

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.'s: B/43/44/24/ML & ZBA-48/24

Roll No.: 9-14-072-01 By-law: To Be Assigned

Owners:	Michael Wise and Diane Dewar, 1062 Scarcliffe Road, RR 1, Port Carling, ON,			
	P0B 1L0			
Address &	1030 Scarcliffe Rd, Unit 1			
Description:	Part of Lots 34 and 35, Concession 13, (Monck)			
Zoning:	Waterfront Residential (WR1-7), Rural (RU1), Rural	Lake	Schedules:	
_	 Scenic Corridor (RU1-S), Private Open Space 	Muskoka	36 & 37	
	Private (OS2), Environmental Protection (EP1),	(Category 1)		
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/43/44/24ML) have been submitted to create two new lots (Severed Lots 1 and 2) fronting onto Scarcliffe Road. The Retained Lot currently contains a dwelling and accessory buildings and structures. The Severed Lots are vacant and are intended to be developed for residential purposes in the future.

A concurrent Zoning By-law Amendment Application (ZBA-48/24) 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. In June 1995, the Muskoka Land Division Committee granted consent to create two new lots, one of which was partially located within the Rural Area Designation (Consent Applications B/49/50/95/ML – Butler) and an additional two lots are proposed as part of the current applications.

ZBA-48/24 has also been submitted to provide an exemption from Rural (RU1) minimum lot requirements of 600 feet of lot frontage and 10 acres of lot area. 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. Severed Lots 1 and 2 conform to these new requirements.

Lastly, ZBA-48/24 has been submitted to rezone a portion of the Retained Lot from Rural (RU1) to Private Open Space (OS2).

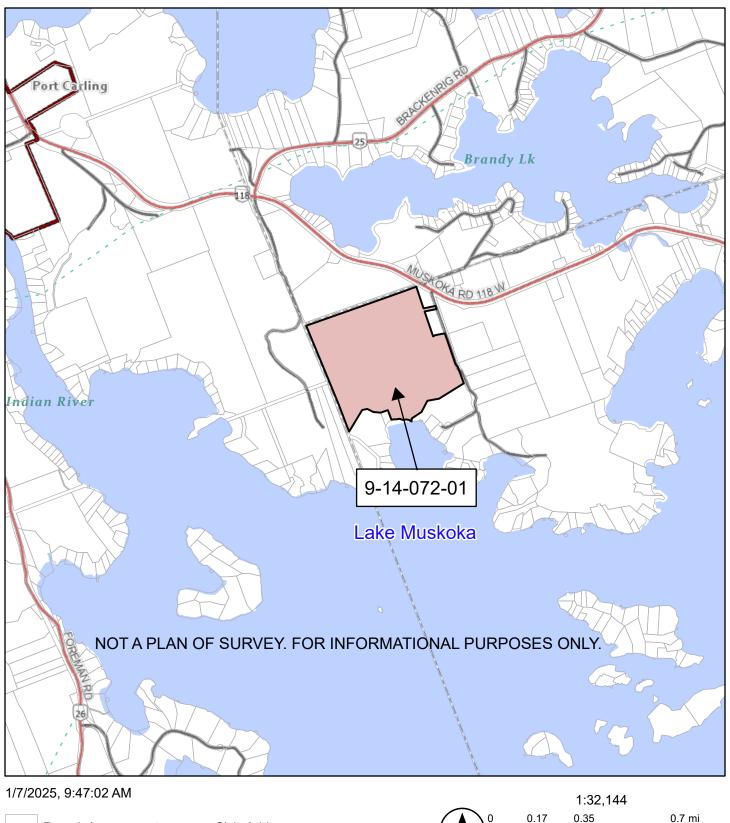
Exemption	ZBL 2014- 14 Section(s)	Description	Permitted	Proposed	Relief
А	6.1.3	Minimum Lot Frontage (Severed Lot #1)	600 ft.	492 ft.	108 ft.
В	6.1.3	Minimum Lot Frontage (Severed Lot #2)	600 ft.	492 ft.	108 ft.
В	6.1.3	Minimum Lot Area (Severed Lot #1)	10 ac.	5.99 ac.	4.01 ac.
С	6.1.3	Minimum Lot Area (Severed Lot #2)	10 ac.	6.74 ac.	3.26 ac.
D	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 Two New Lots (Severed Lots 1 and 2)

