

**NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT
ZONING BY-LAW #2023-030
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

May 11, 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 **21st** day of **April, 2023**.

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

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

ZBA-07/23
4-26-068
BLASDALE & HOLLAND
2 MUTCHMOR ROAD

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

ZBA-07/23, BY-LAW 2023-030, BLASDALE AND HOLLAND, Roll # 4-26-068

The land affected by this amendment is described as Omega Island, Parts 1 and 2, Plan 35R-24033, (in the former Township of Medora), now in the Township of Muskoka Lakes. The subject land is known municipally as 1 Island Omega and is currently in the ownership of Suzanne Blasdale and Lawrence Holland.

The subject land contains two dwellings, two sleeping cabins, a boatport, a pump house, and docks. The applicants propose to: construct a second storey dwelling addition to the land-based dwelling (Dwelling #1); replace the single storey boatport with a single storey boathouse along with an addition; and construct a dock addition. The applicants also propose to: convert the smaller of two land-based sleeping cabins (Sleeping Cabin/Bunkie #1) to a shed; demolish the pump house; and demolish an entry portico/covered porch attached to the dwelling that extends over the lakebed of Lake Rosseau (Dwelling #2).

The purpose of By-law 2023-030 is to provide an exemption from Sections 3.2 a) i. and ii., 3.45 and 4.1.5 of By-law 2014-14, as amended, being the maximum permitted 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 more than one dwelling and/or sleeping cabin. If approved, the exemption will permit the floor area of Dwelling #1 to be increased on a lot that contains two dwellings. Please note that the lot currently contains two sleeping cabins but one sleeping cabin is to be converted to a shed.

The purpose of By-law 2021-099 is also to provide an exemption from Sections 4.1.3 and 4.1.3.5 of By-law 2014-14, as amended, being minimum front yard setback requirements for Dwelling #1. Where there is an existing dwelling set back less than 66 feet from the high water mark/front lot line, the minimum required front yard setback is the existing setback or 50 feet, whichever is greater. In this case, Dwelling #1 is set back 17.7 feet (at the closest point) from the high water mark, and therefore, the minimum required front yard setback is 50 feet. A second storey dwelling addition is proposed overtop of an existing covered porch and will be set back 17.7 feet (at the closest point) from the high water mark.

The purpose of By-law 2023-030 is also to provide an exemption from Section 3.4.1 f. of By-law 2014-14, as amended, being existing lot of record requirements. In this case, a lot consisting of an island is required to be in excess of 2 acres to be considered a 'building lot'. The subject land, which forms all of Omega Island, has a lot area of 16,253 square feet (0.37 acres). Sleeping Cabin/Bunkie #1 is to be converted to a shed for storage purposes. This exemption, if approved, will permit a new shed on an undersized lot.

The purpose of By-law 2023-030 is also to provide an exemption from Section 4.1.3 being the minimum front yard setback of 66 feet for a new shed. Sleeping Cabin/Bunkie #1 is set back 18.3 feet (at the closest point) from the high water mark/front lot line. This building is to be converted to a shed for storage purposes. If approved, this exemption will permit the use of the building to be changed from a sleeping cabin to a shed within

66 feet from the high water mark and will recognize the existing front yard setback of the resultant building.

The purpose of By-law 2023-030 is also to provide an exemption from Section 8.1.3 a. of By-law 2014-14, as amended, being the minimum setback requirement of 100 feet for certain buildings and structures from an Environmental Protection (EP2) Zone. An EP2 Zone associated with Lake Trout Spawning Habitat occurs along the northwesterly shoreline of nearby Vacuna Island to the southeast of the subject land. This exemption, if approved, will permit a second storey dwelling addition and a new shed within less than 100 feet of an EP2 Zone.

The purpose of By-law 2023-030 is also to provide an exemption from Sections 4.1.3 and 4.1.3.6 of By-law 2014-14, as amended, being the maximum permitted lot coverage requirement of 10% on a Category 1 Lake (Lake Rosseau). A proposed single storey boathouse addition will contribute to lot coverage on the subject land. The subject land has a lot area of 16,253 square feet. Therefore, the maximum permitted lot coverage is 1,625 square feet. The proposed lot coverage is 3,371 square feet or 20.7%. Please note that the existing lot coverage amount is 3,431 square feet or 21.1%.

