

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT
ZONING BY-LAW #2023-047
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 IN PERSON AND ELECTRONICALLY FROM THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

July 13, 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 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/>.

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 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.

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 20th day of **June, 2023**.

Crystal Paroschy, Clerk
of the Corporation of the
Township of Muskoka Lakes

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

ZBA-15/23
6-27-028
2871503 ONTARIO INC.
2 ISLAND M35

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

**ZBA-15/23, BY-LAW 2023-047, 2871503 Ontario Inc.,
Roll # 6-27-028**

The land affected by this amendment is described as Part of Island Skye, Part 2, Plan 35R-19161, (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as #2 Island Skye M35, and is currently in the ownership of 2871503 Ontario Inc.

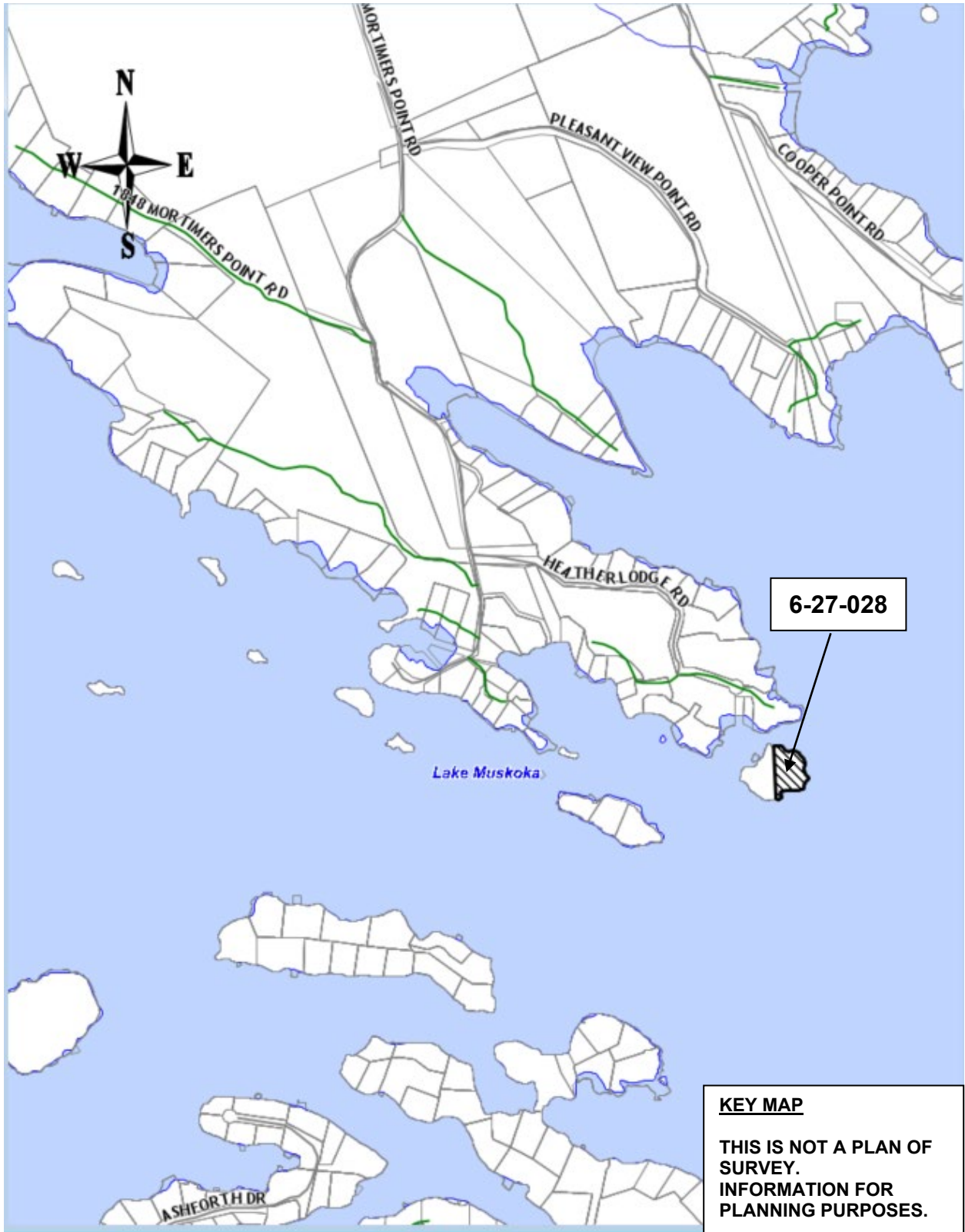
The subject land contains two dwellings, a sleeping cabin, a work shed, a boat port and docks and other accessory structures. The applicant has recently demolished an as-built sleeping cabin, as well as sheds. The applicant proposes to enlarge one of the two existing dwellings (Dwelling #1) with one storey additions. The first addition will connect the existing work shed building to the existing dwelling and will add a screened room. The work shed is to be converted into habitable floor area and will become part of Dwelling #1. The second addition will enable the existing kitchen area to be enlarged. A third addition will consist of a mechanical room with exterior access only. The total amount of habitable floor area being added to Dwelling #1 is 2,203.3 square feet. The total habitable floor area on the lot will equate to 7,355 square feet.

