



Box 129, Port Carling, ON, P0B 1J0
Telephone (705) 765-3156
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
PLANNING COMMITTEE

**NOTICE OF COMPLETE APPLICATION
AND
NOTICE OF PUBLIC MEETING**

This notice has been sent to you for your information and does not require any response unless you wish to make one.

TAKE NOTICE THAT the Council for The Corporation of the Township of Muskoka Lakes will be considering the following proposed Amendment to Zoning By-Law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

Public Meeting Date: April 11, 2024 at 9:00 a.m.

File and By-law #.: ZBA-03/24

Roll #s: 4-16-024

Civic Addresses: 1645 Juddhaven Road, Unit #7

Owner: 1645 Juddhaven (2023) Inc.

Legal Description: Part of Lot 35, Concession 13, Parts 1 to 3, Plan 35R-22318, (Medora)

Lake/River: Lake Rosseau

Zoning: Waterfront Residential (WR1)

Zoning Schedule: 14

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant intends to demolish an existing dwelling, a shed, a single storey boathouse/boatport, and docks. A two storey boathouse containing a sleeping cabin in the upper storey was demolished in 2016. A Zoning By-law Amendment Application has been submitted to construct a new dwelling, to convert the use of a second dwelling to a sleeping cabin (with an attached sundeck), and to construct a new two-storey boathouse with a second storey sleeping cabin and covered area.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	3.2 a) ii.	Increase in Floor Area of a Dwelling on a Lot with More Than One Sleeping Cabin	2,158 sq. ft. (Existing)	2,987 sq. ft.	829 sq. ft.	Increase the Floor Area of an Existing Dwelling by 829 sq. ft.

B	3.45	Maximum Two Habitable Buildings Per Lot	2 (One Dwelling and One Sleeping Cabin)	3 (One Dwelling and Two Sleeping Cabins)	-	Construct a Two Storey Boathouse Containing a Sleeping Cabin and Convert an Existing Dwelling to a Sleeping Cabin
C	4.1.3 & 4.1.6 i.	Permit 2 Sleeping Cabins on a Lot	1	2	-	
D	4.1.6 ii.	Maximum Sleeping Cabin Floor Area	650 sq. ft.	796 sq. ft.	146 sq. ft.	Construct a New Two Storey Boathouse with an Oversized Sleeping Cabin
E	4.1.7 & 4.1.7.7	Maximum Permitted Second Storey Boathouse Size on a Category 1 Lake (Lake Rousseau) with 300 to < 400 ft. of Lot Frontage	650 sq. ft. (Any Combination of Habitable Floor Area and Covered Area)	986 sq. ft. (796 sq. ft. Sleeping Cabin & 190 sq. ft. Covered Area)	336 sq. ft.	Construct a New Two Storey Boathouse with an Oversized Sleeping Cabin Combined with a Covered Area
F	4.1.3	Minimum Front Yard Setback (Sleeping Cabin)	66 ft.	4 ft.	62 ft.	Convert an Existing Dwelling to a Sleeping Cabin
G	4.1.3 & 4.1.4 iv.	Minimum Front Yard Setback (Sundeck)	50 ft.	12 ft.	38 ft.	Construct a New Sundeck

A key map of the property, the applicant's site plan and any drawings, and a draft By-law are included in this notice.

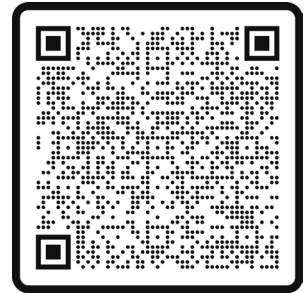
TAKE FURTHER NOTICE that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wishing to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at 9:00 a.m.**

ZOOM Guide

More information about viewing and/or participating in the zoom hearing can be found on our website: <https://www.muskokalakes.ca/zoom/>

Electronic Version of Notice of Hearing

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:



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 Verbal 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/hearing recording will be posted under the Government Portal on www.muskokalakes.ca

For more information, please contact the Planning Department 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.**

FAILURE TO PARTICIPATE: 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.

DATED at the Corporation of the Township of Muskoka Lakes this 21st day of March, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

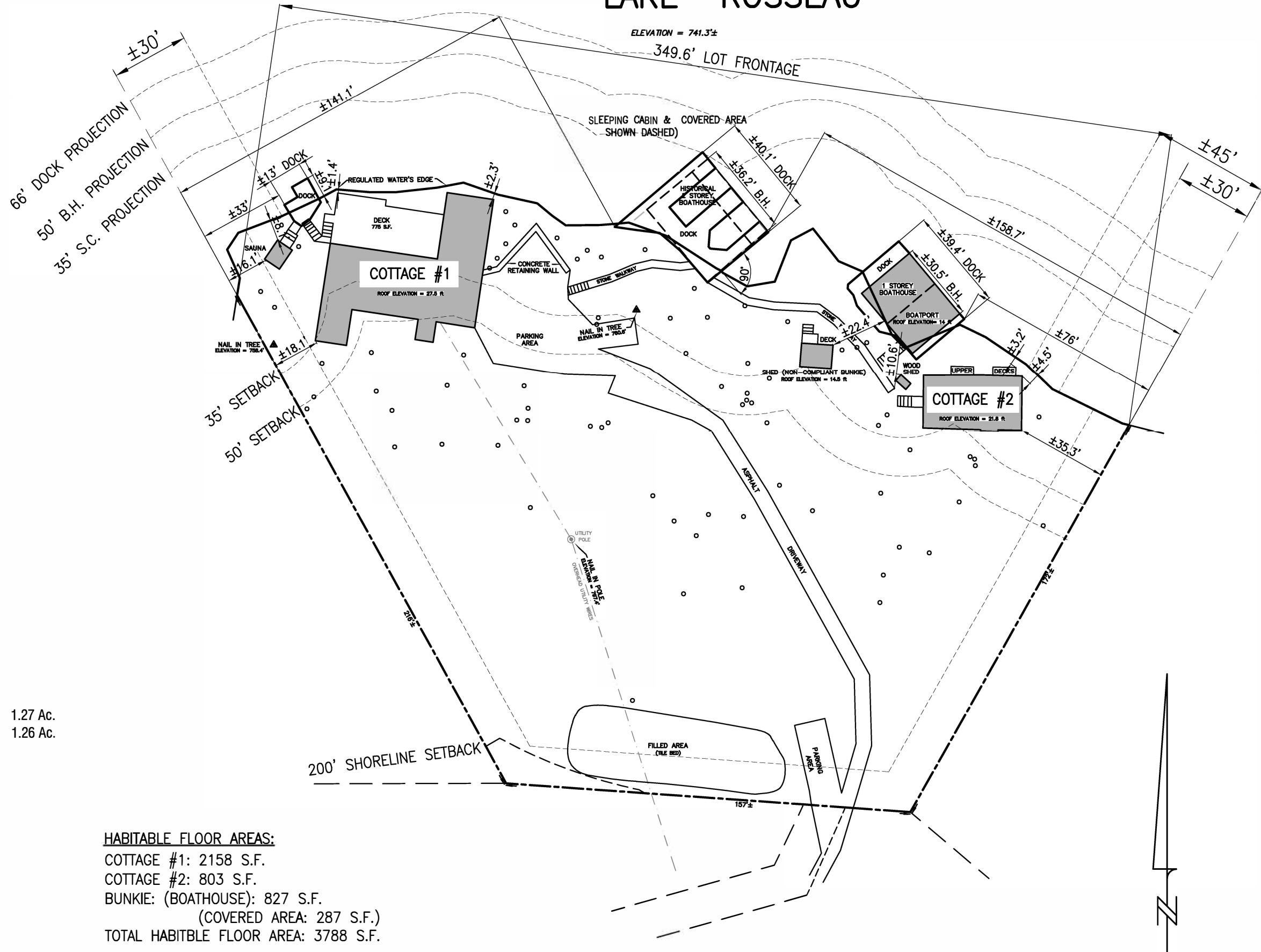
PART OF LOT 35, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 40'



