



Box 129, Port Carling, ON, POB 1JO  
 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: December 14, 2023 at 9:00 a.m.**

**File and By-law #.:** ZBA-34/23, By-law 2023-127.

**Roll #:** 7-11-037

**Civic Address:** 1025 Grey Street

**Owner:** BHR Properties Inc., 155 Turnball Court, Unit B, Cambridge, ON N1T 1C6

**Legal Description:** Lot 15, Concession B, Lot 162, Plan 21, (Medora)

**Zoning:** Community Residential – Urban Centres (R1)

**Zoning Schedule:** 56

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicant has submitted a Zoning By-law Amendment Application to rezone the subject land from Community Residential – Urban Centres (R1) to Community Residential – Urban Centres - Multiple Residential (RM1), to permit an increased density in the RM1 Zone to facilitate the construction of 4 dwelling units, and to permit an increased number of driveways to facilitate the construction of a separate driveway for each unit.

Table 1: Summary of Existing and Proposed Uses

<b>Proposal</b>	<b>Permitted Uses in R1 Zone</b>	<b>Permitted Uses in RM1 Zone</b>
Rezone the subject land from Community Residential – Urban Centres (R1) to Community Residential – Urban Centres - Multiple Residential (RM1)	Main Uses <ul style="list-style-type: none"> <li>• Residential Dwelling Unit</li> <li>• Residential Converted Dwelling</li> <li>• Group Home</li> <li>• Rooming House</li> </ul> Accessory Uses <ul style="list-style-type: none"> <li>• Residential Secondary Dwelling Unit</li> <li>• Home Based Business</li> <li>• Bed and Breakfast</li> </ul>	Main Uses <ul style="list-style-type: none"> <li>• Residential Dwelling Unit</li> <li>• Residential Converted Dwelling</li> <li>• Residential Duplex Dwelling</li> <li>• Residential Semi-detached Dwelling</li> <li>• Residential Townhouse</li> <li>• Group Home</li> <li>• Senior Citizen Home</li> <li>• Rooming House</li> </ul>

		Accessory Uses • Residential Secondary Dwelling Units • Home Based Business
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Table 2: Summary of Proposed Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed
A	5.1.8 a.	Maximum of Density of Residential Dwelling Units in the RM1 Zone	12 Dwelling Units/Acre	15 Dwelling Units/Acre to Permit a Total of 4 Dwelling Units
B	3.28 e. ii	Maximum Number of Driveways	2 Driveways	4 Driveways

**A key map of the property, the applicant’s site plan and any drawings, and a draft of By-law 2023-127 are included in this notice.**

**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/>.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Application is available from the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) or by phone at (705)765-3156, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

**Please quote the file number noted above.**

**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. Comments can be submitted by emailing [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