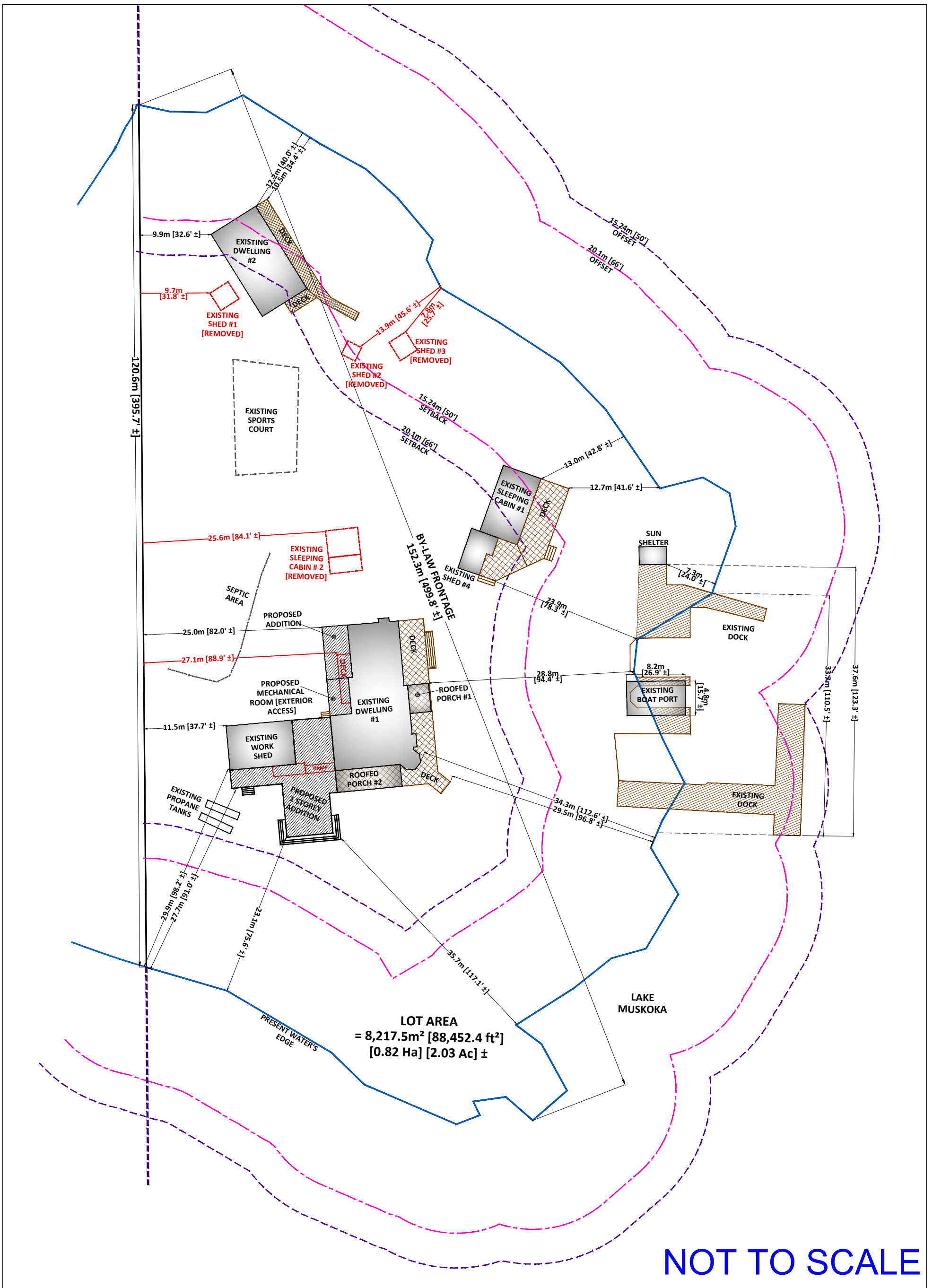
The purpose of By-law 2023-047 is to provide an exemption from Section 3.2 a) i. and Section 3.45 of By-law 2014-14, as amended, being the maximum number of habitable buildings on a lot (i.e. one dwelling and one sleeping cabin) and being that an increase in floor area of a dwelling is not permitted on a lot containing two dwellings. The applicant proposes to construct additions to one of two existing dwellings resulting in an increase in floor area.

