

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING  
CONCERNING A PROPOSED AMENDMENT  
ZONING BY-LAW #2023-092  
OF THE CORPORATION OF THE TOWNSHIP MUSKOKA LAKES**

TAKE NOTICE THAT THE PLANNING COMMITTEE OF THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES WILL HOLD A PUBLIC MEETING IN PERSON AND ELECTRONICALLY FROM THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

**August 17, 2023 at 9:00 am**

TO CONSIDER a proposed amendment to Zoning By-law 2014-14 of the Corporation of the Township of Muskoka Lakes pursuant to the provisions of Section 34 of the *Planning Act, R.S.O., 1990*.

TAKE FURTHER NOTICE THAT this public meeting will be held in a hybrid forum with both electronic participation via ZOOM, and in-person participation 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. More information about viewing and/or participating via ZOOM is included in this Notice and can be found on our website at [www.muskokalakes.ca](http://www.muskokalakes.ca).** Members of the public may also observe the proceedings by accessing the live webcast at [www.muskokalakes.ca](http://www.muskokalakes.ca). If the live webcast fails, the meeting recording will be posted at <https://muskokalakes.civicweb.net/Portal/>.

This notice has been circulated to all property owners to which the proposed by-law would apply, to every owner of land within 240 metres (800 feet) of the area to which the proposed by-law would apply, and to the appropriate officials and agencies according to *Ontario Regulation 404/83* under the *Planning Act, R.S.O., 1990*.

An explanation of the purpose and effect of this by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands are attached.

All inquiries concerning the proposed amendment should be directed to the Planning Department. ANY PERSON may make verbal representation by participating either in person or via the ZOOM meeting and/or may make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed zoning by-law amendment.

If a person or public body would otherwise have an ability to appeal the decision 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.

If a 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 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.

If you wish to be notified of the decision of the Township of Muskoka Lakes on the proposed zoning by-law amendment, you must make a written request to the Township of Muskoka Lakes.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment may be available upon request. **Please direct all inquiries to the Planning Department:**

The Corporation of the Township of Muskoka Lakes  
1 Bailey Street, P.O. Box 129, Port Carling, Ontario P0B 1J0  
Telephone: (705) 765-3156, Fax: (705) 765-6755, Email: [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)

DATED at the Corporation of the Township of Muskoka Lakes this 27<sup>th</sup> day of July, 2023.

Crystal Paroschy, Clerk  
of the Corporation of the  
Township of Muskoka Lakes

**ZBA#:**  
**ROLL#:**  
**NAME:**  
**CIVIC/911 ADDRESS:**

**ZBA-18/23**  
**2-10-051-02**  
**KNOWLTON**  
**1998 WINDERMERE RD**

**EXPLANATION OF THE PURPOSE AND EFFECT OF  
ZONING BY-LAW AMENDMENT**

**ZBA-18/23, BY-LAW 2023-092, KNOWLTON,  
Roll # 2-10-051-02**

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The land affected by this amendment is described as Part of Lot 22, Concession 7, (in the former Township of Watt), now in the Township of Muskoka Lakes. The subject land is known municipally as 1998 Windermere Road and is currently in the ownership of Jill Knowlton.

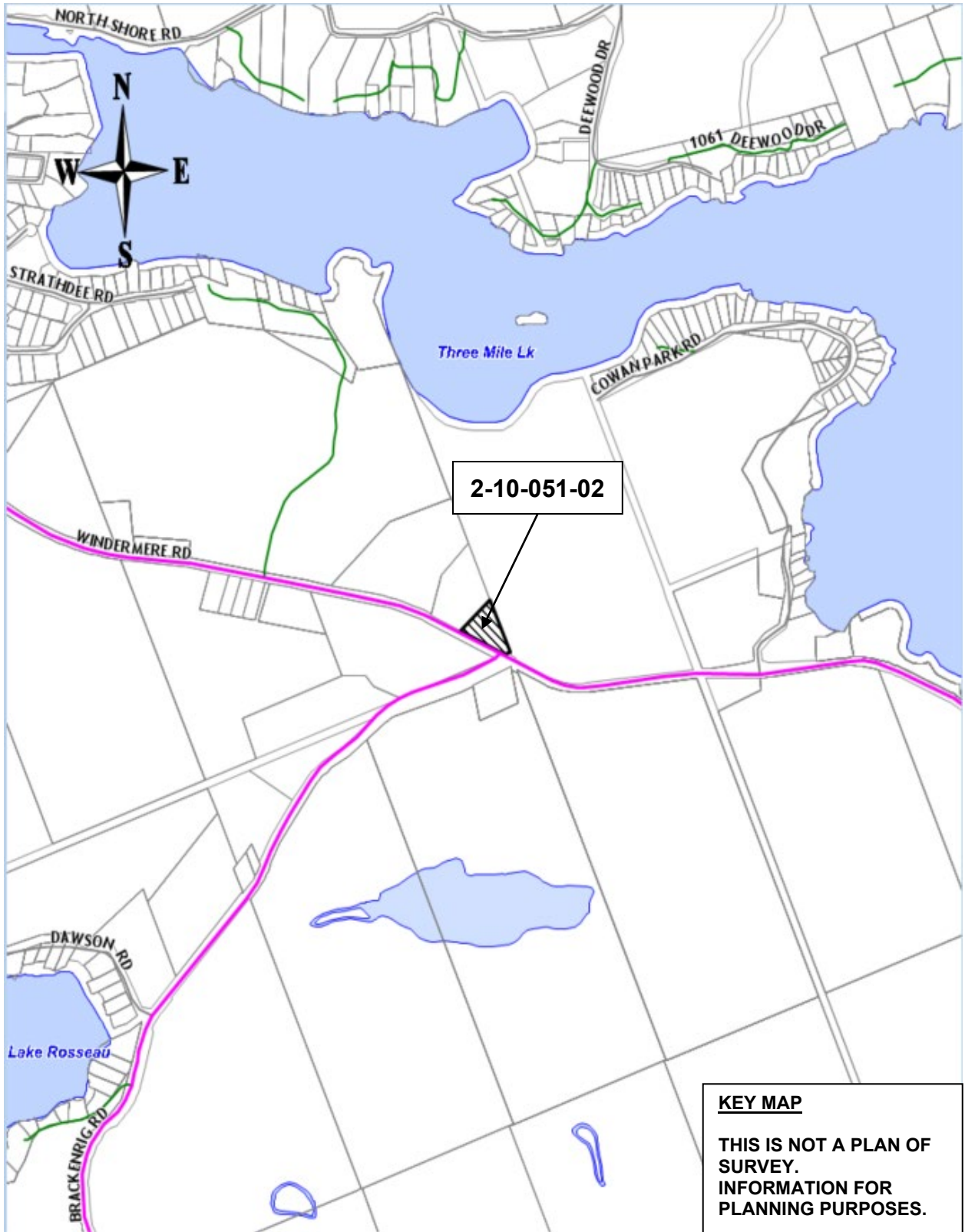
The subject land contains a dwelling and two accessory buildings. The applicant proposes to construct a dwelling addition and a covered porch in the immediate future and accessory buildings later. Note that only the proposed dwelling addition and covered porch are indicated on the submitted site plan at this time.

