



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.'s: B/44/64/22/ML,
B/50/24/ML & ZBA-40/24**
By-law No.: To Be Assigned
Roll No.: 4-26-005

Owners:	Victor & Leslie Pottow, 8 Grahampton Lane, Greenwich, Connecticut, United States of America, 06830-3859		
Address & Description:	1 Wistowe Island R55 Wistowe Island, (Medora)		
Zoning:	Waterfront Residential (WR5-7)	Lake Rosseau (Category 1)	Schedule: 21
Meeting Date: Thursday, December 12th, 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:

Three Consent/Severance Applications (B/44/64/22/ML and B/50/24/ML) have been submitted by Victor and Leslie Pottow. The purpose of these applications is to create three new waterfront residential lots on Wistowe Island, and to grant a right-of-way over Severed Lot A and the Retained Lot in favour of Severed Lots B and C, in the same ownership.

The Retained Lot contains a two-storey land-based dwelling with an attached screened porch and sundecks, one land-based sleeping cabin, a two-storey boathouse with upper storey storage, a single storey boathouse and attached docks, and other accessory buildings and structures. Severed Lots A, B and C are currently vacant and are intended to be developed for waterfront residential purposes in the future.

A Zoning By-law Amendment Application ZBA-40/24 has also been submitted to gain an exemption from Section 3.20 of Zoning By-law 2014-14, as amended, being that, in the case of a severance, the effect of such a severance cannot cause remaining buildings or remaining lands to be in contravention of the Zoning By-law. In this case:



- docks with a cumulative width of 110.9 feet are proposed to remain on the Retained Lot whereas the maximum permitted cumulative dock width, based on a resultant lot frontage of 520 feet, is 75 feet.

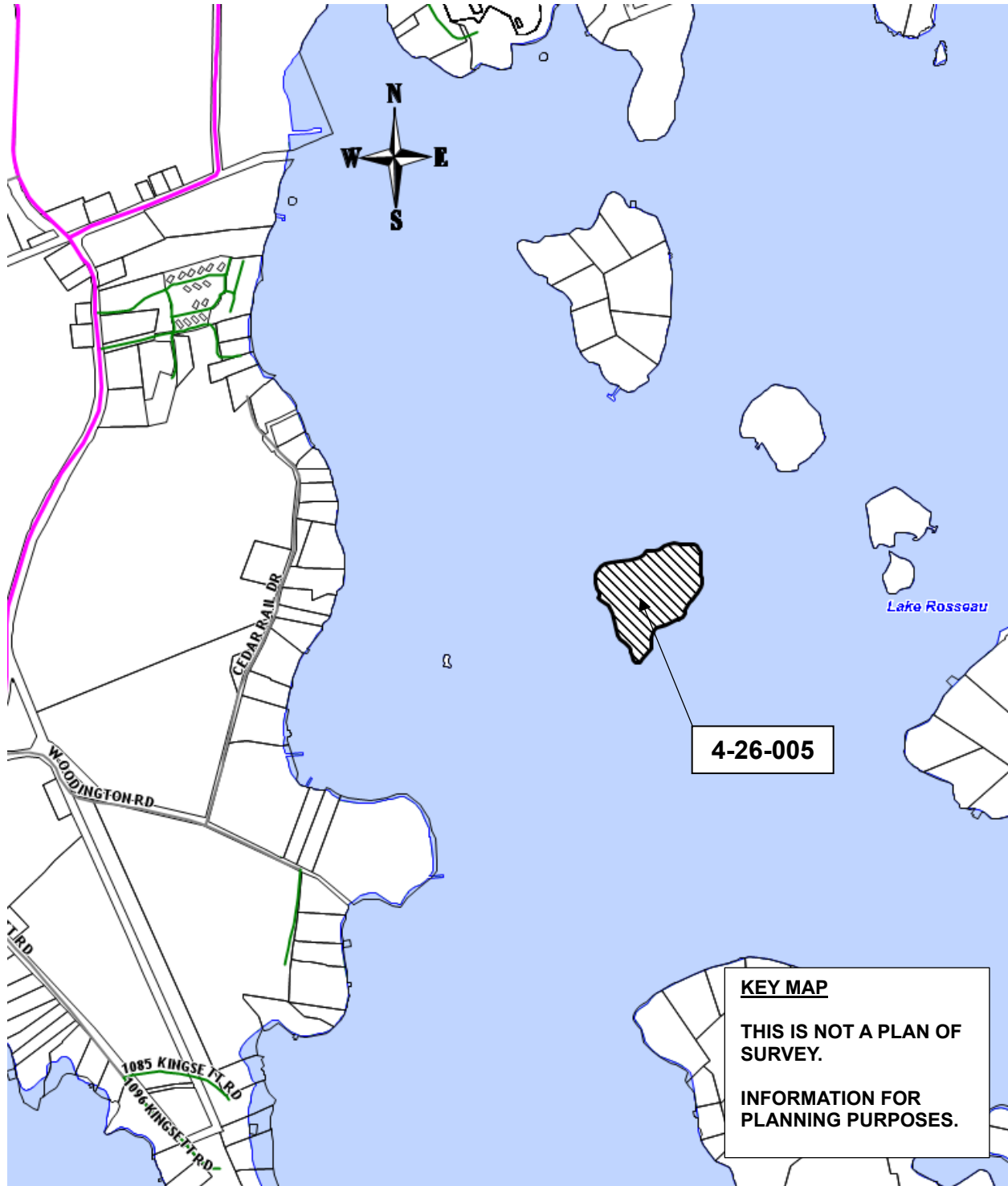
The purpose of Application ZBA-40/24 is also to restrict future land-based buildings and structures (excluding private on-site sewage disposal systems and minor accessory structures including stairs, ramps, landings, pumphouses, gazebos, and saunas) on Severed Lots A, B, and C to specific development envelopes as recommended within a submitted Scoped Environmental Impact Study (Scoped EIS), prepared by Beacon Environmental Limited and dated March 8, 2024.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	3.20	Severance Requirements	Sever Lands in Compliance with Zoning Requirements	Create Severed Lots A and B and Retained Lot B	Permit the Proposed Severances and Permit the Existing Docks to Remain on the Retained Lot
B	4.1.3	Zone Requirements	Land-Based Buildings and Structures in Accordance with Zone Provisions	Restrict Land-Based Buildings and Structures to Envelopes as Recommended in Scoped EIS	-

