



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Amendment to Zoning By-law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

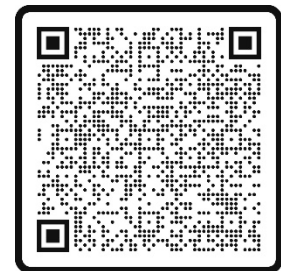
File No.: ZBA-12/24

Roll No.: 2-12-083

By-law: 2024-XX - To be Assigned

Owner:	John Rui Medeiros Bastone	
Address & Description:	1029 Village 4 Rd, Windermere, ON., P0B 1P0 Part of Lot 24, Concession 8, Part 41, Plan RD-568, (Watt)	
Zoning:	General Restricted (GR)	Schedule: 23
Meeting Date: Thursday, May 16th, 2024 at 9:00 a.m.		

Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON.** Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.



Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to recognize a change of use of an existing sleeping cabin to a dwelling, to recognize an as-built dwelling addition, and to construct a new sundeck addition.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	3.7.1 a.	Minimum Lot Frontage Requirement on a Street Maintained Year-Round by a Public Authority	200 ft. on a Street Maintained Year-Round by a Public Authority	87 ft. on a Street Not Maintained by a Public Authority	Recognize a Change of Use of a Sleeping Cabin to a Dwelling, Recognize an As-built Dwelling Addition,



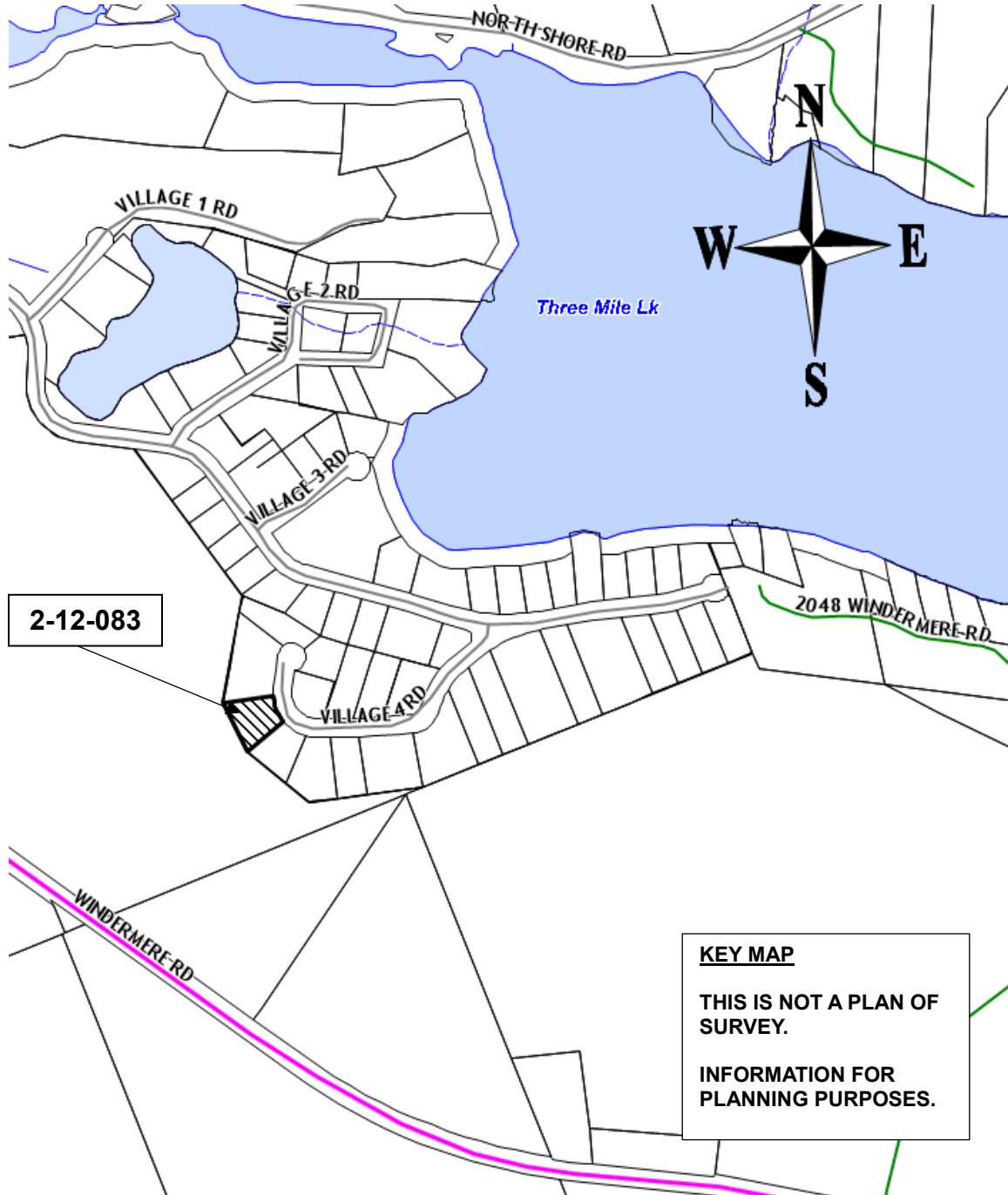
Notice of Public Meeting
ZBA-12/24, Bastone

