



1 Bailey Street
Port Carling, ON P0B 1J0

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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/32/24/ML & ZBA-38/24

Roll No.: 9-13-017

By-law: To Be Assigned

Owners:	Dean Woodrich & Karlee Gammon, 2756 Muskoka Road 118 West, RR #1, Port Carling, ON, P0B 1J0		
Address & Description:	2756 Muskoka Road 118 West Part of Lot 28 and 29, Concession 13, Part 2, Plan 35R-18769, (Monck)		
Zoning:	Rural (RU1-S and RU1)	Lake: Not Applicable	Schedules: 30 & 37
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 Application B/32/24/ML has been submitted to create one new lot fronting on to Muskoka Road 118. The Severed Lot is currently vacant. The Retained lot currently contains a dwelling and a garage. No new development is proposed on either lot at this time.

A concurrent Zoning By-law Amendment Application ZBA-38/24 has been submitted to permit the creation of one new lot in Rural (RU1) and Rural – Scenic Corridor (RU1-S) Zones with less than 600 feet of frontage (Severed Lot), to permit the Retained Lot to have less than 600 feet of lot frontage and 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 Application B/32/24/ML formed the Retained Lot in 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.



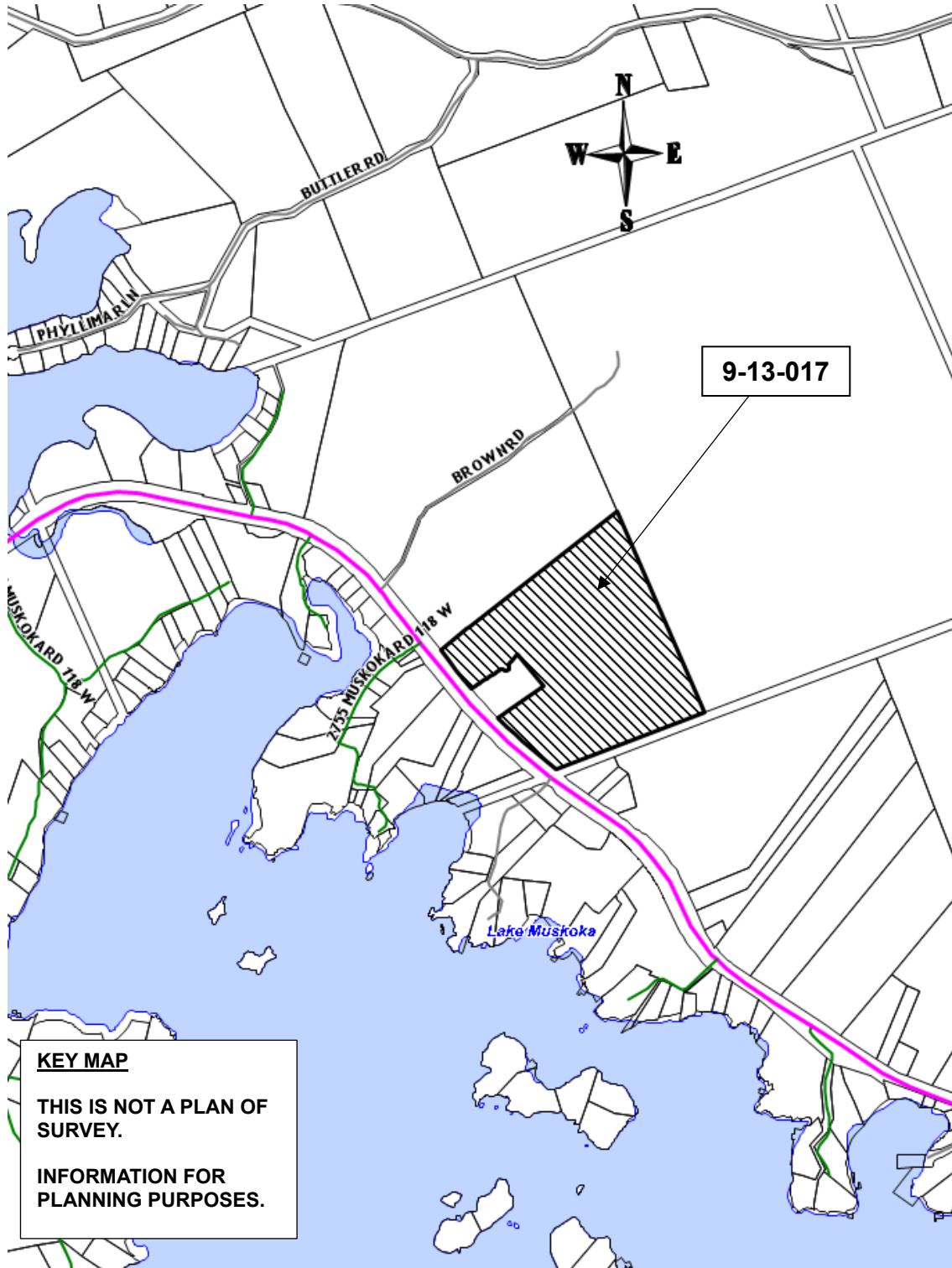
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Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	6.1.3	Minimum Lot Area (Retained Lot)	10 ac.	6 ac.	4 ac.
B	6.1.3	Minimum Lot Frontage (Retained Lot)	600 ft.	575 ft.	25 ft.
C	6.1.3	Minimum Lot Frontage (Severed Lot)	600 ft.	492 ft.	108 ft.
D	6.1.4.1 a	Maximum Number of Lots Permitted to be 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 Additional Lot (Severed Lot)

