



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.: B/51/24/ML & ZBA-49/24

Roll No.: 1-4-037-01

By-law: To Be Assigned

Owner:	David Fulton, 4628 Aspdin Road, Utterson, ON, P0B 1M0		
Address & Description:	4628 Aspdin Road Part of Lots 9 and 10, Concession 4, Part 1, Plan 35R-21510, (Cardwell)		
Zoning:	Rural (RU2) and Rural – Scenic Corridor (RU2-S)	Lake: Not Applicable	Schedule: 7
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:

A Consent/Severance Application (B/51/24/ML) has been submitted to create one new lot (Severed Lot 1) fronting onto District Road 3 (Aspdin Road). The Severed Lot is currently vacant. The Retained Lot currently contains a dwelling and a shed. No changes are proposed on the Severed Lot at this time, however, zoning-compliant development would be permitted in the future if the application is approved.

A concurrent Zoning By-law Amendment Application (ZBA-49/24) has also 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 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/51/24/ML was created through Consent Application B/46/06/ML (FULTON, approved by the Township’s Committee of Adjustment in September 2006. 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 Bylaw.



A Scoped Environmental Impact Study (Scoped EIS) has been submitted to assess potential impacts on natural heritage features and functions. Application ZBA-49/24 has been submitted to restrict future buildings and structures on Severed Lot 1 to an identified development envelope and to rezone part of Severed Lot1 from Rural (RU2) and Rural – Scenic Corridor (RU2-S) to Environmental Protection (EP1), which addresses recommendations within the Scoped EIS.

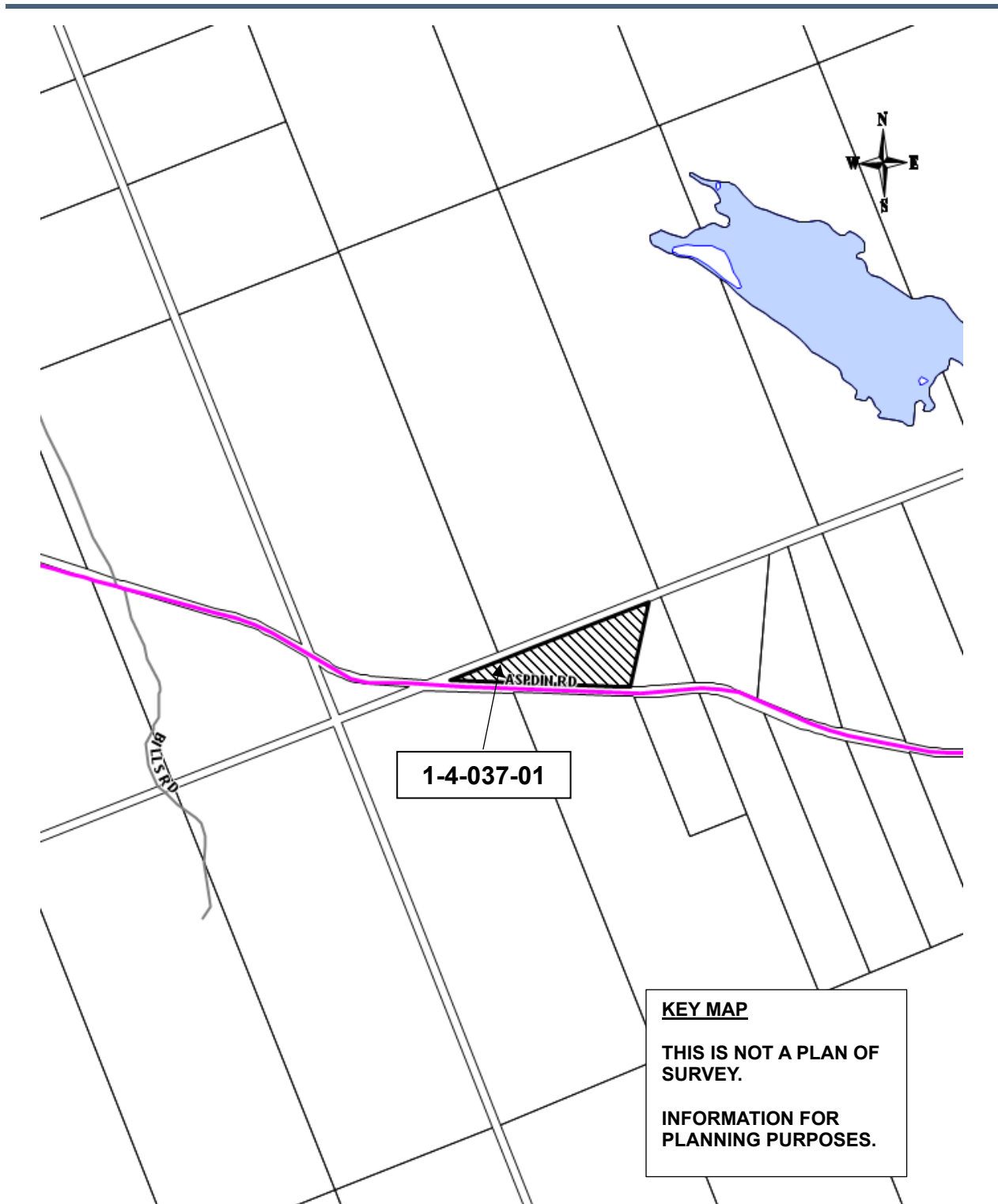
Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	6.1.4.1 a.	Maximum Number of Lots Created by Consent	One Additional Lot per Existing Lot as of October 13th, 1992.	One Additional Lot per Existing Lot as of October 13th, 1992.	Create One New Lot (Severed Lot 1 – Application B/51/24/ML)
B	6.1.3	Zone Requirements	Buildings and Structures in Accordance with Zone Requirements	Restrict Buildings and Structures to an Identified Development Envelope on Severed Lot 1	-

