned**

<b>Owners:</b>	Marcia & Keith Gammon, P.O. Box 487, 2800 Highway 118 West, Port Carling, ON, P0B 1J0		
<b>Address &amp; Description:</b>	1048 Brown Road Part of Lots 28 and 29, Concession 13, Part 1, Plan 35R-18769, (Monck)		
<b>Zoning:</b>	Rural (RU1) and Rural – Scenic Corridor (RU1-S)	Lake: Not Applicable	Schedule: 30
<b>Meeting Date: Thursday, October, 17th, 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:

Consent/Severance Application B/30/24/ML has been submitted by the applicants to create one new lot fronting onto Brown Road (Severed Lot 1). The Severed Lot is currently vacant. The Retained lot currently contains a dwelling, a garage, and two storage buildings. No new development is proposed on either lot at this time.

Consent/Severance Application B/31/24/ML has also been submitted by the applicants to sever a portion of their property (Severed Lot 2) and add it to an abutting property to the east (Benefiting Lot) currently in the ownership of Dean Woodrich and Karlee Gammon. The Benefiting Lot currently contains a dwelling and a garage. Dean Woodrich and Karlee Gammon have applied to sever the Resultant Lot (i.e. the Severed Lot 2 together with the Benefiting Lot) through concurrent Consent and Zoning By-law Amendment Applications B/32/24/ML and ZBA-38/24. Public notice of these applications has been sent to you through a separate circulation.

A concurrent Zoning By-law Amendment Application ZBA-37/24 has been submitted to permit the creation of one new lot in Rural (RU1) and Rural - Scenic Corridor (RU1-S) Zones with less than 10 acres of lot area, and to provide an exemption from rural lot creation requirements, being that one lot is permitted to be created by consent as of October 13th, 1992 where the original (Parent Lot) is less than 100 acres in size. The Parent Lot (i.e. the Severed Lot together with the Retained



Lot) in Applications B/30/31/24/ML was created through Consent Application B/77/2000/ML, approved by Township Council in December 2000. The applicants are now proposing to create a further lot. Please note that the Township’s Official Plan has recently been updated with new rural lot creation requirements, including minimum lot frontages and areas, however, these requirements have not yet been implemented through an update to the Township’s Comprehensive Zoning By-law.

The purpose of Application ZBA-37/24 is also to permit the creation of a new lot without frontage on a street-maintained year-round by a public authority. The Severed Lot in Application B/30/24/ML has 692 feet of lot frontage on Brown Road, which is a public non-maintained street.

The purpose of Application ZBA-37/24 is also to define the front lot line of the Retained Lot in Applications B/30/31/24/ML as the lot line abutting Muskoka Road 118 and to recognize a resultant lot frontage of 457 feet for the Retained Lot. The Parent Lot in Applications B/30/31/24/ML is currently not a ‘building lot’ owing to its frontage on Brown Road. These exemptions will have the effect of granting the Retained Lot status as a ‘building lot’.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	6.1.3	Minimum Lot Area (Severed Lot 1 – Application B/30/24/ML)	10 ac.	5.4 ac.	4.6 ac.
B	6.1.4.1 a.	Maximum Number of Lots Created by Consent	One Additional Lot per Existing Lot as of October 13th, 1992.	One Additional Lot per Existing Lot as of October 13th, 1992.	Create One New Lot (Severed Lot 1 – Application B/30/24/ML)
C	3.7.1 a.	Lot Frontage Requirement on a Street Maintained Year-Round by a Public Authority	A Street Maintained Year-Round by a Public Authority	Brown Road (Non-Maintained Public Street)	Create One New Lot (Severed Lot 1 – Application B/30/24/ML) on a Non-Maintained Public Street
D	11.96 b.	Definition of Front Lot Line (Retained Lot)	For a Corner Lot, the Longest of the Lot Lines Abutting the Streets	The Lot Line Abutting Muskoka Road 118	Define the Front Lot Line of the Retained Lot as Being the Lot Line Abutting Muskoka Road 118
E	6.1.3	Minimum Lot Frontage (Retained Lot)	600 ft.	457 ft.	143 ft.