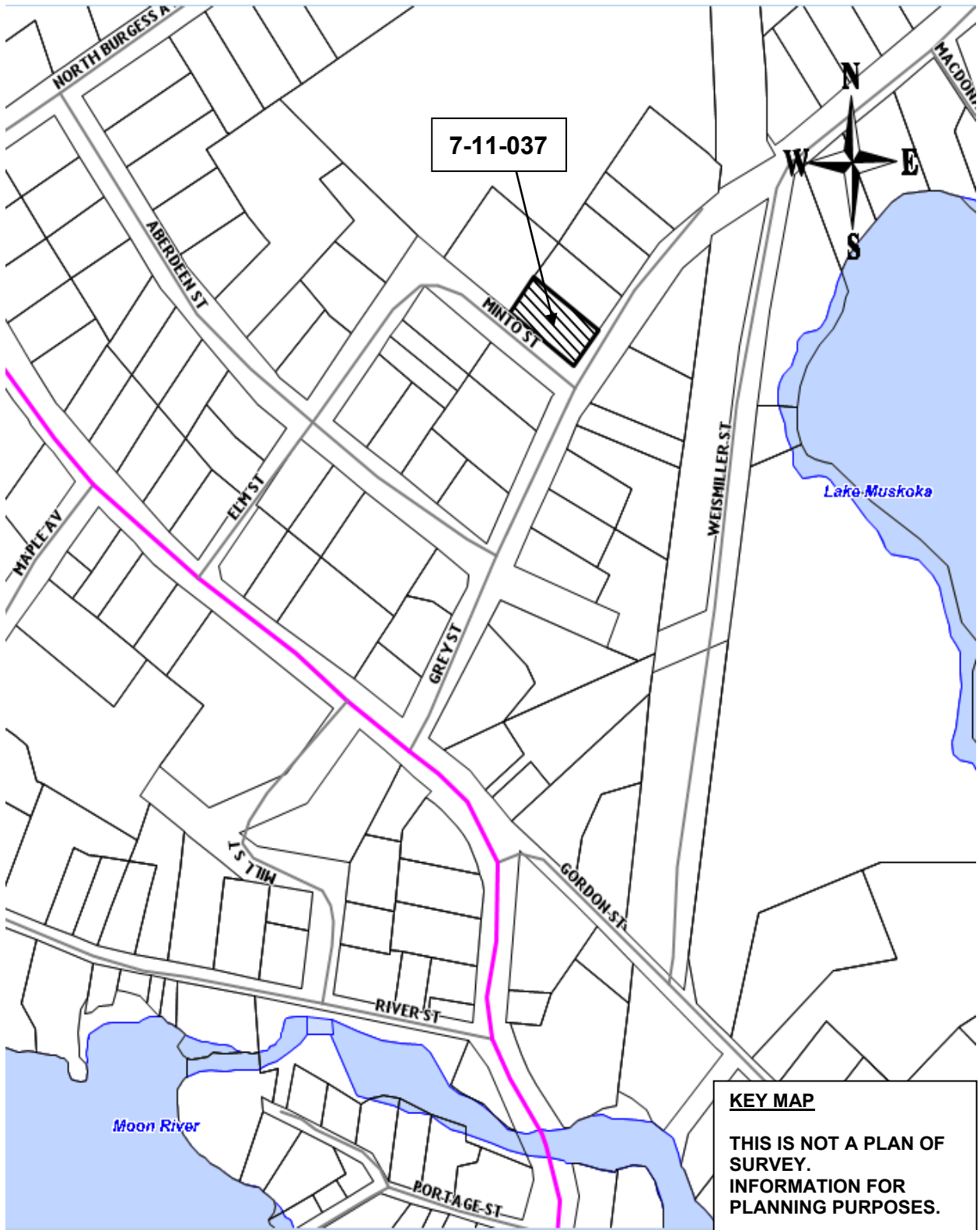
**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes 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.

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

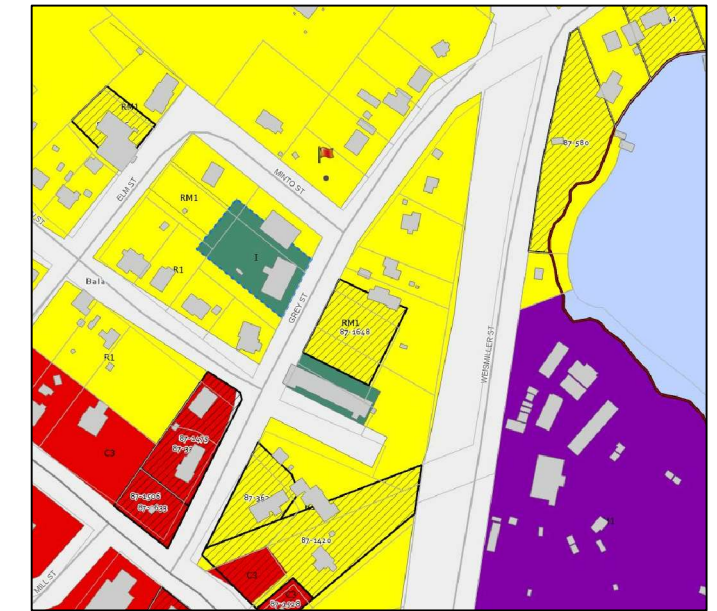
**DATED** at the Corporation of the Township of Muskoka Lakes this 24th day of November, 2023.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes

**KEY MAP**



# 1025 GREY STREET PROPOSED SITE PLAN

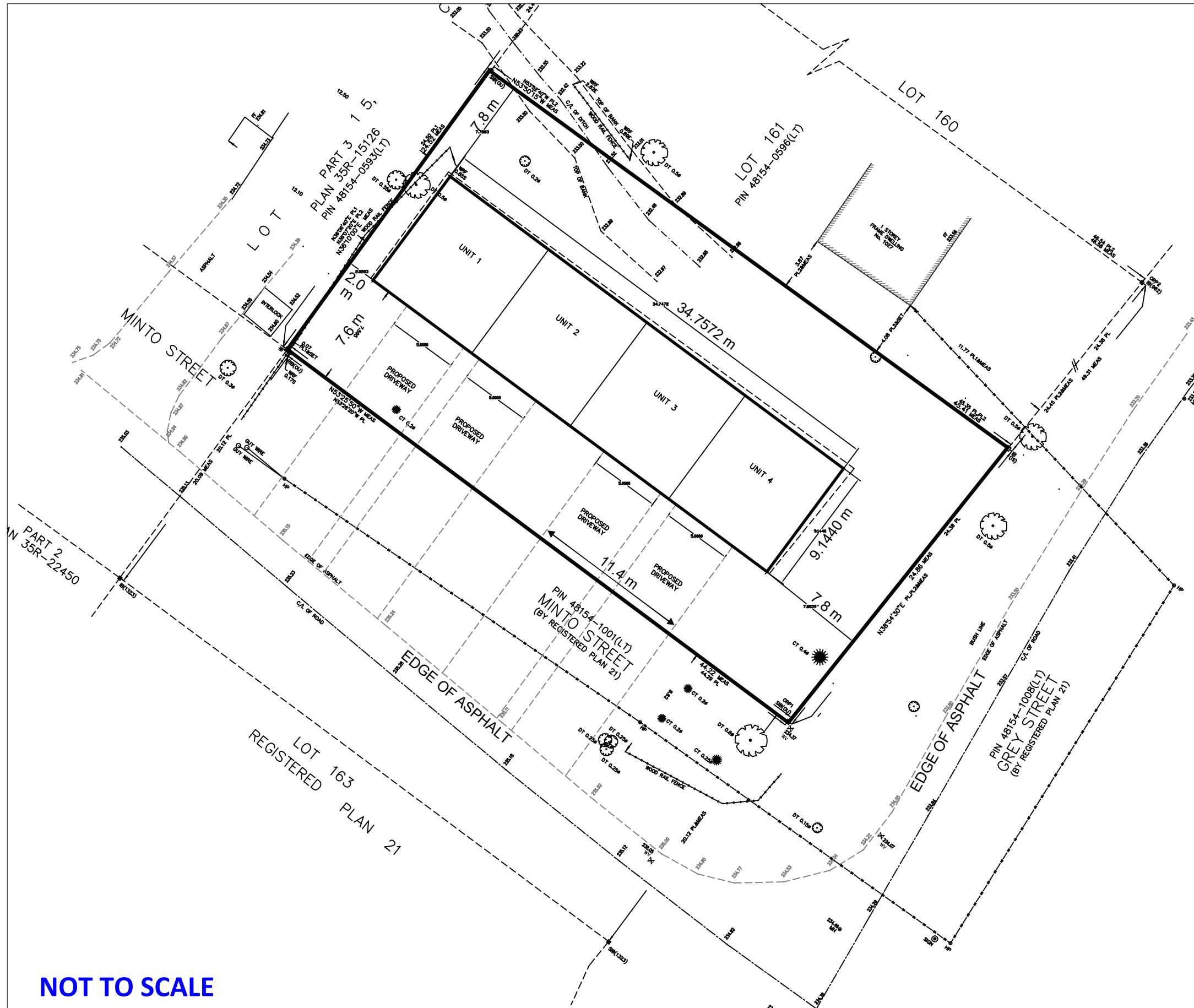


**KEY PLAN (MUSKOKA GEOHUB)**

- NOTES:
1. TREE REMOVAL AND SITE ALTERATION SHALL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY-LAWS OF THE TOWNSHIP OF MUSKOKA LAKES.
  2. ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.

## LOT 15 CON B MEDORA

AREA CALCULATIONS			
EXISTING:		PROPOSED:	
WOOD SHED*	7.63m <sup>2</sup>	4-PLEX	317.73 m <sup>2</sup>
TOTAL =	7.63 m <sup>2</sup>	TOTAL =	317.73 m <sup>2</sup>
* to be removed			
TOTAL LOT AREA:	1088.09m <sup>2</sup>		
TOTAL PROPOSED COVERAGE:	317.73m <sup>2</sup> (29.2%)		
ROAD FRONTAGE:	44.22m		