Existing Zoning (RU2 & RU2-S) Permitted Uses	Proposed Partial Rezoning of Severed Lot 1 (EP1) Permitted Uses
<p><u>Main Uses:</u></p> <ul style="list-style-type: none"> • Agricultural Uses • Bed & Breakfast • Conservation • Residential – Dwelling unit • Farm • Forestry Operation • Kennel • Open Space Recreation • Rooming Houses • Wayside Pit or Wayside Quarry <p><u>Accessory Uses:</u></p> <ul style="list-style-type: none"> • Residential – Secondary Dwelling Unit • Home Based Business 	<ul style="list-style-type: none"> • The production of cranberries excluding buildings and structures; • flood control; • erosion control; and • provision of pedestrian access such as a boardwalk but not including shoreline structures.

A key map of the subject property, the applicant’s consent/severance and rezoning sketches and a draft By-law are included in this notice.



KEY MAP



KEY MAP

**THIS IS NOT A PLAN OF
SURVEY.**

**INFORMATION FOR
PLANNING PURPOSES.**

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



Notice of Public Meeting
B/51/24/ML, ZBA-49/24, Fulton

Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

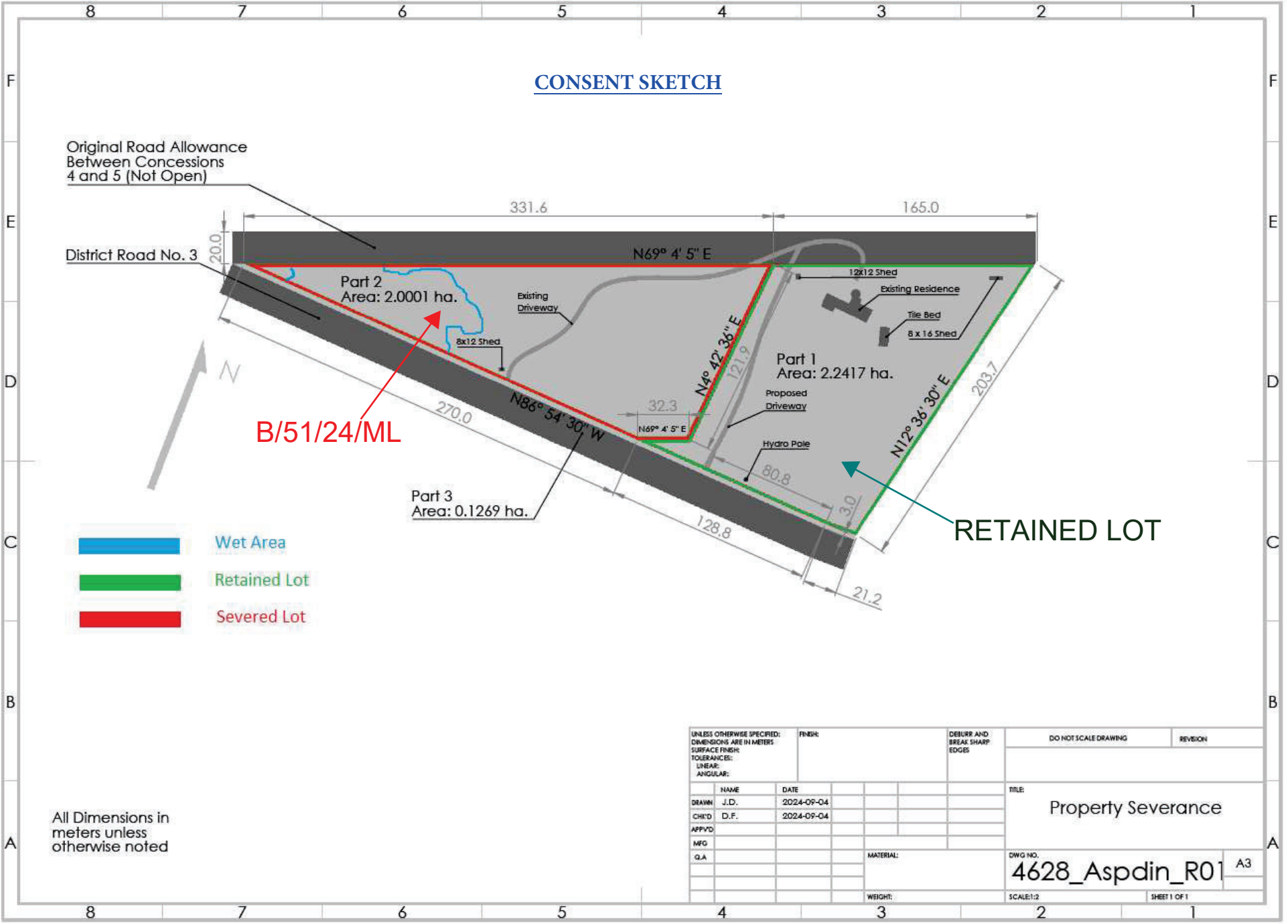
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 15th day of January, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



CONSENT SKETCH



B/51/24/ML

All Dimensions in meters unless otherwise noted

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN METERS		FINISH:	DEBURR AND BREAK SHARP EDGES		DO NOT SCALE DRAWING	REVISION