The purpose of By-law 2023-092 is to provide an exemption from Section 6.1.3 of By-law 2014-14, as amended, being the maximum permitted lot coverage of 2% in a Rural (RU1) Zone. The subject land has 74,051 square feet of lot area, and therefore, the maximum permitted lot coverage is 1,481 square feet. This exemption, if approved, will permit a lot coverage of 4,444 square feet or 6%.

In summary, By-law 2023-092 will have the effect of permitting buildings and structures to exceed the maximum permitted lot coverage.

See Key Map on the Following Page

**KEY MAP**



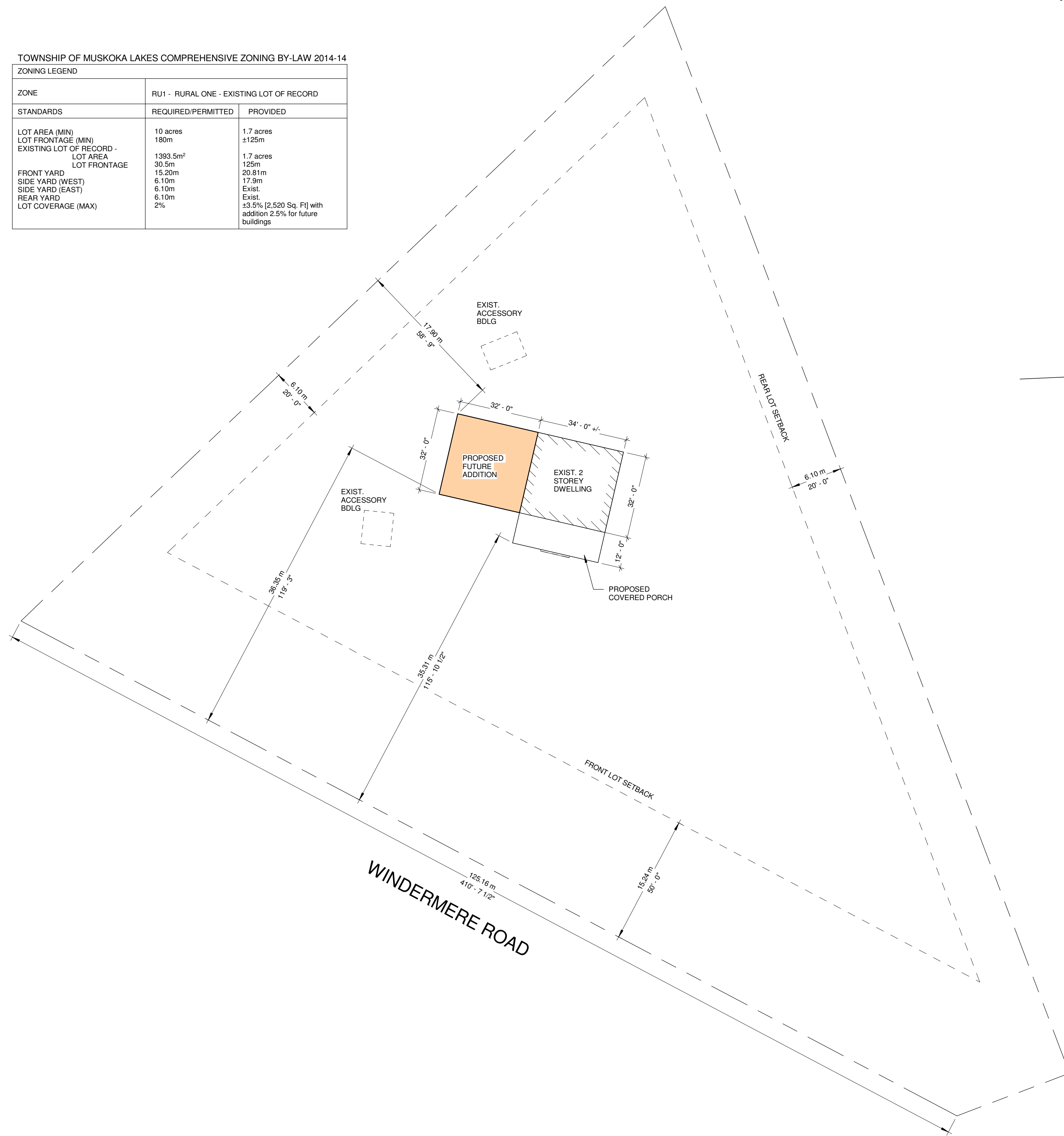
# KNOWLTON RESIDENCE PORCH

## 1998 WINDERMERE ROAD UTTERSON, ON.

NOT TO SCALE

**GENERAL NOTES**  
 ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF DRAWINGS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.  
 THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
 ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.  
 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL STRUCTURAL, MECHANICAL AND ELECTRICAL WORK.