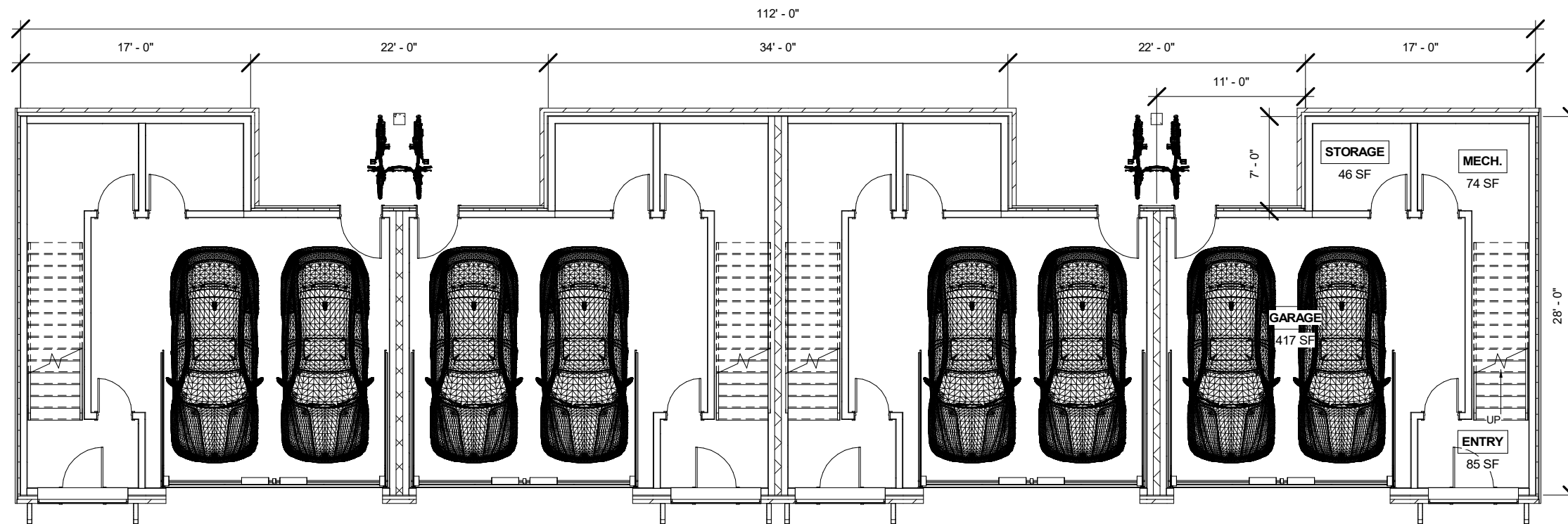


**NOT TO SCALE**

**SCALE: 1:75**

FOR INFORMATIONAL  
PURPOSES ONLY

NOT TO SCALE



GENERAL NOTES  
 1. Do not scale drawings.  
 2. Should there appear to be any discrepancies, please contact designers prior to proceeding.  
 3. All materials and installation methods shall adhere to the Ontario Building Code.  
 4. Any substitutions shall be approved by the designers prior to proceeding with any work.

P 705.765.5428 F 705.765.1334  
 167 Medora Street  
 Port Carling ON P0B 1J0  
 BCIN # 27436



I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334  
 FIRM BCIN: 27436

TERRY LEDGER

CONSULTANTS

1025 GREY ST.  
TOWNHOUSES

1025 GREY ST.  
TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED

MARK	DATE	DESCRIPTION
1	23AUG23	PRELIMINARY

SCALE: 1" = 10'-0"