JUDDHAVEN PROPERTY
 1645 JUDDHAVEN ROAD UNIT #7
 Roll# 4453-040-016-02400
 PARTS 1-3 ON PLAN 35R-22318

LAKE ROSSEAU



AREA ANALYSIS

TOTAL SITE AREA: 55275 S.F. 1.27 Ac.
 LOT AREA WITHIN 200' OF SHORE: 54800 S.F. 1.26 Ac.

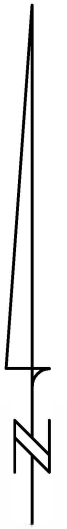
EXISTING COTTAGE #1 COVERAGE AREA: 2158 S.F.
 EXISTING COTTAGE #2 COVERAGE AREA: 803 S.F.
 EXISTING SHED/ SLEEPING CABIN AREA: 112 S.F.
 HISTORICAL TWO STOREY BOATHOUSE: 1115 S.F.
 EXISTING BOATHOUSE/ BOATPORT AREA: 736 S.F.
 EXISTING SAUNA COVERAGE AREA: 62 S.F.
 EXISTING WOOD SHED COVERAGE AREA: 16 S.F.
 LOT COVERAGE WITHIN 200 FT: 5002 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE: 9.13%
 (WR1 ZONING: MAX 10%)

EXISTING DEVELOPMENT

HABITABLE FLOOR AREAS:

COTTAGE #1: 2158 S.F.
 COTTAGE #2: 803 S.F.
 BUNKIE: (BOATHOUSE): 827 S.F.
 (COVERED AREA: 287 S.F.)
 TOTAL HABITBLE FLOOR AREA: 3788 S.F.