SURFACE FINISH:				TITLE:		
TOLERANCES:				Property Severance		
LINEAR:				DWG NO.		
ANGULAR:				4628_Aspdin_R01 A3		
NAME	DATE			SCALE: 1:2		
DRAWN: J.D.	2024-09-04			SHEET 1 OF 1		
CHK'D: D.F.	2024-09-04					
APP'VD:						
MFG:						
Q.A.						
		MATERIAL:				
		WEIGHT:				

NOT TO SCALE

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 7 of By-law 2014-14, as amended, is hereby further amended by rezoning a portion of lands known as Part of Lots 9 and 10, Concession 4, Part 1, Plan 35R-21510, (in the former Township of Cardwell), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX, from Rural (RU2) and Rural – Scenic Corridor (RU2-S) to Environmental Protection (EP1) as shown 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 9 and 10, Concession 4, Part 1, Plan 35R-21510, (in the former Township of Cardwell), now in the Township of Muskoka Lakes, as shown hatched on Schedule I 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, Severed Lot 1 in Consent/Severance Application B/51/24/ML shall be permitted to be created by consent as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - iii) Despite the provisions of Section 6.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, buildings and structures on Severed Lot 1 in Consent/Severance Application B/51/24/ML shall be restricted to the identified development envelope shown hatched on Schedule III to By-law 2025-
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.