A key map of the subject property, the applicant's consent and zoning sketch, 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



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 22nd day of November, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



ZONING SKETCH



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:

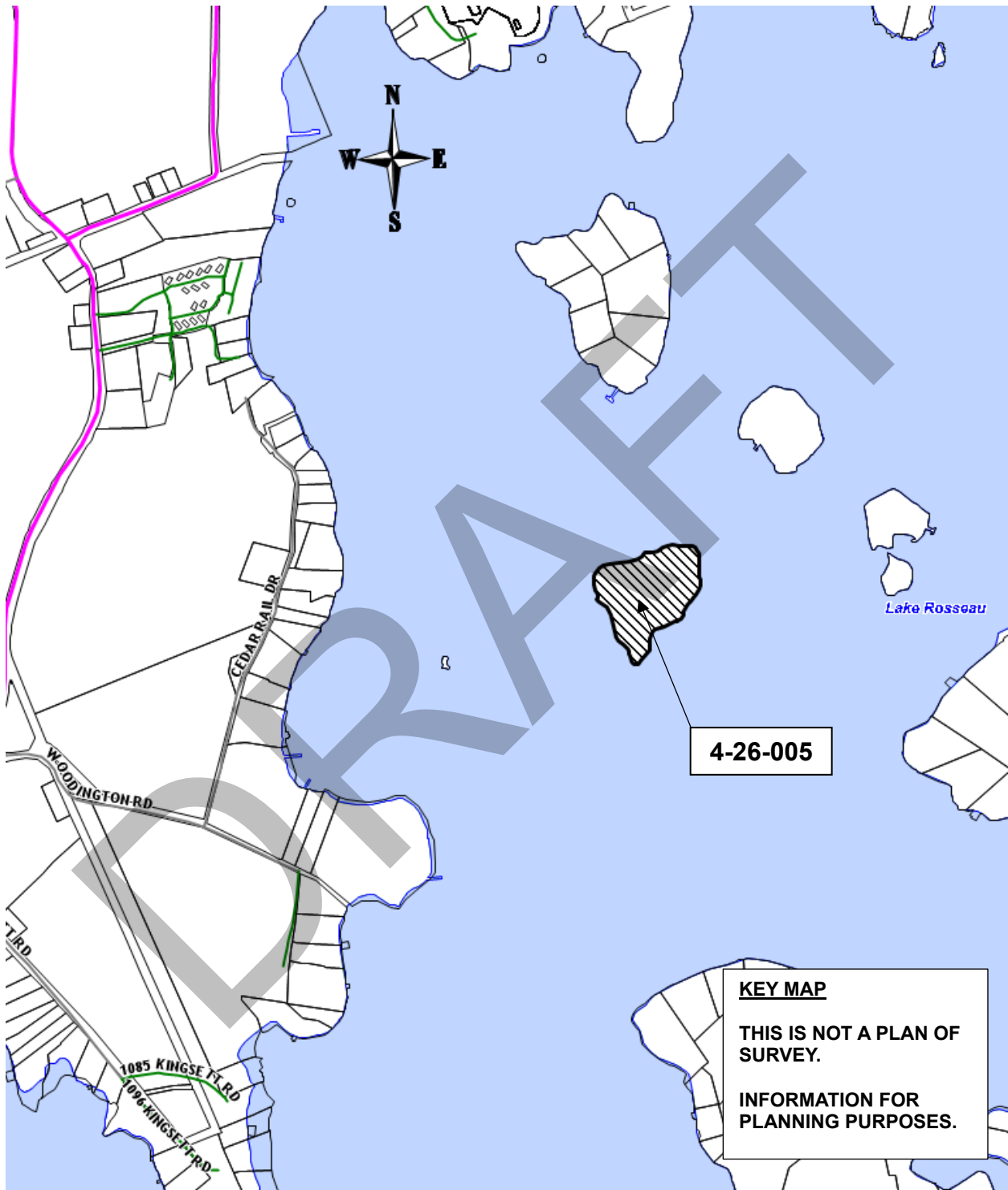
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The lands affected by this amendment are described as Wistowe Island, (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 3.20 of Zoning By-law 2014-14, as amended, for those lands described above, docks on the Retained Lot in Consent Applications B/44/64/22/ML and B/50/24/ML shall be permitted to remain, as shown in the location and extent on Schedule II to By-law 2024-XXX.
 - iii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, land-based buildings and structures (excluding leaching bed distribution pipes associated with private on-site sewage disposal systems, and minor accessory structures, including stairs, ramps, landings, pumphouses, gazebos, and saunas) shall be restricted to the development envelopes shown cross-hatched on Schedule III to By-law 2024-XXX.
2. Schedules I, II and III 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