PROPOSED DWELLING ELEVATIONS

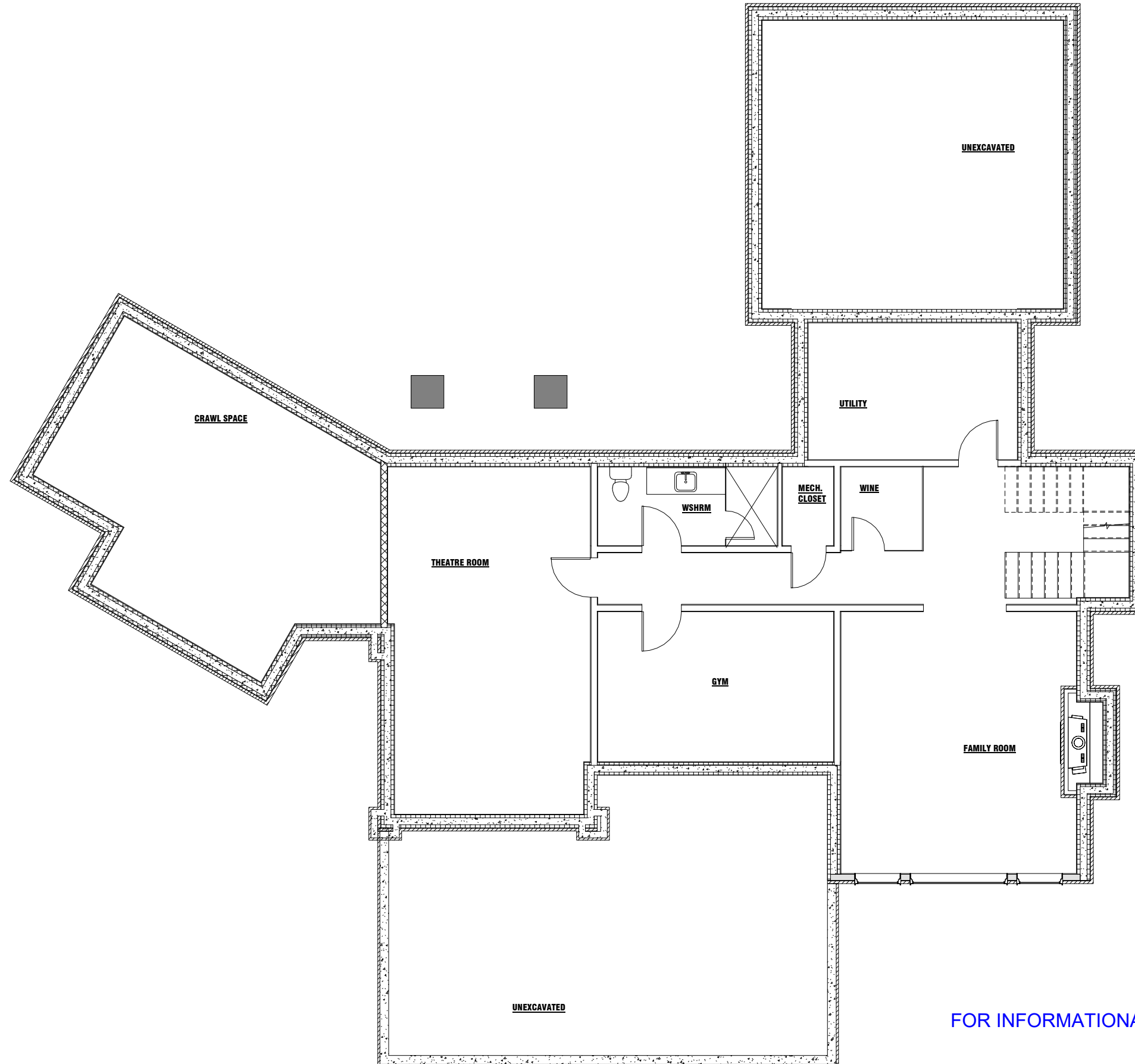
NOT TO SCALE



FOR INFORMATIONAL PURPOSES

PROPOSED DWELLING FLOOR PLANS - BASEMENT