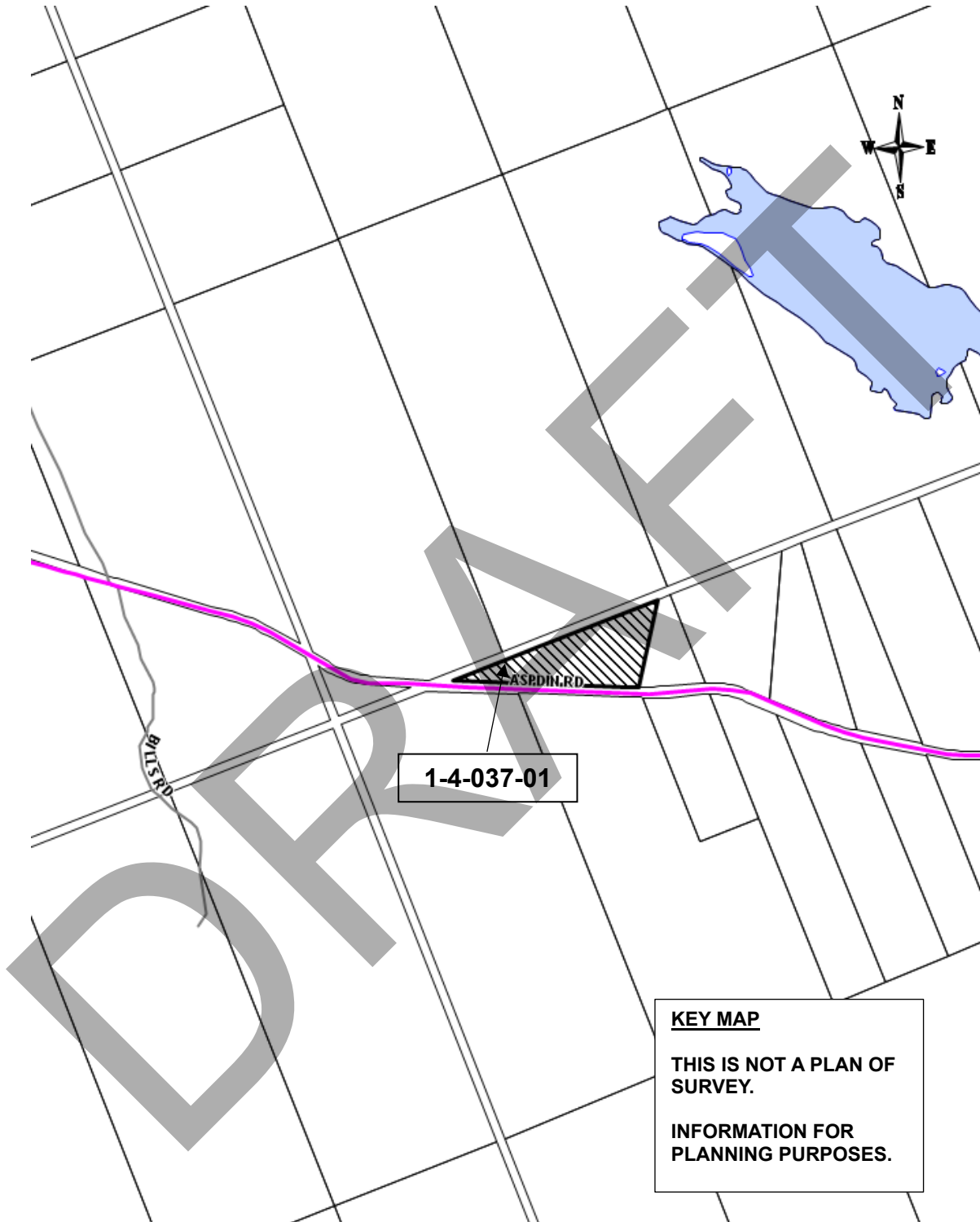
Read a **first, second and third time** and **finally passed** this _____ day of _____, **2025**

