



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-38/23, By-law 2023-133

Roll #: 6-27-006

Civic Address: 1 Victoria Island M5

Owner: Peter & Patti Hnatiw, 35 Kingsford Place, Oakville, ON, L6J 5X8

Legal Description: Part of Victoria Island, Part 1, PlanBR-1320, (Medora)

Lake/River: Lake Muskoka (Category 1 Lake)

Zoning: Waterfront Residential (WR3)

Zoning Schedule: 35

EXPLANATION OF THE PURPOSE AND EFFECT: A Zoning By-law Amendment Application has been submitted to demolish an existing single storey dwelling with associated sundecks and construct a new enlarged single storey dwelling with associated sundecks.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	3.2 a) i., 3.45 & 4.1.5	Increase in Floor Area Where More Than 1 Dwelling Unit Exists	No Increase in Floor Area	Increase in Floor Area of a Dwelling on a Lot Containing 3 Dwellings and 1 Sleeping Cabin (490 sq. ft.)	102 sq. ft.

B	4.1.3 & 4.1.3.5	Minimum Front Yard Setback (Dwelling)	50 ft.	26 ft.	24 ft.
C	4.1.3 & 4.1.3.5	Minimum Front Yard Setback (Sundeck)	40 ft.	18.5 ft.	21.5 ft.

A key map of the property, the applicant’s site plan and any drawings, and a draft of By-law 2023-133 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. 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.

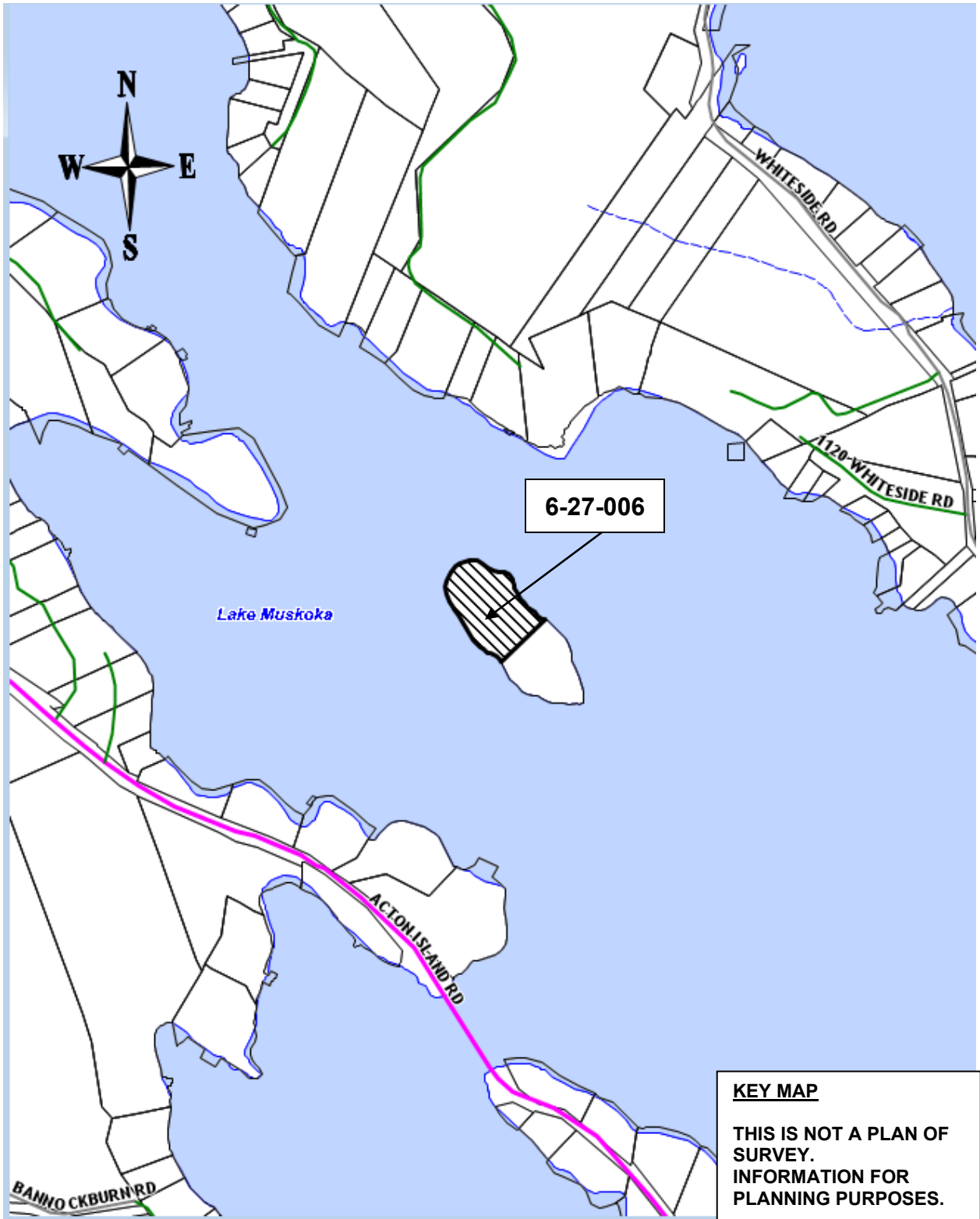
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes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