PROJECT NO: TL-20-

DWG FILE: 1025 GREY ST.-TOWNHOUSES

DRAWN BY: Author

CHECKED BY: TERRY LEDGER

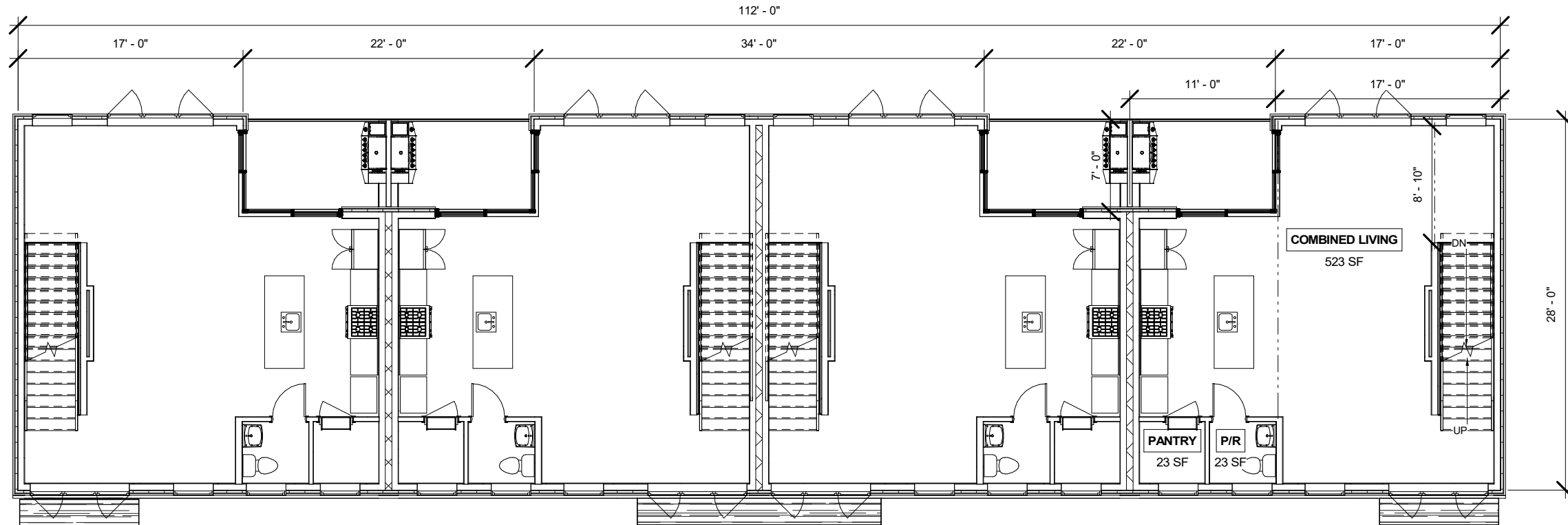
SHEET TITLE

FOUNDATION PLAN

A101

FOR INFORMATIONAL  
PURPOSES ONLY

NOT TO SCALE



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## 1025 GREY ST. TOWNHOUSES

1025 GREY ST.  
TOWNSHIP OF MUSKOKA LAKES

### REVISIONS / ISSUED

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PROJECT NO: TL-20-

DWG FILE: 1025 GREY ST.-TOWNHOUSES

DRAWN BY: Author

CHECKED BY: TERRY LEDGER

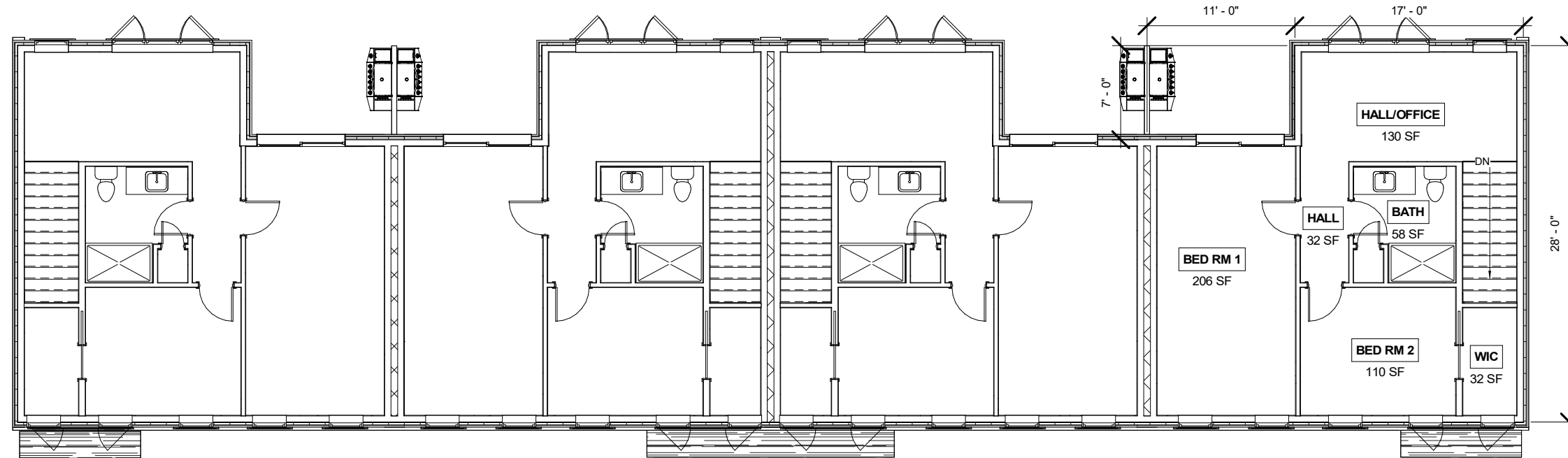
SHEET TITLE

MAIN LEVEL  
FLOORPLAN

A102

FOR INFORMATIONAL  
PURPOSES ONLY

NOT TO SCALE



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P 705.765.5428 F 705.765.1334  
 167 Medora Street  
 Port Carling ON P0B 1J0  
 BCIN # 27436



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 FIRM BCIN: 27436

TERRY LEDGER

CONSULTANTS

1025 GREY ST.  
TOWNSHOUSES

1025 GREY ST.  
TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED

MARK	DATE	DESCRIPTION
1	23AUG23	PRELIMINARY

SCALE: 1" = 10'-0"

