

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING  
CONCERNING A PROPOSED AMENDMENT  
ZONING BY-LAW #2022-167  
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

**January 20, 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 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.muskokalak.es.ca](http://www.muskokalak.es.ca)**. Members of the public may also observe the proceedings by accessing the live webcast at [www.muskokalak.es.ca](http://www.muskokalak.es.ca). If the live webcast fails, the meeting recording will be posted at <https://muskokalak.es.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@muskokalak.es.ca](mailto:planning@muskokalak.es.ca)

DATED at the Corporation of the Township of Muskoka Lakes this **21<sup>st</sup>** day of **December, 2022**.

Cheryl Hollows, Acting Clerk  
of the Corporation of the  
Township of Muskoka Lakes

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

**ZBA-47/22**  
**4-19-015**  
**HAMILTON**  
**1264 CARLINGFORD RD,**  
**UNITS #1 & #1a**

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

**ZBA-47/22, BY-LAW 2022-167, HAMILTON, Roll # 4-19-015**

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The land affected by this amendment is described as Part of Lots 16 and 17, Concession 12 (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as 1264 Carlingford Road, Unit #1 and #1A and is currently in the ownership of Stephen and Karen Hamilton.

The subject land contains two dwellings each with a sundeck and stairs, two sheds, and a sleeping cabin. The applicants propose to demolish one of the two existing dwellings, propose to convert the remaining dwelling to an oversized sleeping cabin, and propose to construct a new enlarged dwelling. The applicants also propose to demolish one of the two existing sheds and to convert the sleeping cabin into a shed. The redevelopment will result in one dwelling, one sleeping cabin, and two sheds.

The purpose of By-law 2022-167 is to provide an exemption from Section 4.1.6 ii. of By-law 2014-14, as amended, being the maximum permitted floor area of 650 square feet for a sleeping cabin. In this case, the existing dwelling to be converted to a sleeping cabin has a floor area of 1,000 square feet.

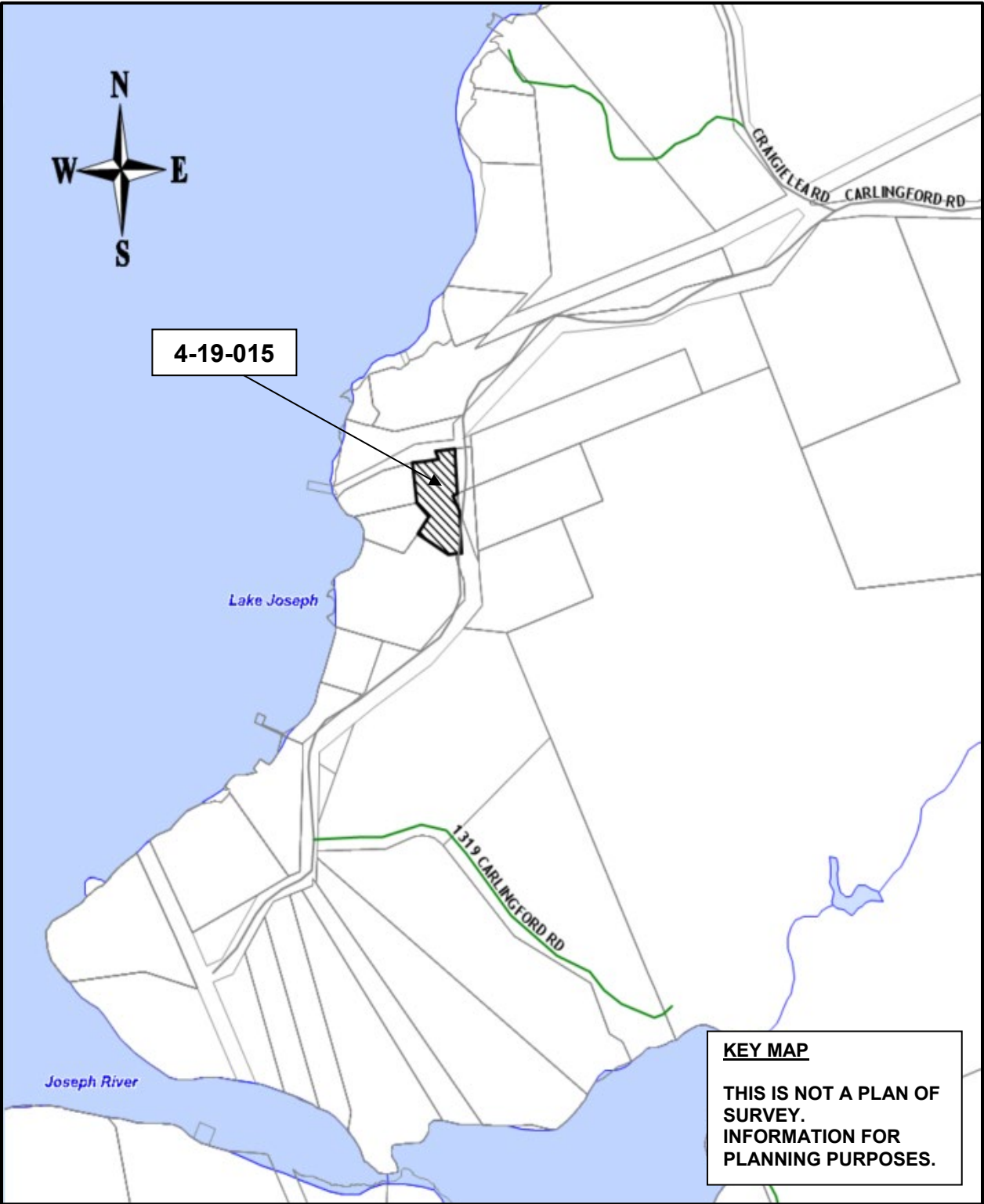
The purpose of By-law 2022-167 is also to provide an exemption from Section 4.1.3 of By-law 2014-14, as amended, being the minimum front yard setback requirement of 66 feet. In this case, the existing dwelling to be converted to a sleeping cabin is proposed to be 18 feet (at the closest point) from the front lot line.