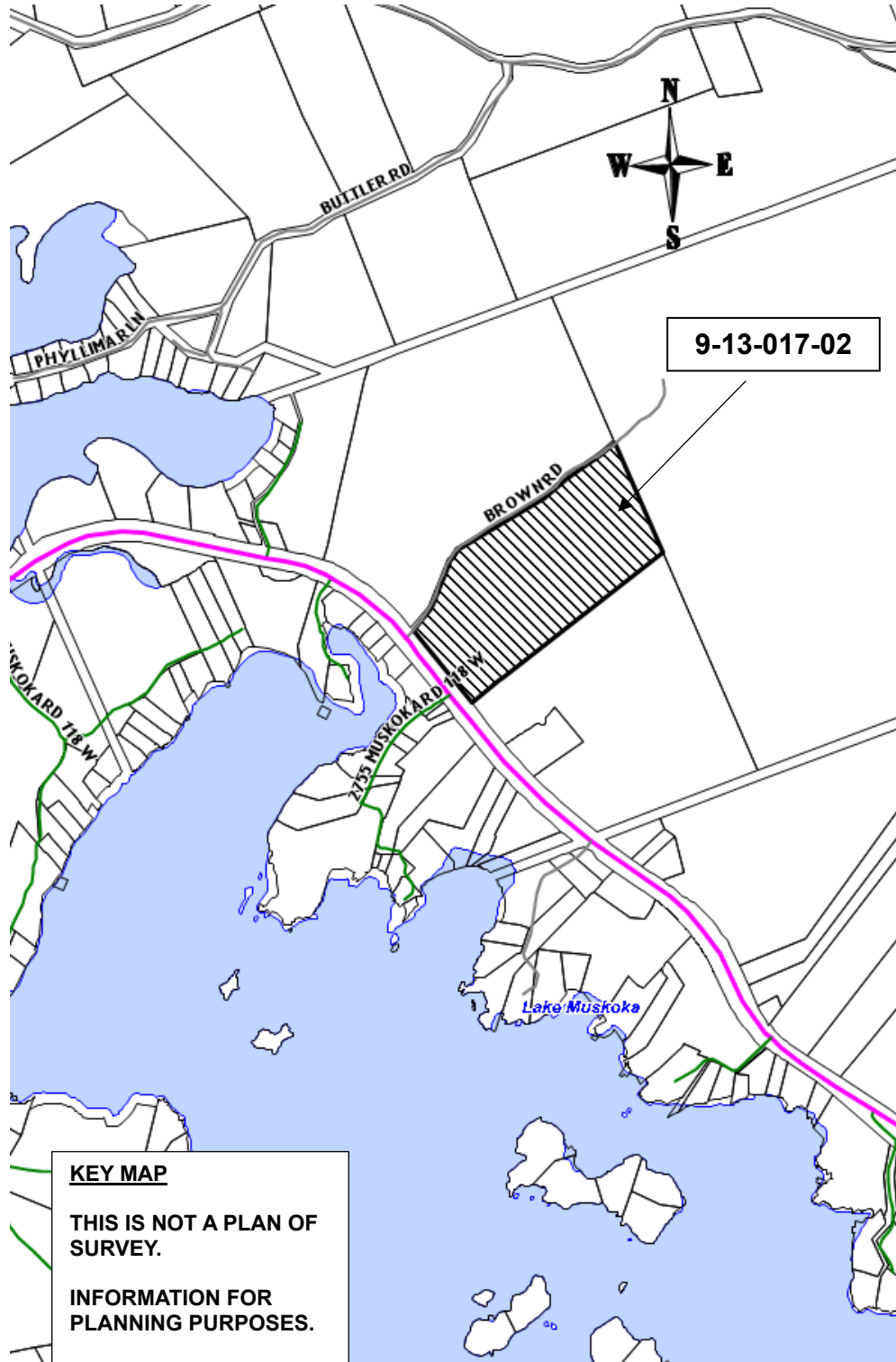
Notice of Public Meeting  
B/30/31/24/ML, ZBA-37/24, Gammon

F	3.7.1 d.	Minimum Lot Frontage on a Class A District Road – Muskoka Road 118 (Retained Lot)	492 feet	457 feet	35 feet
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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](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, 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.