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington
 Phone: 705-321-8916
 Email: designbybobbi@gmail.com
 Location: 379 Regent St
 Orillia, Ontario
 L3V 1V4

GENERAL NOTE:

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER.

PROJECT INFORMATION:

PETER AND PATTI HNATIW
 1114 MORTIMERS POINT ROAD
 MUSKOKA LAKES ON.
 VICTORIA ISLAND BUNKIE

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:

18465 **B. Leppington**
 BCIN SIGNATURE
 103806 **Design by Bobbi**
 BCIN FIRM NAME

REVISIONS			
NUM	DATE	REVISED BY	DESCRIPTION
01	23.09.01	SLR	SITE PLAN
02	23.11.29	SLR	UPDATE
03	23.12.19	SLR	UPDATE
04			

DRAWN BY:
 STEVE ROSSITER

SCALE:
 1 : 250

DRAWING:
 SITE PLAN

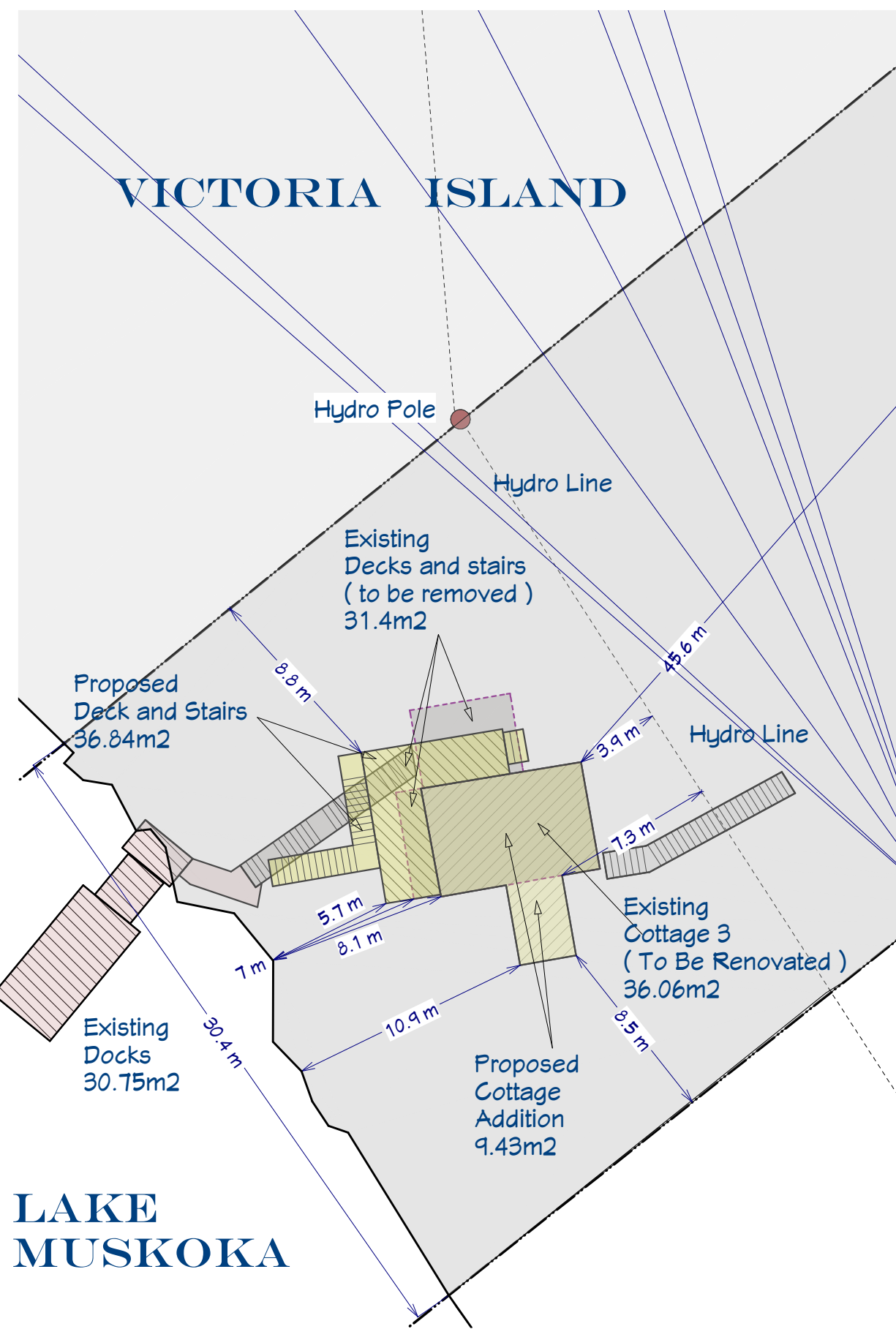
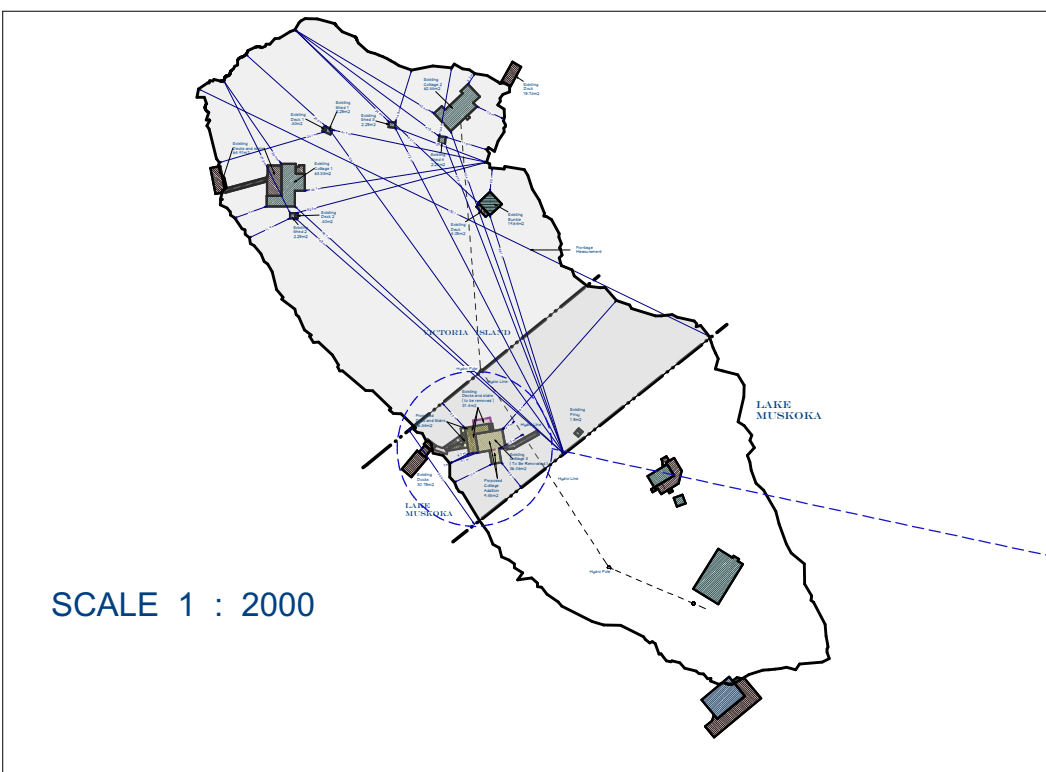
PROJECT NUMBER:
 2023-066

SHEET NUMBER:
 SP 1.0

Lot Coverage

Existing Cottage 1	63.33m ²
Existing Cottage 2	62.88m ²
Existing Cottage 3	36.06m ²
Existing Bunkie	19.64m ²
Existing Shed 1	2.25m ²
Existing Shed 2	2.25m ²
Existing Shed 3	2.25m ²
Existing Shed 4	2.25m ²
Total	190.91m²
Proposed Addition:	9.43m ²
Total	200.34m²

Lot Coverage	Full Lot (8591.67m ²)	Required	Existing	Proposed	Acceptable
		10%	2.2%	2.3%	Yes



MUSKOKA ZONING: WR3

LOT SETBACKS

Proposed Addition	Required	Proposed	Acceptable
FY	30.0m	8.1m	Yes (Existing)
SY(N)	6.0m	8.8m	Yes
SY(S)	6.0m	8.5m	Yes
RY	15.0m	45.6m	Yes

