



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: February 15, 2024 at 9:00 a.m.

File #: ZBA-04/24

Roll #: 6-7-079

Civic Addresses: 1038 Hill Road

Owner: Helen Taylor and Andrew Coburn, 1038 Hill Road, Torrance, ON P0C 1M0

Legal Description: Part of Lot 19, Concession 8, Plan 14, Lot 11 (Wood)

Lake/River: Clear Lake

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 48

EXPLANATION OF THE PURPOSE AND EFFECT: A Zoning By-law Amendment Application has been submitted to demolish an existing dwelling and attached sundecks, to demolish two existing wood sheds, to construct a new dwelling with an attached sundeck, and to convert the use of the upper level of a two storey garage from storage to a sleeping cabin. Please note that Township Council approved By-law 1999-62 in 1999 to permit a minimum front yard setback of 35 feet for a dwelling. Since that time a new dwelling has not been constructed on the property.

Exemption	ZBL 2014-14, as Amended, Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	By-law 1999-62	Minimum Permitted Front Yard Setback for a Dwelling	35 ft.	Repeal By-law 1999-62	-	Repeal By-law 1999-62 and Gain a New Exemption from the Minimum Front Yard

						Setback for a Dwelling Set Back Greater than 35 ft. from the High Water Mark
B	4.1.3 and 4.1.3.5	Minimum Required Front Yard Setback for a Dwelling	56 ft.	41 ft.	15 ft.	Demolish an Existing Dwelling and Construct a New Dwelling
C	4.1.4 iv.	Minimum Required Front Yard Setback for a Sundeck	50 ft.	35 ft.	15 ft.	Construct a New Attached Sundeck
D	3.4.1 e.	Minimum Lot Frontage	100 ft.	97 ft.	3 ft.	Change the Use of the Upper Level of a Garage from Storage to a Sleeping Cabin on an Undersized Lot

A key map of the property, the applicant’s site plan and any drawings, and a draft of By-law 2024-XXX 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/>

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/>.

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 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 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.

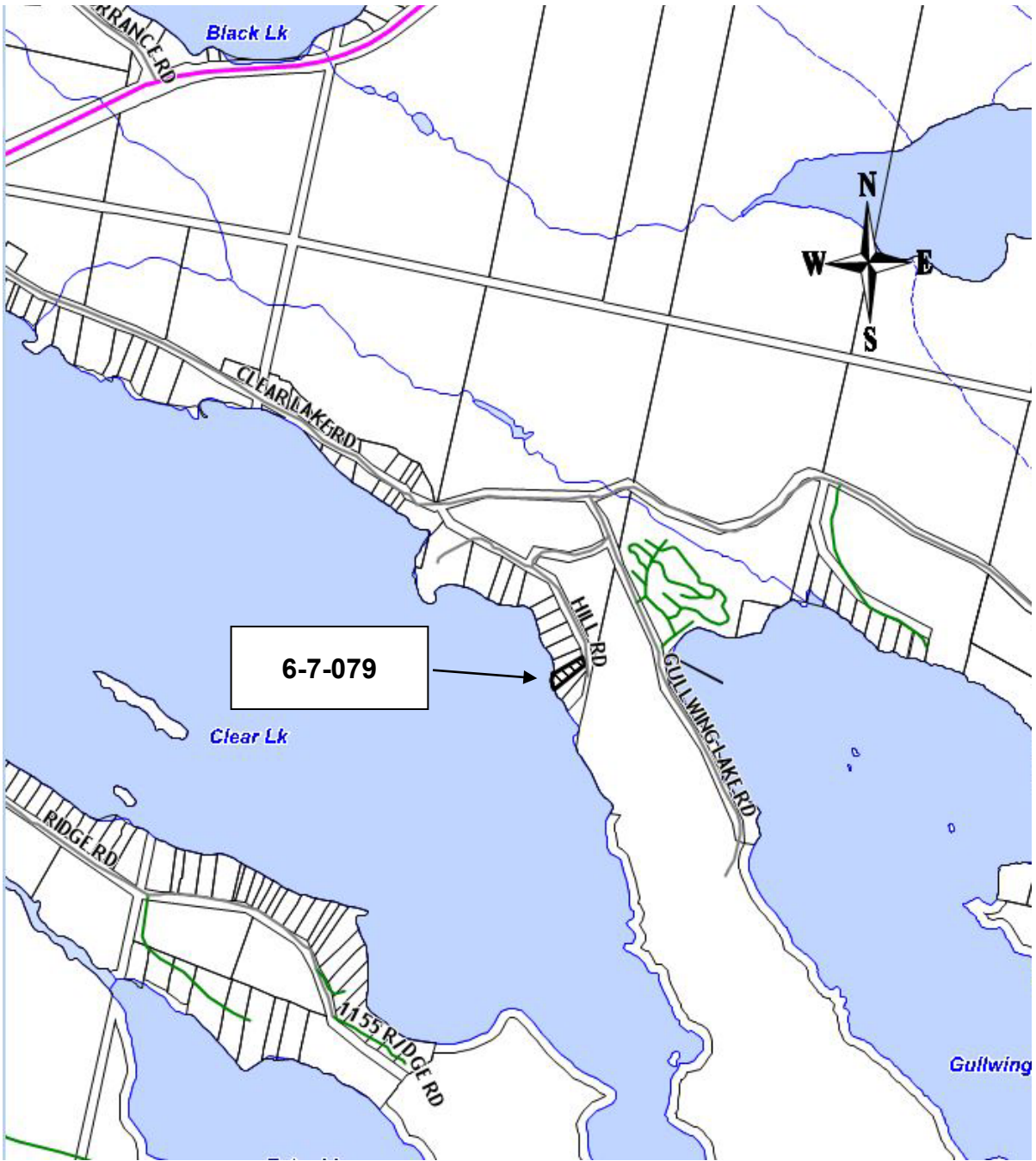
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes 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 January, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY PLAN