TOWNSHIP OF MUSKOKA LAKES COMPREHENSIVE ZONING BY-LAW 2014-14		
ZONING LEGEND		
ZONE	RU1 - RURAL ONE - EXISTING LOT OF RECORD	
STANDARDS	REQUIRED/PERMITTED	PROVIDED
LOT AREA (MIN)	10 acres	1.7 acres
LOT FRONTAGE (MIN)	180m	±125m
EXISTING LOT OF RECORD - LOT AREA	1393.5m <sup>2</sup>	1.7 acres
EXISTING LOT OF RECORD - LOT FRONTAGE	30.5m	125m
FRONT YARD	15.20m	20.91m
SIDE YARD (WEST)	6.10m	17.9m
SIDE YARD (EAST)	6.10m	Exist.
REAR YARD	6.10m	Exist.
LOT COVERAGE (MAX)	2%	±3.5% (2,520 Sq. Ft) with addition 2.5% for future buildings



1 Site Plan  
1 : 300



<b>Name of Practice:</b> Ted Handy and Associates Inc., Architect 76 Mary Street Barrie, Ontario 2481			
<b>Certificate of Practice Number:</b> The Certificate of Practice Number of the holder is the holder's BCDN.		2481	
<b>Name of Project:</b>		Knowlton Residence Porch	
<b>Location:</b>		1998 Windermere Road, Utterson, ON.	
		The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.	
Item	2012 Ontario Building Code Data Matrix Parts 3 or 9	OBC Reference	
References are to Division B unless noted (A) for Division A or (C) for Division C.			
1	Project Type: <input type="checkbox"/> New <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Part 11 <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Change of use Description: Porch Addition	11.1 to 11.5	1.1.2.(A) 1.1.2.(A)
2	Major Occupancy(s) Group C - Residential	3.1.2.1.(1)	9.10.2
3	Building Area [m <sup>2</sup> ] Porch Area: 35.67	1.4.1.2.(A)	1.4.1.2.(A)
4	Gross Area [m <sup>2</sup> ] Exist: N/A	1.4.1.2.(A)	1.4.1.2.(A)
5	Number of Storeys Above Grade 2 (exist) Below Grade partial (exist)	1.4.1.2.(A) & 3.2.1.1	1.4.1.2.(A) & 9.10.4
6	Number of Streets / Fire Fighter Access 1	3.2.2.10 & 3.2.5	9.10.20
7	Building Classification 9.10.2.1 Group C Residential	3.2.2.20 - .83	9.10.2
8	Sprinkler System Proposed <input type="checkbox"/> Entire building <input type="checkbox"/> Selected compartments <input type="checkbox"/> Selected floor areas <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating <input checked="" type="checkbox"/> Not required	3.2.2.20 - .83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2-4.
9	Standpipe Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9	N/A
10	Fire Alarm Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4	9.10.18
11	Water Service / Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	N/A	N/A
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6	N/A
13	Construction Restrictions <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both Heavy Timber Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.2.20 - .83 3.2.1.4	9.10.6
14	Importance Category <input checked="" type="checkbox"/> Low <input type="checkbox"/> Low human occupancy <input type="checkbox"/> Post-disaster shelter <input type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster <input type="checkbox"/> Minor storage building <input type="checkbox"/> Explosive or hazardous substances	4.1.2.1.(3) & T4.1.2.1.B	[A] 1.1.2.2.(2)
Site Class (A,B,C,D,E from Geotechnical Report)		N/A	4.1.8.4
Seismic Hazard Index I <sub>r</sub> Fa Sa (0.2) =		N/A	4.1.2.1.(3)
Design for Seismic Required for Items 6 to 21. Table 4.1.8.18. (Equal or Above 0.357) (Yes or No)		N/A	4.1.8.18.(2) 4.1.8.18.(2) 9.201.2. 9.31.6.2.(3)
15	Mezzanine(s) Area [m <sup>2</sup> ] N/A	3.2.1.1.(3) - (8)	9.10.4.1
16	Occupant Load Based on <input type="checkbox"/> m <sup>2</sup> / person <input checked="" type="checkbox"/> design of building Basement: Occupancy _____ Load _____ persons 1st Floor: Occupancy _____ Load _____ persons Mezz.: Occupancy _____ Load _____ persons	3.1.17	N/A

For Additional Floors, go to Page 2  
Building Code Data Matrix Parts 3 or 9, January 2017 [re-creation]. p. 1 of 2

