

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT
ZONING BY-LAW #2022-159
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.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 **23rd** day of **December, 2022**.

Clerk
of the Corporation of the
Township of Muskoka Lakes

ZBA#:	ZBA-46/22
ROLL#:	4-5-025-03
NAME:	SIFFT
CIVIC/911 ADDRESS:	1155 HAMILLS POINT ROAD

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

**ZBA-46/22, BY-LAW 2022-159, SIFFT,
Roll # 4-5-025-03**

The land affected by this amendment is described as Lot 8, Concession 9, Part of Blocks D and I, Plan M-114, Lots 32, 32A, and Part of Lot 33, Plan M-180, Part 3, Plan 35R-19279, and Part 1, Plan 35R-25767 (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as 1155 Hamills Point Road and is currently in the ownership of Gillian and Caleb Sifft.

The subject land consists of two parcels of land, one fronting onto Lake Joseph (waterfront parcel) and one on the west side of Hamills Point Road (backlot parcel) directly opposite the waterfront parcel. The waterfront parcel is vacant and the backlot parcel contains a two storey dwelling.

In 2001, the Ontario Municipal Board (now the Ontario Land Tribunal) approved By-law 2001-21 to deem the waterfront and backlot parcels to be one lot for planning purposes, to prohibit a two storey boathouse, to limit the maximum permitted width of a single storey boathouse to 24 feet, to restrict the location of a dock and single storey boathouse, and to limit the maximum permitted cumulative dock width to 50 feet.

The applicants propose to construct a two storey boathouse and an associated dock on the waterfront parcel. A future detached garage is also contemplated on the backlot parcel.

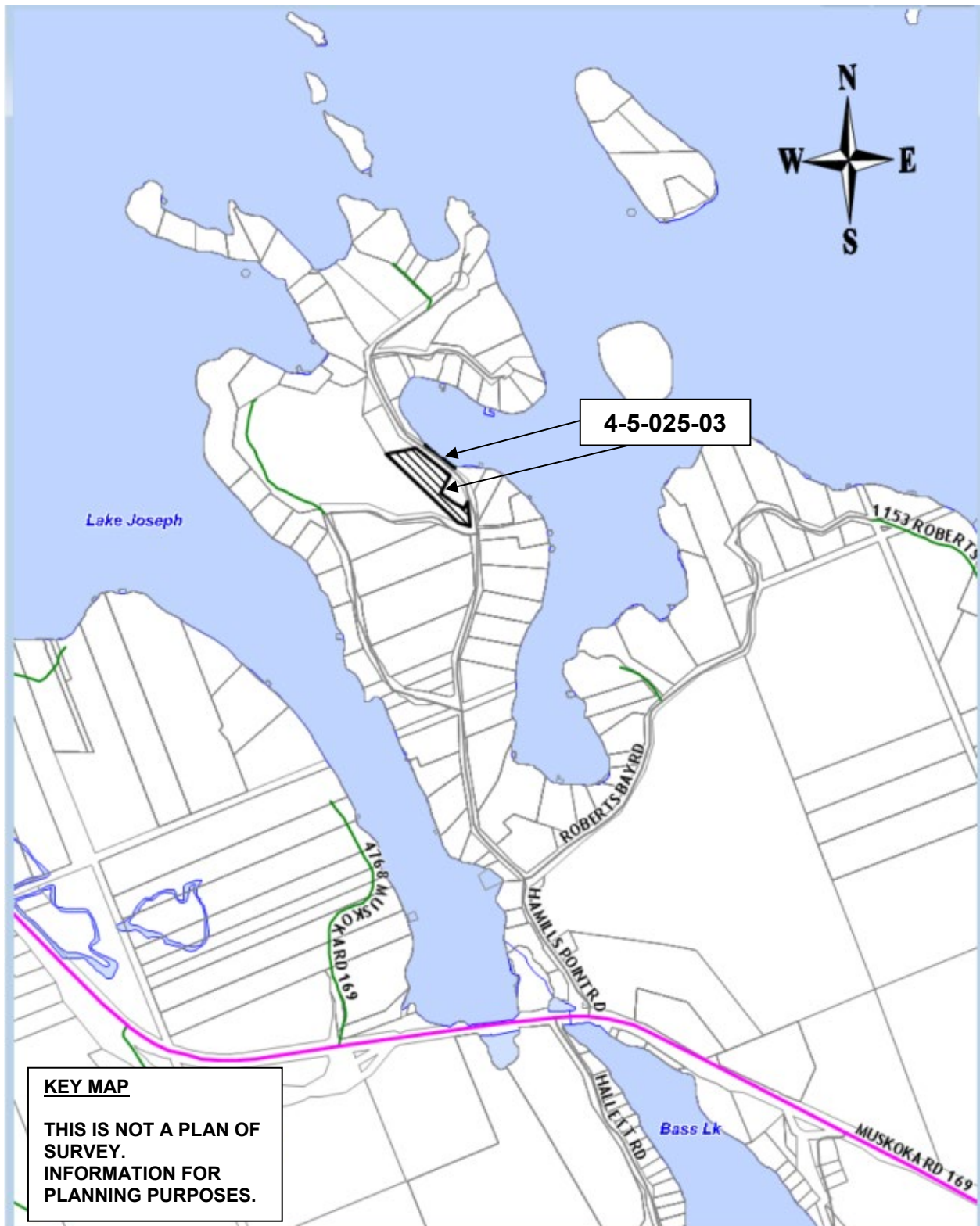
The purpose of By-law 2022-159 is to provide exemptions from Sections 2. iv) and v) of By-law 2001-21, being that a two storey boathouse is prohibited and the maximum permitted width of a single storey boathouse is identified as being 24 feet. A two storey boathouse is proposed with first and second storey widths of 34 feet.