PROJECT NO: TL-20-

DWG FILE: 1025 GREY ST.-TOWNSHOUSES

DRAWN BY: ANNE DAVIDSON

CHECKED BY: TERRY LEDGER

SHEET TITLE

UPPER LEVEL  
FLOORPLAN

A103



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

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P 705.765.5428 F 705.765.1334  
 167 Medora Street  
 Port Carling ON P0B 1J0  
 BCIN # 27436



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 FIRM BCIN: 27436

TERRY LEDGER

CONSULTANTS

**1025 GREY ST. TOWNHOUSES**  
 1025 GREY ST.  
 TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED

MARK	DATE	DESCRIPTION
1	23AUG23	PRELIMINARY

SCALE: 1" = 10'-0"  
 PROJECT NO: TL-20-  
 DWG FILE: 1025 GREY ST.-TOWNHOUSES  
 DRAWN BY: Author  
 CHECKED BY: TERRY LEDGER

SHEET TITLE

**EXTERIOR ELEVATIONS**

**A201**



FOR INFORMATIONAL  
PURPOSES ONLY



1 3D - SOUTH EAST



2 3D - SOUTH WEST

NOT TO SCALE

GENERAL NOTES

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167 Medora Street  
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BCIN # 27436



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1025 GREY ST.  
TOWNHOUSES

1025 GREY ST.  
TOWNSHIP OF MUSKOKA LAKES

REVISIONS / ISSUED

MARK	DATE	DESCRIPTION
1	23AUG23	PRELIMINARY

SCALE:

PROJECT NO: TL-20-

DWG FILE: 1025 GREY ST.-TOWNHOUSES

DRAWN BY: Author

CHECKED BY: TERRY LEDGER

SHEET TITLE

3D  
VIEWS

A901

FOR INFORMATIONAL  
PURPOSES ONLY



1 3D - NORTH WEST

NOT TO SCALE



2 3D - NORTH EAST

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P 705.765.5428 F 705.765.1334  
167 Medora Street  
Port Carling ON POB 110  
BCIN # 27436



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TOWNHOUSES

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MARK	DATE	DESCRIPTION
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SCALE:

PROJECT NO: TL-20-

DWG FILE: 1025 GREY ST.-TOWNHOUSES

DRAWN BY: Author

CHECKED BY: TERRY LEDGER

SHEET TITLE

3D  
VIEWS

A902

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

**BY-LAW 2023-127**

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:**

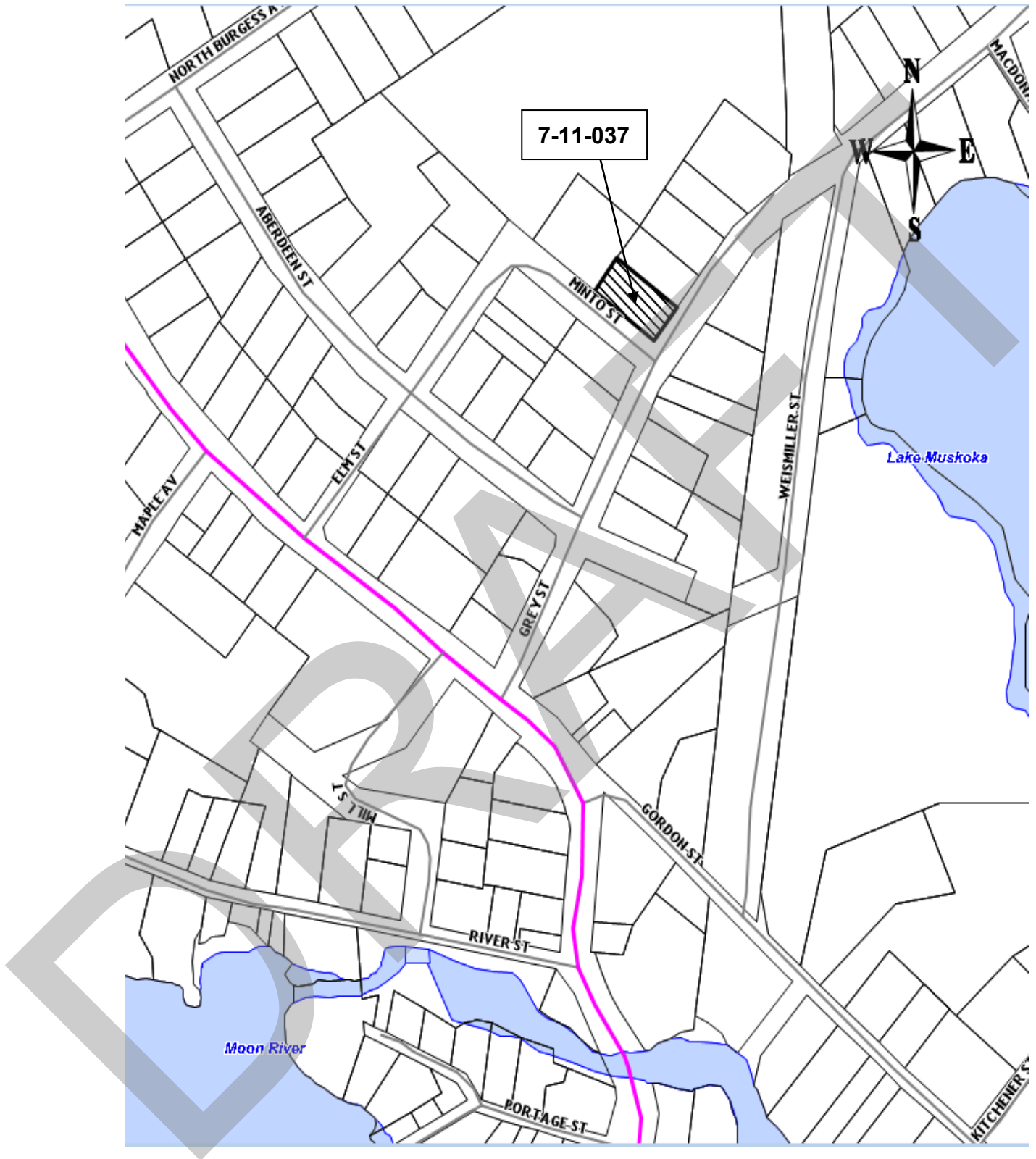
1. Schedule 56 of Zoning By-law 2014-14, as amended, is further amended by rezoning part of the land described as Lot 15, Concession B, Lot 162, Plan 21, (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2023-127, from Community Residential – Urban Centres (R1) to Community Residential – Urban Centres – Medium Density (RM1), as shown hatched and labelled on Schedule I to By-law 2023-127.
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
  - 87-3004 i) The land affected by this amendment is described as Lot 15, Concession B, Lot 162, Plan 21, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-14287, and Parts 1, 3, and 5, Plan 35R-25776, as shown hatched on Schedule I to By-law 2023-127.
  - ii) Despite the provisions of Section 5.1.8 a. of By-law 2014-14, as amended, for those lands described above, a maximum of four dwelling units, resulting in a density of 15 units/acre, are permitted, as shown in the location and extent on Schedule II to By-law 2023-127.
  - iii) Despite the provisions of Section 3.28 e. ii. of By-law 2014-14, as amended, for those lands described above, a maximum of four driveways are permitted, with each driveway to provide access to a separate townhouse dwelling unit.
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 2023-127 and By-law 2014-14, as amended, the provisions of By-law 2023-127 shall apply.

Read a **first, second and third time** and **finally passed** this     day of           , **2023**.