A key map of the subject property, the applicants' 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 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



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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.

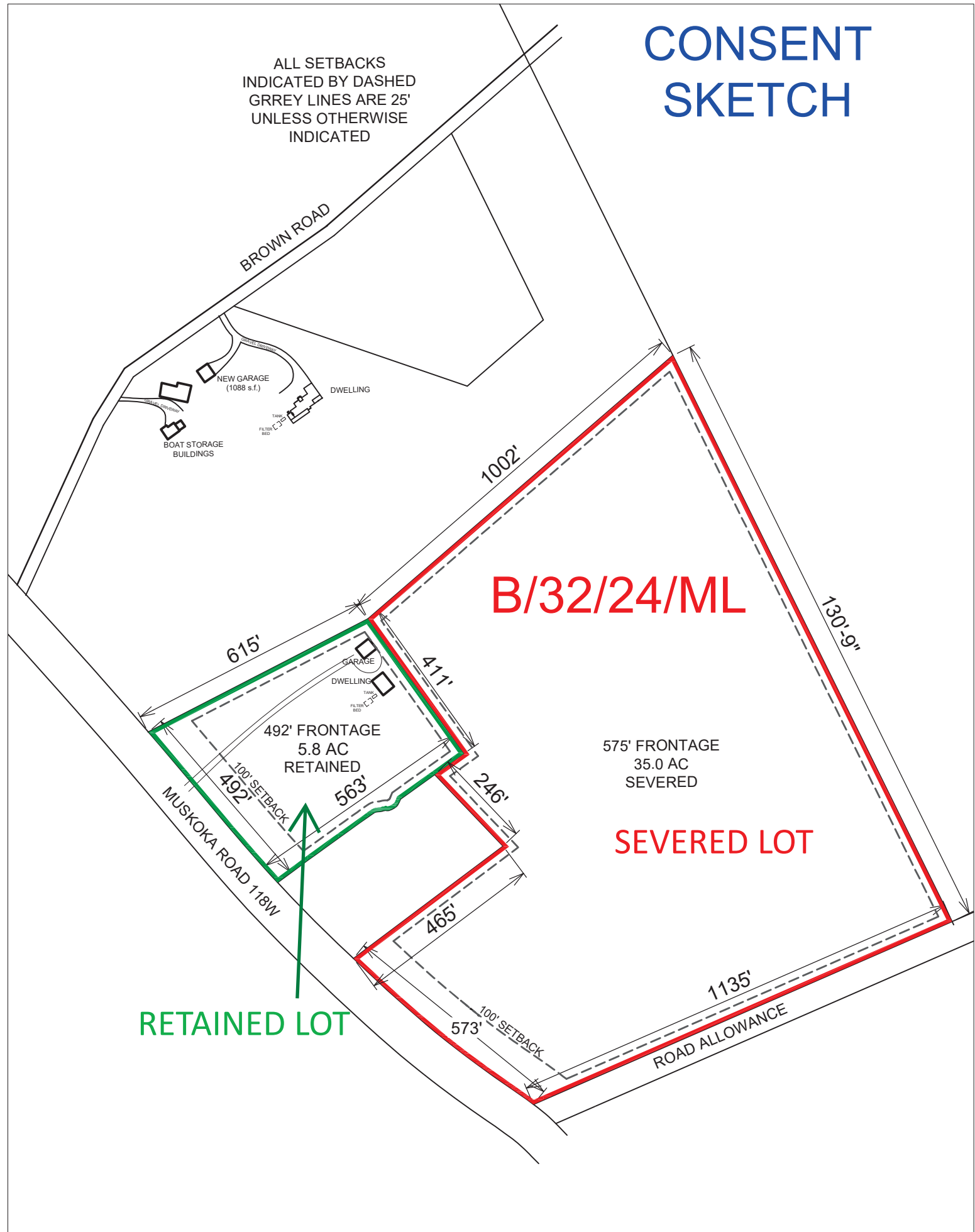
Dated at the Township of Muskoka Lakes this 27th day of September, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



CONSENT SKETCH

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



RETAINED LOT

B/32/24/ML

SEVERED LOT

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 2, Plan 35R-18769, as shown hatched on Schedule I to By-law 2024-XXX.

 ii) Despite the provision of Section 6.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum lot frontage of the Retained and Severed Lots in Application B/32/24/ML shall be 492 feet and 573 feet, respectively, as shown on Schedule II to By-law 2024-XXX.

 iii) 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 the Retained Lot in Application B/33/24/ML shall be 5.8 acres as shown on Schedule II to By-law 2024-XXX.