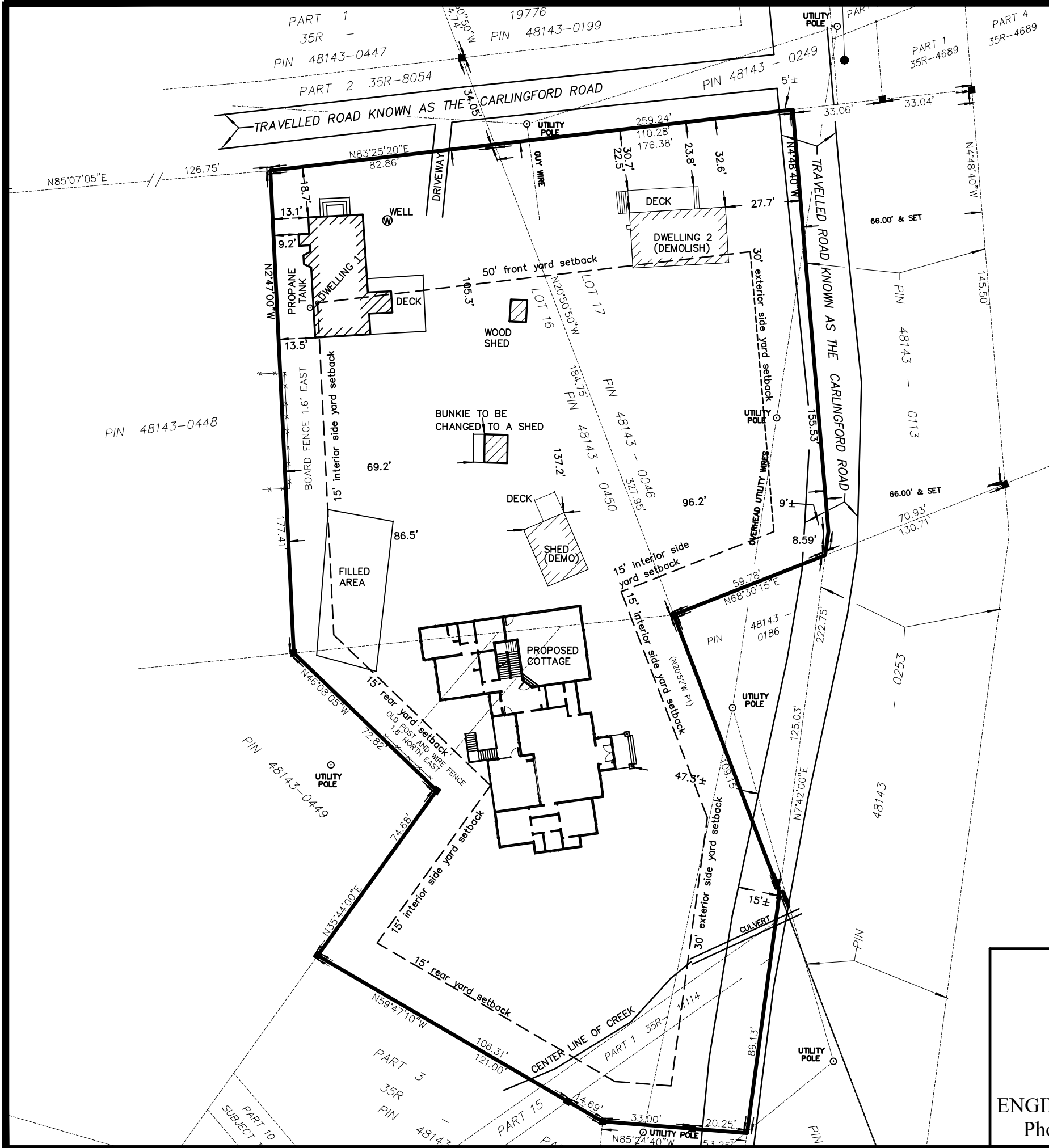
The purpose of By-law 2022-167 is also to provide an exemption from Sections 4.1.3 of By-law 2014-14, as amended, being the minimum interior side yard setback requirement of 15 feet for a sleeping cabin. The existing dwelling to be converted to a sleeping cabin has an interior side yard setback of 9 feet (at the closest point) from the westerly interior side lot line.