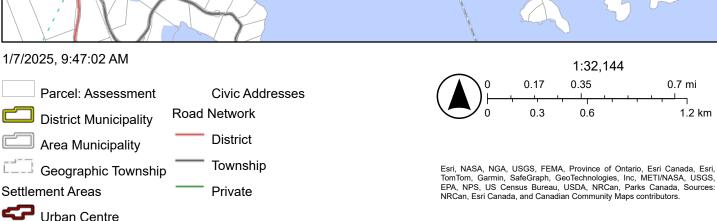
Existing Zoning (RU1) Permitted Uses	Proposed Partial Rezoning of Retained Lot (OS2) Permitted Uses
 Main Uses: Agricultural Uses Bed & Breakfast Conservation Residential – Dwelling unit Farm Forestry Operation Kennel Open Space Recreation Rooming Houses Wayside Pit or Wayside Quarry 	 Agricultural Uses Conservation Forestry Operation Hunt Camp Open Space Recreation Wayside Pit or Quarry
Accessory Uses: Residential – Secondary Dwelling Unit Home Based Business	

A key map of the subject property, the applicants' consent and rezoning sketch and a draft By-law are included in this notice.



Key Map, B/43/44/24/ML, ZBA-48/24 (WISE & DEWER)





1.2 km

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.



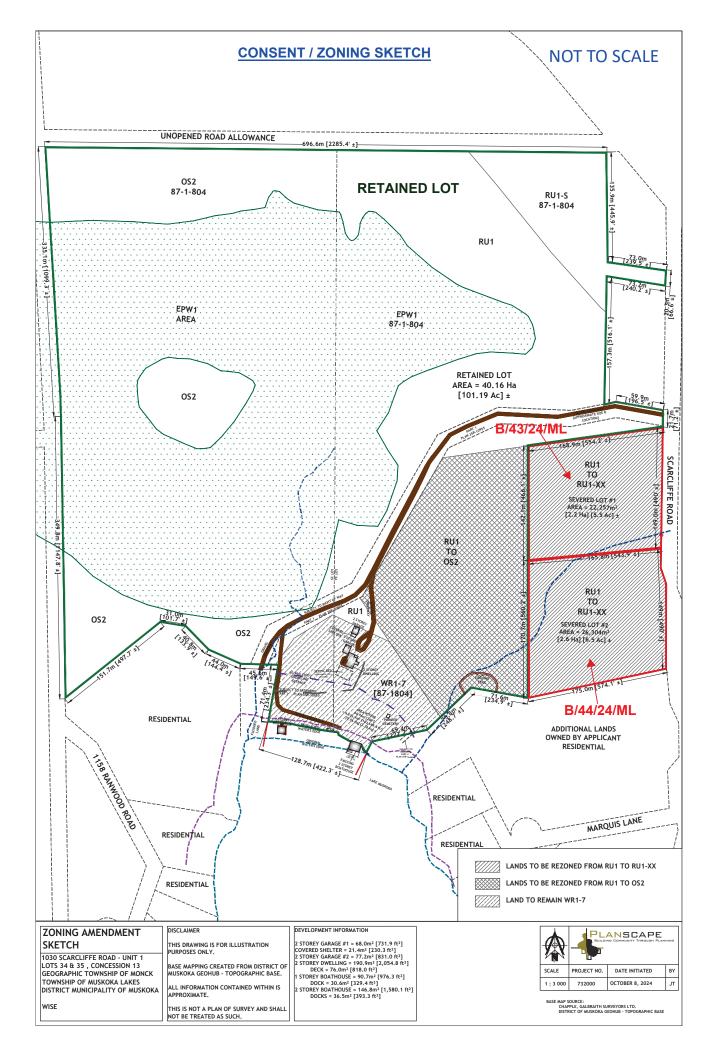
CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect 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, 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 15th day of January, 2025.

Crystal Paroschy, Clerk Corporation of the Township of Muskoka Lakes





THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2025-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. Schedule 37 of By-law 2014-14, as amended, is hereby further amended by rezoning a portion of lands known as Part of Lots 34 and 35, Concession 13 (in the former township of Monck), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX, from Rural Area (RU1) to Open Space Private (OS2), as shown cross-hatched on Schedule II to By-law 2025-XXX
- 2. 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 34 and 35, Concession 13 (in the former township of Monck), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX.
 - Despite the provisions of section 6.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum lot frontage of the Severed Lots in Consent/Severance Applications B/43/44/24/ML shall be 490 feet as shown on Schedule II to By-law 2025-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 Severed Lots # 1 and #2 in Consent/Severance Applications B/43/44/24/ML shall be 5.5 acres and 6.5 acres, respectively, as shown on Schedule II to By-law 2025-XXX.
 - ii) 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 Lots in Consent/Severance Applications B/43/44/24/ML shall be permitted to be created by consent as shown in the location and extent on Schedule II to By-law 2025-XXX.
- 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 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.

Read a first, second and third t	ime and finally passed thisday_of
Peter Kelley, Mayor	_
Crystal Paroschy, Clerk	

SCHEDULE I TO DRAFT BY-LAW 2025-XXX

Key Map, B/43/44/24/ML, ZBA-48/24 (WISE & DEWER)