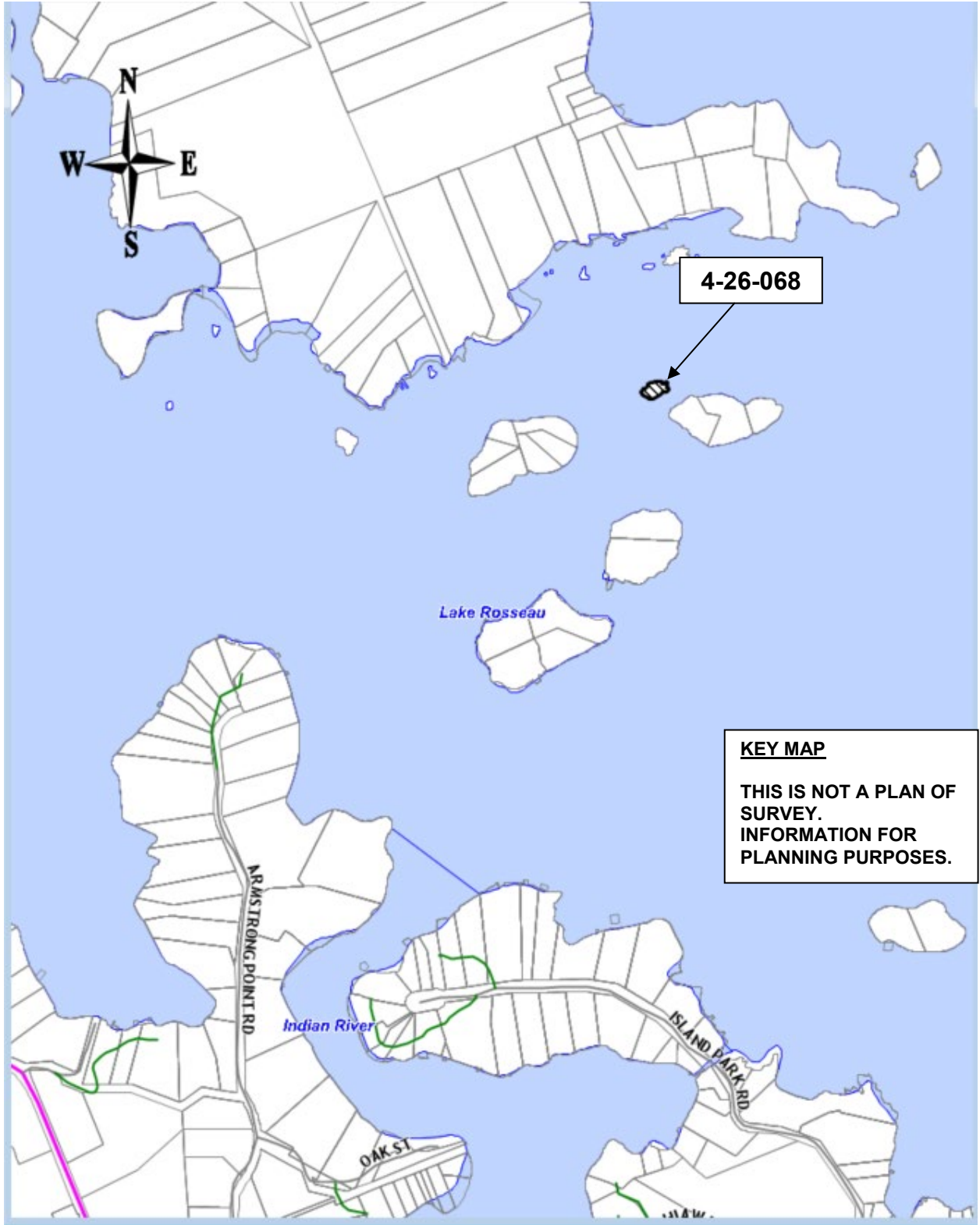
The purpose of By-law 2023-030 is also to provide an exemption from Section 4.1.7.19 of By-law 2014-14, as amended, being the maximum dock length of 40 feet, measured from the high water mark, in a Restricted Waterbody zoned with a “-R” suffix. In this case, a portion of an existing dock is located in a Waterfront Residential - Restricted Waterbody (WR3-R) Zone. An addition to this dock resulting in a dock length of 44 feet is proposed.