In summary, By-law 2022-167 will have the effect of permitting a change of use of an existing dwelling to a sleeping cabin.

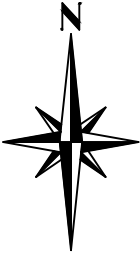
See Key Map on the Following Page

**KEY MAP**





ZONING SKETCH  
NOT TO SCALE



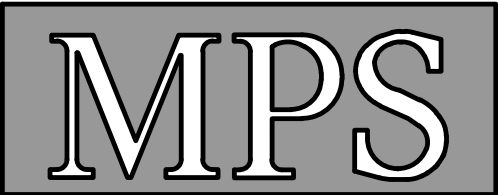
SITE STATISTICS

LOT AREA:	
(TOTAL LOT AREA)	57,500 ft <sup>2</sup> ±
10% LOT COVERAGE (ENTIRE LOT)	
	5750 ft <sup>2</sup> ±
PROPOSED LOT COVERAGE:	
PROPOSED SLEEPING CABIN	1000 ft <sup>2</sup> ±
EXISTING COTTAGE 2 (TO BE REMOVED)	700 ft <sup>2</sup> ±
EXISTING SHED (TO BE REMOVED)	360 ft <sup>2</sup> ±
EXISTING BUNKIE (TO BE A SHED)	90 ft <sup>2</sup> ±
EXISTING WOOD SHED	49 ft <sup>2</sup> ±
PROPOSED COTTAGE	3899.3 ft <sup>2</sup> ±

LEGAL DESCRIPTION:  
  
LOT 16 & 17, CONC. 12  
  
TOWNSHIP OF MUSKOKA LAKES  
FORMER TOWNSHIP OF MEDORA

6	SETBACKS	DEC. 20, 2022
5	ZONING AMENDMENT	AUG. 3, 2022
4	CLIENT REVIEW	JULY 21, 2022
3	CLIENT REVIEW	JULY 15, 2022
2	CLIENT REVIEW	JULY 5, 2022
1	CLIENT REVIEW	JUNE 16, 2022
NO.	ISSUE-REVISIONS	DATE

PROJECT:		"HAMILTON" COTTAGE
LOCATION:		1246-1 / 1A CARLINGFORD ROAD TOWNSHIP OF MUSKOKA LAKES
DRAWN BY:	CH	SCALE: 1" = 80'-0"
CHECKED BY:	JB	DATE: JUNE 16, 2022
DRAWING NUMBER		SP 1.0



MUSKOKA - PARRY SOUND  
ENGINEERING & DESIGN SERVICES INC  
Phone 705.765.0520 • Fax 705.765.0518

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2022-167

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 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:

87-2053	<ol style="list-style-type: none"><li>i) The land affected by this amendment is described as Part of Lots 16 and 17, Concession 12 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2022-167.</li><li>ii) Despite the provisions of Sections 4.1.6 ii. of By-law 2014-14, as amended, for those lands described above, the maximum permitted floor area for a sleeping cabin shall be 1,000 square feet, as shown in the location and extent on Schedule II to By-law 2022-167.</li><li>iii) Despite the provisions of Sections 4.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum front yard setback requirement for a sleeping cabin shall be 18 feet as shown in the location and extent on Schedule II to By-law 2022-167.</li><li>iv) Despite the provisions of Sections 4.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum interior side yard setback for a sleeping cabin shall be 9 feet, as shown in the location and extent on Schedule II to By-law 2022-167.</li></ol>
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All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2022-167 and By-law 2014-14, as amended, the provisions of By-law 2022-167 shall apply.

