



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: January 19, 2024 at 9:00 a.m.

File and By-law #.: ZBA-39/23, By-law 2023-134

Roll #: 4-5-001

Civic Address: 1151 Roberts Bay Rd

Owner: Edward Graham Saunders, Unit 134 Roxborough St. W, Toronto, ON, M5R 1V1

Legal Description: Part of Lot 11, Concession 9, Parts 1 and 2, Plan 35R-20311 (Medora)

Lake/River: Lake Joseph (Category 1 Lake)

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 27

EXPLANATION OF THE PURPOSE AND EFFECT: A Zoning By-law Amendment Application has been submitted to permit an existing storage building to be converted into a recreational and leisure building on a lot with an existing dwelling, sleeping cabin, to define the use of a recreational and leisure building, and to limit the maximum permitted gross floor area of the proposed recreational and leisure building to 1245.4 square feet.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed
A	3.45	Maximum Number of Habitable Buildings	A dwelling and a sleeping cabin are permitted	An accessory recreational and leisure building is proposed in addition to an existing dwelling and sleeping cabin.
B	11	Zoning Definitions	--	Amend to include a definition of an accessory recreational and leisure building, as follows:

				A detached habitable accessory building used for recreation, fitness, exercise, relaxation, games, and includes a bar, a washroom, and mechanical and storage areas. A recreational and leisure building does not include bedroom(s), overnight accommodation(s), or kitchen.
C	4.1.3	Waterfront Residential Zone Provisions	--	Limit the maximum permitted gross floor area of a recreational and leisure building to 1245.4 square feet.

A key map of the property, the applicant’s site plan and any drawings, and a draft of By-law 2023-134 are included in this notice. Please note that the submitted site plan includes proposed swim dock that the applicant has applied for through a separate Minor Variance Application.

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. 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.

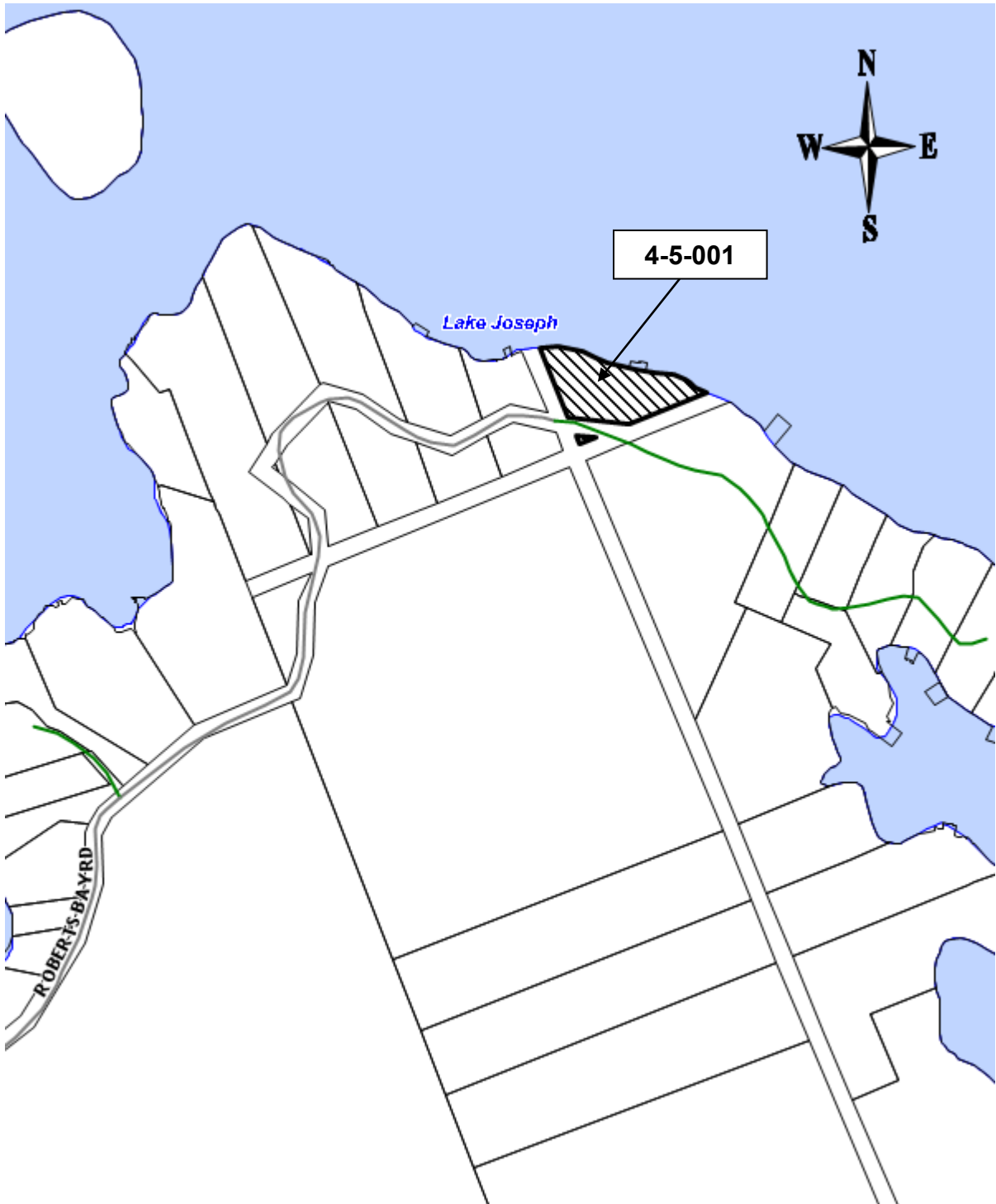
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes 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 21 day of December, 2023.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP

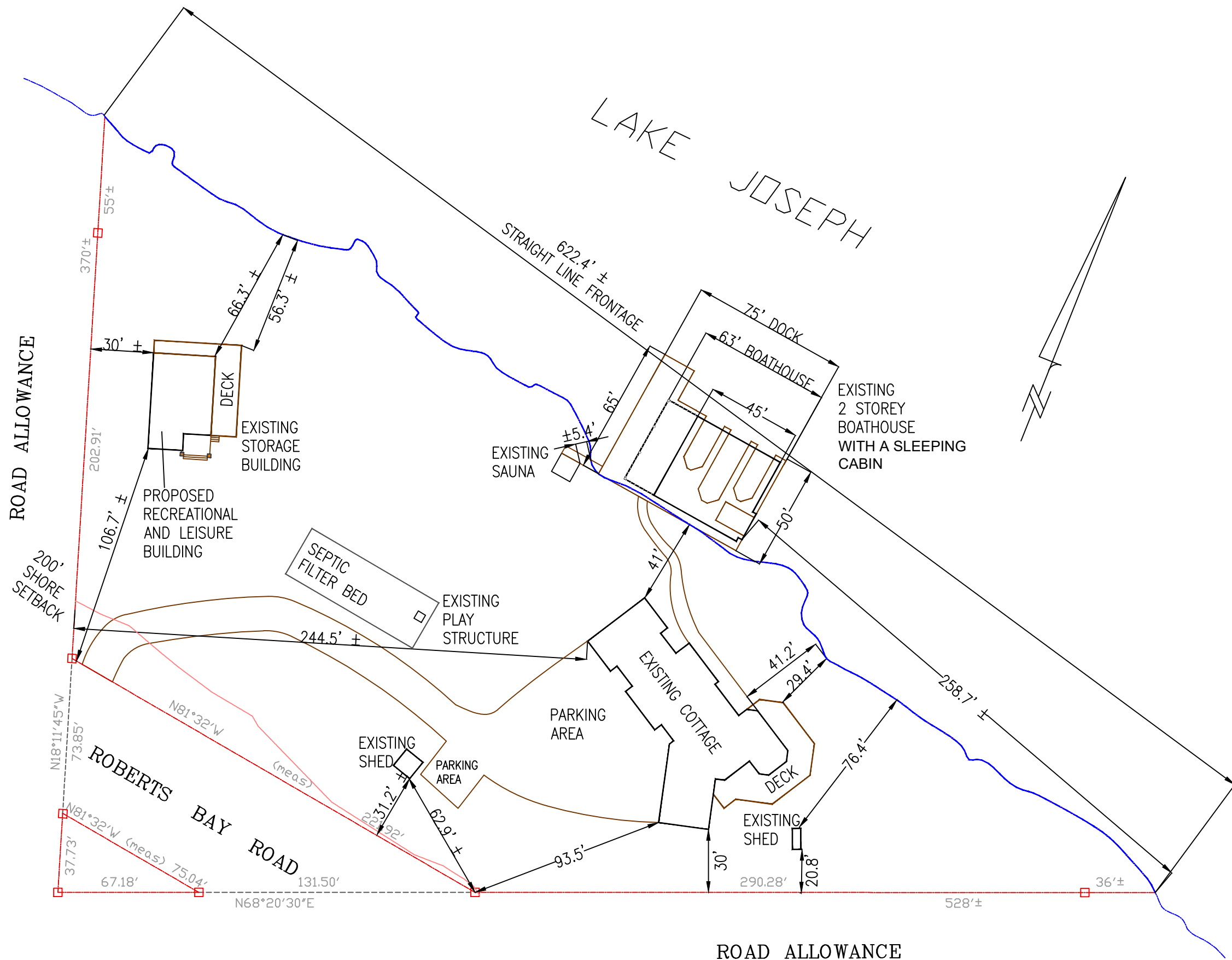


KEY MAP

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

SITE STATISTICS

LOT AREA:	
LOT AREA	0.85 Ha (2.1 Ac) ±
(LOT AREA WITHIN 200')	87,250 ft ² ±
10% COVERAGE ALLOWED WITHIN 200'	8,725 ft ² ±
PROPOSED LOT COVERAGE:	