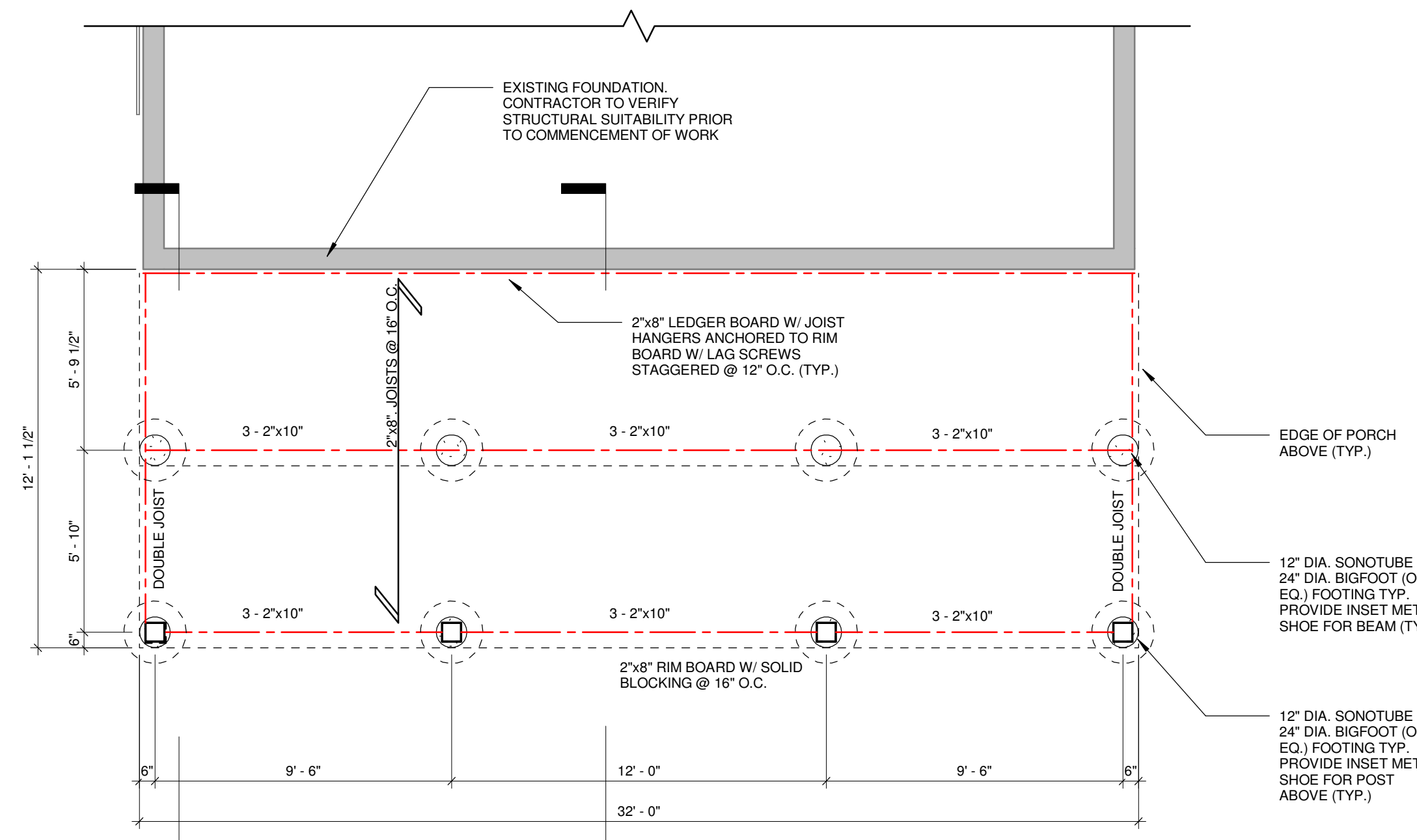
No.	Description	Date
1	Issued for Permit	May 26/22
2	Future Addition Indicated	April 18/23

ONTARIO ASSOCIATION OF ARCHITECTS  
 OF  
 EDWARD F. HANDY  
 INC. ARCHITECT  
 76 Mary Street  
 Barrie, Ont. L4N 1T1  
 Tel. 705 734 3580  
 Fax 705 721 0265