					Construct a Sundeck Addition
B	10.1, 10.1.1 and 10.1.2	Permitted Uses within the General Restricted (GR) Zone	Existing Use (Sleeping Cabin)	Dwelling	Recognize a Change of Use of a Sleeping Cabin to a Dwelling
C	10.1 and 10.1.3	Minimum Lot Frontage and Lot Area within the General Restricted (GR) Zone	200 ft. and 1 ac.	87 ft. and 0.5 ac.	Recognize a Change of Use of a Sleeping Cabin to a Dwelling
D	10.1 & 10.1.3	Minimum Front Yard Setback (Dwelling)	50 ft.	25.5 ft.	24.5 ft.
E	10.1 & 10.1.3	Minimum Front Yard Setback (Sundeck Addition)	50 ft.	32 ft.	18 ft.
F	10.1 & 10.1.3	Minimum Interior Side Yard Setback – South-Easterly (Sundeck Addition)	30 ft.	15 ft.	15 ft.

A key map of the subject property, the applicants' site plan and any drawings, and a draft by-law are included in this notice.



KEY MAP



2-12-083

KEY MAP

THIS IS NOT A PLAN OF SURVEY.

INFORMATION FOR PLANNING PURPOSES.

For more information, please contact 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. **Please quote the file number noted above.**



How to Participate:

Submit Comments in Writing



Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled meeting.

Watch the Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF PASSING & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, 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.

Dated at the Township of Muskoka Lakes this 25th day of April, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