EXISTING COTTAGE	4,330 ft ² ±
EXISTING 2 STOREY BOATHOUSE	2,651 ft ² ±
EXISTING SHED	100 ft ² ±
EXISTING WOOD SHED	40 ft ² ±
EXISTING SAUNA	100 ft ² ±
EXISTING STORAGE BUILDING	1,375 ft ² ±
EXISTING PLAY STRUCTURE	16 ft ² ±



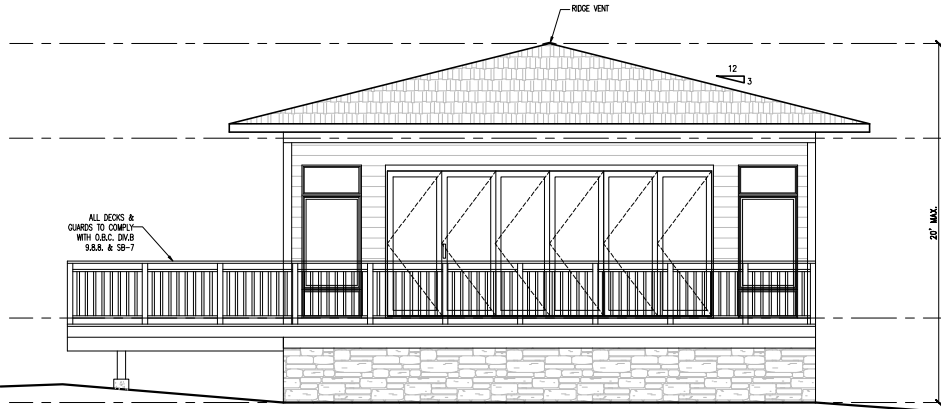
LEGAL DESCRIPTION:

LOT 11, CONCESSION 9
35R-20311, PARTS 1&2

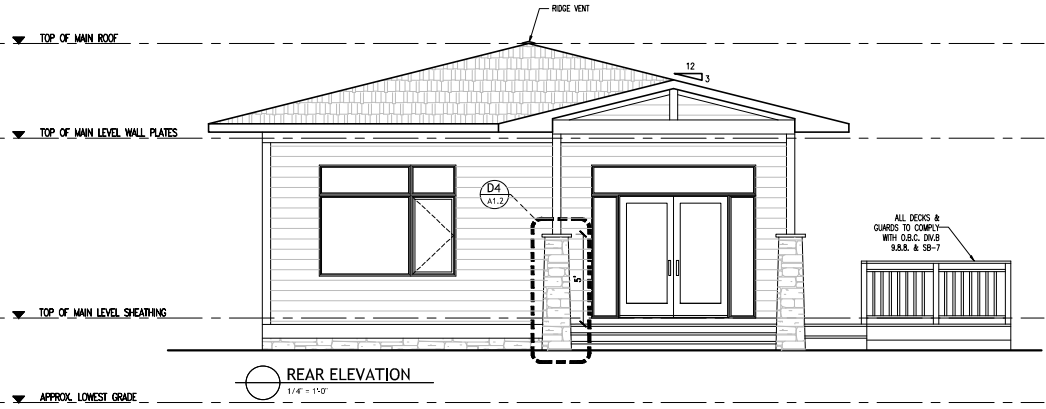
TOWNSHIP OF MUSKOKA LAKES
FORMER TOWNSHIP OF MEDORA

NOT TO SCALE

SCALE
1" = 50'



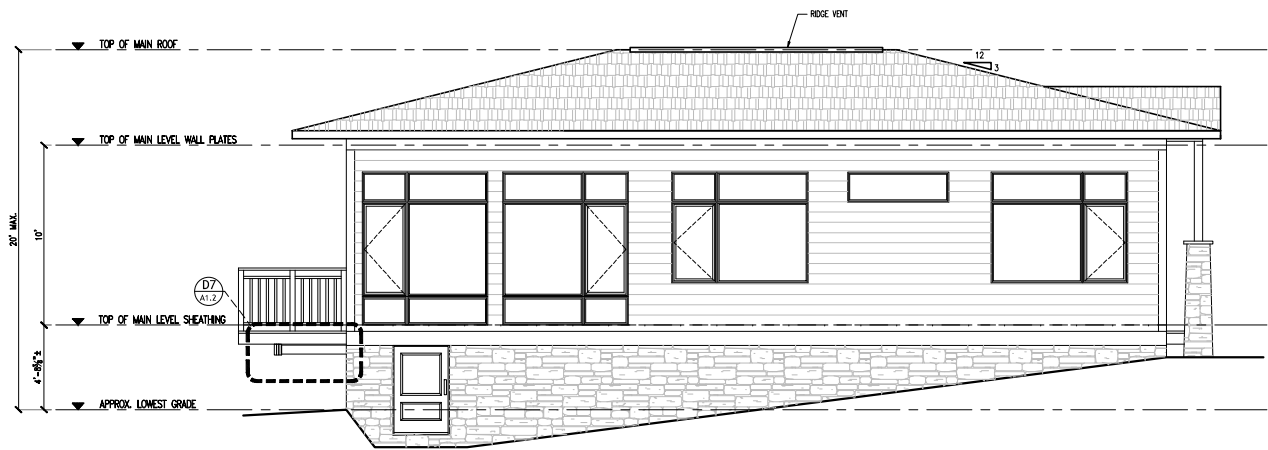
FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

NOT TO SCALE

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-134

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:
 - 87-3009 i) The land affected by this amendment is described as Part of Lot 11, Concession 9, (in the former Township of Medora), more particularly described as Parts 1 and 2, Plan 35R-20311, as shown hatched on Schedule I to By-law 2023-134.
 - ii) Despite the provisions of Section 3.45 of Zoning By-law 2014-14, as amended, for those lands described above, three (3) habitable buildings shall be permitted consisting of: 1. A Dwelling, 2. A Sleeping Cabin, 3. A Recreational and Leisure Building, which shall not be considered to be a Sleeping Cabin.
 - iii) Despite the provisions of Section 11 of By-law 2014-14, as amended, for those lands described above, A Recreational and Leisure Building shall be defined as:

A detached habitable accessory building used for recreation, fitness, exercise, relaxation, games, and includes a bar, a washroom, and mechanical and storage areas. *A Recreational and Leisure Building* does not include bedroom(s), overnight accommodation(s), or kitchen.
 - iv) Despite the provisions of Section 4.1.3 of By-law 2014-14, as amended, for those lands described above, the maximum permitted gross floor area of a Recreational and Leisure Building shall be 1245.4 sq. ft. (115.7 sq. m.), as shown in the location and extent on Schedule II to By-law 2023-134.
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 2023-134 and By-law 2014-14, as amended, the provisions of By-law 2023-134 shall apply.