The purpose of By-law 2023-030 is also to provide an exemption from Sections 3.2 g), 4.1.7 and 4.1.7.12 a. of By-law 2014-14, as amended, being the maximum permitted cumulative dock width on a Category 1 Lake of 25% of the lot frontage, or 75 feet, whichever is less. In this case, the subject land has a lot frontage of 217 feet. Therefore, the maximum permitted cumulative dock width is 54.3 feet. In this case, the existing docks have a cumulative width of 117 feet and zoning provisions permit dock additions provided the cumulative width of all additions subsequent to October 11, 1988 does not exceed 54.3 feet. In this case, a dock addition measuring 7.5 feet in width was constructed with the benefit of a Building Permit issued in 2005 and further dock additions measuring 54.3 feet in width are now proposed. Therefore, the cumulative width of all additions constructed since October 11, 1988 equates to 61.8 feet.

In summary, By-law 2023-030 will have the effect of permitting an addition to a dwelling on a lot with two dwellings, of permitting an addition to a dwelling within a required front yard setback, of permitting a new shed on an undersized lot, of permitting a shed within a required front yard setback, of permitting an addition to a dwelling and a new shed within 100 feet from an EP2 Zone, of permitting a single storey boathouse addition, of permitting a dock addition to exceed a maximum permitted length requirement, and of permitting dock additions to exceed maximum permitted cumulative dock width requirements.

[See Key Map on the Following Page](#)

KEY MAP



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-030

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:
 - 87-2077 i) The land affected by this amendment is described as Omega Island, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1 and 2, Plan 35R-24033, as shown hatched on Schedule I to By-law 2023-030.
 - ii) Despite the provisions of Sections 3.2 a) i. and ii., 3.45 and 4.1.5 of By-law 2014-14, as amended, for those lands described above, an addition to Dwelling #1 is permitted on a lot containing two dwellings, as shown in the location and extent on Schedule II and III to By-law 2023-030.
 - iii) Despite the provisions of Sections 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 an addition to Dwelling #1 shall be 17.7 feet, as shown in the location and extent on Schedule II to By-law 2023-030.
 - iv) Despite the provisions of Section 3.4.1 f. of By-law 2014-14, as amended, for those lands described above, a new shed is permitted, as shown in the location and extent on Schedule II to By-law 2023-030.
 - v) Despite the provisions of Sections 4.1.3. of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a shed shall be 18.3 feet, as shown in the location and extent on Schedule II to By-law 2023-030.
 - vi) Despite the provisions of Section 8.1.3 a. of By-law 2014-14, as amended, for those lands described above, a dwelling addition and a shed, as shown in the location and extent on Schedule II to By-law 2023-030 shall be permitted within less than 100 feet of an Environmental Protection Zone (EP2) Zone.
 - vii) Despite the provisions of Sections 4.1.3 and 4.1.3.6 of By-law 2014-14, as amended, for those lands

described above, the maximum permitted lot coverage on the entire lot shall be 3,370 square feet or 20.7% as shown in the location and extent on Schedule II to By-law 2023-030.

- viii) Despite the provisions of Section 4.1.7.19 of By-law 2014-14, as amended, for those lands described above, the maximum permitted dock length in a Waterfront Residential - Restricted Waterbody (WR3-R) Zone shall be 44 feet, as shown in the location and extent on Schedule II to By-law 2023-030.
- ix) Despite the provisions of Sections 3.2 g), 4.1.7 and 4.1.7.12 a. of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative width of dock additions subsequent to October 11, 1988 shall be 61.8 feet, as shown in the location and extent on Schedule II to By-law 2023-030.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2023-030 and By-law 2014-14, as amended, the provisions of By-law 2023-030 shall apply.