ZONING SKETCH

NOT TO SCALE

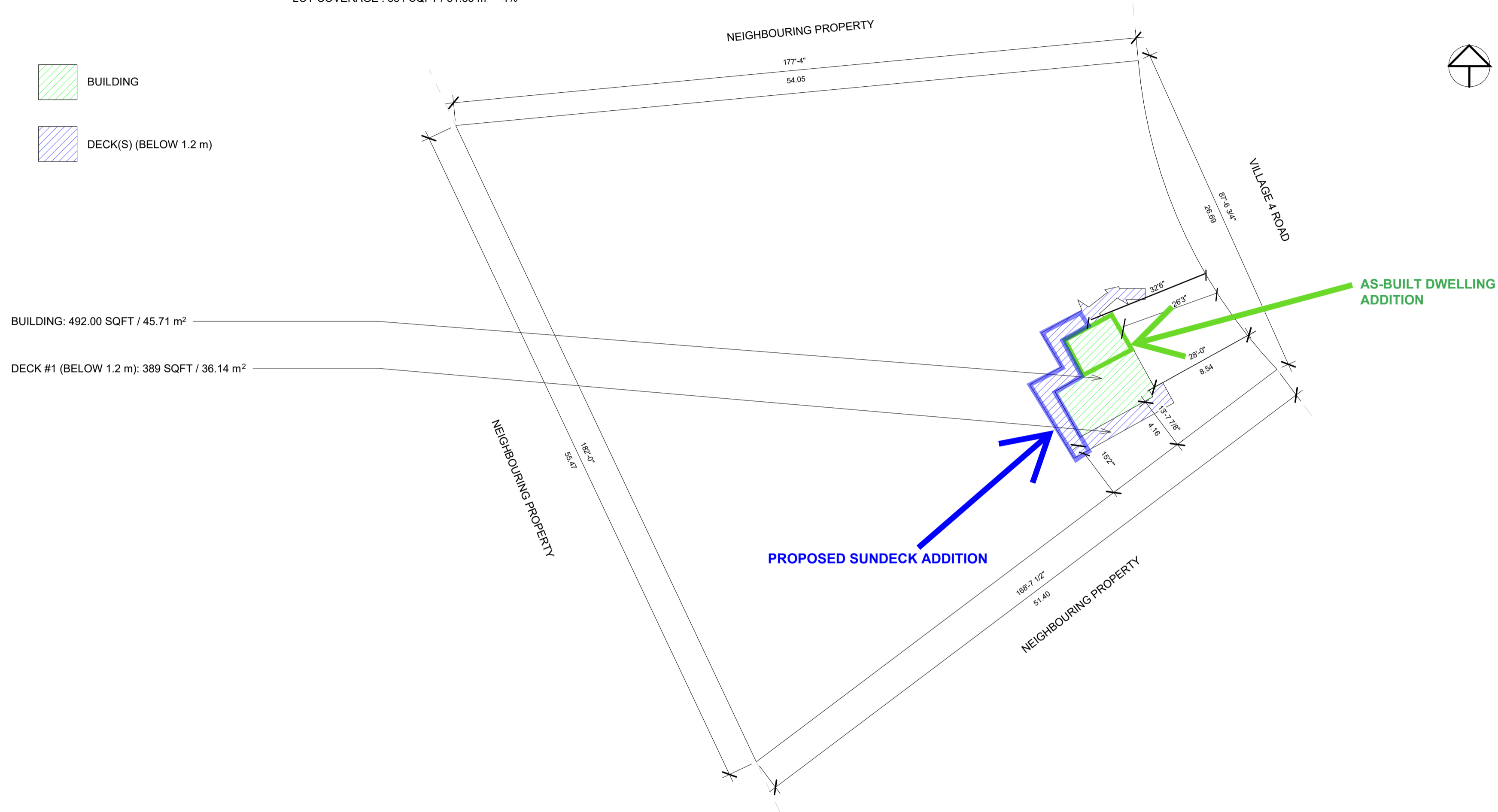


www.simpsondesigns.ca

Johnrui Bastone
1029 Village 4 Rd.
Township of Muskoka Lakes

LOT AREA: 21,939.63 SQFT / 2038.26 m²
BUILDING: 492.00 SQFT / 45.71 m²
DECK #1 (BELOW 1.2 m): 389 SQFT / 36.14 m²
LOT COVERAGE : 881 SQFT / 81.85 m² = 4%

- BUILDING
- DECK(S) (BELOW 1.2 m)



BUILDING: 492.00 SQFT / 45.71 m²

DECK #1 (BELOW 1.2 m): 389 SQFT / 36.14 m²

AS-BUILT DWELLING ADDITION

PROPOSED SUNDECK ADDITION

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No.	Description	Date

1 Site
3/64" = 1'-0"

Johnrui Bastone

1029 Village 4 Rd.

Site Plan

Project number	4024-001
Date	2024-02-01
Drawn by	Justin Simpson
BCIN Number	123605

A001

Scale	3/64" = 1'-0"
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2024-02-08 6:00:59 PM