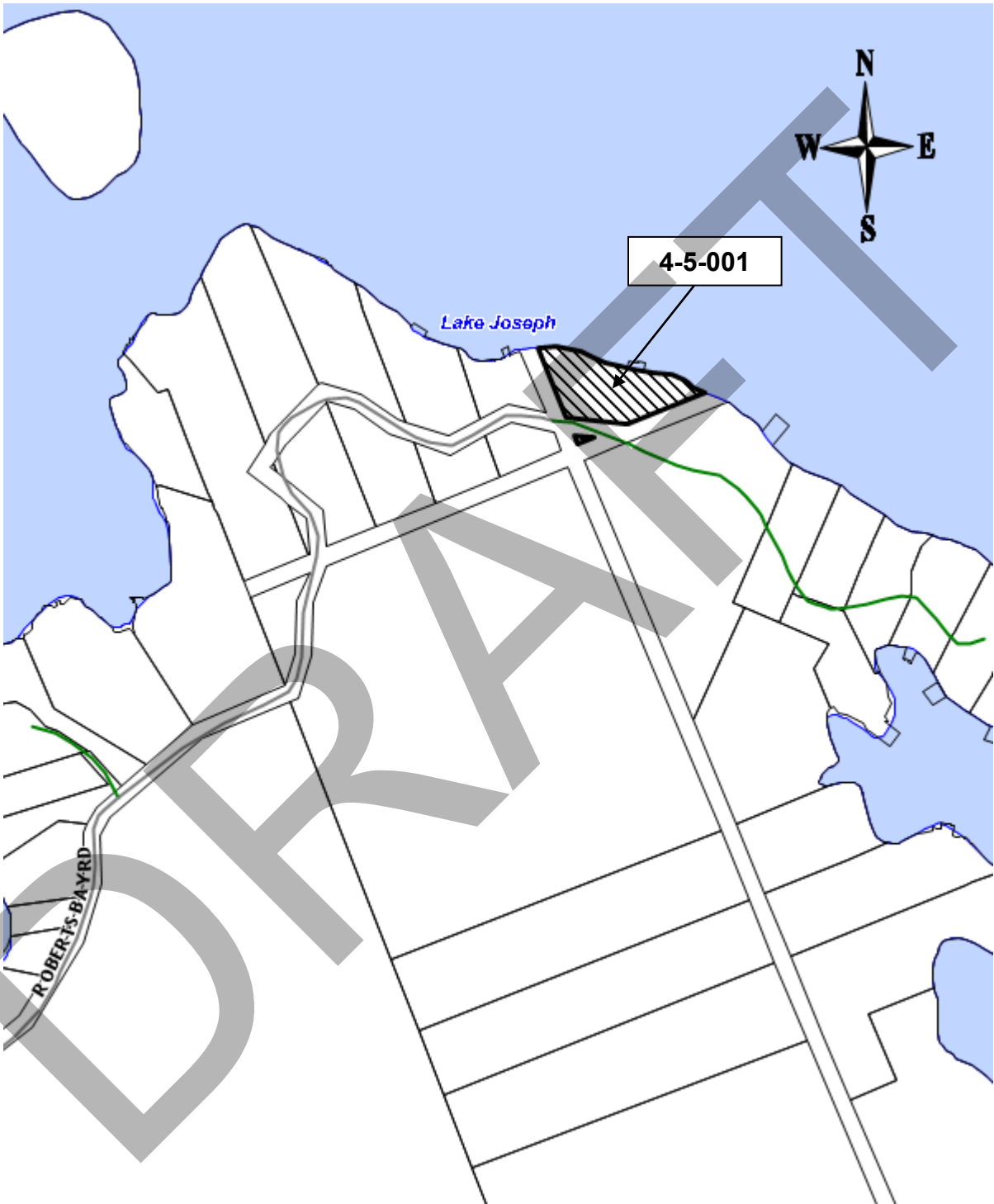
Read a **first, second** and **third time** and **finally passed** this ___ day of _____, 2023.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