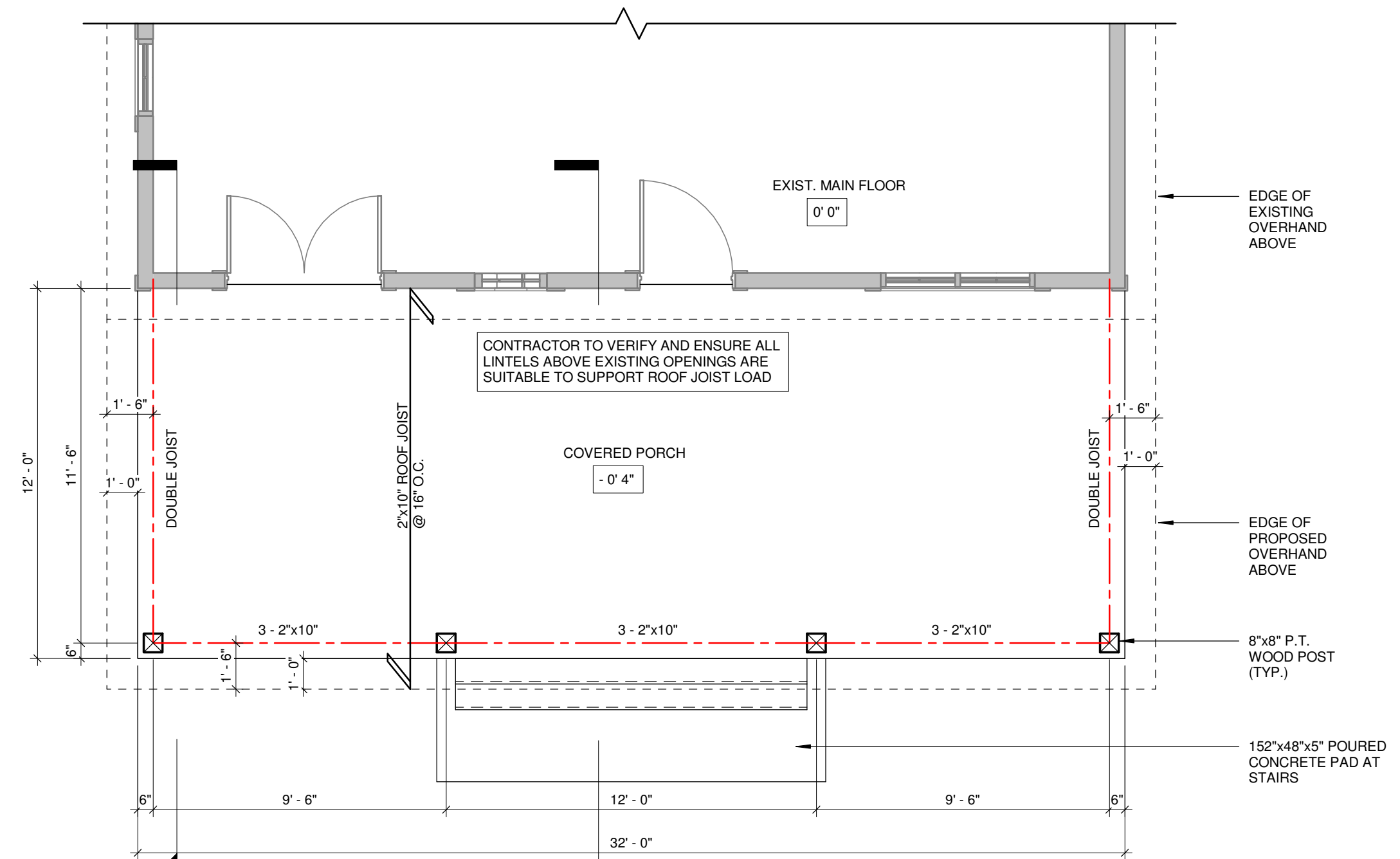
**Knowlton Porch**  
 1988 Windermere Road, Utterson, ON.  
**Cover Page**  
 Project number 2212  
**A1.0**  
 Scale As indicated