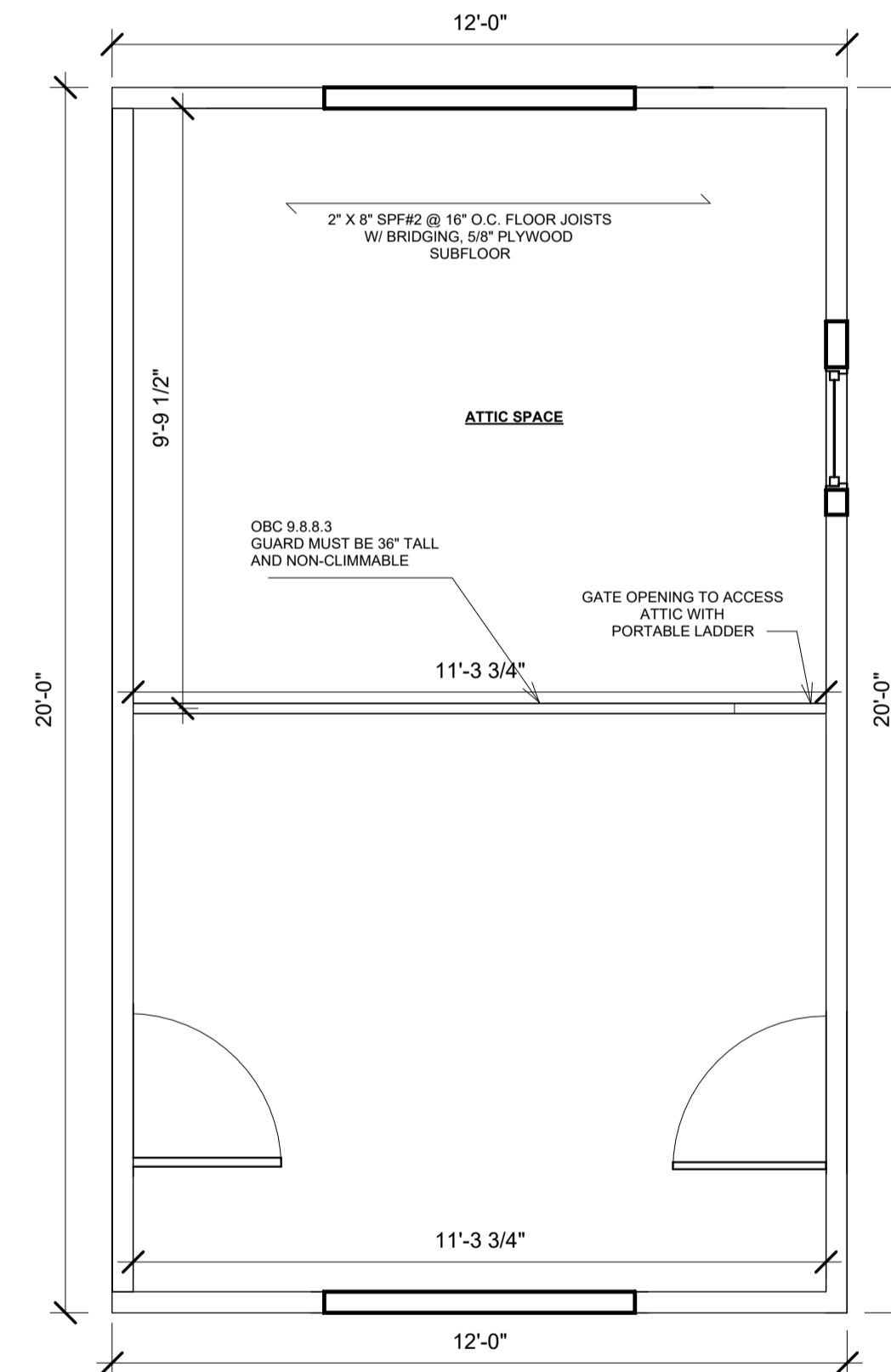
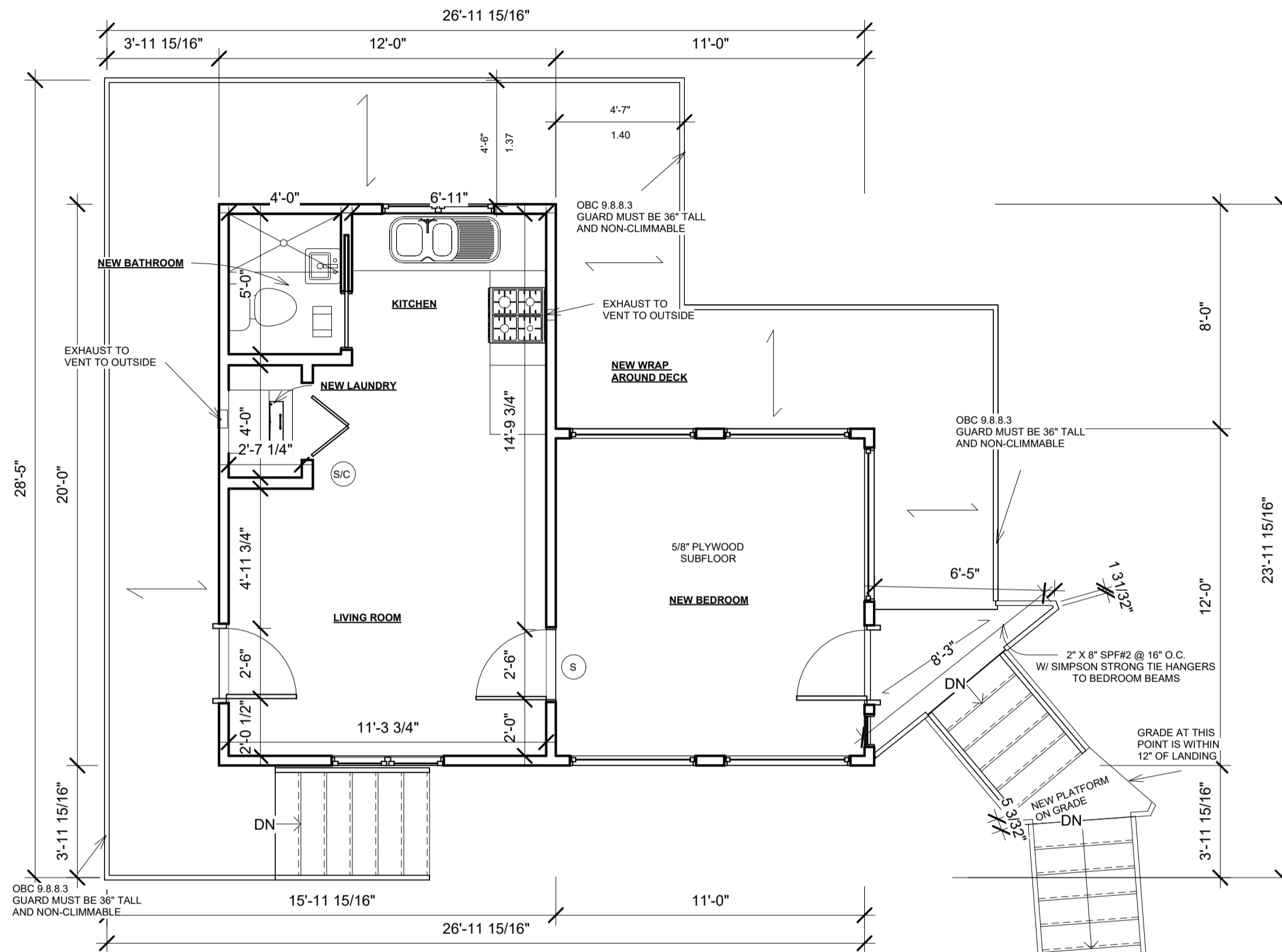
FLOOR PLANS