In summary, By-law 2023-047 will have the effect of permitting an increase in floor area of a dwelling.

See Key Map on the Following Page

SCHEDULE I TO BY-LAW 2023-047





NOT TO SCALE

ZONING AMENDMENT SKETCH
 ISLE OF SKYE ISLAND
 PART 2 35R-19161
 PART OF LOT 29, CONCESSION C
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 2871503 ONTARIO INC.

EXISTING DEVELOPMENT
 DWELLING #1 = 171.0m² [1,840.6 ft²]
 ROOFED PORCH #1 = 11.7m² [125.9 ft²]
 ROOFED PORCH #2 = 27.8m² [299.2 ft²]
 DECKS = 80.2m² [863.2 ft²]
 WORK SHED = 57.1m² [614.6 ft²]
 DWELLING #2 = 99.7m² [1,073.1 ft²]
 DECK = 43.3m² [466.0 ft²]
 SLEEPING CABIN #1 = 54.7m² [588.8 ft²]
 SUN SHELTER = 9.6m² [103.3 ft²]
 SHED #4 = 20.6m² [221.7 ft²]
 BOAT PORT = 39.1m² [420.8 ft²]
 TOTAL DEVELOPMENT = 491.3m² [5,288.0 ft²]

PROPOSED DEVELOPMENT
 ADDITION = 147.6m² [1,588.7 ft²]
 MECHANICAL ROOM = 15.3m² [164.7 ft²]
 REMOVED
 SHED #1 = 8.6m² [92.6 ft²]
 SHED #2 = 4.4m² [47.3 ft²]
 SHED #3 = 8.3m² [89.3 ft²]
 SLEEPING CABIN #2 = 27.0m² [290.6 ft²]
 TOTAL LOT DEVELOPMENT
 = 654.2m² [7,041.4 ft²]
 [DOES NOT INCLUDE DECKS/DOCKS]
 PROPOSED COVERAGE = 7.96%

NO.	DATE	REVISIONS	BY
1.	17-APR-2023	REVISE/ADD DEVELOPMENT	JT
2.	19-JUN-2023	REVISE DOCK / DECK	JT
3.			
4.			

PLANSCAPE
 BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 500	148700	APRIL 10, 2023	JT

BASE MAP SOURCE:
 MAUGHAN SURVEYORS - A DIVISION OF IBW SURVEYORS LTD.

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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-047

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 were 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:
 - 87-2085 i) The land affected is described as Part of Island Skye, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 2, Plan 35R-19161, as shown hatched on Schedule I to By-law 2023-047.
 - ii) Despite the provisions of Section 3.2 a) i. and Section 3.45 of By-law 2014-14, as amended, for those lands described above, dwelling additions to Dwelling #1 shall be permitted on a lot with two dwellings, as shown in the location and extent on Schedule II to By-law 2023-047.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-047 and By-law 2014-14, as amended, the provisions of By-law 2023-047 shall apply.