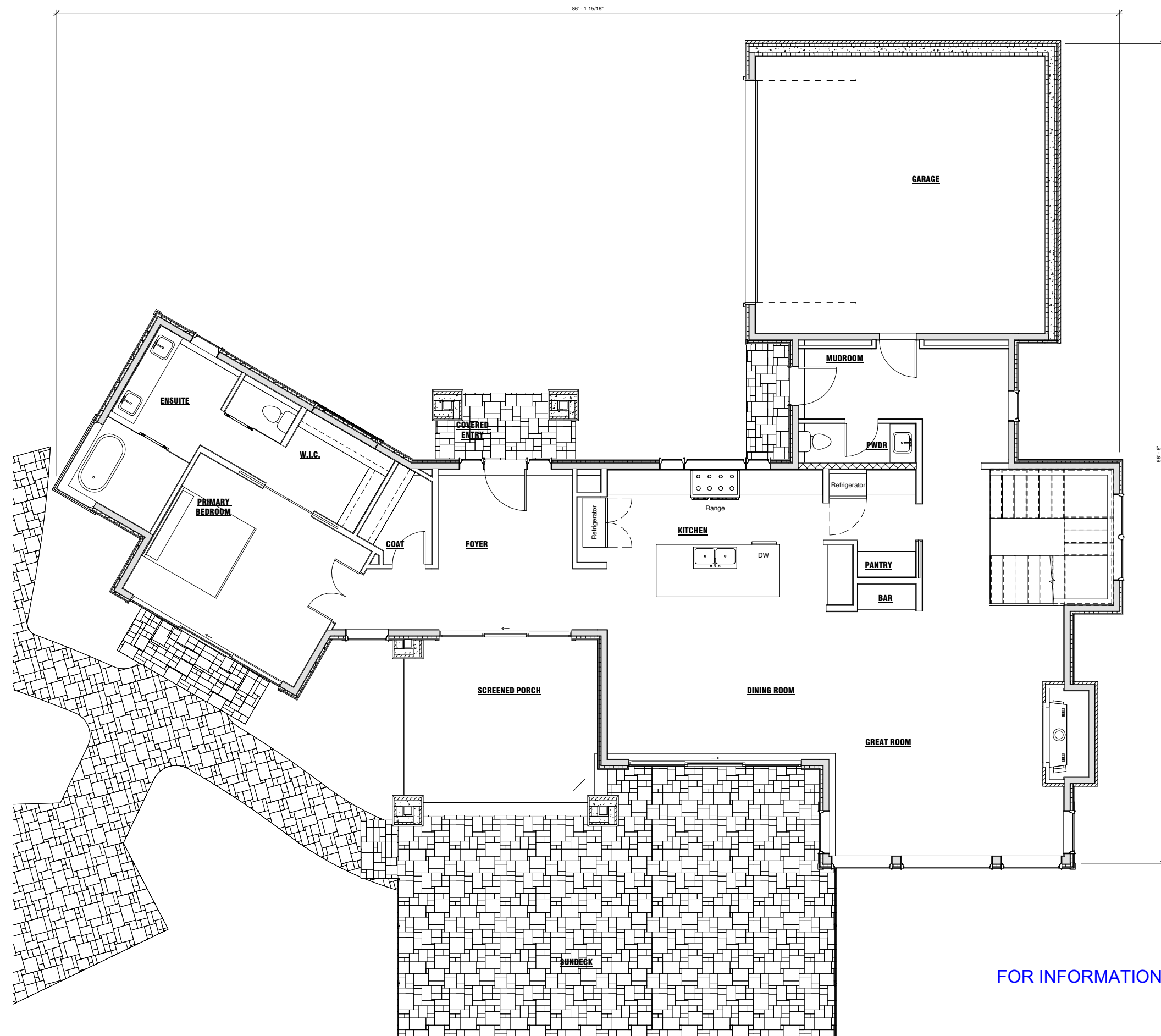
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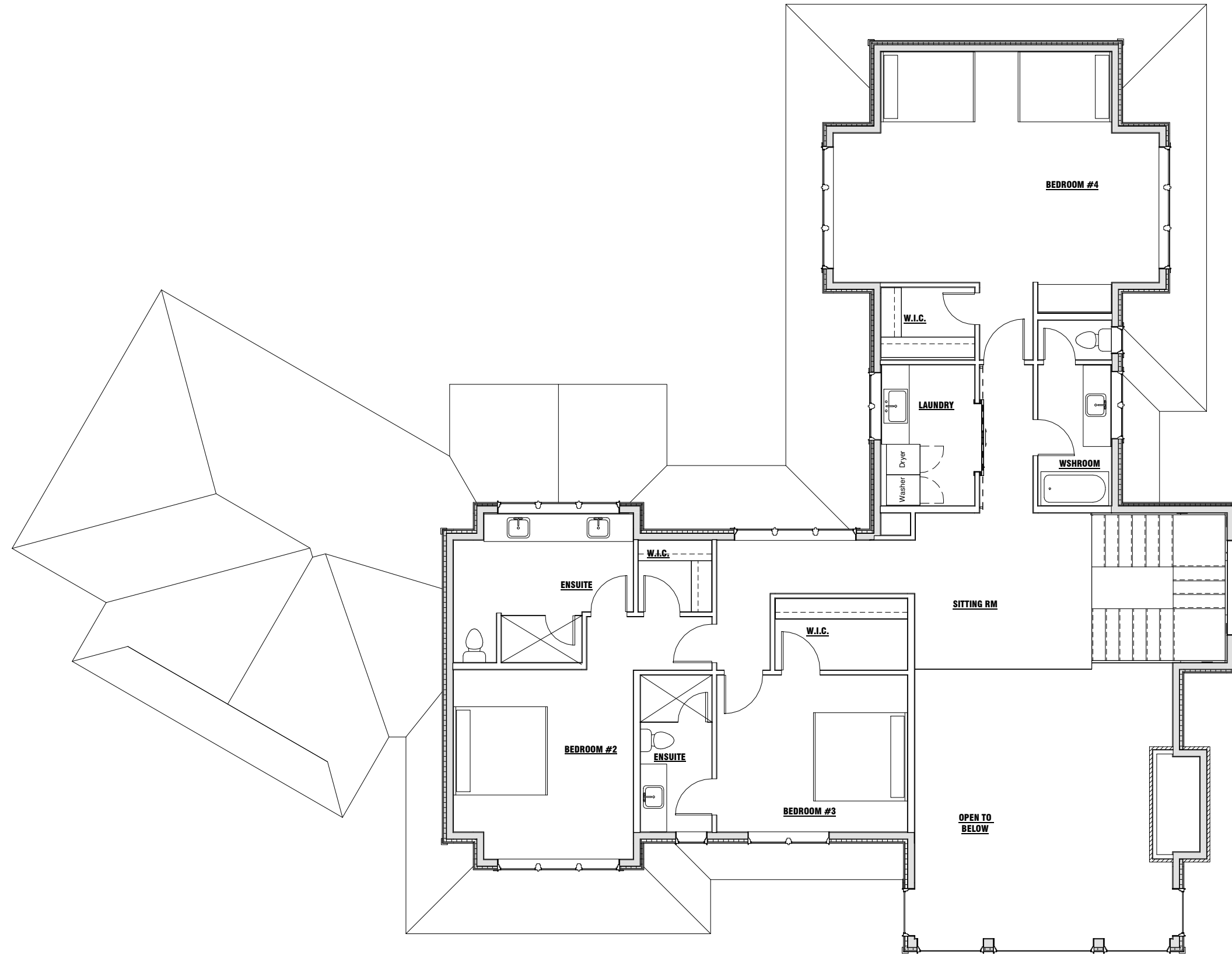
FOR INFORMATIONAL PURPOSES