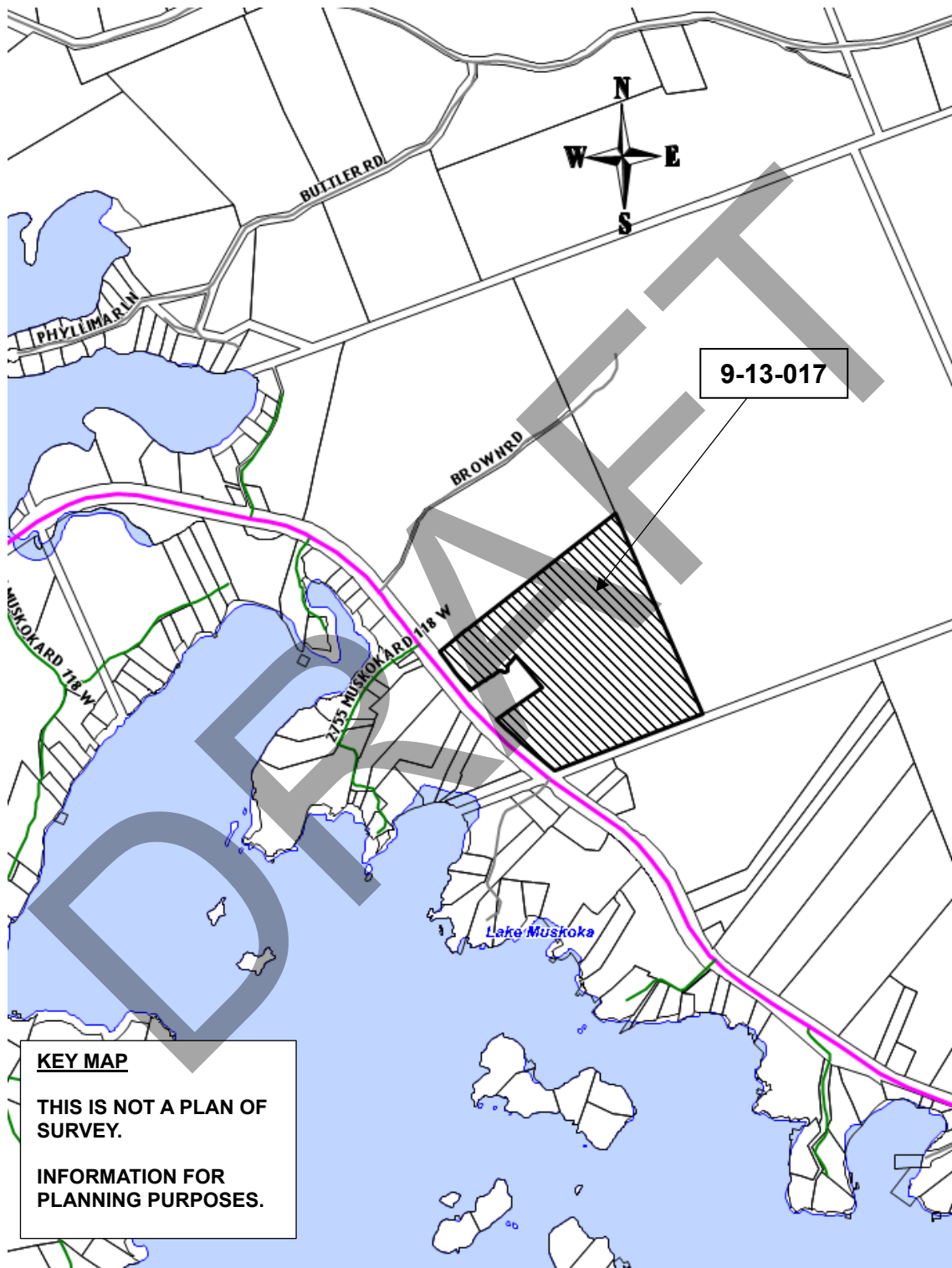
 iv) Despite the provisions of Section 6.1.4.1 a. of Zoning By-law 2014-14, as amended, for those lands described above, the Severed Lot in Consent/Severance Application B/30/24/ML shall be permitted to be created by consent as shown in the location and extent on Schedule II to By-law 2024-XXX.
2. Schedules 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



KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

Schedule II to Draft By-law 2024-XXX

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