2. Schedules I and II attached hereto are 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.

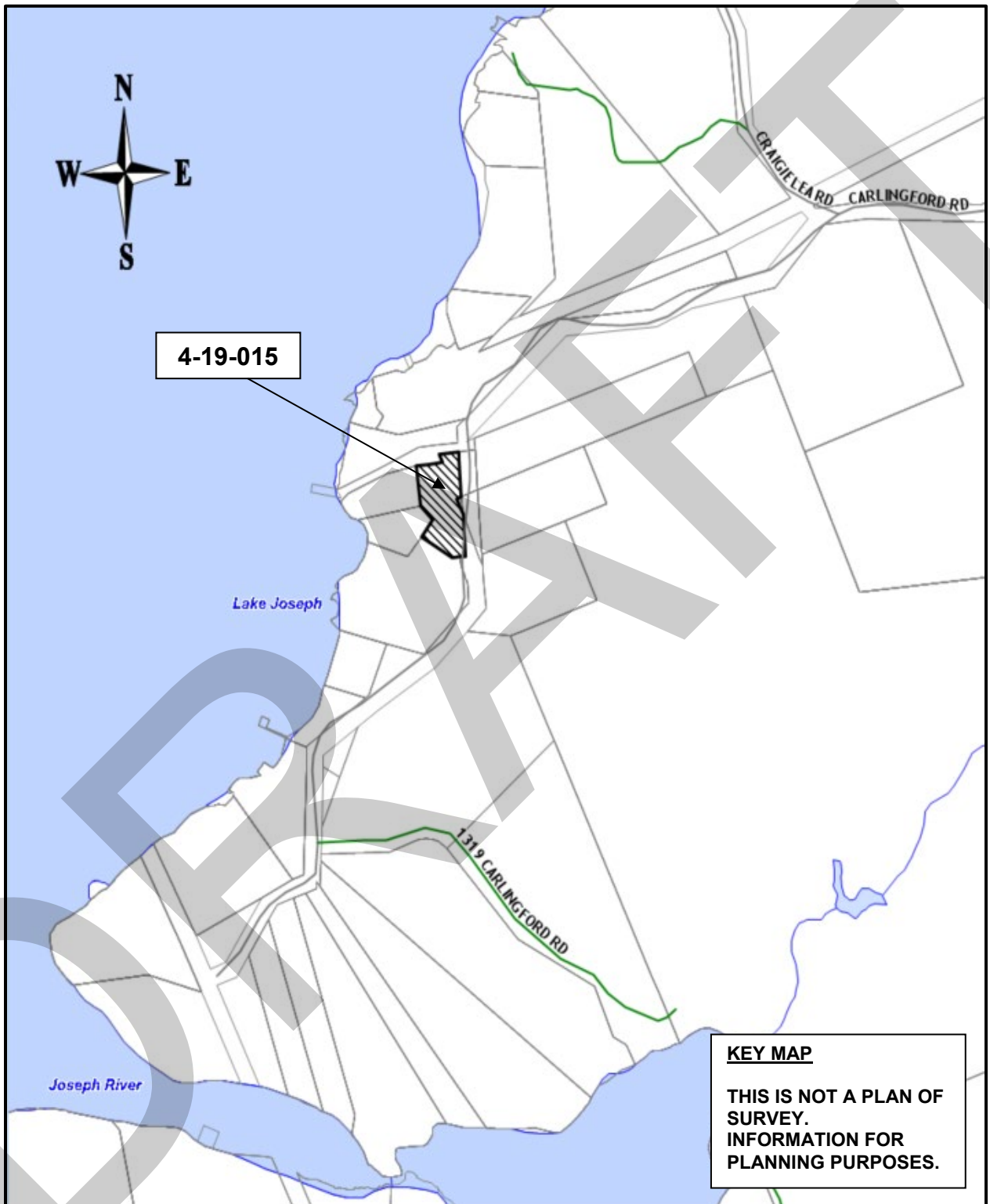
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Peter Kelley, Mayor