The purpose of By-law 2022-159 is also to provide an exemption from Section 3.23.1 of By-law 2014-14, as amended, being the minimum permitted setback of 25 feet from a lot line abutting a street. The proposed dock and boathouse are to be setback 10 feet and 20 feet, respectively, from a lot line on the waterfront parcel abutting Hamills Point Road.

In summary, By-law 2022-159 will have the effect of permitting a two storey boathouse with a maximum width of 34 feet and reduced setbacks from a lot line abutting a street.

See Key Map on the Following Page

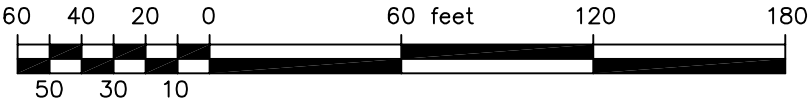
KEY MAP



PART OF LOT 8, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES

DISTRICT MUNICIPALITY OF MUSKOKA

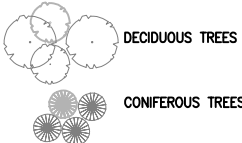
SCALE 1" = 60'



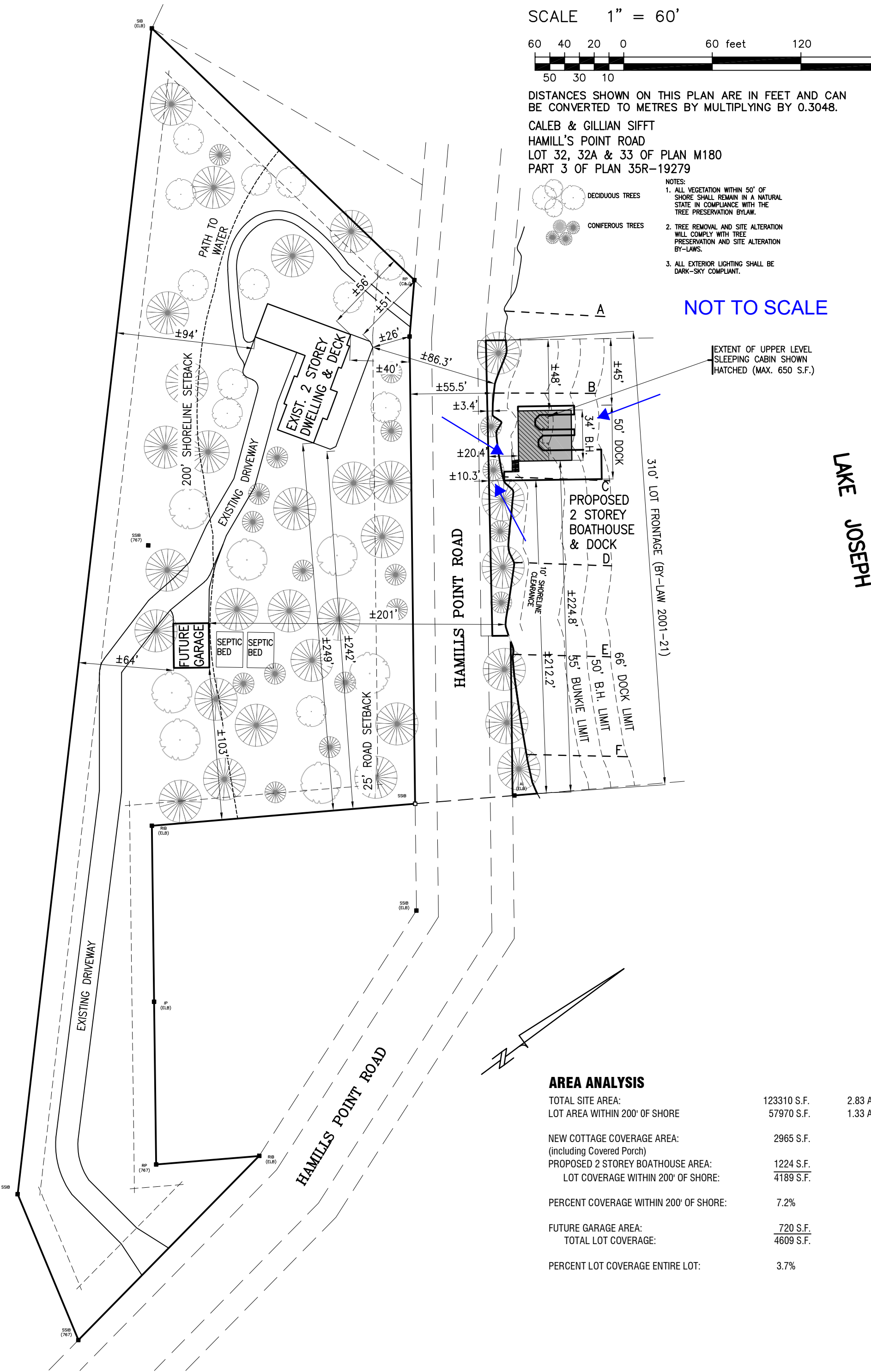
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

CALEB & GILLIAN SIFFT
HAMILL'S POINT ROAD
LOT 32, 32A & 33 OF PLAN M180
PART 3 OF PLAN 35R-19279

- NOTES:
1. ALL VEGETATION WITHIN 50' OF SHORE SHALL REMAIN IN A NATURAL STATE IN COMPLIANCE WITH THE TREE PRESERVATION BYLAW.
 2. TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY-LAWS.
 3. ALL EXTERIOR LIGHTING SHALL BE DARK-SKY COMPLIANT.