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

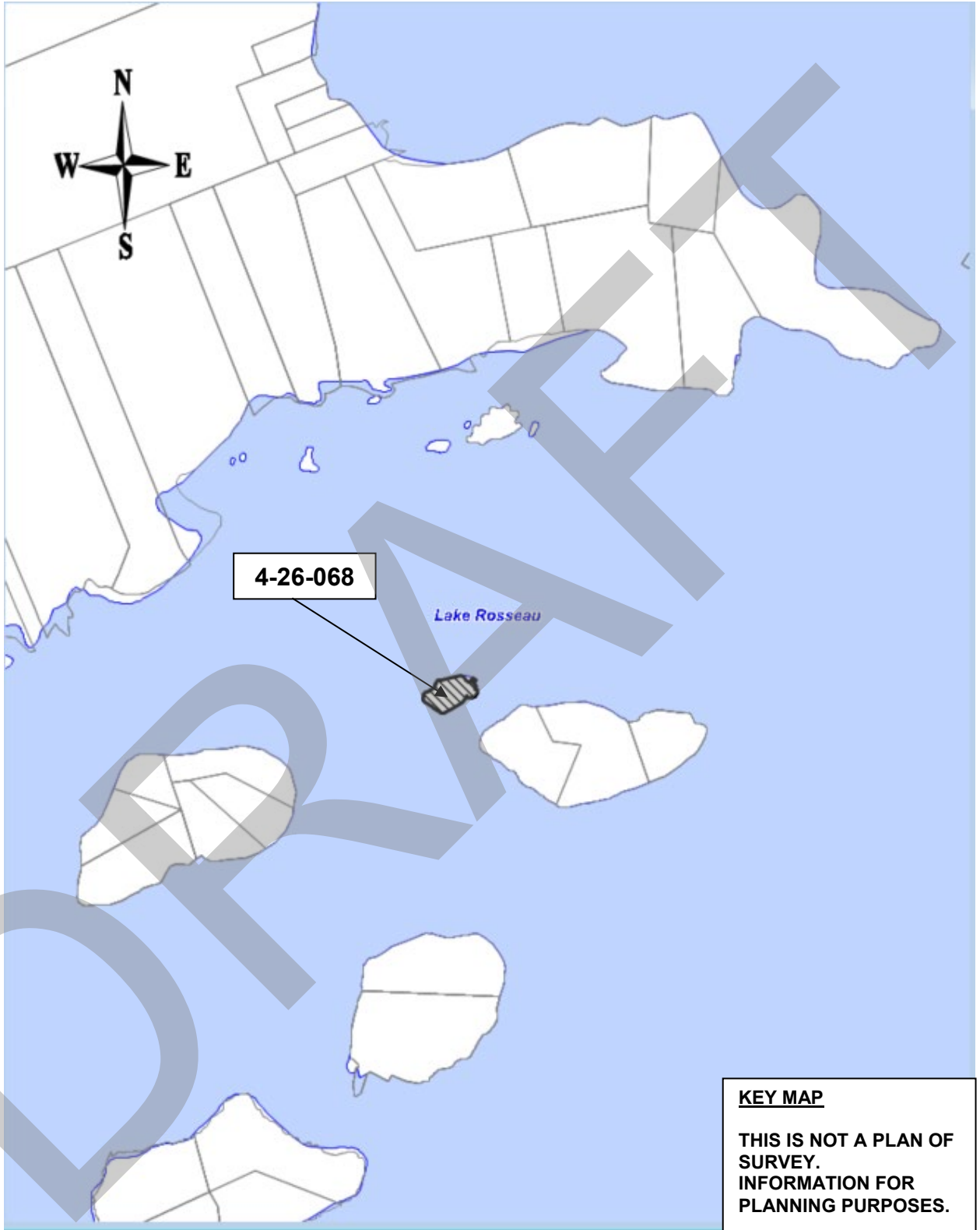
READ A FIRST AND SECOND TIME this ____ day of ____, 2023.

