NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT
ZONING BY-LAW #2022-144
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 ELECTRONICALLY FROM THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

December 15, 2022 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 as part of the Township's response to stop the spread of COVID-19, this public meeting will be held in a virtual forum with electronic participation. **The meeting will be held via ZOOM and will commence at 9:00am**. **More information about viewing and/or participating in the ZOOM meeting is included in this Notice and can be found on our website at www.muskokalakes.ca.** Members of the public may also observe the proceedings by accessing the live webcast at 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 in the ZOOM meeting or 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

DATED at the Corporation of the Township of Muskoka Lakes this 16th day of **November, 2022.**

Lauren Tarasuk, Clerk
of the Corporation of the
Township of Muskoka Lakes

ZBA#:	**ZBA-38/22**
ROLL#:	**4-7-031**
NAME:	**HICKEY**
CIVIC/911 ADDRESS:	**1166 Woodroffe Road**

EXPLANATION OF THE PURPOSE AND EFFECT OF

ZONING BY-LAW AMENDMENT

ZBA-38/22, BY-LAW 2022-144, HICKEY, Roll # 4-7-031

The land affected by this amendment are described as Part of Lot 5, Concession 12, (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as 1166 Woodroffe Road and is currently in the ownership of Sean and Helen Hickey.

The subject land contains a single-storey dwelling with an associated sundeck, a shed, and a single-storey boathouse and associated dock. A single storey boathouse addition is proposed to be constructed on an existing dock.

The purpose of By-law 2022-144 is to provide an exemption from Sections 4.1.7 and 4.1.7.12 c. of By-law 2014-14, as amended, being the maximum permitted cumulative single storey boathouse width of 16% of the lot frontage up to a maximum of 75 feet on a Category 1 Lake (Lake Joseph). In this case, the subject land has 236.9 feet of lot frontage, and therefore, the maximum permitted cumulative single storey boathouse width is 37.9 feet. The cumulative width of the proposed single storey boathouse is 44 feet.

In summary, By-law 2022-144 will have the effect of permitting a single storey boathouse to exceed the maximum permitted cumulative width requirement.