NOT TO SCALE



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LEGEND

EXHAUST FAN TO VENT TO OUTSIDE
 9.32.1.3 (3) WHERE A ROOM OR SPACE IS NOT PROVIDED WITH NATURAL VENTILATION AS DESCRIBED IN SENTENCE (1), MECHANICAL VENTILATION SHALL BE PROVIDED TO EXHAUST INSIDE AIR FROM OR TO INTRODUCE OUTSIDE AIR TO THAT ROOM OR SPACE AT THE RATE OF ONE-HALF AIR CHANGE PER HOUR IF THE ROOM OR SPACE IS MECHANICALLY COOLED IN SUMMER, AND ONE AIR CHANGE PER HOUR IF IT IS NOT.

CARBON MONOXIDE ALARM OBC 9.33.4
 CHECK LOCAL BY-LAWS FOR REQUIREMENTS*** CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CSA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING OF EACH FLOOR IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA
 CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN THE BEDROOM WHEN THE INTERVIEWING DOORS ARE CLOSED.

① Main Floor
 1/4" = 1'-0"

② Storage Loft
 3/8" = 1'-0"

No.	Description	Date

Johnrui Bastone

1029 Village 4 Rd.

Floor Plan

Project number	4024-001
Date	2024-02-01
Drawn by	Justin Simpson
BCIN Number	123605