NOT TO SCALE



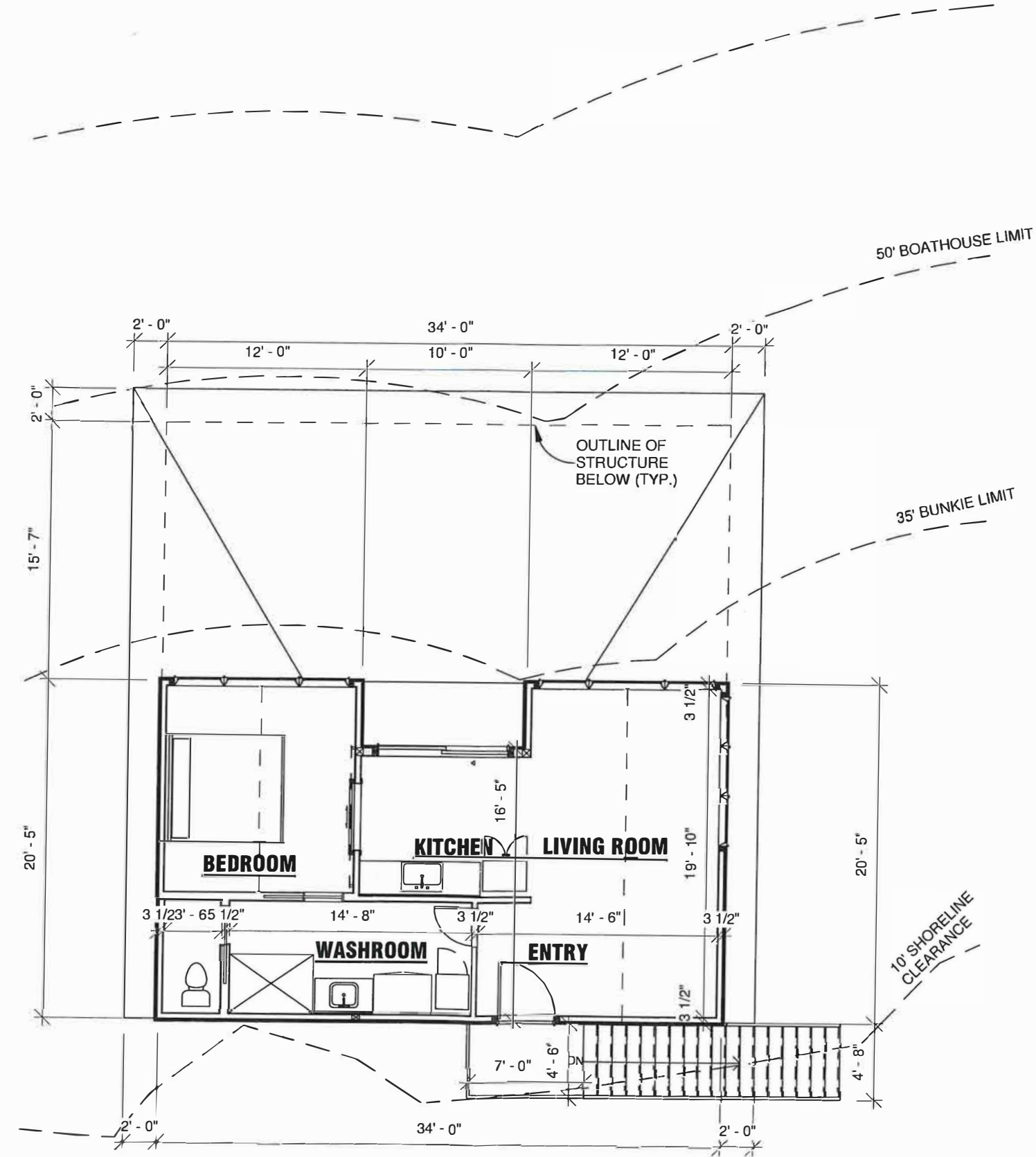
AREA ANALYSIS

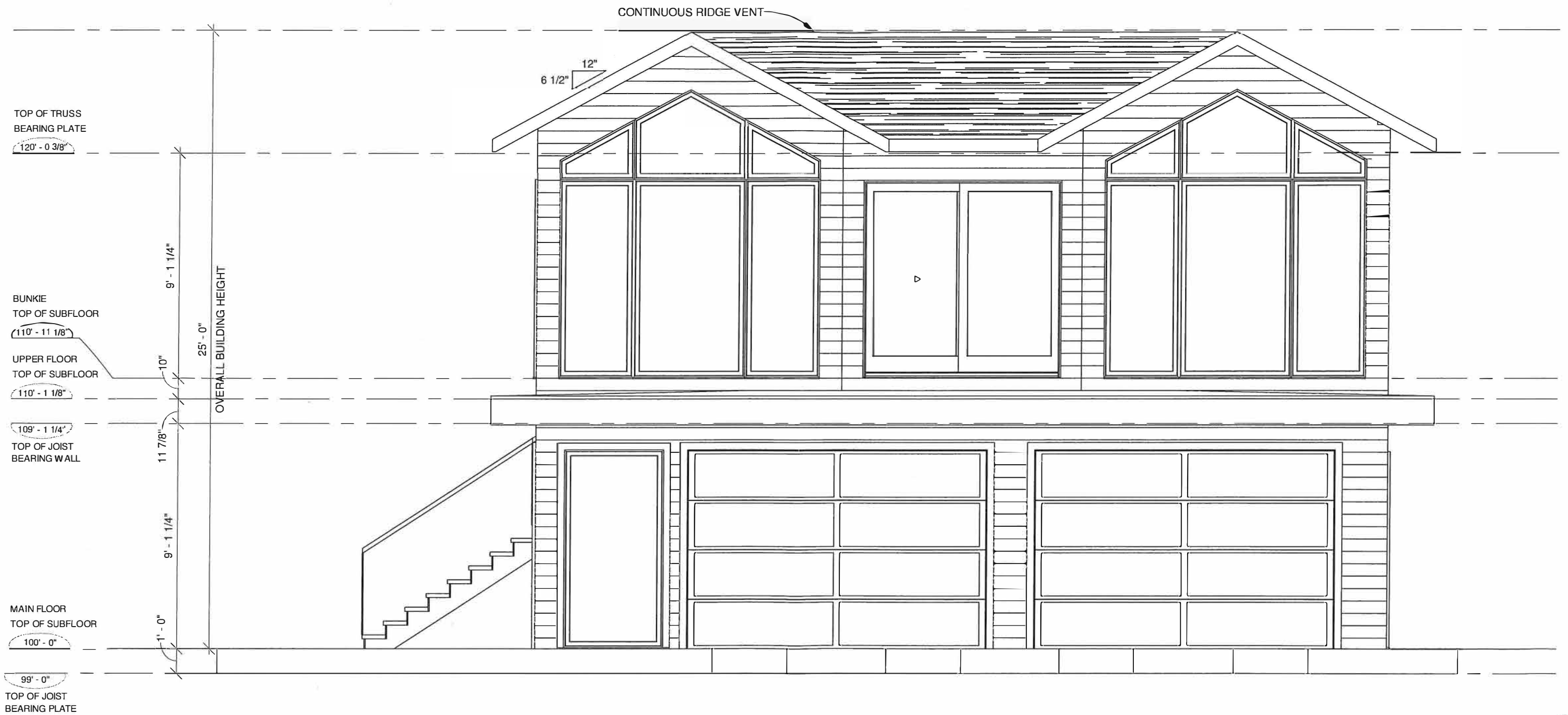
TOTAL SITE AREA:	123310 S.F.	2.83 Ac.
LOT AREA WITHIN 200' OF SHORE	57970 S.F.	1.33 Ac.
NEW COTTAGE COVERAGE AREA: (including Covered Porch)	2965 S.F.	
PROPOSED 2 STOREY BOATHOUSE AREA:	1224 S.F.	
LOT COVERAGE WITHIN 200' OF SHORE:	4189 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:	7.2%	
FUTURE GARAGE AREA:	720 S.F.	
TOTAL LOT COVERAGE:	4609 S.F.	
PERCENT LOT COVERAGE ENTIRE LOT:	3.7%	

FOR INFORMATIONAL
PURPOSES ONLY

1 UPPER FLOOR PLAN
SPA2 1/8" = 1'-0"

NOT TO SCALE





FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL
PURPOSES ONLY

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2022-159

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:
 - 87-2052 i) The land affected by this amendment is described as Lot 8, Concession 9, Part of Blocks D and I, Plan M-114, Lots 32, 32A, and Part 33, Plan M-180, Part 3, Plan 35R-19279, and Part 1, Plan 35R-25767 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2022-159.
 - ii) Despite the provisions of Section 2. iv) and v) of By-law 2001-21, for those lands described above, a two storey boathouse is permitted with maximum first and second storey widths of 34 feet, as shown in the location and extent on Schedule II to By-law 2022-159.
 - iii) Despite the provisions of Section 3.23.1 of By-law 2014-14, as amended, for those lands described above, the minimum required setback from a lot line abutting a street for a dock and boathouse shall be 10 feet and 20 feet, respectively, as shown in the location and extent on Schedule II to By-law 2022-159.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2022-159 and By-law 2014-14, as amended, the provisions of By-law 2022-159 shall apply.