2023-07-21 10:25:30 AM

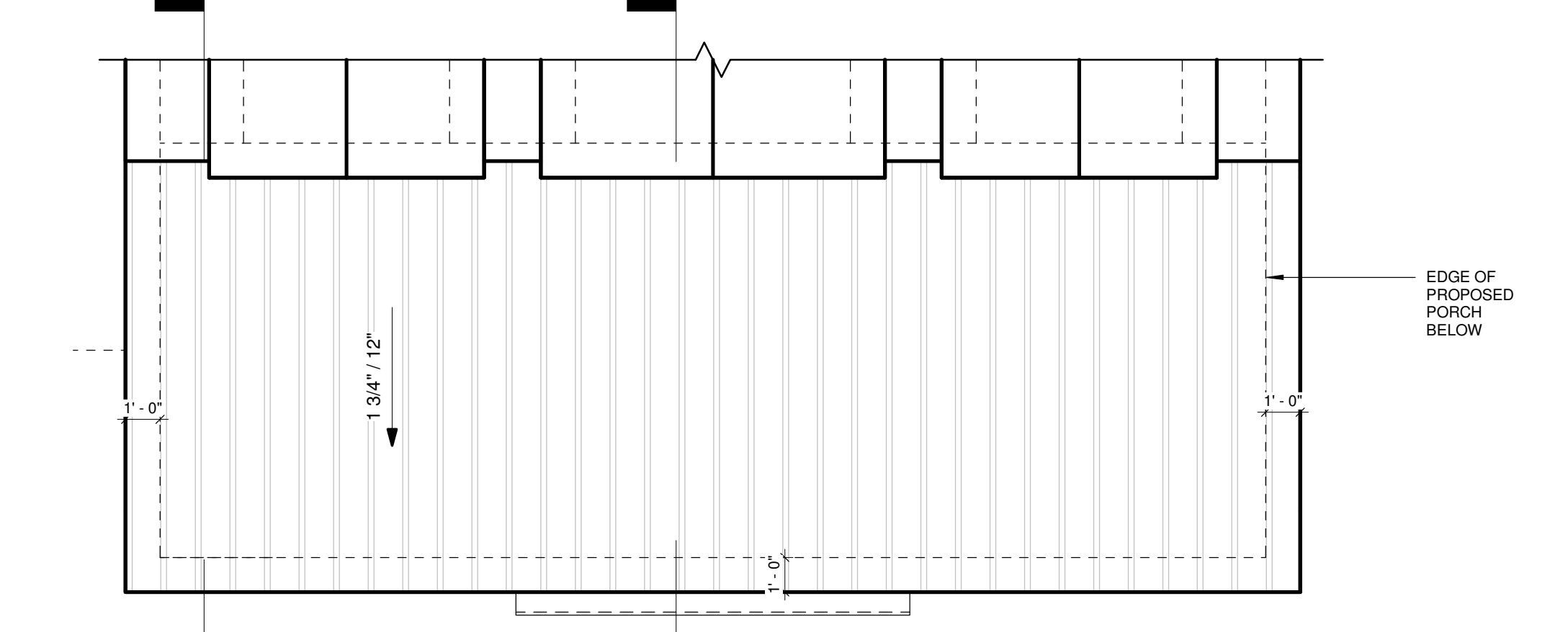




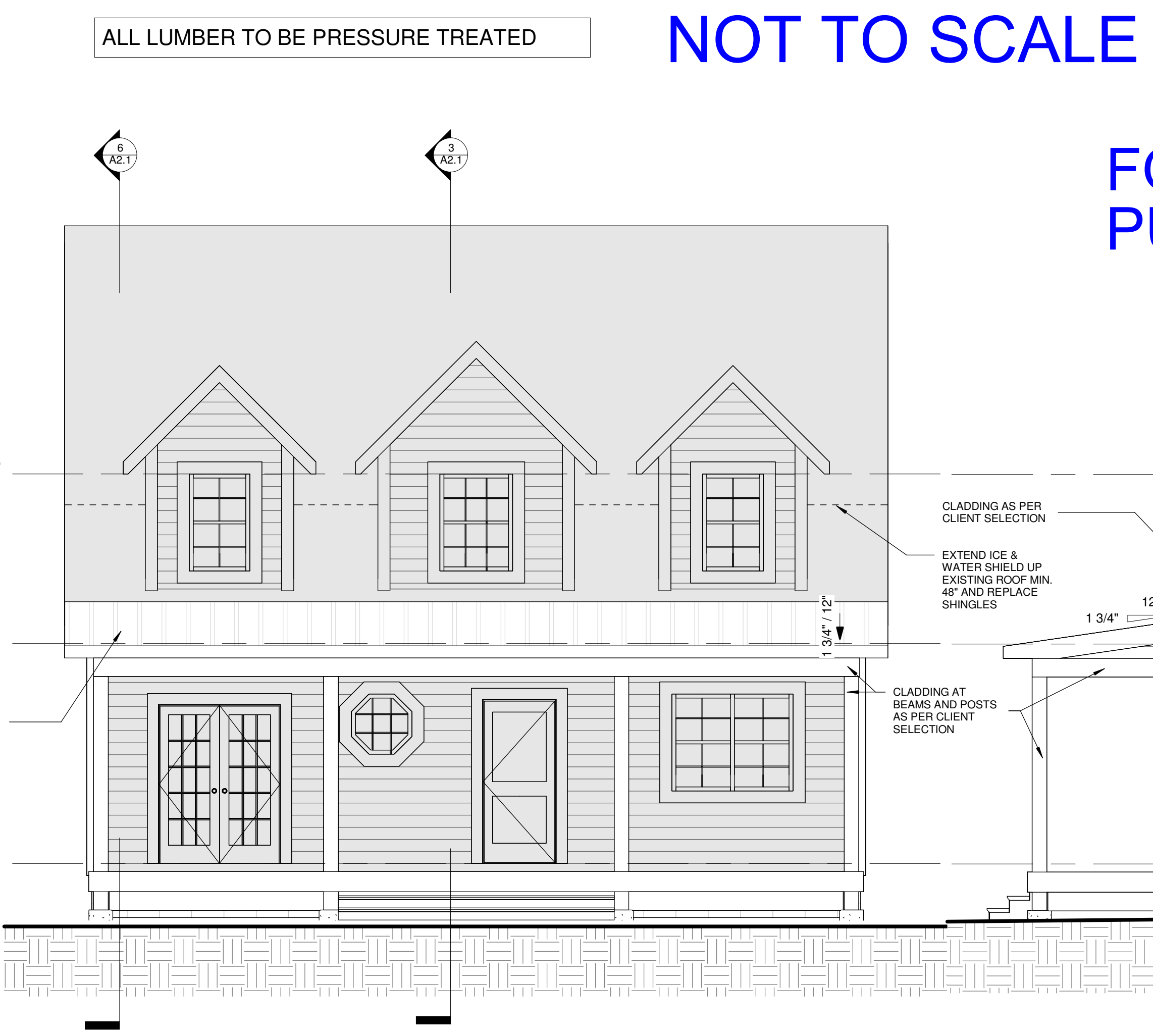
**1** Basement Floor Plan  
1/4" = 1'-0"



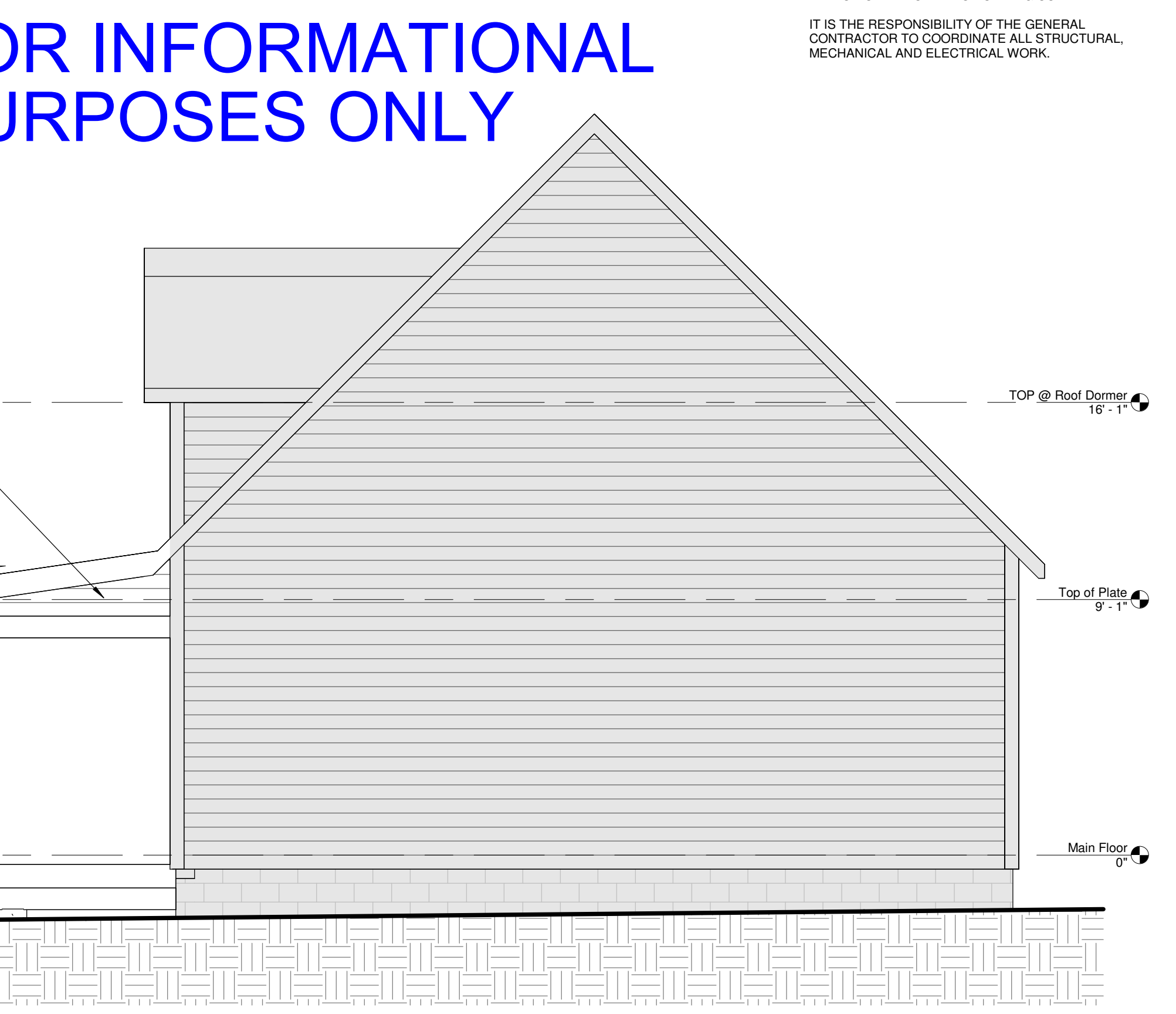
**2** Floor Plan  
1/4" = 1'-0"