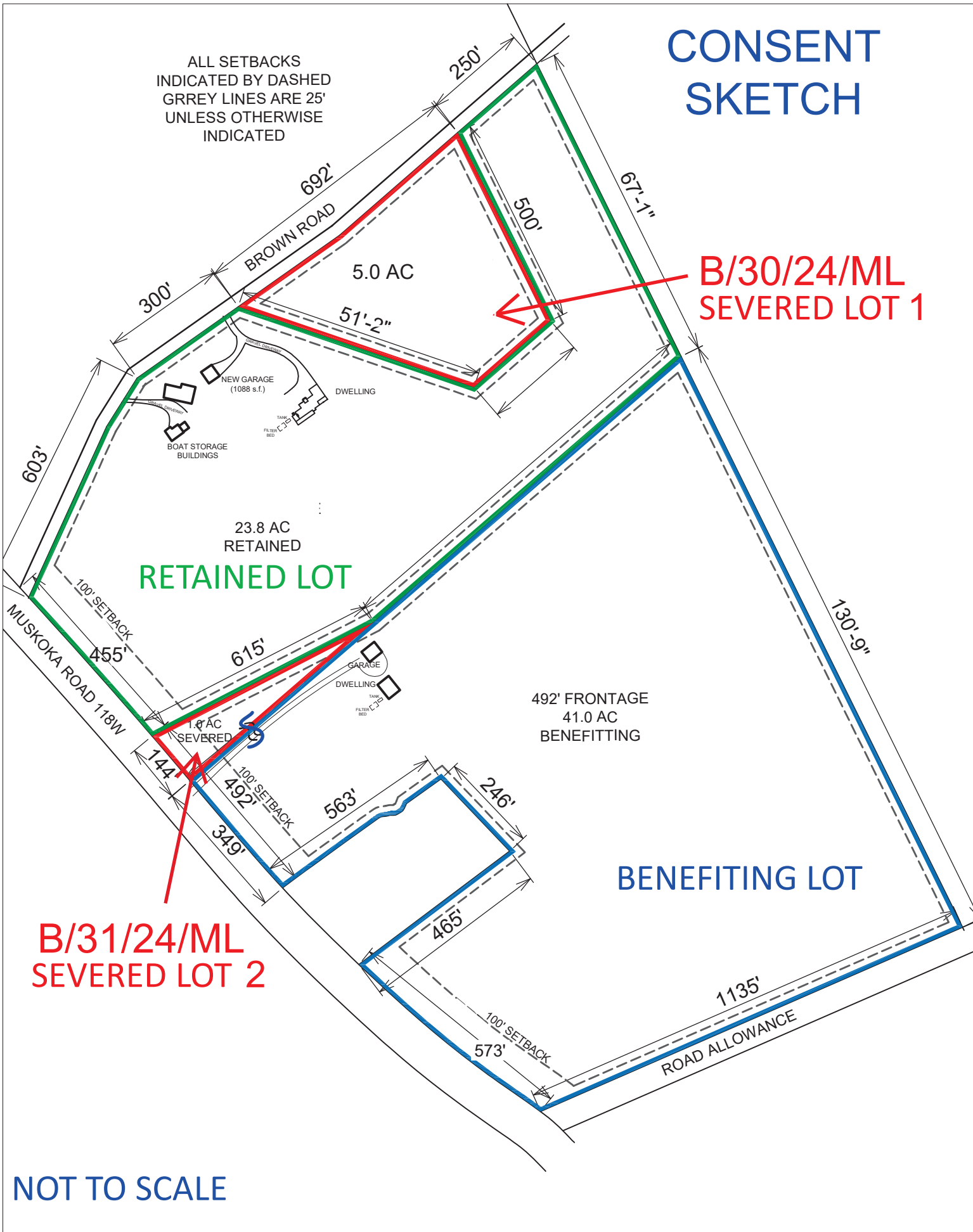
Dated at the Township of Muskoka Lakes this 27th day of September, 2024.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes



# CONSENT SKETCH

ALL SETBACKS INDICATED BY DASHED GRREY LINES ARE 25' UNLESS OTHERWISE INDICATED



**B/30/24/ML SEVERED LOT 1**

**RETAINED LOT**

492' FRONTAGE  
41.0 AC  
BENEFITING

**BENEFITING LOT**

**B/31/24/ML SEVERED LOT 2**

**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 Lots 28 and 29, Concession 13, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-18769, as shown hatched on Schedule I to By-law 2024-XXX.
  - ii) Despite the provisions of Section 6.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum lot area of Severed Lot 1 in Application B/30/24/ML shall be 5 acres, as shown on Schedule II to By-law 2024-XXX.
  - iii) Despite the provisions of Section 6.1.4.1 a. of Zoning By-law 2014-14, as amended, for those lands described above, Severed Lot 1 in Application B/30/24/ML shall be permitted to be created by consent as shown in the location and extent on Schedule II to By-law 2024-XXX.
  - iv) Despite the provisions of Section 3.7.1 a. of By-law 2014-14, as amended, for those lands described above, the Severed Lot in Application B/30/24/ML shall be permitted without frontage on a street maintained year-round by a public authority, as shown in the location and extent on Schedule II to By-law 2024-XXX.
  - v) Despite the provisions of Section 11.96 of By-law 2014-14, as amended, for those lands described above, the front lot line of the Retained Lot in Applications B/30/31/24/ML shall be the lot line abutting Muskoka Road 118.
  - vi) Despite the provisions of Sections 3.7.1 d. and 6.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum lot frontage of the Retained Lot in Applications B/30/31/24/ML shall be 455 feet, as shown on Schedule II to By-law 2024-XXX.

Schedules I and II attached hereto are hereby made part of this By-law.



2. 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**.

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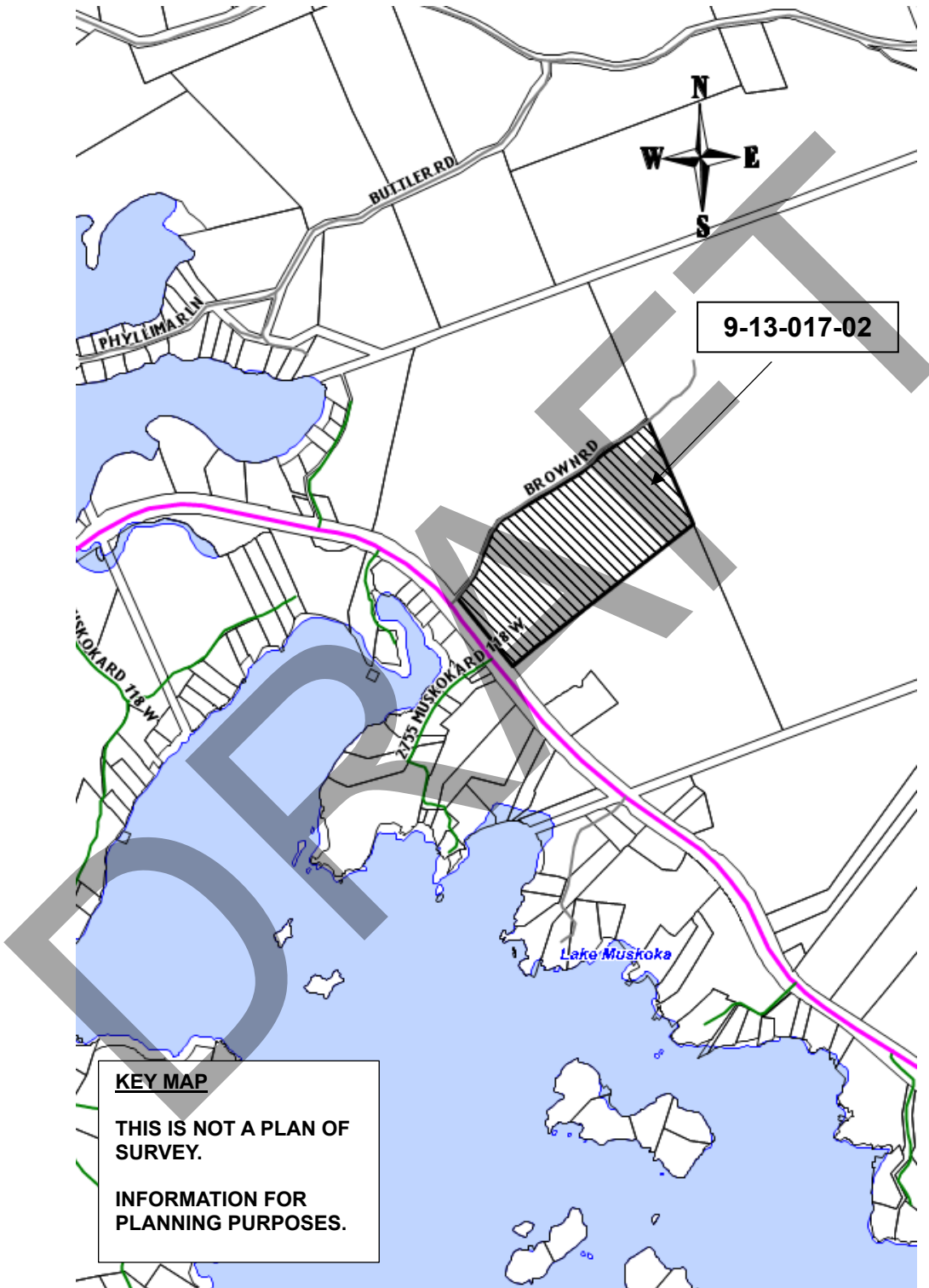
Peter Kelley, Mayor