PROPOSED DWELLING FLOOR PLANS - MAIN FLOOR

NOT TO SCALE



FOR INFORMATIONAL PURPOSES

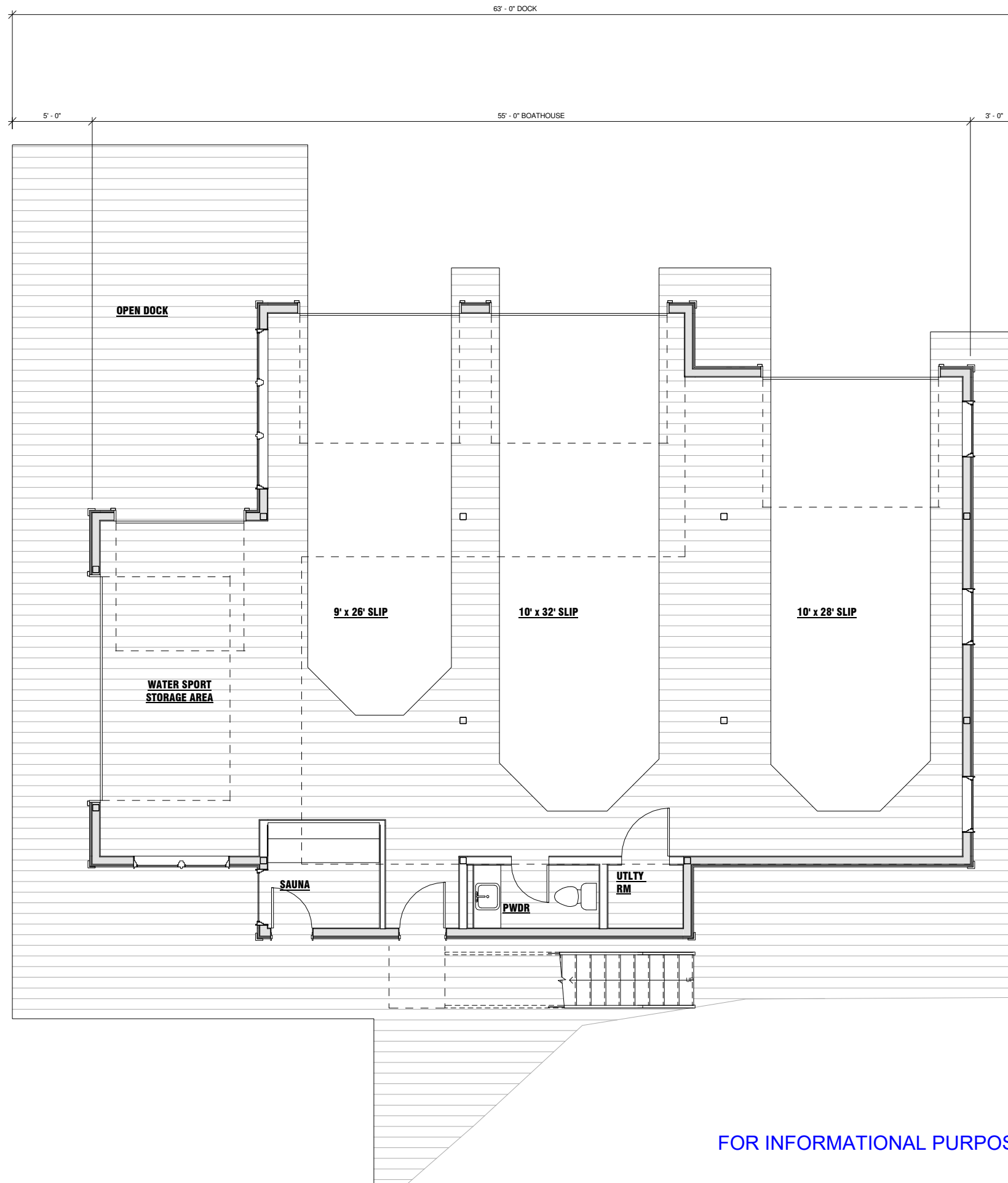


PROPOSED BOATHOUSE ELEVATIONS



PROPOSED BOATHOUSE FLOOR PLANS - FIRST STOREY

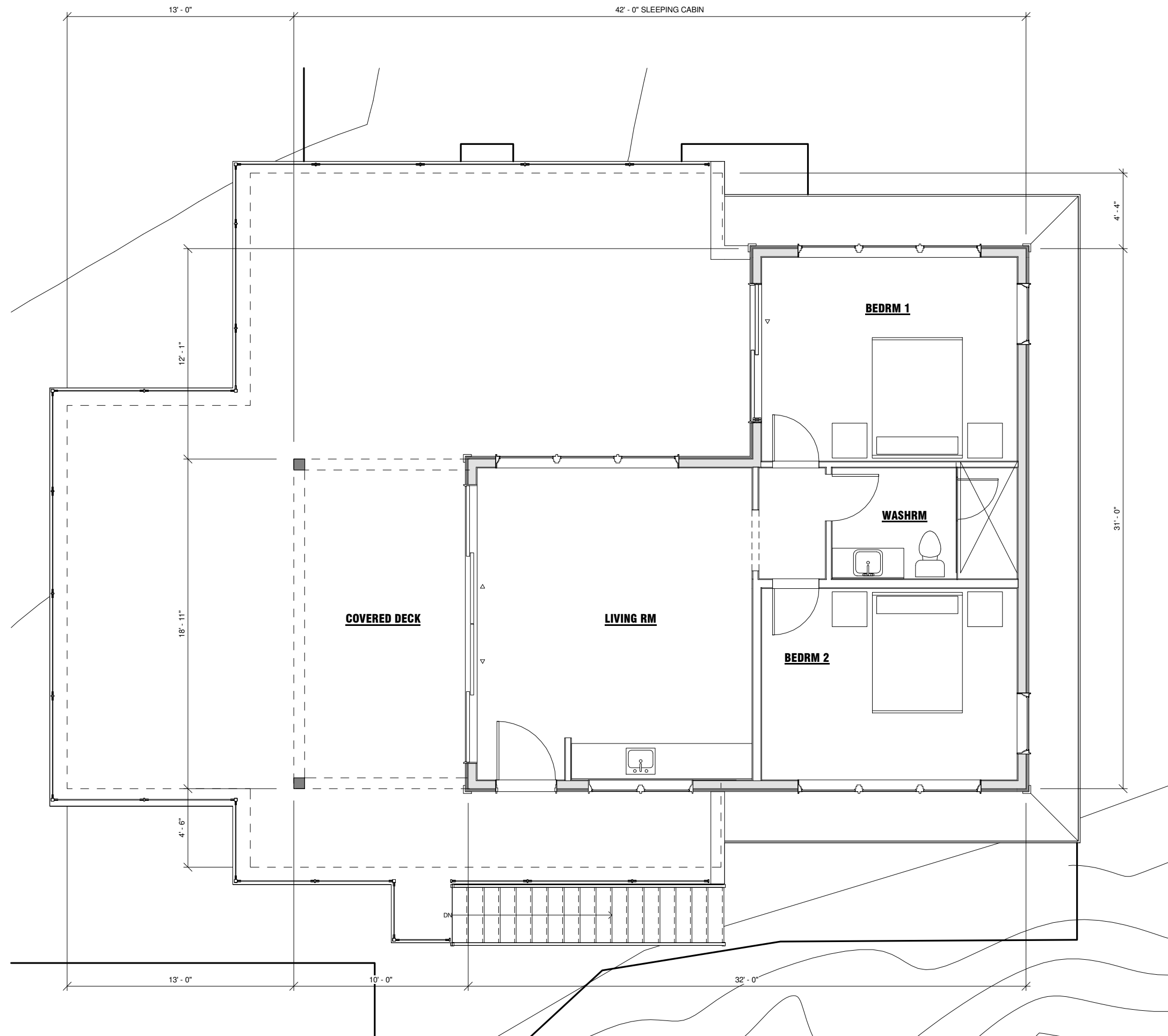
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FOR INFORMATIONAL PURPOSES

PROPOSED BOATHOUSE FLOOR PLANS - SECOND STOREY

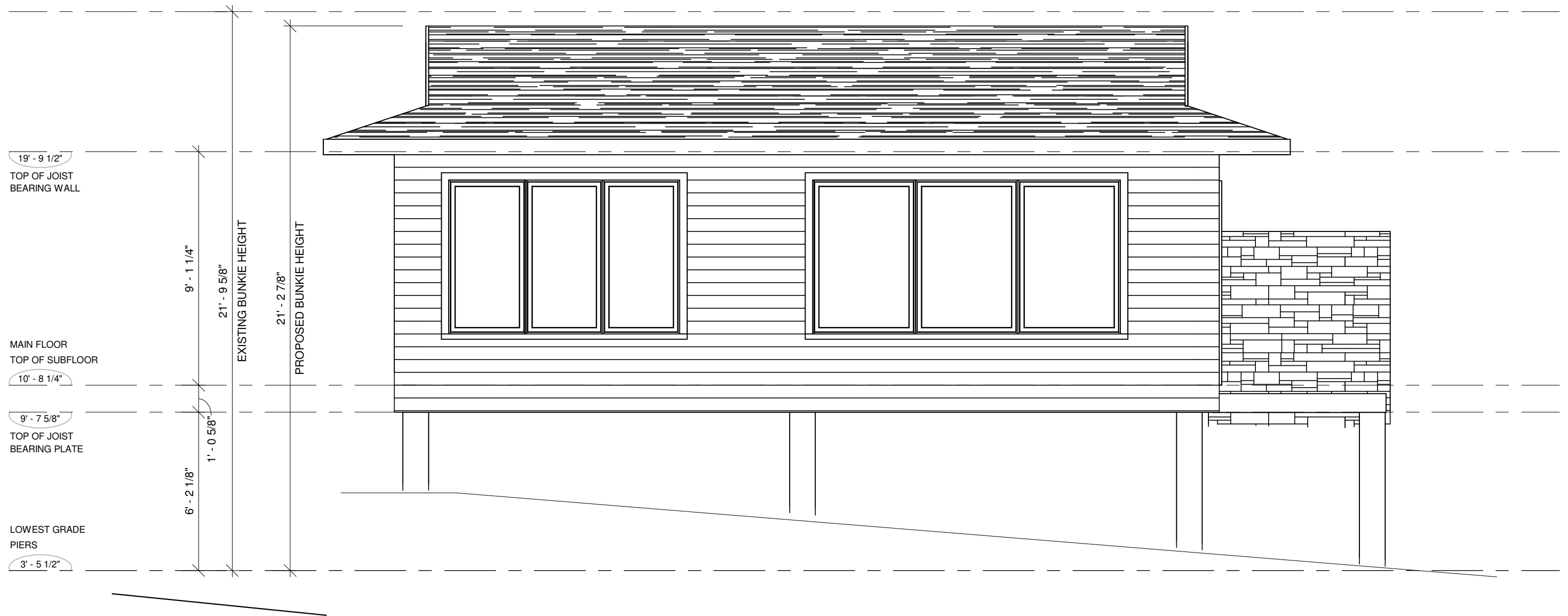
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FOR INFORMATIONAL PURPOSES

