



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 Amendment to Zoning By-law 2014-14 pursuant to Section 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.**

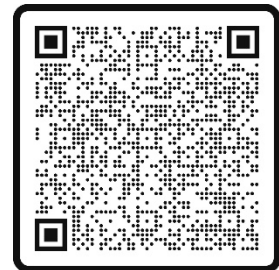
File No.: ZBA-41/24

Roll No.: 5-4-082

By-law No.: To Be Assigned

Owner:	Muskoka Lakes Golf & Country Club Limited PO Box 280 Port Carling, ON., P0B 1J0	
Address & Description:	1330 and 1335 Ferndale Rd Part of Lots 26 to 28, Concession 6 and Part of Lot 26, Concession 5, Parts 2 and 5, Plan 35R-2448, Part 1, Plan 35R-16178, Part 2 & Part of Part 1, Plan 35R-21621 (Medora)	
Zoning:	Open Space - Commercial (OS3), Open Space - Private (OS2), Environmental Protection (EP1)	Schedule: 28
Meeting Date: Thursday, March 13th, 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 Zoning By-law Amendment Application (ZBA-41/24) has been submitted to permit staff quarters as an accessory use on land currently zoned Commercial Open Space (OS3), to provide a site-specific definition of staff quarters, and to permit accessory buildings containing staff quarters within 100 feet from a Rural – Extractive (RUM3) Zone. The applicant intends to construct accessory staff quarters consisting of 10 four-bedroom units/cabins and 4 two-bedroom units/cabins (48 bedrooms).



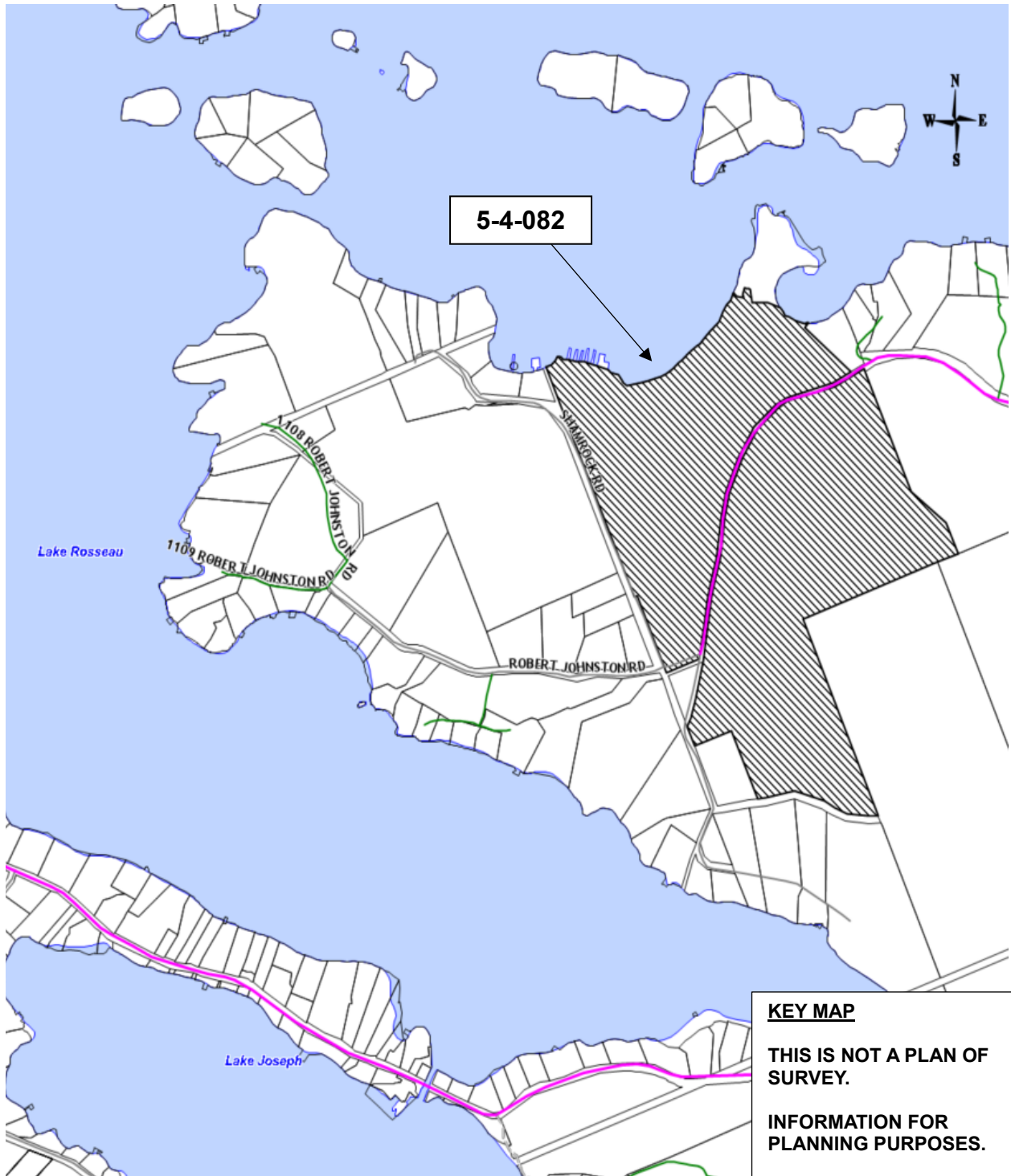
Notice of Public Meeting
ZBA-41/24, Muskoka Lakes Golf & Country Club