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

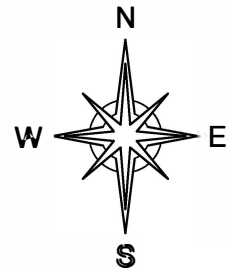
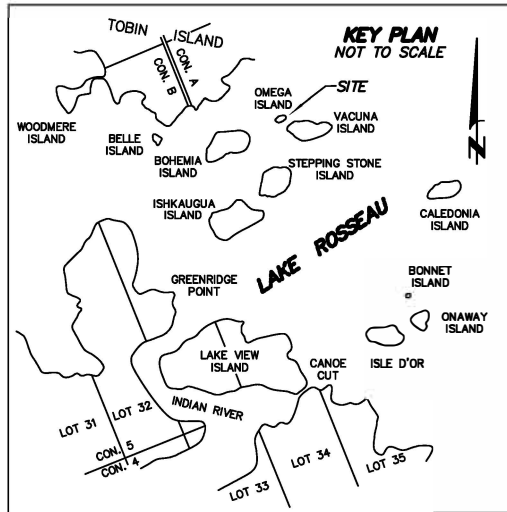
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2023-030



SCHEDULE II TO BY-LAW 2023-030

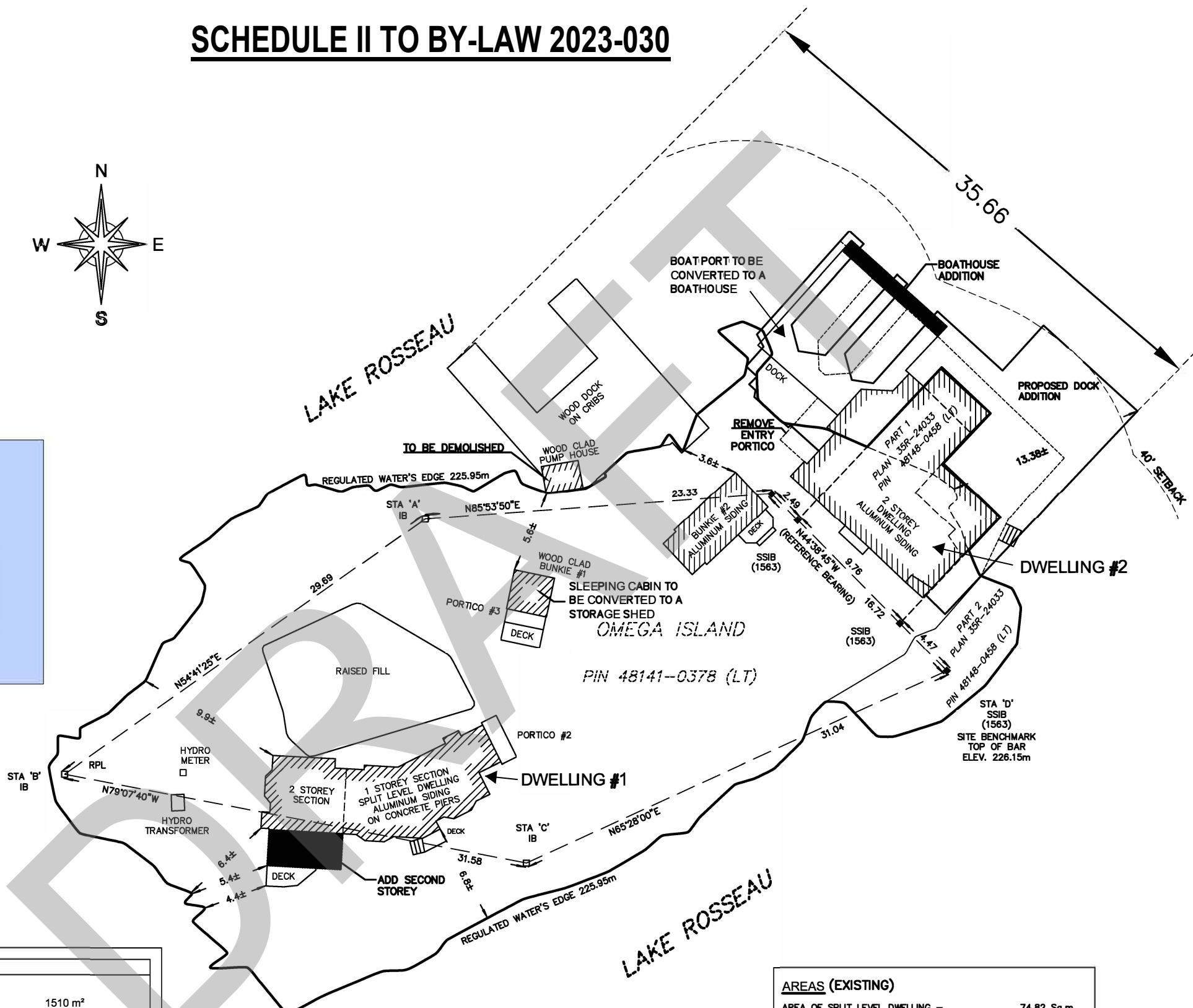


KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

OMEGA IS (R27)
WR3 and WR3-R

AREA CALCULATIONS	
TOTAL LOT AREA:	1510 m ²
PERMITTED COVERAGE (10%)	151 m ²
TOTAL EXISTING COVERAGE:	318.75 m ² (21.1%)
TOTAL PROPOSED COVERAGE:	313.10 m ² (20.7%)
STRAIGHT LINE FRONTAGE:	66.2m

FLOOR AREA:	
SECOND STOREY ADDITION INCREASE OF	+12.00m ²
BOATHOUSE RENOVATIONS DECREASE OF	- 0.26m ²
BUNKIE#1 TOSTORAGE DECREASE OF	- 4.71m ²
RESULTANT INCREASE OF	+7.03m ²



AREAS (EXISTING)	
AREA OF SPLIT LEVEL DWELLING -	74.82 Sq.m.
AREA OF PORTICO #1 -	11.94 Sq.m.
AREA OF PORTICO #2 -	3.41 Sq.m.
AREA OF BUNKIE #1 -	7.32 Sq.m.
AREA OF PORTICO #3 -	2.34 Sq.m.
AREA OF BUNKIE #2 -	21.40 Sq.m.
AREA OF PUMP HOUSE -	4.71 Sq.m.