KEY MAP

THIS IS NOT A PLAN OF SURVEY. INFORMATION FOR PLANNING PURPOSES.

No. 1038 HILL ROAD
 ROLL NUMBER: 4453-060-007-079-00
 BEING LOT 11, REGISTERED PLAN 14
 (GEOGRAPHIC TOWNSHIP OF WOOD)
 NOW IN THE
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA



- LEGEND**
- ⊕ - BENCHMARK
 - - SURVEY MONUMENT FOUND
 - - SURVEY MONUMENT SET
 - ORP 1 - GNSS OBSERVED MONUMENT
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 - (350) - DENOTES EDWARD L. BURGESS O.L.S.
 - (1323) - DENOTES T. A. BUNKER SURVEYING LTD., O.L.S.
 - (C&J) - DENOTES COOTE, JACKSON & HILEY LTD., O.L.S.
 - (OU) - DENOTES ORIGIN UNKNOWN
 - (P) - DENOTES PLAN OF SURVEY AND FIELD NOTES BY COOTE, JACKSON & HILEY LTD., DATED DECEMBER 16, 1992 (FILE No. 17462)
 - (P2) - DENOTES REGISTERED PLAN 14
 - (FN) - DENOTES FIELD NOTES BY COOTE, JACKSON & HILEY LTD., DATED JUNE 17, 2015 (FILE No. 23876)

AREA SCHEDULE:	
AREA OF EXISTING DWELLING =	39.76 m ²
AREA OF EXISTING DETACHED GARAGE =	46.97 m ²
AREA OF EXISTING WOOD SIDED SHED & OUTDOOR SHOWER =	9 m ²
AREA OF EXISTING WOOD SIDED SHED =	1.54 m ²
AREA OF PROPOSED DWELLING =	92.24 m ²
AREA OF GARAGE WITHIN 61 m OF HIGH WATER MARK =	3.19 m ²
TOTAL LOT AREA WITHIN 61 m OF HIGH WATER MARK =	1448 m ²
NEW LOT COVERAGE PROPOSED WITHIN 61 m OF HIGH WATER MARK @ 6.59% =	95.43 m ²
TOTAL LOT AREA =	1741.50 m ²
NEW LOT COVERAGE PROPOSED ENTIRE LOT @ 7.99% =	139.21 m ²

NOTES:

ALL ELEVATIONS ARE GEODETIC AND WERE DERIVED FROM GNSS OBSERVATIONS USING THE REAL TIME NETWORK (RTN), GNSS VERTICAL DATUM HTV2 (HEIGHT TRANSFORMATION VERSION 2.0).