SP SITE PLAN AND ZONING ANALYSIS
 SP-1.0. MUSKOKA TOWNSHIP

FOR INFORMATIONAL PURPOSES
NOT TO SCALE



Information for Site Plan taken from Survey
 By COOTE , HILEY , JEMMETT LTD O.L.S
 Dated NOVEMBER 2020

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-133

**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:**

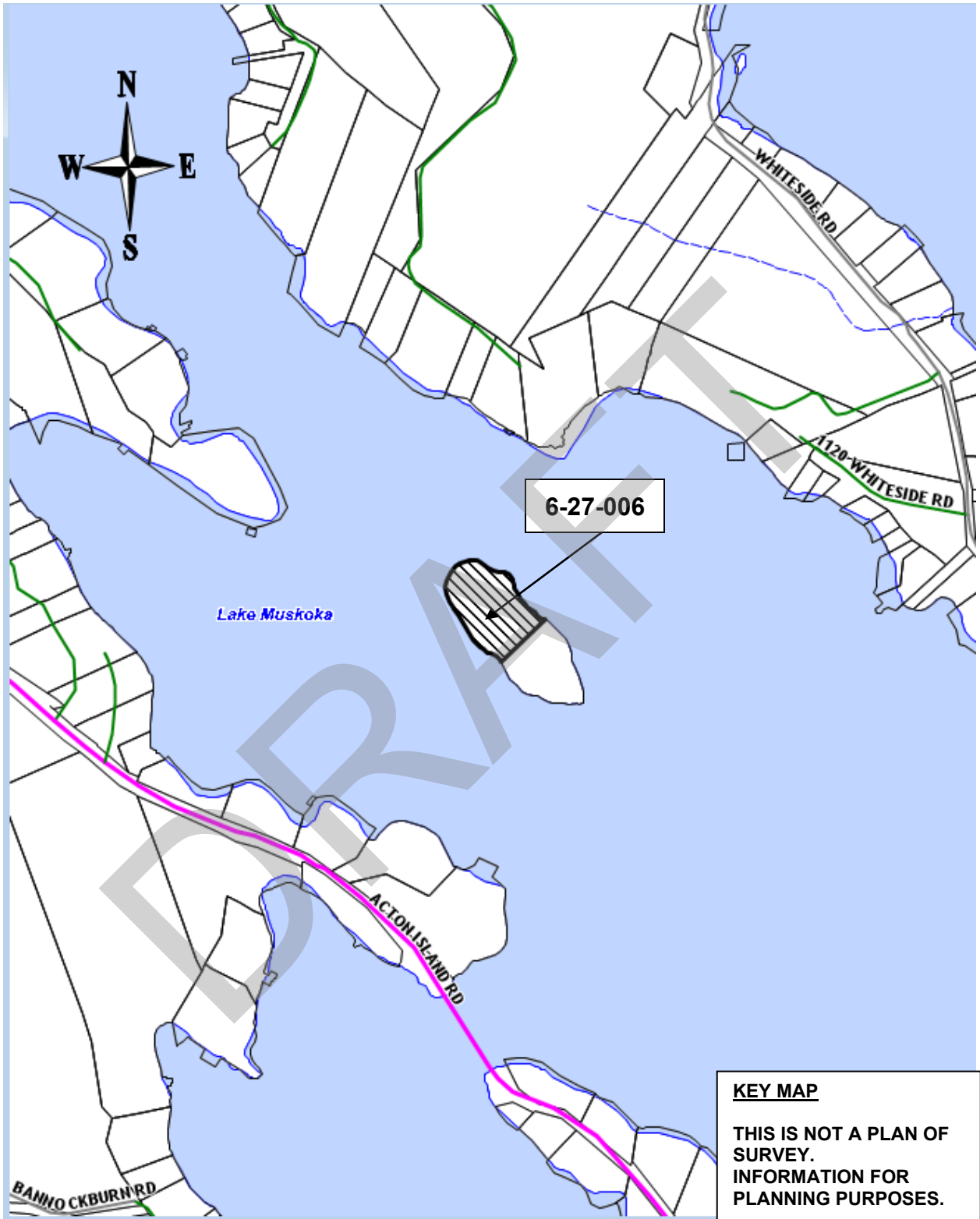
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-3008 i) The land affected by this amendment is described as Part of Victoria Island Plan BR-1320, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as, Part 1, Plan BR-1320, as shown hatched on Schedule I to By-law 2023-129.
 - ii) Despite the provisions of Section 3.2 a) i., of By-law 2014-14, as amended, for those lands described above, an increase in floor area of Dwelling/Cottage #3 is permitted, as shown in the location and extent on Schedule II to By-law 2023-133.
 - iii) Despite the provisions of Section 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 addition to Dwelling/Cottage #3 shall be 26 feet, as shown in the location and extent on Schedule II to By-law 2023-133.
 - iv) Despite the provisions of Section 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 sundeck attached to Dwelling/Cottage #3 shall be 18.5 feet, as shown in the location and extent on Schedule II to By-law 2023-133.
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 2023-133 and By-law 2014-14, as amended, the provisions of By-law 2023-133 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 2023-133