AREA OF 2 STOREY DWELLING -	118.71 Sq.m.
AREA OF BOAT PORT -	74.16 Sq.m.
	318.81 Sq.m.

AREA OF DRY LAND OWNERSHIP -	0.151 Ha.±
AREA OF DRY LAND OWNERSHIP WITHIN 61 METRES OF WATERS EDGE -	0.151 Ha.±

NOT TO SCALE

GENERAL NOTES
 1. Do not scale drawings.
 2. Should there appear to be any discrepancies, please contact designers prior to proceeding.
 3. All materials and installation methods shall adhere to the Ontario Building Code.
 4. Any substitutions shall be approved by the designers prior to proceeding with any work.

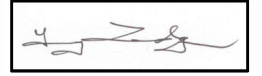


tsquared
design studio inc

P 705.765.5428 F 705.765.1334
167 Medora Street
Port Carling ON POB 110
BCIN # 27436

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436



TERRY LEDGER

CONSULTANTS

HOLLAND BOATHOUSE
1 OMEGA ISLAND (R27)
TOWNSHIP OF MUSKOKA LAKES

MARK	DATE	DESCRIPTION
4		
3		
2		
1		

SCALE: 1"=50'
 PROJECT NO: TL-21-
 CAD DWG FILE: HOLLAND-SITE
 DRAWN BY:
 CHECKED BY: TERRY LEDGER

SHEET TITLE

SITE PLAN

A0