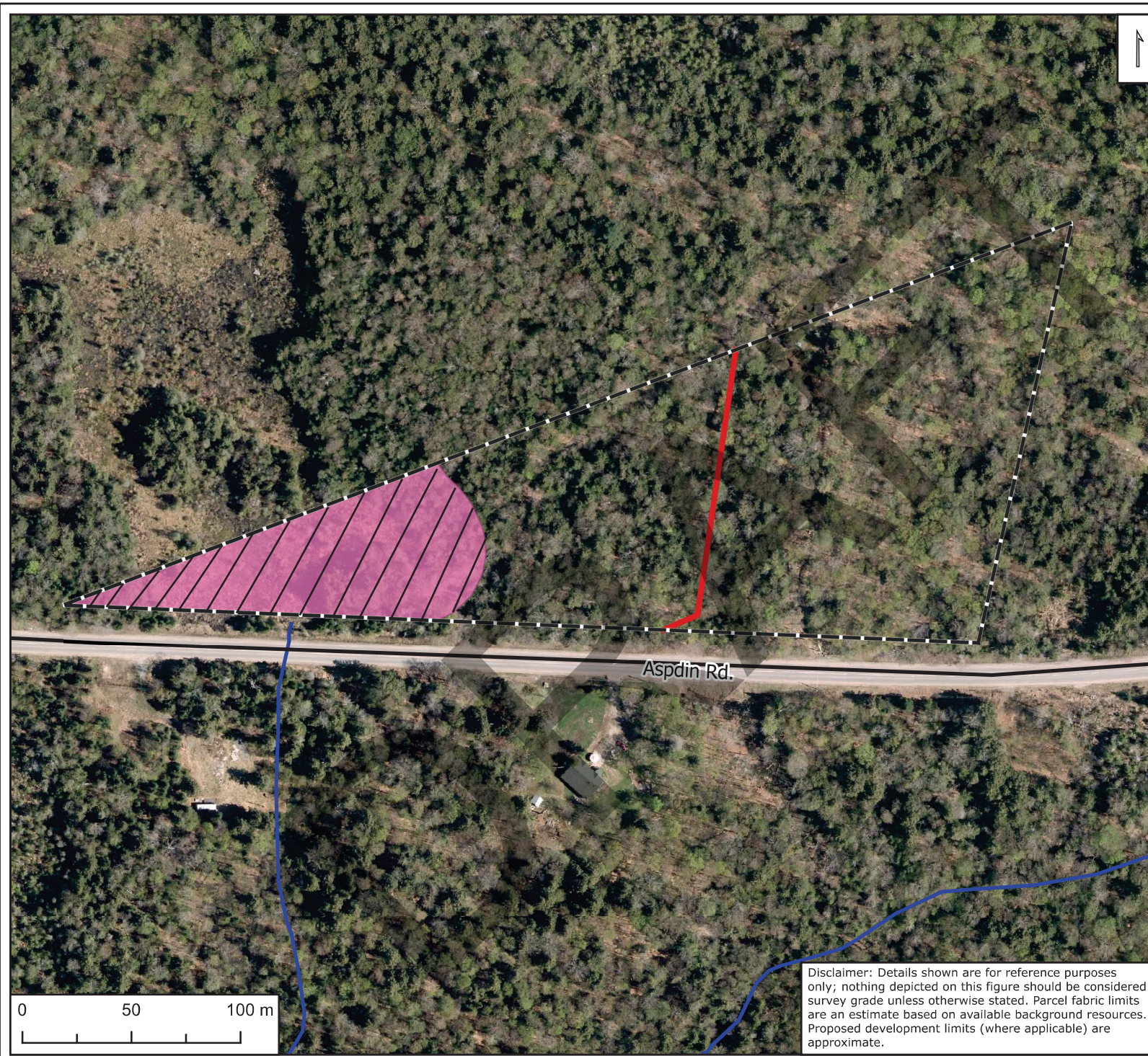
Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT




SCHEDULE I TO DRAFT BY-LAW 2024-XXX





**Figure A:
Zoning Schedule**

Legend

-  Subject Property
-  Proposed Severance
-  Area to be zoned EP1
(Wetland and 30 m setback)

Project No & Description:

AES-24042
4628 Aspdin Rd. - Environmental Impact Study

Date Prepared: Dec 16, 2024 Prepared By: MF

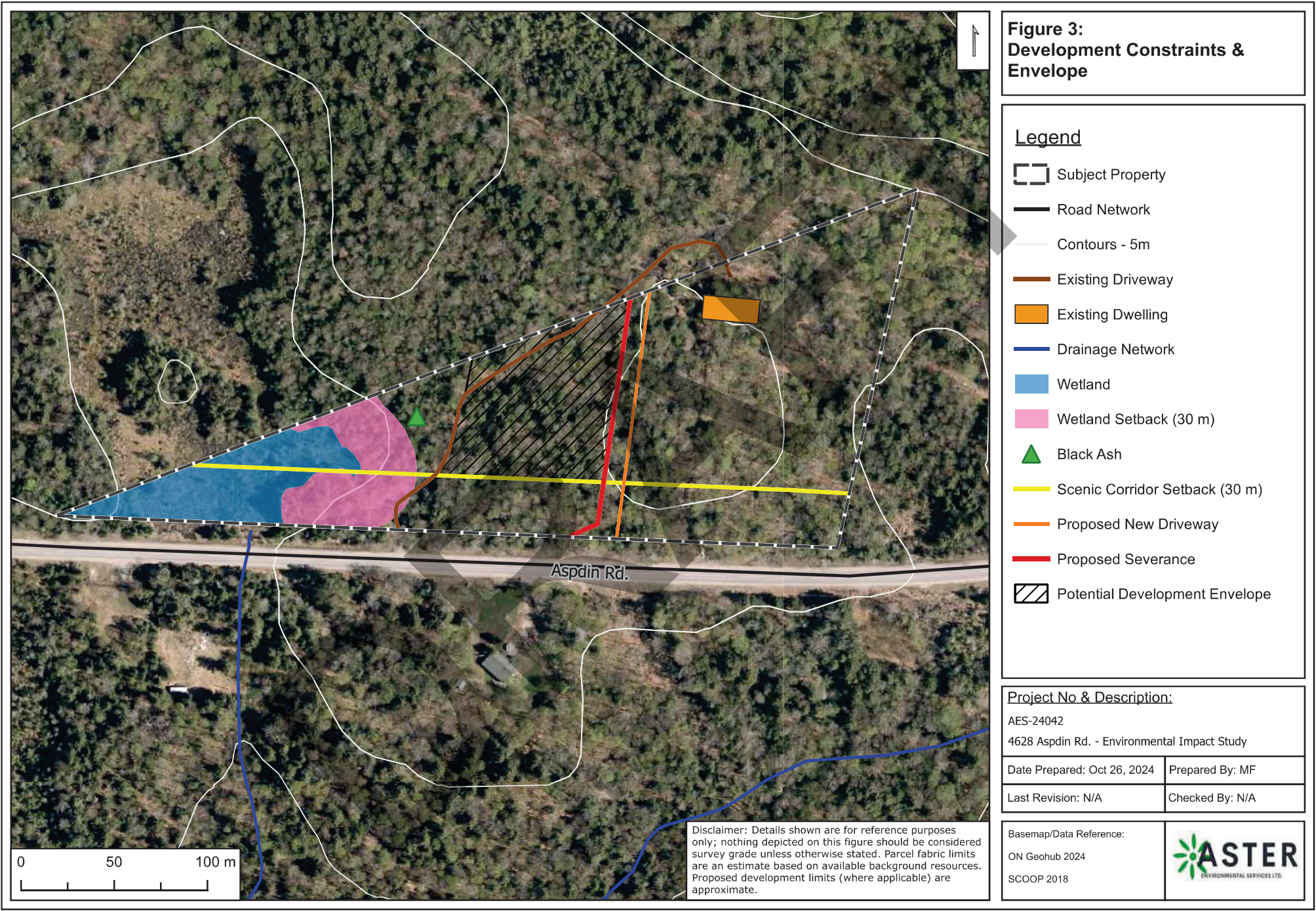
Last Revision: N/A Checked By: N/A

Basemap/Data Reference:

ON Geohub 2024
SCOOP 2018



Disclaimer: Details shown are for reference purposes only; nothing depicted on this figure should be considered survey grade unless otherwise stated. Parcel fabric limits are an estimate based on available background resources. Proposed development limits (where applicable) are approximate.



**Figure 3:
Development Constraints &
Envelope**


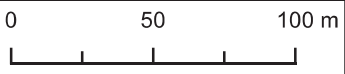
Legend

- Subject Property
- Road Network
- Contours - 5m
- Existing Driveway
- Existing Dwelling
- Drainage Network
- Wetland
- Wetland Setback (30 m)
- Black Ash
- Scenic Corridor Setback (30 m)
- Proposed New Driveway
- Proposed Severance
- Potential Development Envelope

Project No & Description:
AES-24042
4628 Aspdin Rd. - Environmental Impact Study

Date Prepared: Oct 26, 2024	Prepared By: MF
Last Revision: N/A	Checked By: N/A

Basemap/Data Reference:
ON Geohub 2024
SCOOP 2018

Disclaimer: Details shown are for reference purposes only; nothing depicted on this figure should be considered survey grade unless otherwise stated. Parcel fabric limits are an estimate based on available background resources. Proposed development limits (where applicable) are approximate.