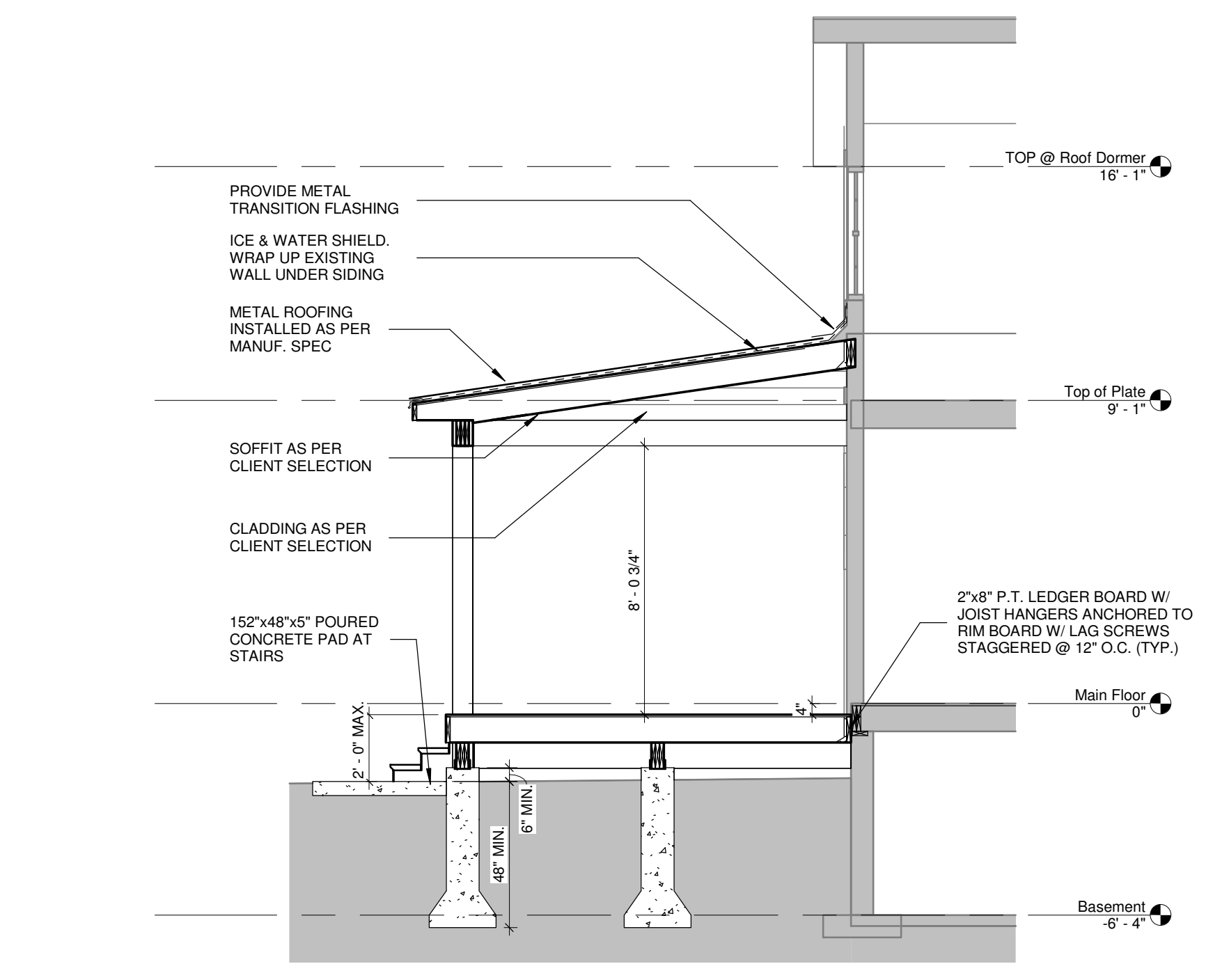
**5** Roof  
1/4" = 1'-0"