Exemption	ZBL 2014-14, as amended Section(s)	Description	Permitted	Proposed	Relief
A	9.2.2	Permitted Uses in the Commercial Open Space (OS3) Zone	Agricultural Uses, Conservation, Golf Course, Open Space Recreation, Private Club, Private Park, Wayside Pit or Quarry	Staff Quarters	Permit “Staff Quarters” in the Commercial Open Space (OS3) Zone
B	11.165	Site-specific Definition of Staff Quarters	Staff Quarters: Shall mean an <i>accessory building</i> for accommodating only the employees of a <i>tourist resort or private camp</i> and which may contain a <i>kitchen</i> .	Staff Quarters: Shall mean an <i>accessory building</i> for accommodating only the employees of a <i>golf course and a private club</i> and may contain a <i>kitchen</i> .	
C	3.43	Minimum Setback for Lands Adjacent to Lands Zoned Rural Extractive (RuM3)	100 ft.	<100 ft.	Construct Accessory Staff Quarters Buildings Within 100 From a Rural – Extractive (RUM3) Zone – Applicable Yard Setbacks will Continue to Apply

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 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 & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca.

Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes 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.

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

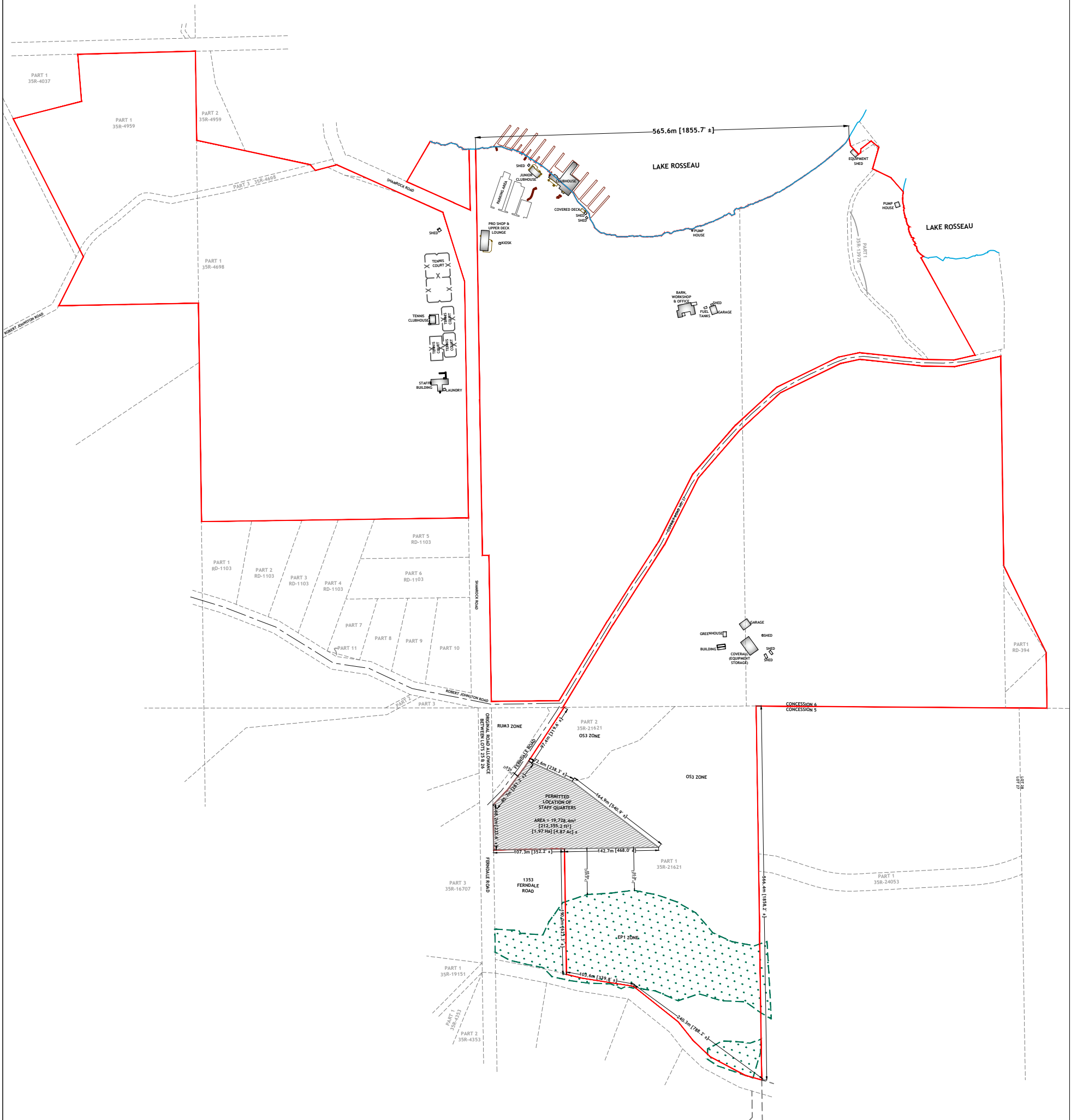
Dated at the Township of Muskoka Lakes this 20th day of February, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



Zoning Sketch

NOT TO SCALE



FOR INFORMATIONAL PURPOSES

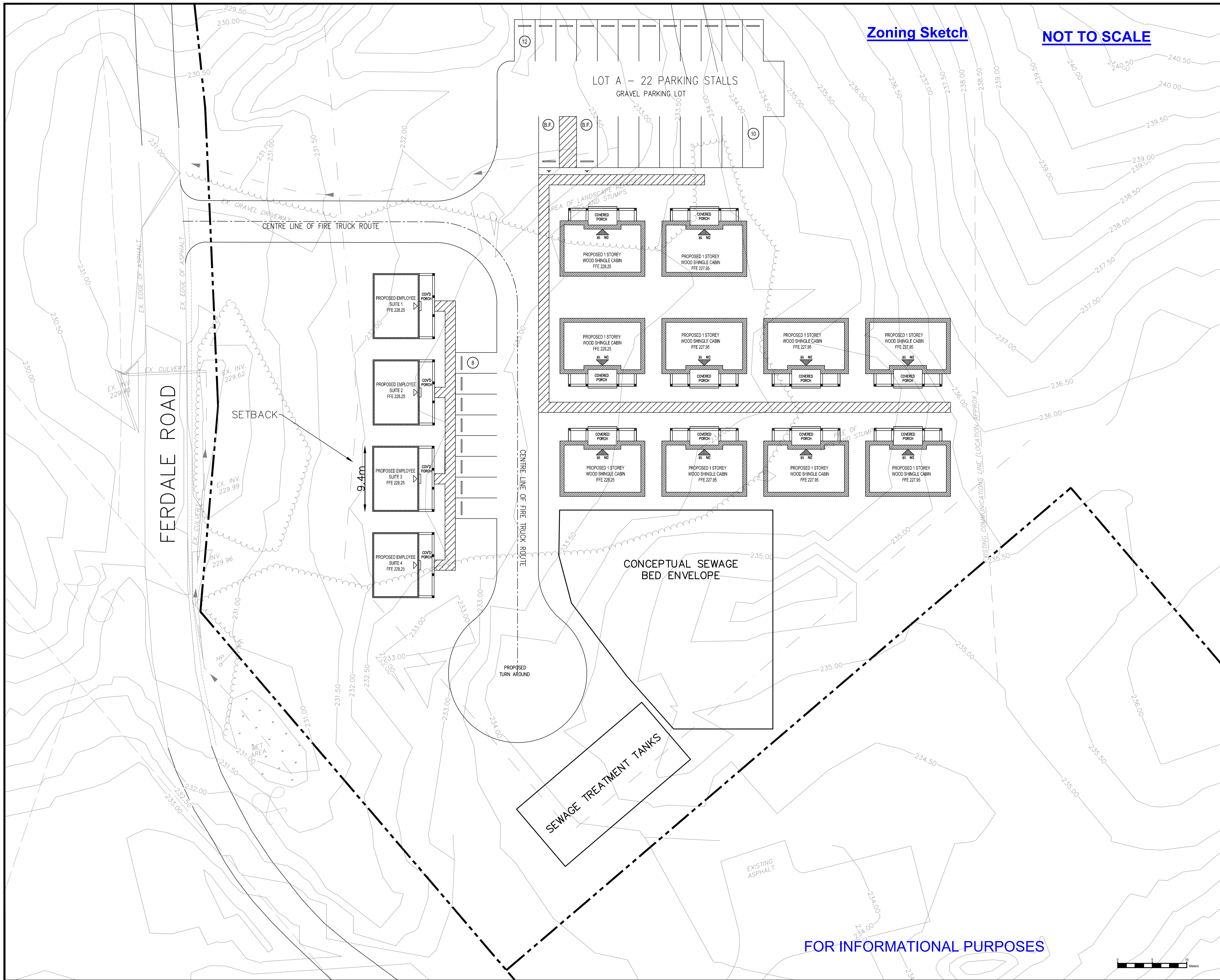
ZONING AMENDMENT SKETCH
 1211 MILFORD BAY ROAD
 PART OF LOT 25, CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF MONCK
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 SARJEANT