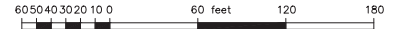
SCHEDULE I TO DRAFT BY-LAW 2024-XXX



SCHEDULE II TO BY-LAW 2024-XXX

SKETCH FOR
CONSENT APPLICATION PURPOSES

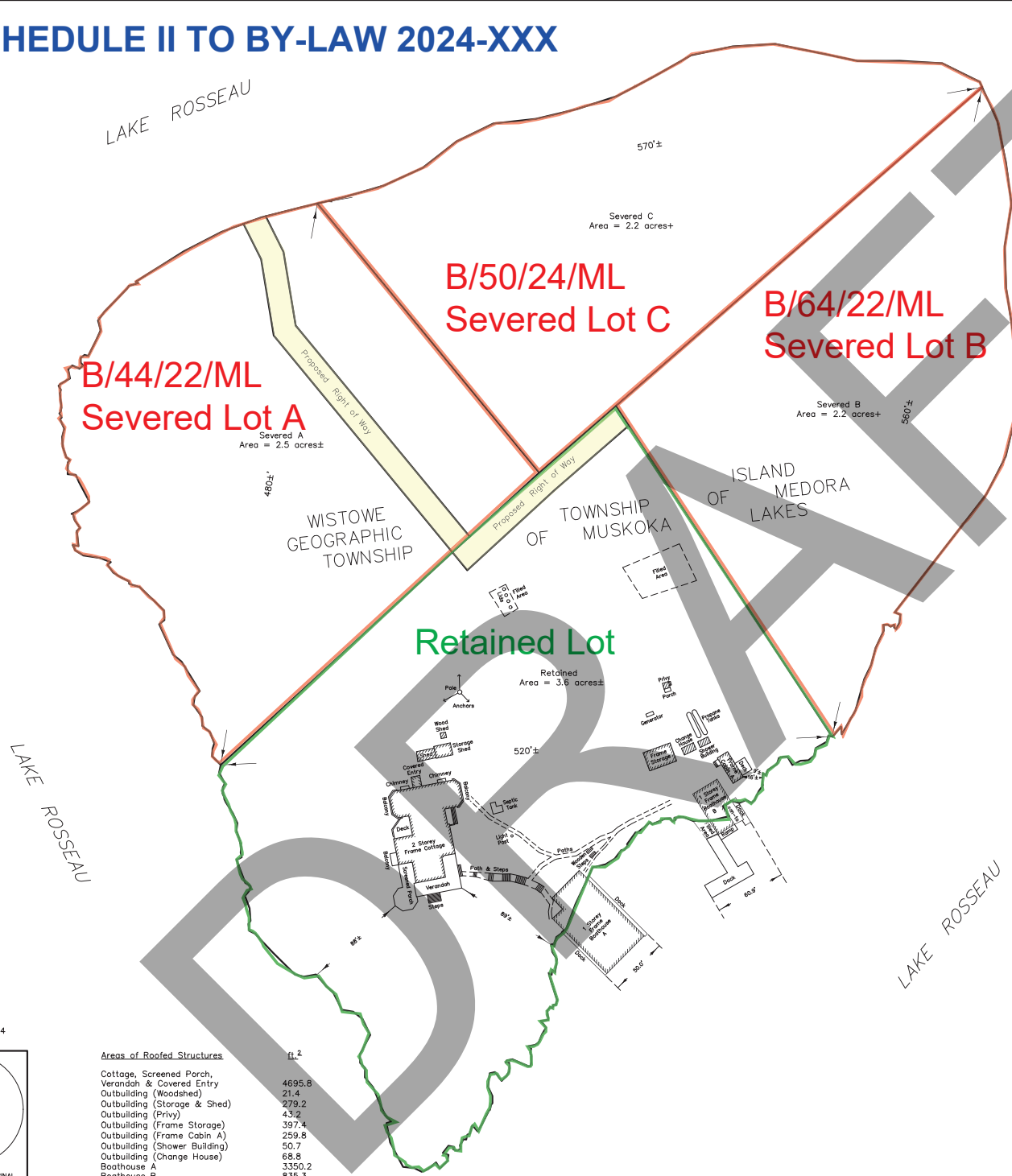
SCALE 1" = 60'



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

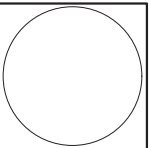
Caution: This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

Information shown herein was derived from the Muskoka Geo Hub & a Surveyor's Real Property Report dated July 24, 2006 and site survey work.