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

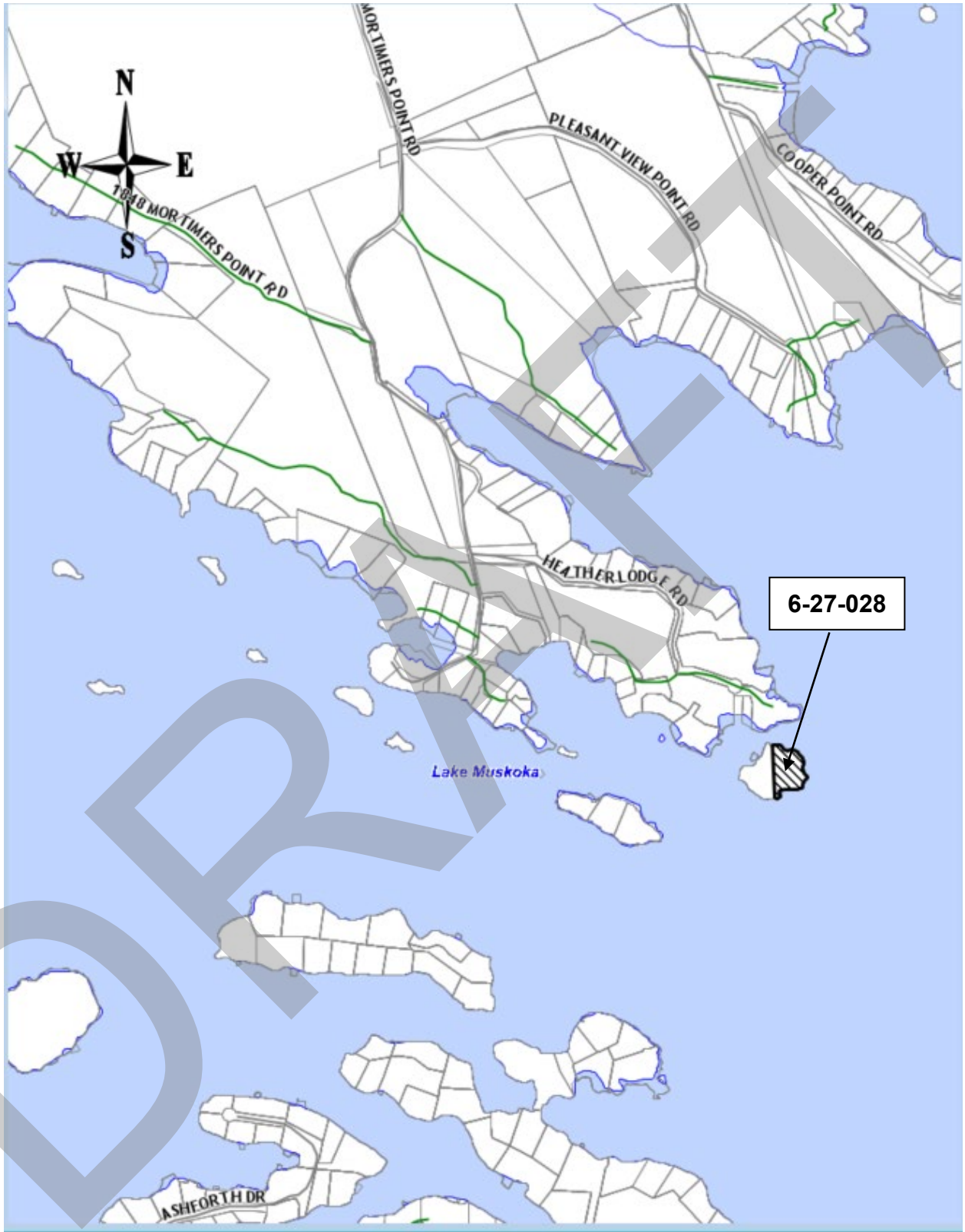
READ A FIRST AND SECOND TIME this ____ day of _____, 2023.