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			

PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE INITIATED	BY
N.T.S.	017200	SEPTEMBER 17, 2024	JT

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 COOTE, HILEY, JEMMETT LIMITED



Zoning Sketch

NOT TO SCALE



The position of existing above ground and underground utilities and facilities are not necessarily shown on the drawings, and where shown, the accuracy of the position of such utilities and facilities is not guaranteed. Before starting work, the contractor shall confirm the exact location of all existing utilities and facilities, and shall assume all liability for damage to them.

Drawings shall not be used for construction unless sealed and signed. All work to be performed in accordance with the Occupational Health & Safety Act 1990.

Any errors and/or omissions shall be reported to Pinestone Engineering Ltd. without delay.

KEY MAP



NOTES

1. TOPOGRAPHIC SURVEY COMPLETED BY

LEGEND

- 221.0 — CONTOUR
- EXISTING HYDRO POLE
- EXISTING TREELINE
- EXISTING SANITARY MANHOLE
- DITCH CENTERLINE

BENCHMARK

TMW#1
LOCATION
ELEVATION 000.00

NO.	YY.MM.DD	REVISION	BY

SEAL

NORTH ARROW

DESIGN BY:	T.H.
DRAWN BY:	S.M.
CHECKED:	T.H.
DATE:	JUNE 2024
SCALE:	1:250

PROJECT

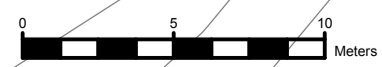
MUSKOKA LAKES GOLF AND COUNTRY CLUB STAFF HOUSING

DRAWING TITLE

SITE PLAN

PROJECT NO.	DRAWING NO.	REVISION
23-11781	SP-1	0

FOR INFORMATIONAL PURPOSES



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

DRAFT 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 land affected by this amendment is described as Part of Lots 26 to 28, Concession 6 and Part of Lot 26, Concession 5, Parts 2 and 5, Plan 35R-2448, Part 1, Plan 35R-16178, Part 2 and part of Part 1 on Plan 35R-21621, (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 9.2.2. of By-law 2014-14, as amended, for those lands described above, staff quarters shall be a permitted accessory use in the location shown hatched on Schedule II to By-law 2024-XXX.
 - iii) Despite the provisions of Section 11.165 of By-law 2014-14, as amended, for those lands described above, staff quarters shall be defined as:
 - Shall mean an *accessory building* for accommodating only the employees of a *golf course* and *private club* and which may contain a *kitchen*.
 - iv) Despite the provisions of Section 3.43 of By-law 2014-14, as amended, for those lands described above, accessory staff quarters buildings located within the area shown hatched on Schedule II to By-law 2024-XXX shall be permitted within 100 feet from a Rural - Extractive (RUM3) Zone.
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.