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Crystal Paroschy, Clerk

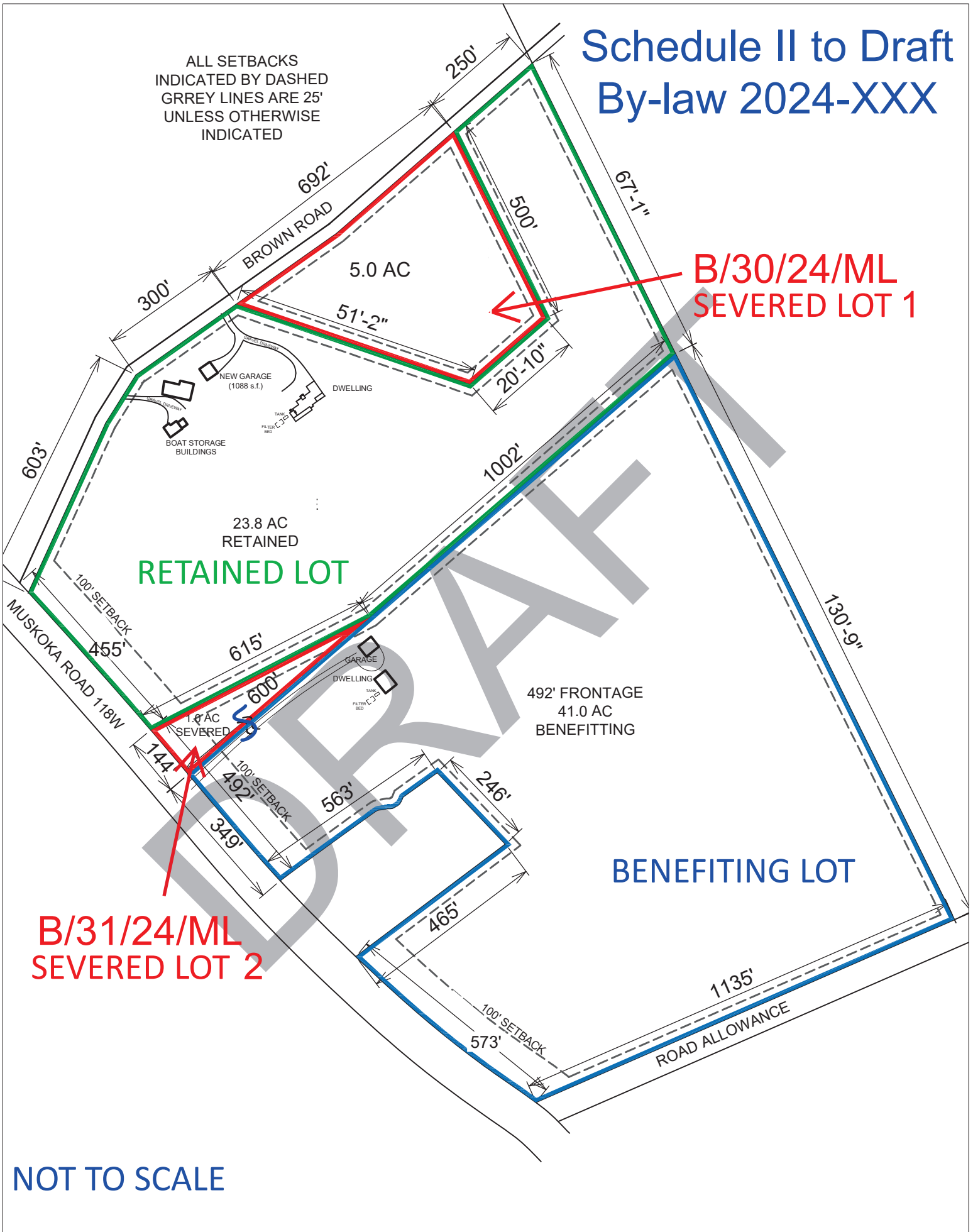
DRAFT

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



# Schedule II to Draft By-law 2024-XXX

ALL SETBACKS INDICATED BY DASHED GRREY LINES ARE 25' UNLESS OTHERWISE INDICATED



NOT TO SCALE