A101

Scale As indicated

FOR INFORMATIONAL PURPOSES

FLOOR PLANS - AS-BUILT ADDITION

NOT TO SCALE



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Johnrui Bastone

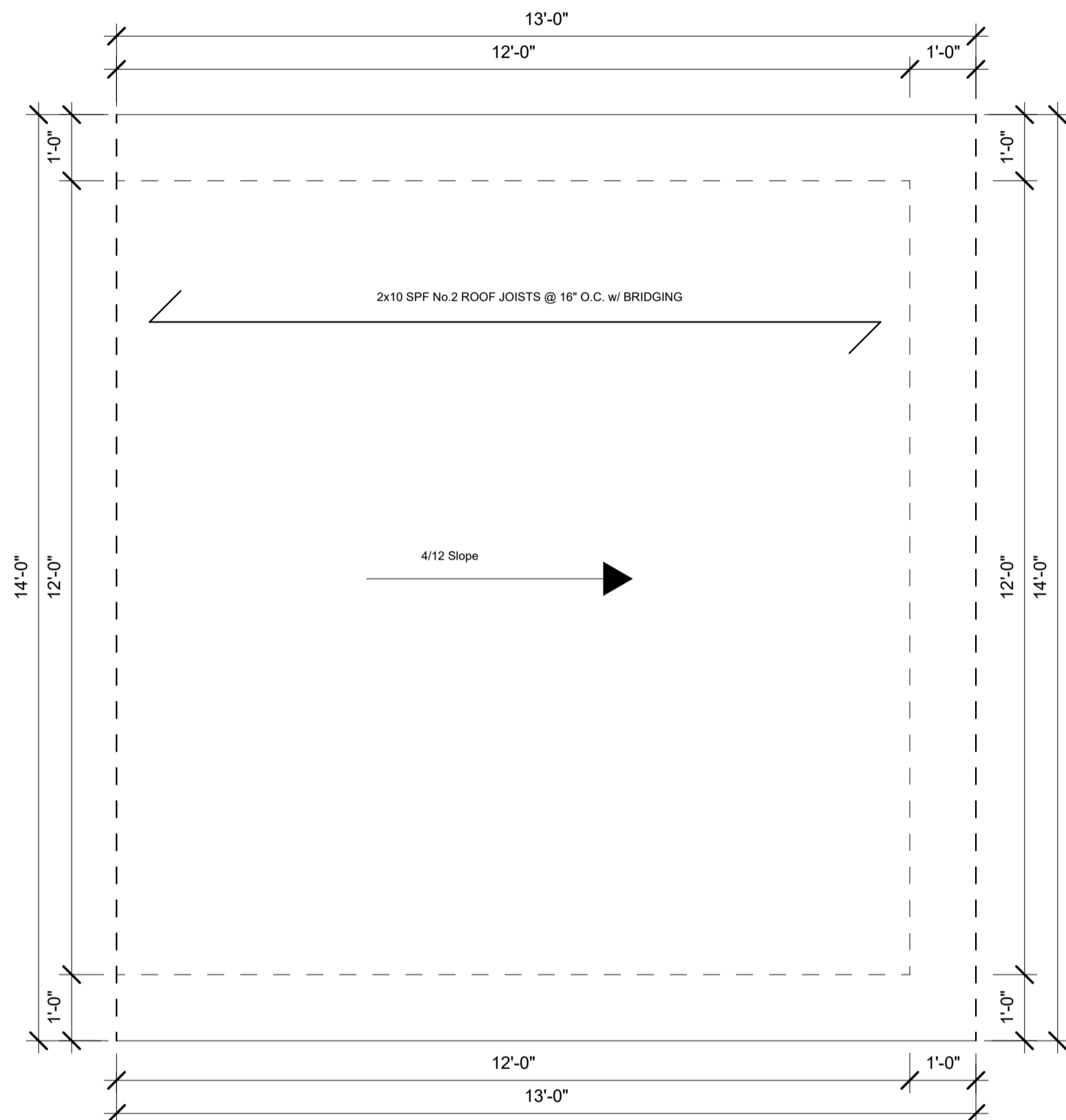
1029 Village 4 Rd.