PROPOSED SLEEPING CABIN ELEVATION DRAWINGS

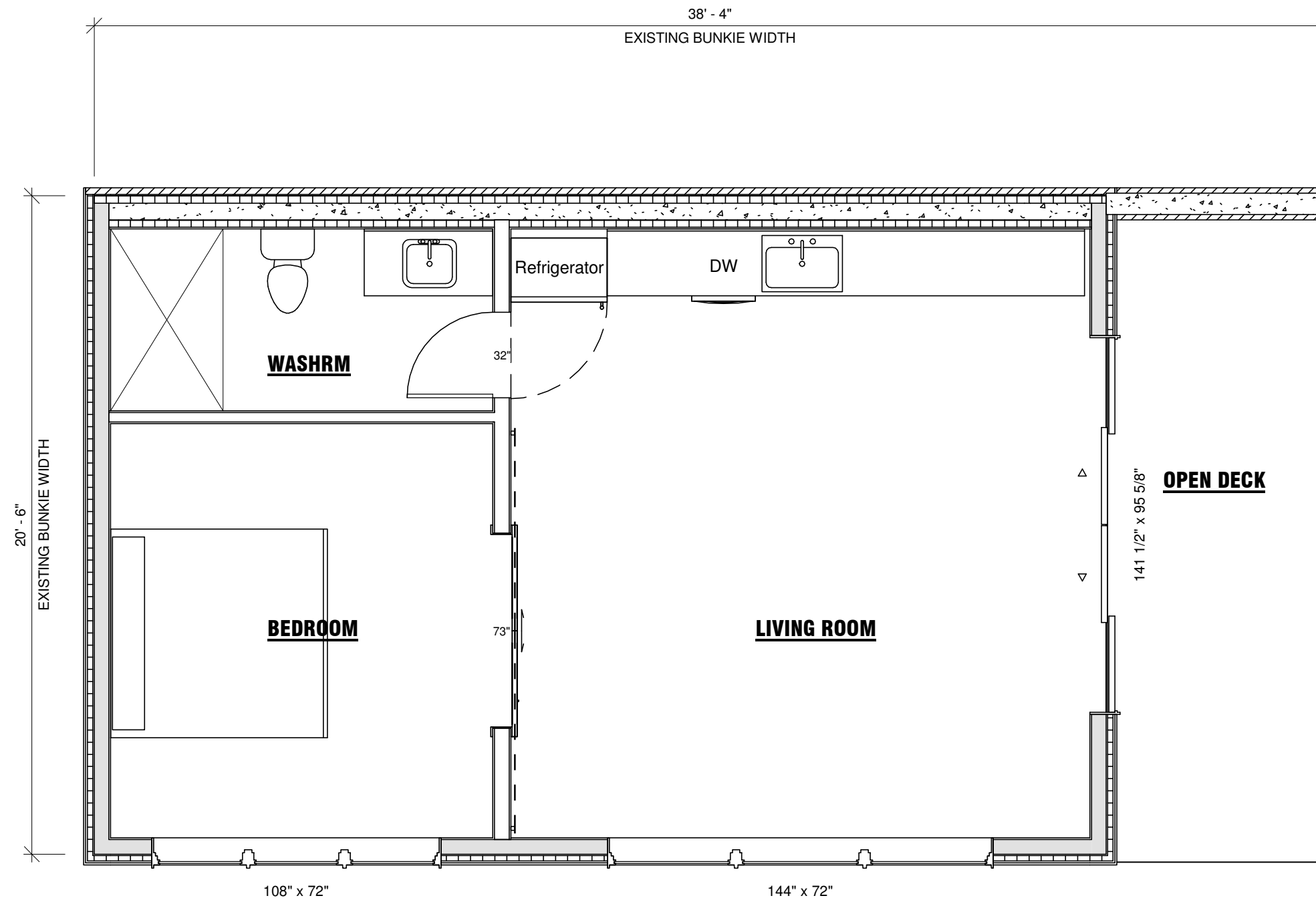
NOT TO SCALE



FOR INFORMATIONAL PURPOSES

PROPOSED SLEEPING CABIN FLOOR PLAN

NOT TO SCALE



FOR INFORMATIONAL PURPOSES

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 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 Lot 35, Concession 13, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1-3, Plan 35R-22318, as shown hatched on Schedule I to By-law 2024-XXX.

 ii) Despite the provisions of Sections 3.2 a) ii., 3.45 and 4.1.6 i. of By-law 2014-14, as amended, for those lands described above, a dwelling and two sleeping cabins shall be permitted, as shown in the location and extent on Schedule II to By-law 2024-XXX.

 iii) Despite the provisions of Section 4.1.6 ii. of By-law 2014-14, as amended, for those lands described above, the maximum permitted floor area of a sleeping cabin in the upper level of a two storey boathouse (Sleeping Cabin #2) shall be 795 square feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.

 iv) Despite the provisions of Sections 4.1.7 and 4.1.7.7 of By-law 2014-14, as amended, for those lands described above, the maximum permitted second storey size of a two storey boathouse shall be 986 square feet consisting of a 795 square foot sleeping cabin (Sleeping Cabin #2) and a 190 square foot covered area, as shown in the location and extent on Schedules II and III to By-law 2024-XXX.

 v) Despite the provisions of Section 4.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a land-based sleeping cabin (Sleeping Cabin #1) shall be 4 feet (at the closest point), as shown in the location and extent on Schedule II to By-law 2024-XXX.

 vi) Despite the provisions of Section 4.1.4 iv. of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a sundeck attached to a land-based sleeping cabin (Sleeping Cabin #1) shall be 12 feet (at the closest point), as shown in the location and extent on Schedule II 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.