TBM #1 - DOUBLE NAILS IN HYDRO POLE LOCATED ON THE WEST SIDE OF HILL ROAD, APPROXIMATELY 1m NORTH OF THE NORTH EAST CORNER OF LOT 11, REGISTERED PLAN 14, SHOWN HEREON AS HAVING AN ELEVATION OF 238.40m.

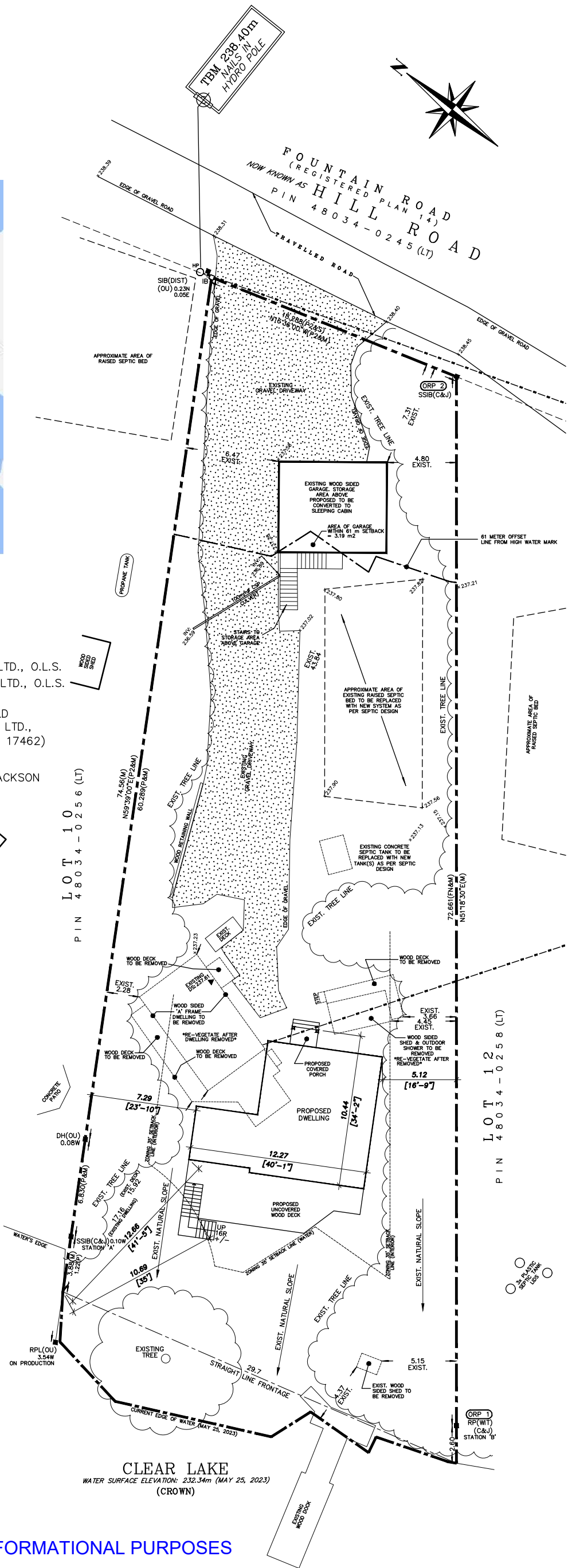
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED GNSS REFERENCE POINTS ON MONUMENTS ORP 1 AND ORP 2, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17N, NAD83(CSRs)(2010.0), SHOWN HEREON HAVING A GRID BEARING OF N51°18'30"E.