SCHEDULE II TO BY-LAW 2023-133



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington
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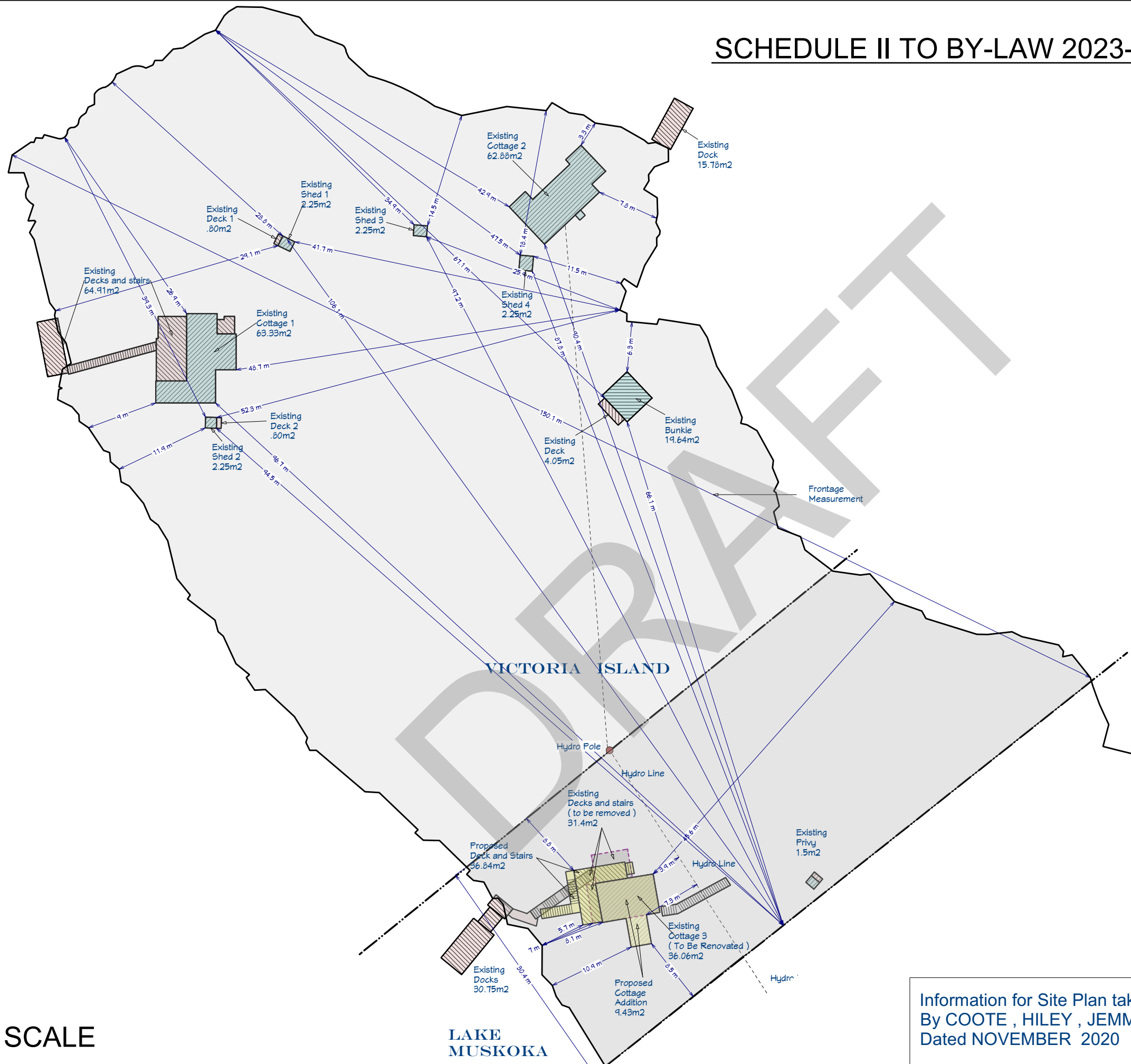
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SITE PLAN

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SP 1.1



NOT TO SCALE

LAKE MUSKOKA

Information for Site Plan taken from Survey
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