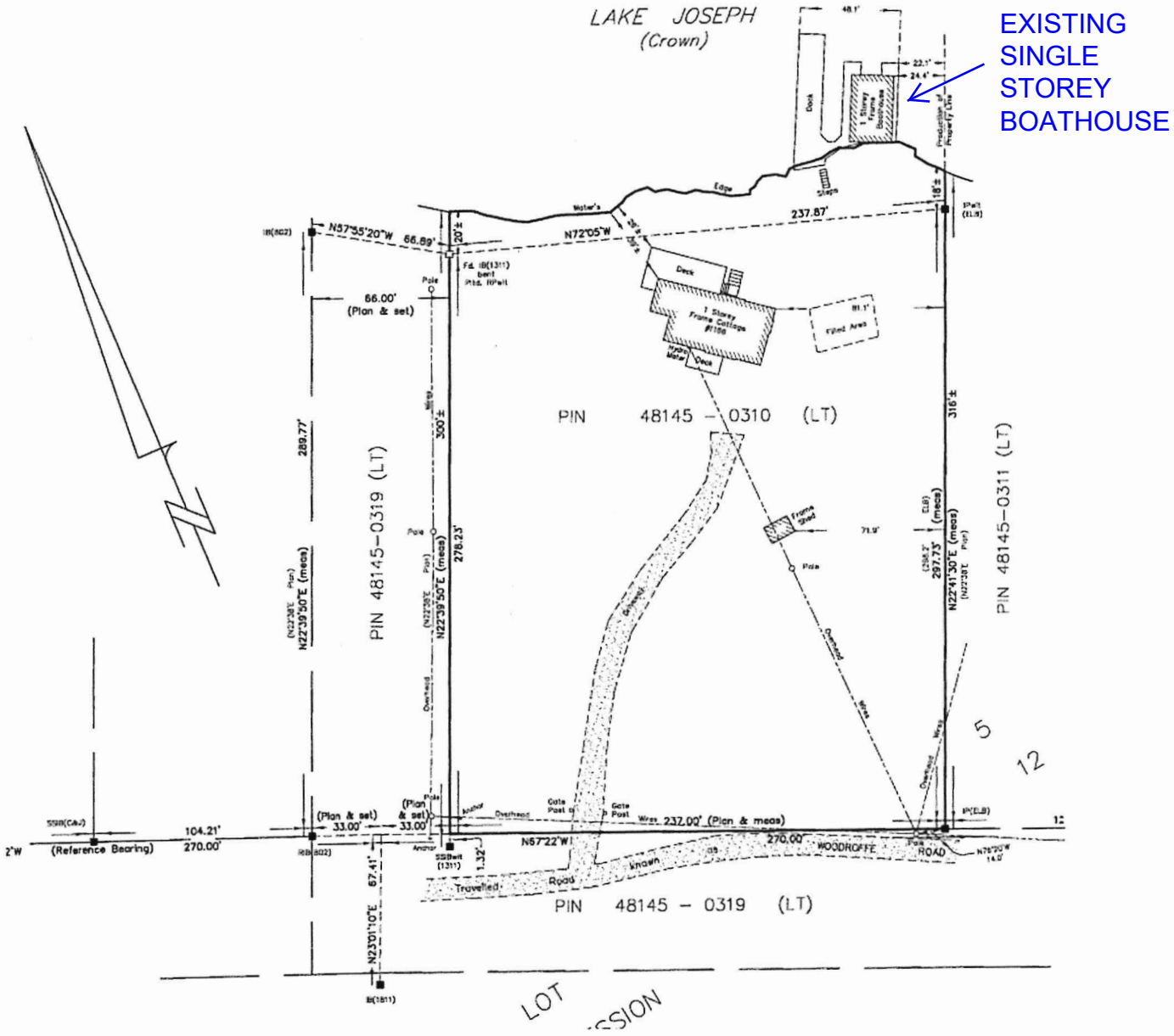
See Key Map on the Following Page

KEY MAP

8298 LAKE JOSEPH RD
8216 LAKE JOSEPH RD
8150 LAKE JOSEPH RD
WALTON DR
4-7-031
Lake Joseph
Ricketts Lk
1138 WOODROFFE RD
1122 WOODROFFE RD
1102 WOODROFFE RD
1080 WOODROFFE RD
LAKE JOSEPH RD
WOODROFFE RD
HUNT RD
1111 BUCKEYE RD
Stewart Lk
N
W
E
S
KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