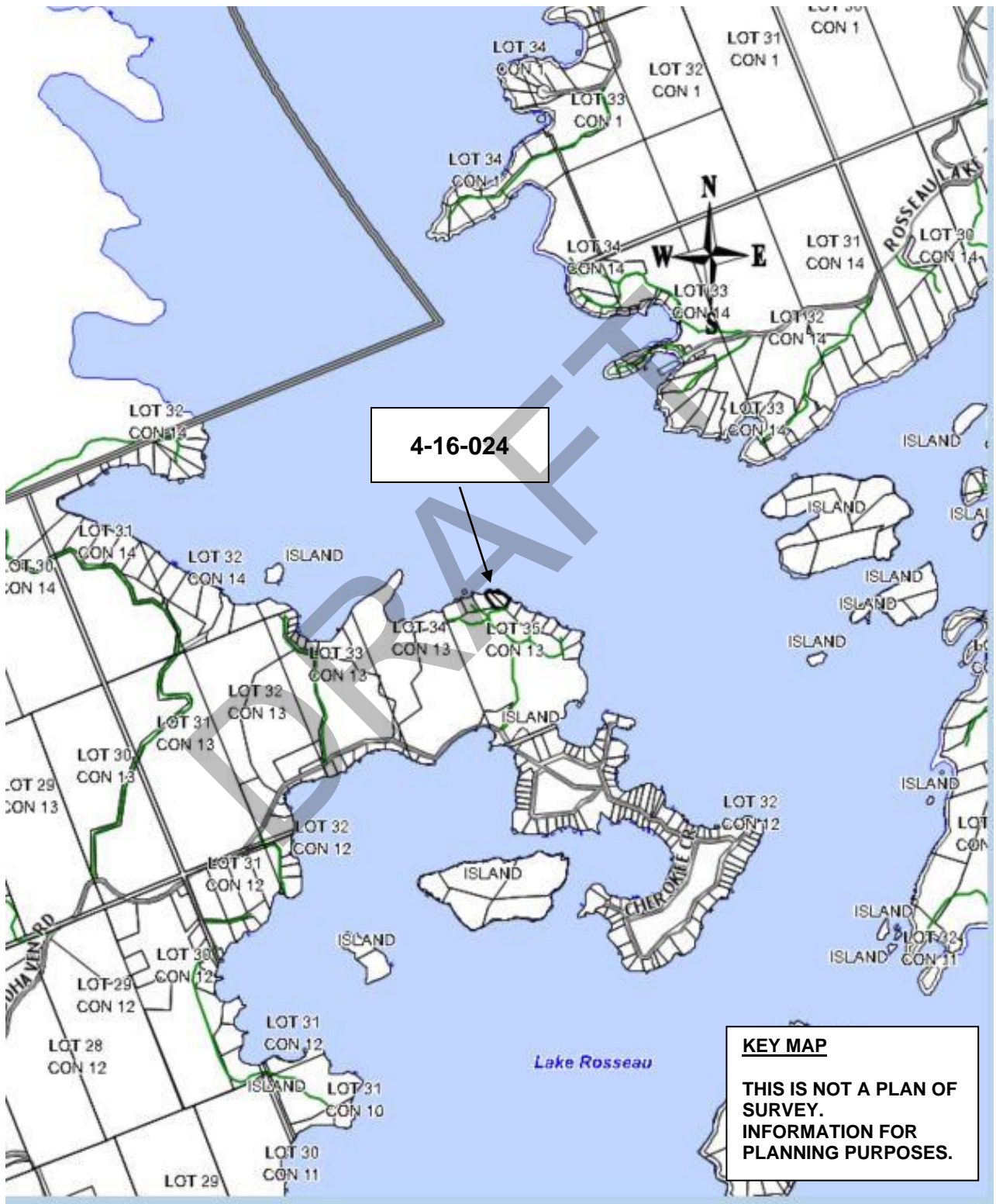
Read a **first, second and third time** and **finally passed** this day of , **2024**.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2024-XXX