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

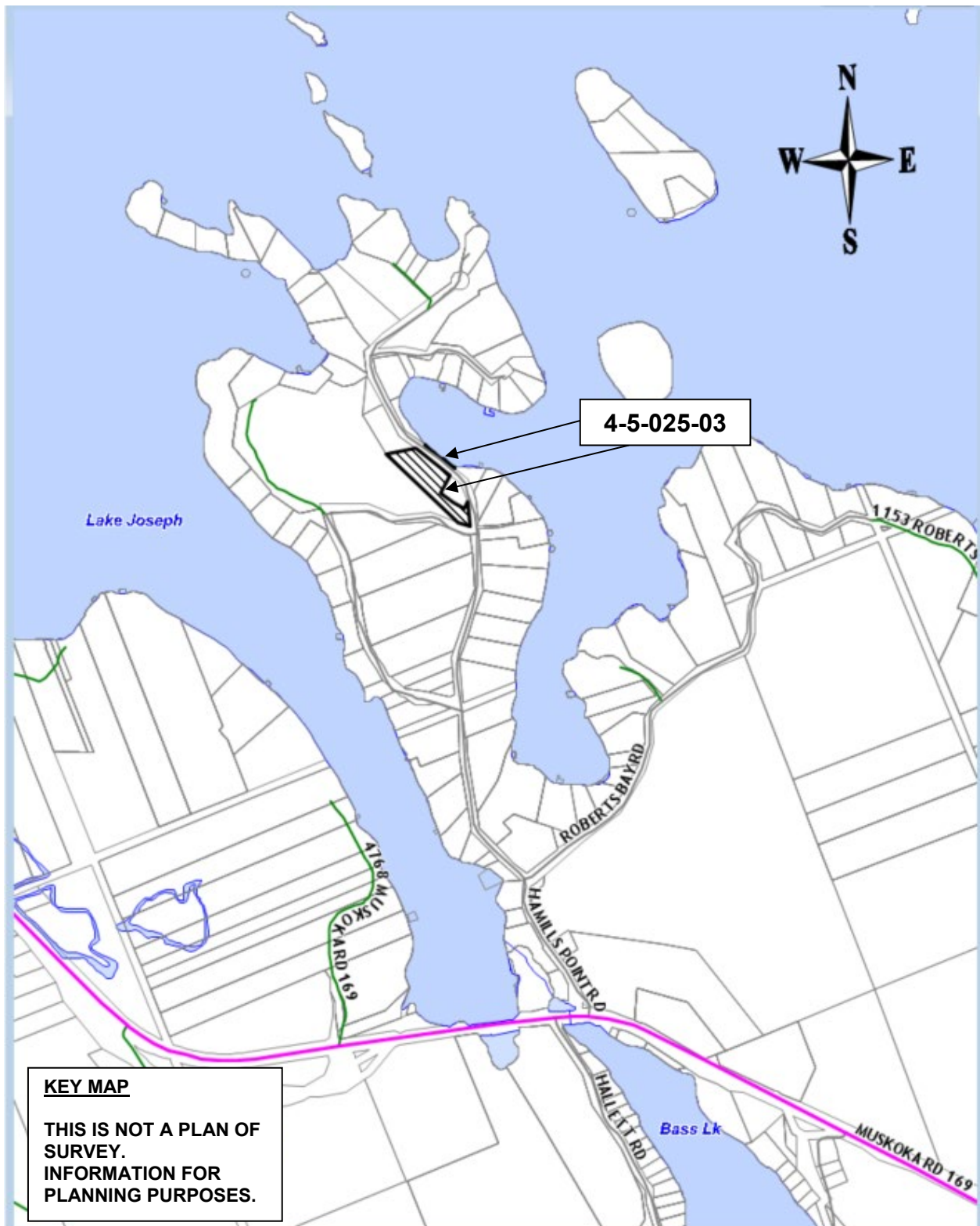
READ A FIRST AND SECOND TIME this ____day of ____, 2023.

READ A THIRD TIME AND FINALLY PASSED this ____day of ____, 2023.

Peter Kelley, Mayor

Clerk

SCHEDULE I TO BY-LAW 2022-159

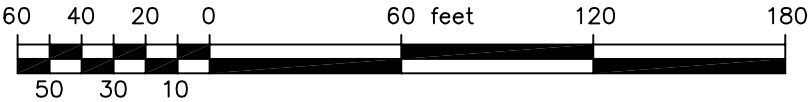


Schedule II to By-law 2022-159

PART OF LOT 8, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES

DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 60'