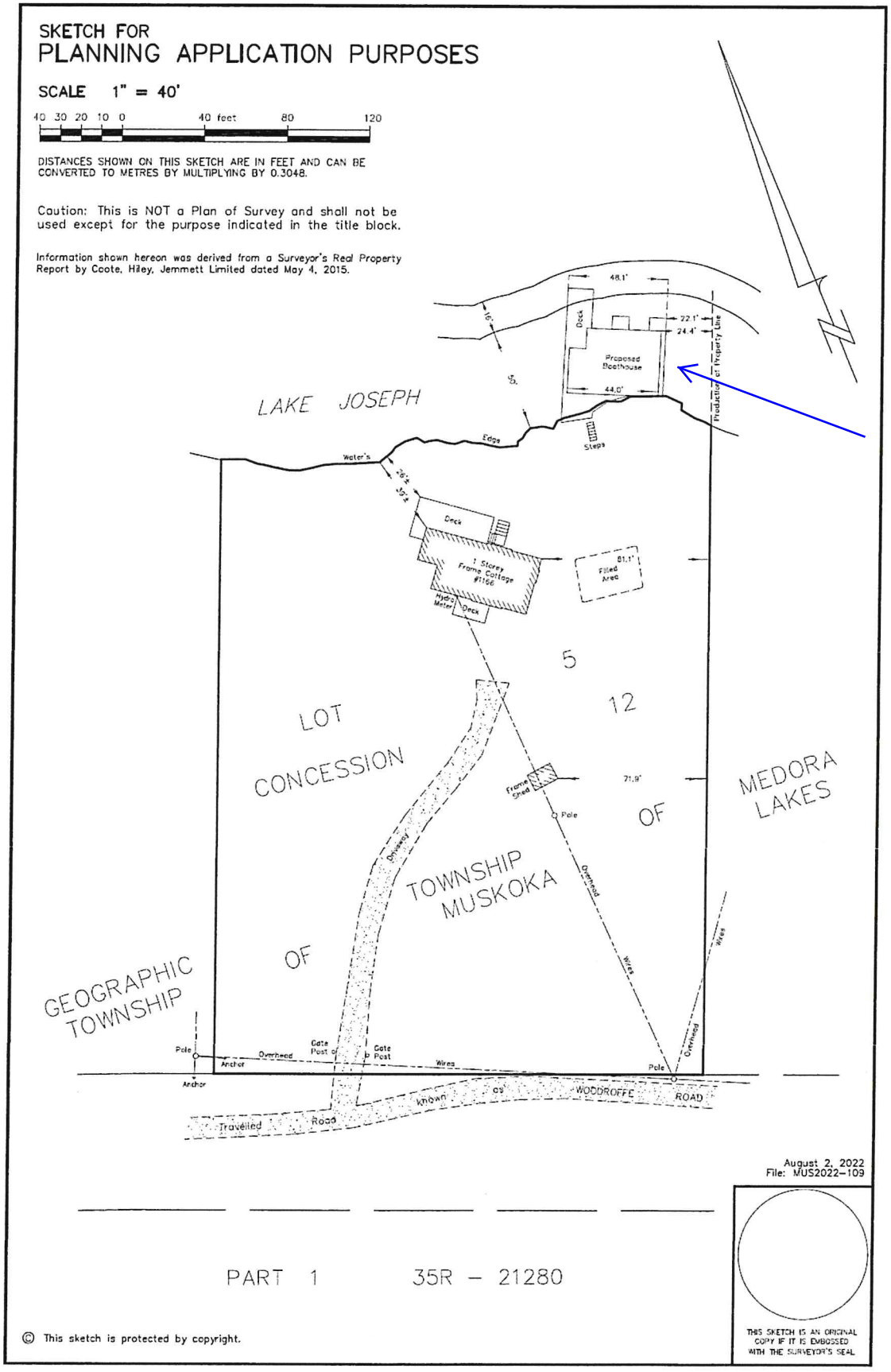
EXISTING SITE PLAN

NOT TO SCALE



PROPOSED SITE PLAN

NOT TO SCALE



PROPOSED SINGLE STOREY BOATHOUSE WITH ADDITION

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2022-144

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:

87-2044

i) The land affected by this amendment is described as Part of Lot 5, Concession 12, (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2022-144.

ii) Despite the provisions of Sections 4.1.7 and 4.1.7.12 c. of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative width of a single storey boathouse shall be 44 feet, as shown in the location and extent on Schedule II to By-law 2022-144.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2022-144 and By-law 2014-14, as amended, the provisions of By-law 2022-144 shall apply.

2. Schedules I and II attached hereto are hereby made part of this By-law.

READ A FIRST AND SECOND TIME this __th day of _____, 2022.

READ A THIRD TIME AND FINALLY PASSED this ___th day of _____, 2022.