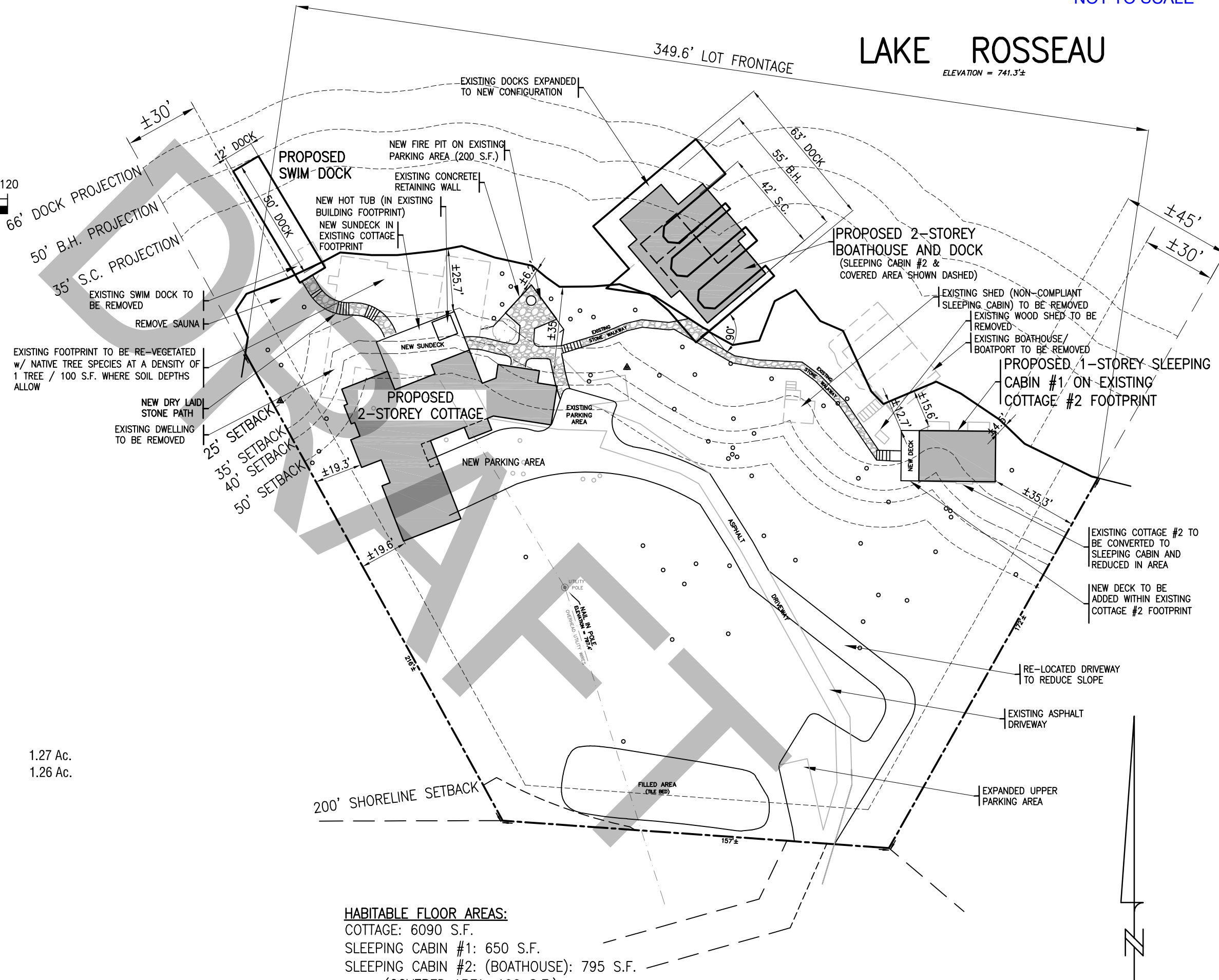


PART OF LOT 35, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF MEDORA
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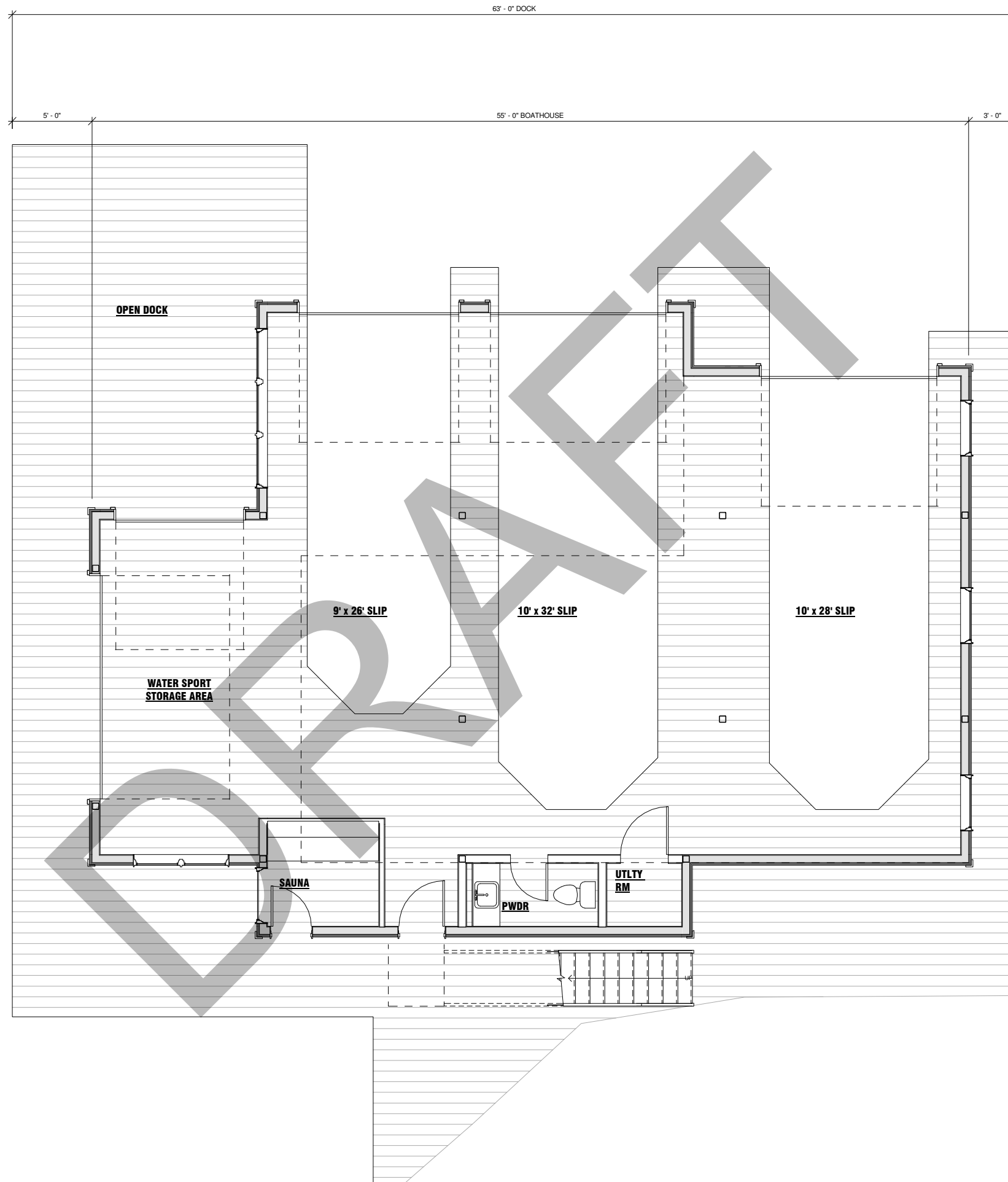
AREA ANALYSIS

TOTAL SITE AREA:	55275 S.F.	1.27 Ac.
LOT AREA WITHIN 200' OF SHORE:	54800 S.F.	1.26 Ac.
PROPOSED COTTAGE COVERAGE AREA:	2987 S.F.	
PROPOSED SLEEPING CABIN #1 AREA:	650 S.F.	
PROPOSED BOATHOUSE COVERAGE AREA:	1838 S.F.	
LOT COVERAGE WITHIN 200 FT:	5475 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:	9.99%	
(WR1 ZONING: MAX 10%, 11%=6028 S.F.)		

HABITABLE FLOOR AREAS:
 COTTAGE: 6090 S.F.
 SLEEPING CABIN #1: 650 S.F.
 SLEEPING CABIN #2: (BOATHOUSE): 795 S.F.
 (COVERED AREA: 190 S.F.)
 TOTAL HABITABLE FLOOR AREA: 7535 S.F.

PROPOSED DEVELOPMENT

BOATHOUSE FLOOR PLAN - FIRST STOREY



BOATHOUSE FLOOR PLAN - SECOND STOREY