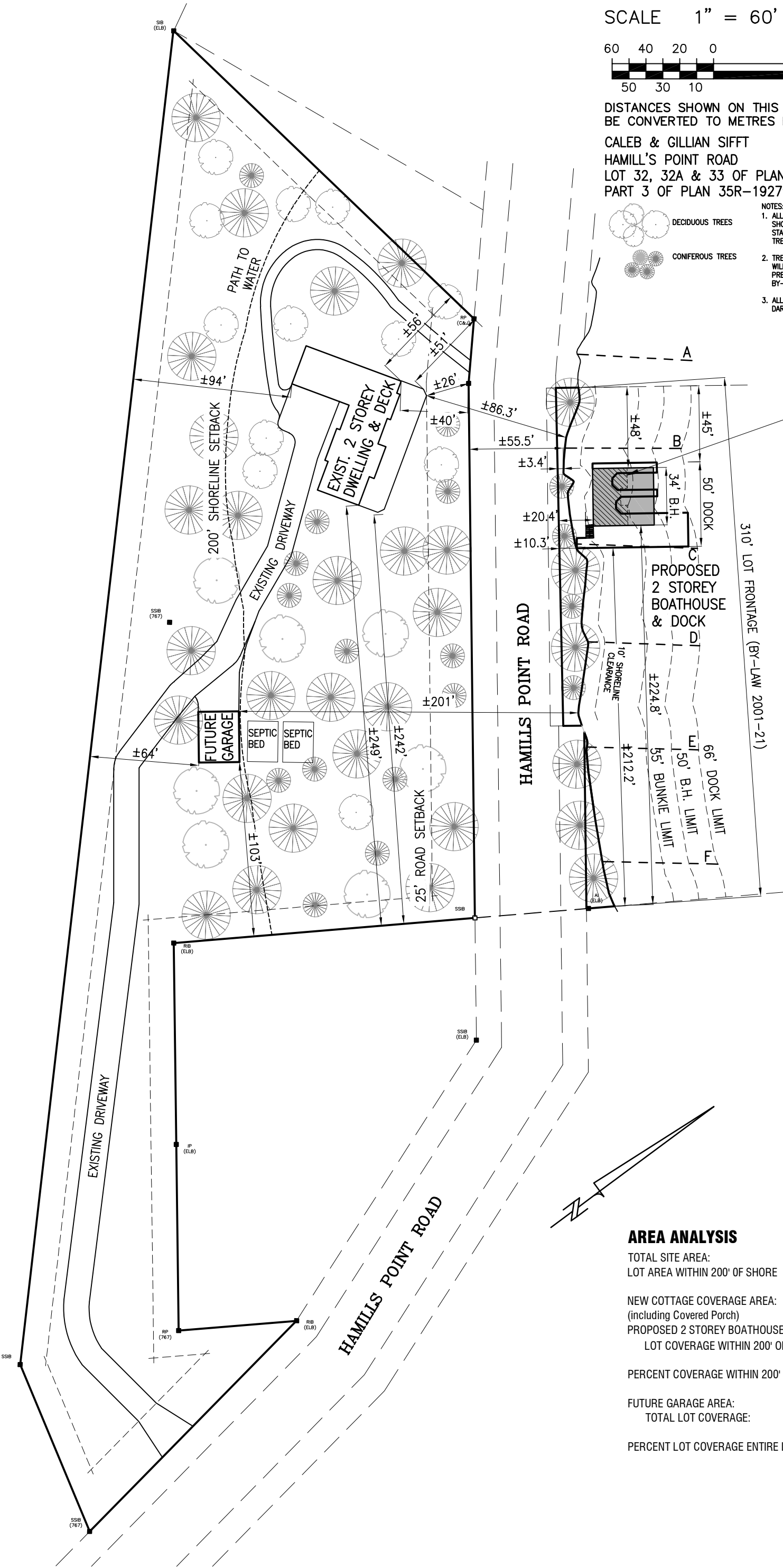


DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

CALEB & GILLIAN SIFFT
HAMILL'S POINT ROAD
LOT 32, 32A & 33 OF PLAN M180
PART 3 OF PLAN 35R-19279

- NOTES:
- 1. ALL VEGETATION WITHIN 50' OF SHORE SHALL REMAIN IN A NATURAL STATE IN COMPLIANCE WITH THE TREE PRESERVATION BYLAW.
 - 2. TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY-LAWS.
 - 3. ALL EXTERIOR LIGHTING SHALL BE DARK-SKY COMPLIANT.

NOT TO SCALE



LAKE JOSEPH

AREA ANALYSIS

TOTAL SITE AREA:	123310 S.F.	2.83 Ac.
LOT AREA WITHIN 200' OF SHORE	57970 S.F.	1.33 Ac.
NEW COTTAGE COVERAGE AREA: (including Covered Porch)	2965 S.F.	
PROPOSED 2 STOREY BOATHOUSE AREA:	1224 S.F.	
LOT COVERAGE WITHIN 200' OF SHORE:	4189 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:	7.2%	
FUTURE GARAGE AREA:	720 S.F.	
TOTAL LOT COVERAGE:	4609 S.F.	
PERCENT LOT COVERAGE ENTIRE LOT:	3.7%	