_____ _____

Peter Kelley, Mayor Lauren Tarasuk, Clerk

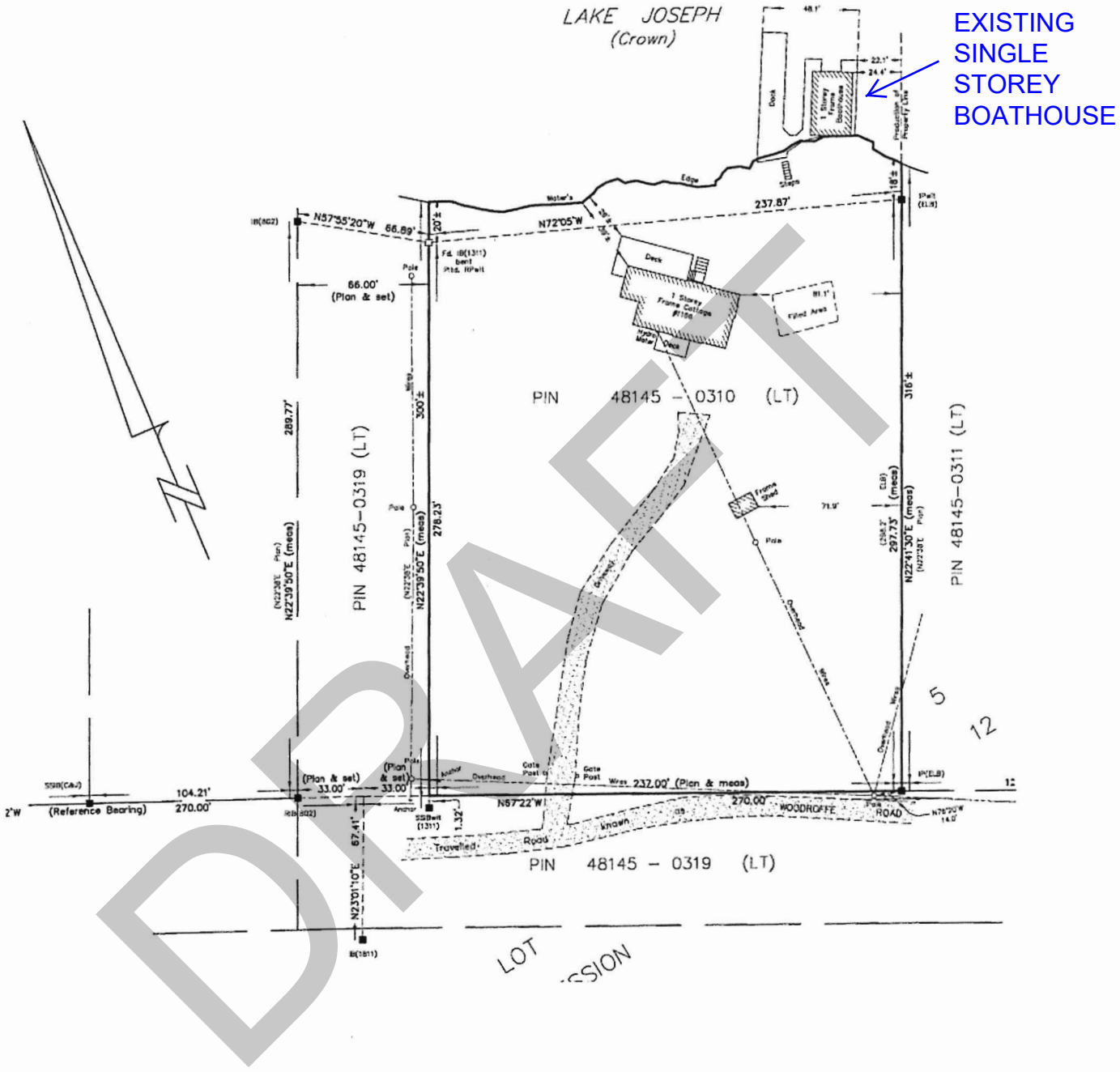
DRAFT

SCHEDULE I TO BY-LAW 2022-144

DRAFT

SCHEDULE II TO BY-LAW 2022-144

NOT TO SCALE