FOR A BEARING COMPARISON, A COUNTER-CLOCKWISE ROTATION OF 00°59'20" CAN BE APPLIED TO (P) BEARINGS TO CONVERT TO ASTRONOMIC, AND A COUNTER-CLOCKWISE ROTATION OF 1°04'00" CAN BE APPLIED TO (P2) BEARINGS TO CONVERT TO ASTRONOMIC BEARINGS.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND DECIMAL PARTS THEREOF. THEY CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES.



FOR INFORMATIONAL PURPOSES

<p>Phone 705-641-1065 Phone 647-688-3494 EMAIL : carcher@archerdesign.ca WEB : archerdesign.ca</p>	I CLINTON ARCHER DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF ARCHER DESIGN AND CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 116858 FIRM BCIN - 119310 SIGNATURE: <i>Clinton Archer</i>	SITE PLAN	OWNERS INFORMATION ANDREW COBURN & HELEN TAYLOR 1038 HILL ROAD MUSKOKA LAKES			
	PROJECT	LOCATION MUSKOKA LAKES	DRAWING 2023-017	MODEL TYPE S1		
SCALE 1:300	DATE DEC. 19/2023	DRAWN BY C.A.	CHK'D BY C.A.	FILE NO. 2023-017S	PROJECT NO. 2023-017	DRAWING NO. S1

REVISIONS NO.	DATE	DESCRIPTION
1.	JAN. 22/2024	ADD. DIM. HIGH WATER MARK TO PROP. DECK + ADD STRAIGHT LINE FRONTAGE
2.	JAN. 23/2024	REVISED STRAIGHT LINE FRONTAGE AS PER SURVEYOR EMAIL DATED JAN. 23/24

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 19, Concession 8, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Lot 11, Plan 14, as shown hatched on Schedule I to By-law 2024-XXX.

 ii) Despite the provisions of Sections 4.1.3 and 4.1.3.5 of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a dwelling shall be 41 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.

 iii) 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 shall be 35 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.

 iv) Despite the provisions of Section 3.4.1 e. of By-law 2014-14, as amended, for those lands described above, a sleeping cabin is permitted on an undersized lot as shown in the location and extent on Schedule II to By-law 2024-XXX.

 v) That By-law 1999-62 be repealed.
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