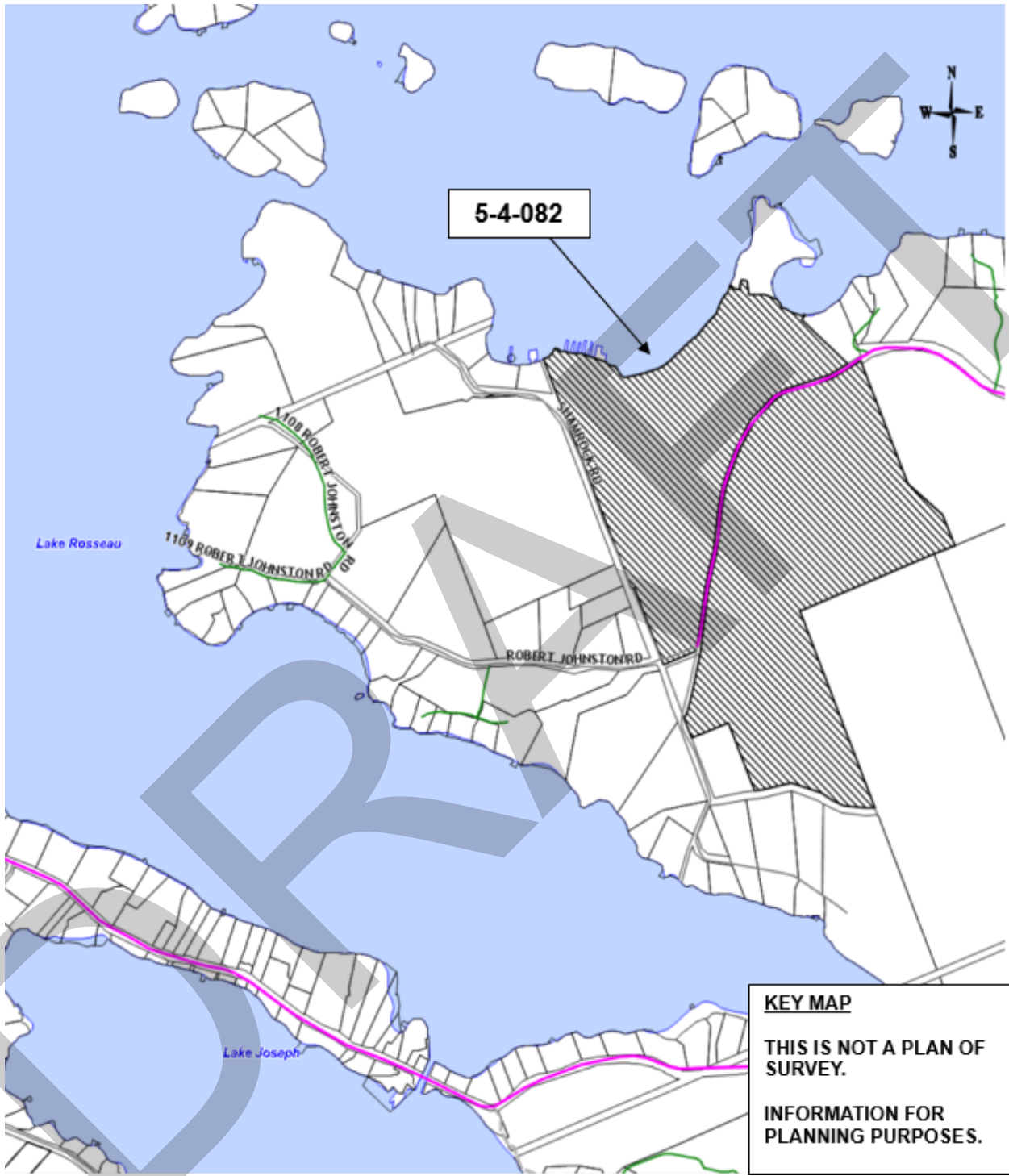
Read a **first, second and third time** and **finally passed** this _____ **day of** _____, **2024**.