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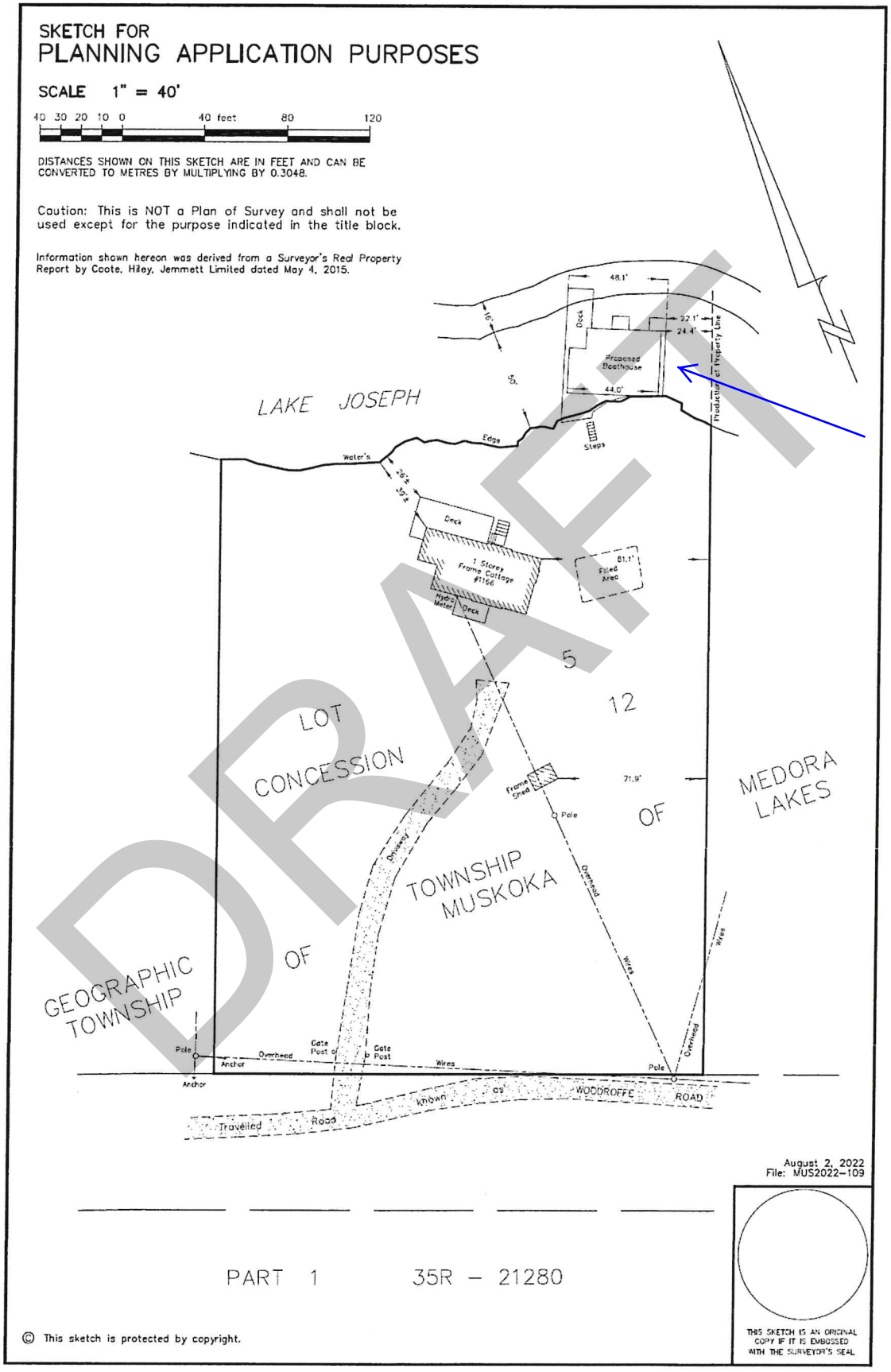
SCHEDULE II TO BY-LAW 2022-144

NOT TO SCALE



PROPOSED SINGLE STOREY BOATHOUSE WITH ADDITION