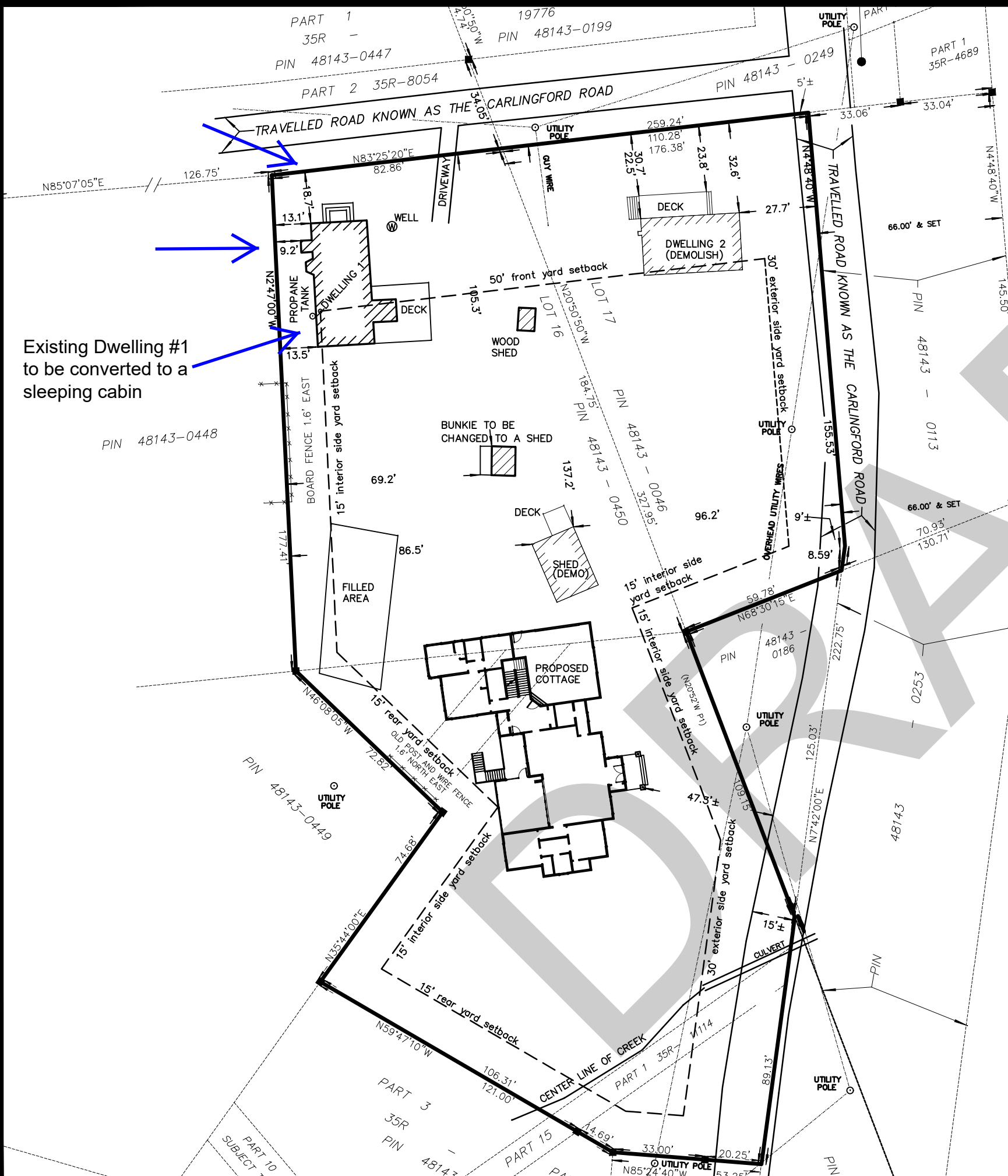
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Cheryl Hollows, Acting Clerk

**SCHEDULE I TO BY-LAW 2022-167**







Existing Dwelling #1  
to be converted to a  
sleeping cabin

NOT TO SCALE



SITE STATISTICS

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(TOTAL LOT AREA)	57,500 ft <sup>2</sup> ±
10% LOT COVERAGE (ENTIRE LOT)	
	5750 ft <sup>2</sup> ±
PROPOSED LOT COVERAGE:	
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PROPOSED COTTAGE	3899.3 ft <sup>2</sup> ±

SCHEDULE II TO BY-LAW 2022-167

LEGAL DESCRIPTION:  
  
LOT 16 & 17, CONC. 12  
  
TOWNSHIP OF MUSKOKA LAKES  
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