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

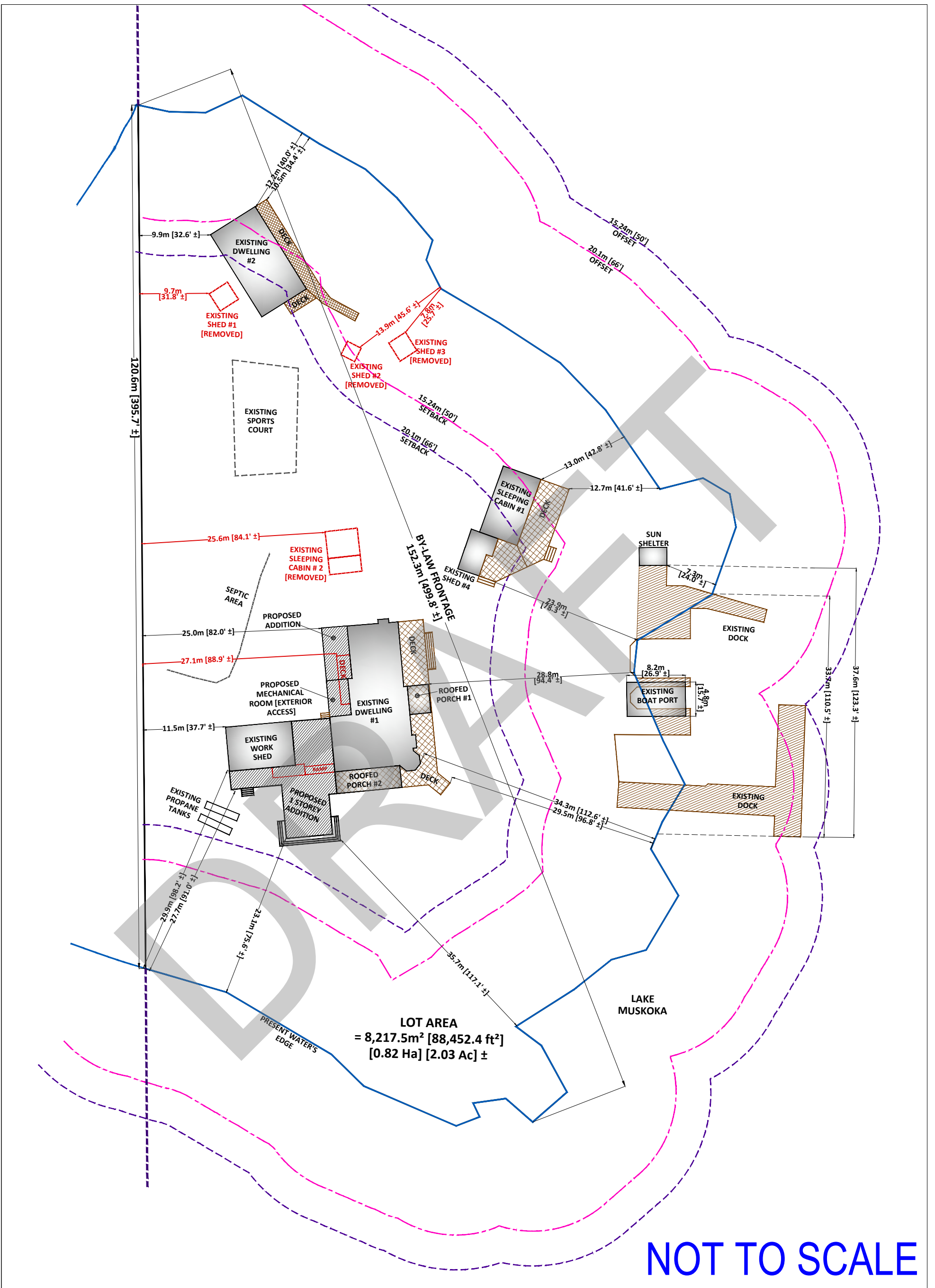
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2023-047



SCHEDULE II TO BY-LAW 2023-047



NOT TO SCALE

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