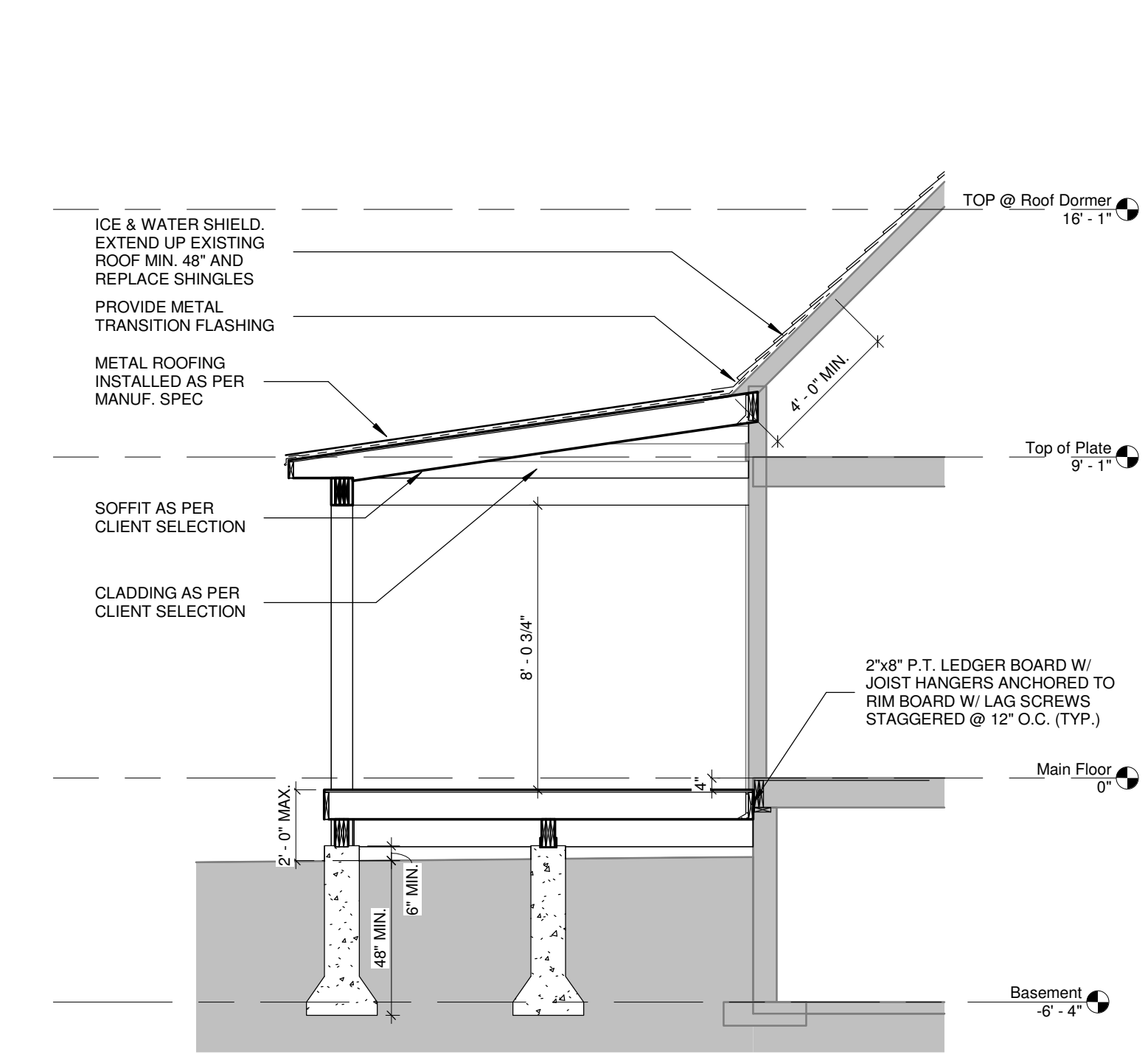
**4** Front Elevation  
1/4" = 1'-0"



**7** Right Side Elevation  
1/4" = 1'-0"



**3** Section 1  
1/4" = 1'-0"



**6** Section 2  
1/4" = 1'-0"

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No.	Description	Date
1	Issued for Permit	May 26/22

ONTARIO ASSOCIATION OF ARCHITECTS  
  
**TED HANDY and ASSOCIATES**  
 INC. ARCHITECT  
 76 Mary Street  
 Barrie, Ont. L4N 1T1  
 Tel. 705.734.3580  
 Fax 705.721.0265

**Knowlton Porch**  
 1988 Windermere Road, Utterson, ON.  
**Plans, Elev., and Sections**  
 Project number 2212  
**A2.1**  
 Scale 1/4" = 1'-0"

2023-07-21 10:25:31 AM

**THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES**

**BY-LAW 2023-092**

Being a By-law to amend Comprehensive Zoning By-law 2014-14, as amended, in the Township of Muskoka Lakes

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**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 were 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:  

87-2088	i)	The land affected is described as Part of Lot 22, Concession 7, (in the former Township of Watt), as shown hatched on Schedule I to By-law 2023-092.
	ii)	Despite the provisions of Section 6.1.3 of By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage shall be 4,444 square feet or 6%.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-092 and By-law 2014-14, as amended, the provisions of By-law 2023-092 shall apply.

3. Schedule I attached hereto is hereby made part of this By-law.

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ A THIRD TIME AND FINALLY PASSED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Peter Kelley, Mayor

\_\_\_\_\_  
Crystal Paroschy, Clerk

**SCHEDULE I TO BY-LAW 2023-092**