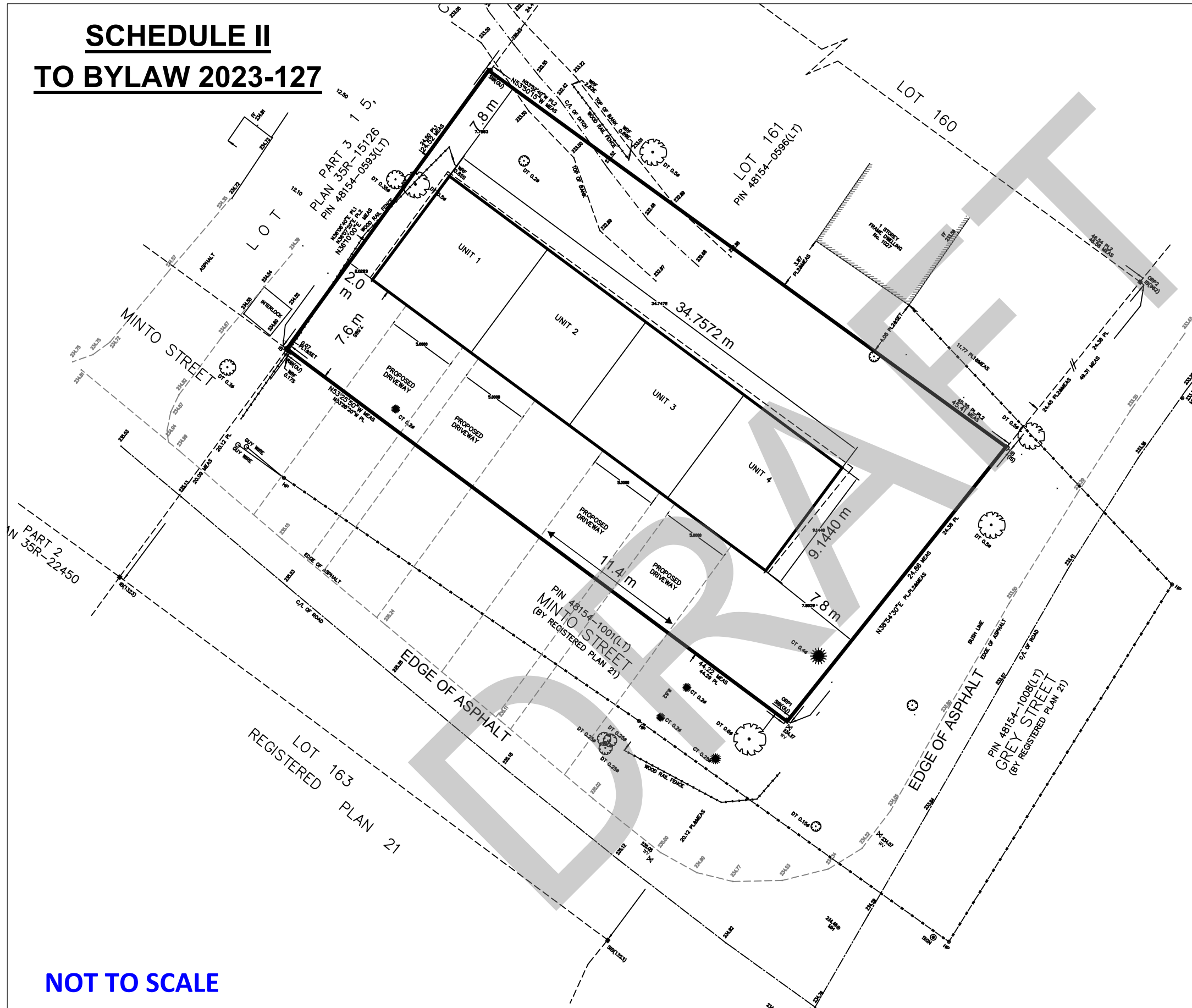
\_\_\_\_\_  
Peter Kelley, Mayor

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

**SCHEDULE I TO BY-LAW 2023-127**



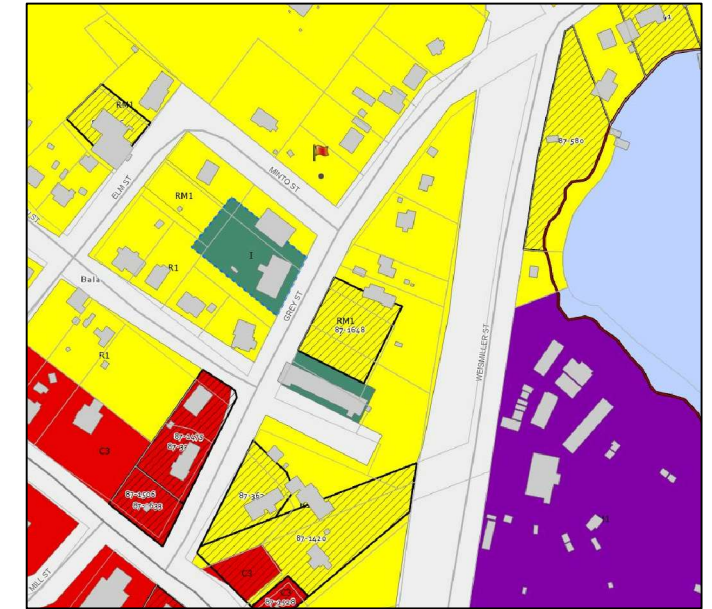
**SCHEDULE II  
TO BYLAW 2023-127**



**NOT TO SCALE**

**SCALE: 1:75**

**1025 GREY STREET  
PROPOSED SITE PLAN**



**KEY PLAN (MUSKOKA GEOHUB)**

**NOTES:**

1. TREE REMOVAL AND SITE ALTERATION SHALL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY-LAWS OF THE TOWNSHIP OF MUSKOKA LAKES.
2. ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.

**LOT 15 CON B MEDORA**

AREA CALCULATIONS			
EXISTING:		PROPOSED:	
WOOD SHED*	7.63m <sup>2</sup>	4-PLEX	317.73 m <sup>2</sup>
TOTAL =	7.63 m <sup>2</sup>	TOTAL =	317.73 m <sup>2</sup>
* to be removed			
TOTAL LOT AREA:	1088.09m <sup>2</sup>		
TOTAL PROPOSED COVERAGE:	317.73m <sup>2</sup> (29.2%)		
ROAD FRONTAGE:	44.22m		