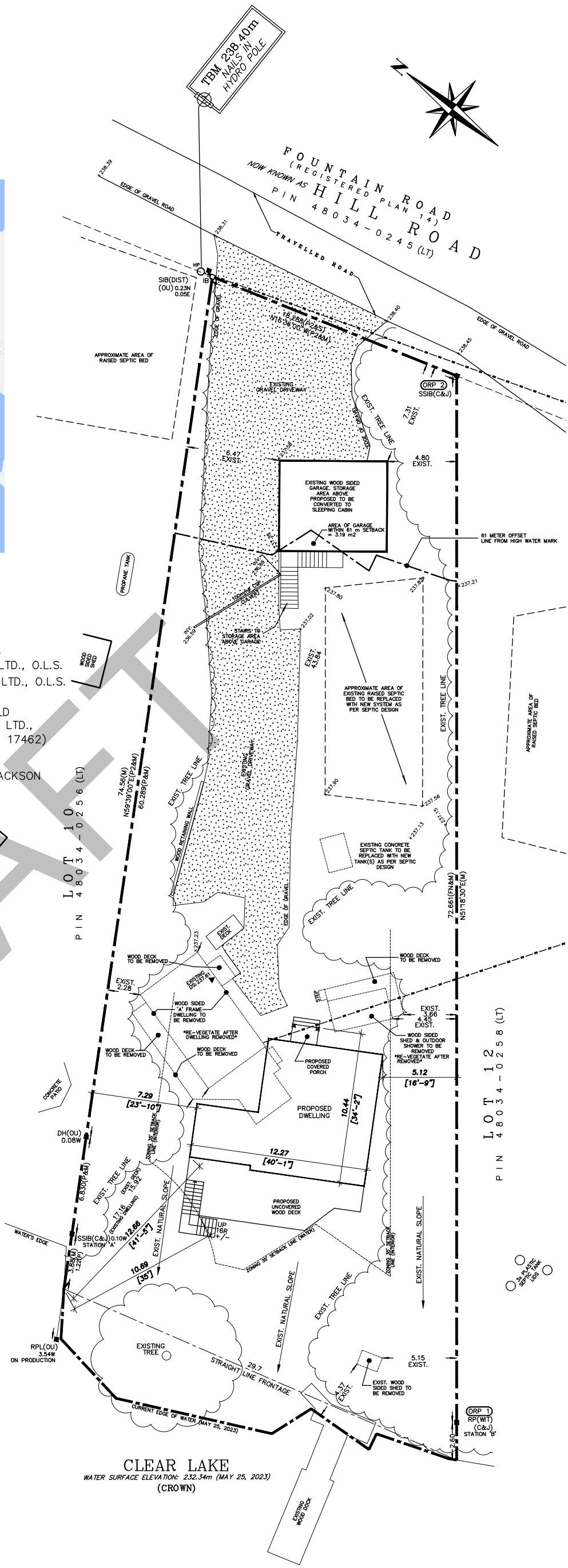
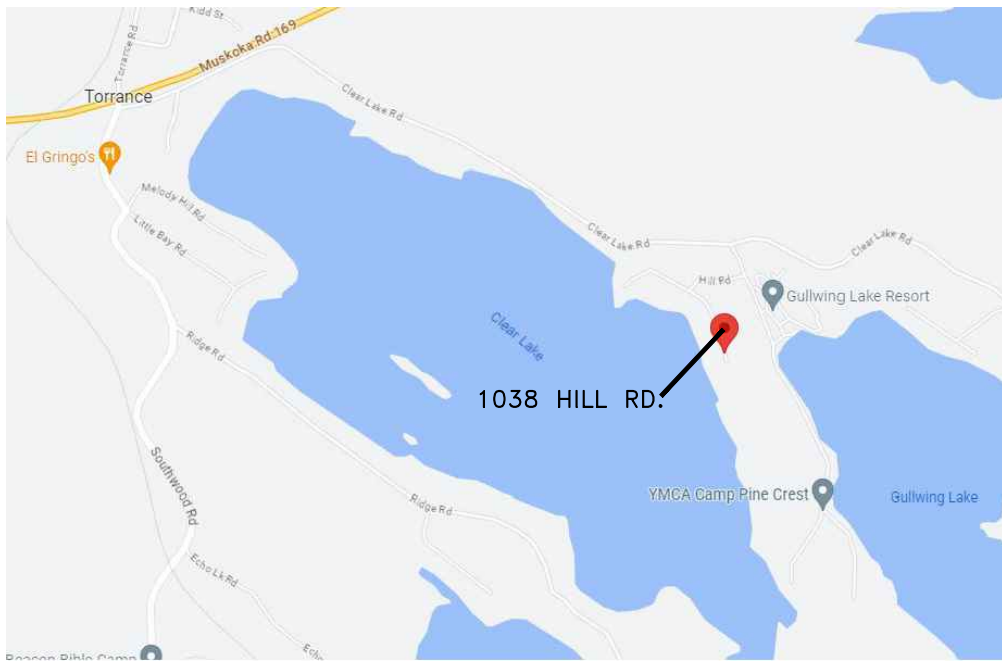
SCHEDULE I TO BY-LAW 2024-XXX



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SIGNATURE: *Clinton Archer*

SITE PLAN

OWNERS INFORMATION
 ANDREW COBURN & HELEN TAYLOR
 1038 HILL ROAD
 MUSKOKA LAKES

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PROJECT	LOCATION MUSKOKA LAKES	DRAWING	MODEL TYPE
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