NOT TO SCALE

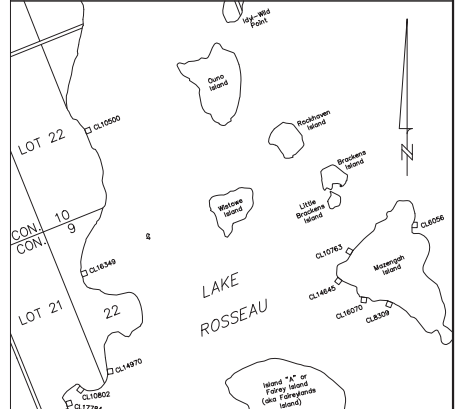
September 16, 2024
File: MUS2022-175



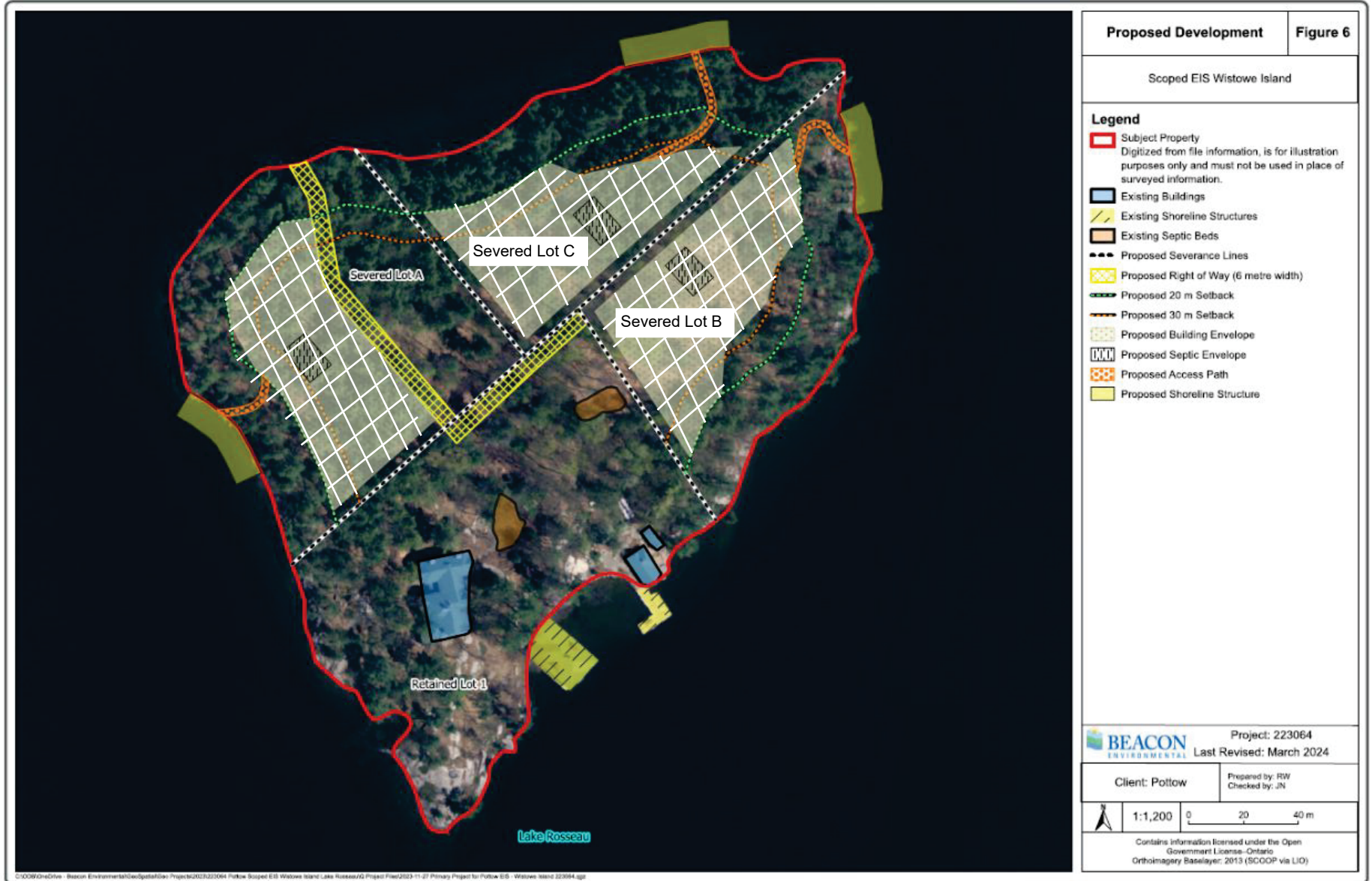
THIS SKETCH IS AN ORIGINAL COPY IF IT IS EMBOSSED WITH THE SURVEYOR'S SEAL.

Areas of Roofed Structures	ft. ²
Cottage, Screened Porch, Verandah & Covered Entry	4695.8
Outbuilding (Woodshed)	21.4
Outbuilding (Storage & Shed)	279.2
Outbuilding (Privy)	43.2
Outbuilding (Frame Storage)	397.4
Outbuilding (Frame Cabin A)	259.8
Outbuilding (Shower Building)	50.7
Outbuilding (Change House)	68.8
Boathouse A	3350.2
Boathouse B	835.3

KEY PLAN SCALE 1 : 20000



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DRAFT

NOT TO SCALE