Peter Kelley, Mayor

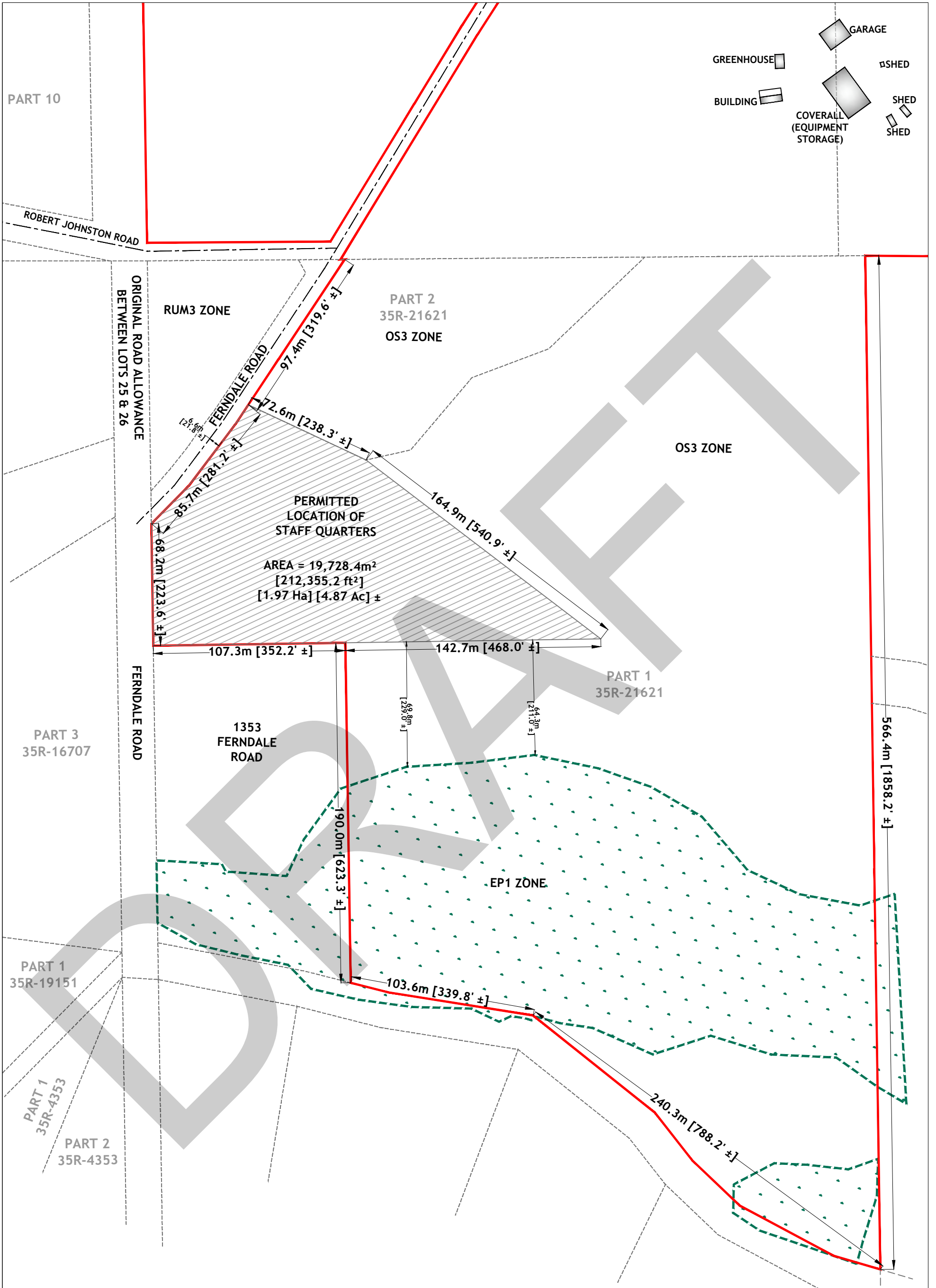
Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2024-XXX



SCHEDULE II TO DRAFT BY-LAW 2024-XXX



ZONING AMENDMENT SKETCH
 PART OF LOT 26, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 MUSKOKA LAKES GOLF & COUNTRY CLUB

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			

	PLANSCAPE BUILDING COMMUNITY THROUGH PLANNING		
	SCALE	PROJECT NO.	DATE INITIATED
1 : 750	017200	SEPTEMBER 17, 2024	JT

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