Addition

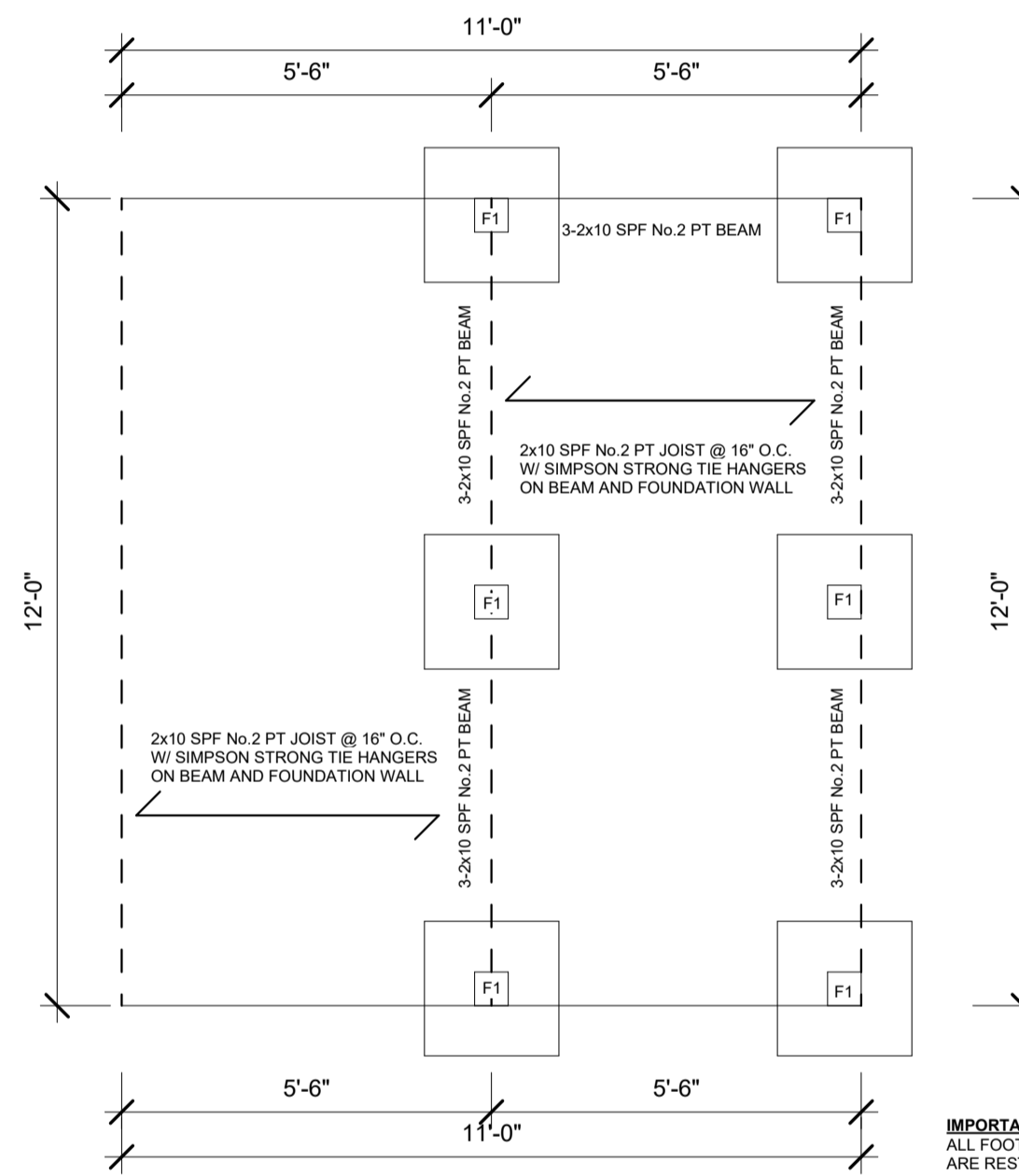
Project number	4024-001
Date	2024-02-01
Drawn by	Justin Simpson
BCIN Number	123605

A102

Scale As indicated



② Addition Roof
1/2" = 1'-0"



① Addition Framing
3/8" = 1'-0"