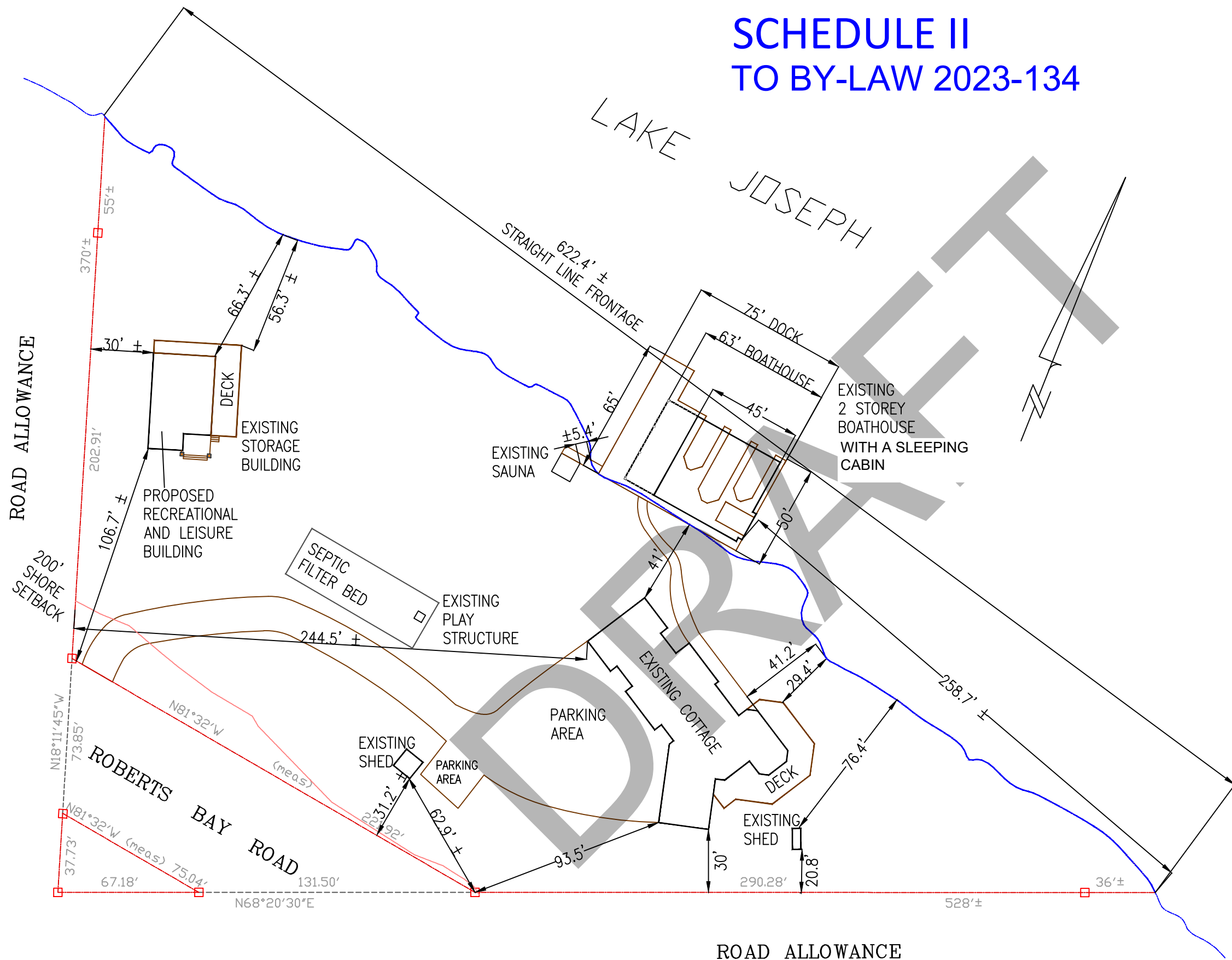
DRAFT

SCHEDULE I TO BY-LAW 2023-134



KEY MAP
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INFORMATION FOR PLANNING PURPOSES.**

SCHEDULE II TO BY-LAW 2023-134



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 FORMER TOWNSHIP OF MEDORA

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