Footing	Description
F1	6" X 6" WOOD COLUMN ON 24" X 8" CONCRETE PIER FOOTING

FOR INFORMATIONAL PURPOSES



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No.	Description	Date

Johnrui Bastone

1029 Village 4 Rd.

Deck Framing Plan

Project number 4024-001

Date 2024-02-01

Drawn by Justin Simpson

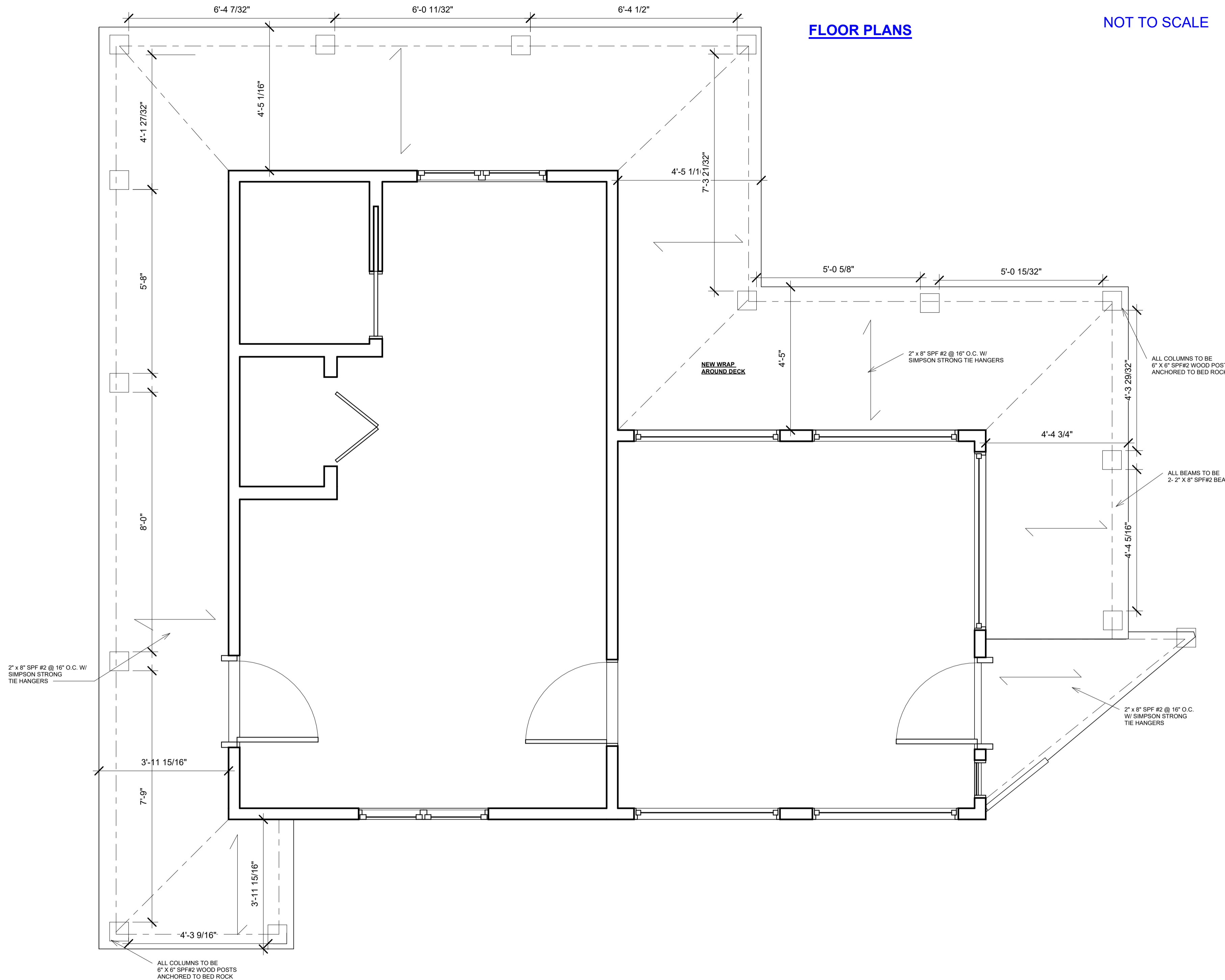
BCIN Number 123605

A103

Scale 1/2" = 1'-0"

FLOOR PLANS

NOT TO SCALE



1 Deck Framing
1/2" = 1'-0"

FOR INFORMATIONAL PURPOSES

2024-02-08 6:01:00 PM

ELEVATION DRAWINGS

NOT TO SCALE



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① Front Elevation
3/16" = 1'-0"



② Left Elevation
3/16" = 1'-0"

No.	Description	Date

Johnrui Bastone
1029 Village 4 Rd.

Elevations

Project number	4024-001
Date	2024-02-01
Drawn by	Justin Simpson
BCIN Number	123605

A104

Scale 3/16" = 1'-0"

FOR INFORMATIONAL PURPOSES

ELEVATION DRAWINGS

NOT TO SCALE



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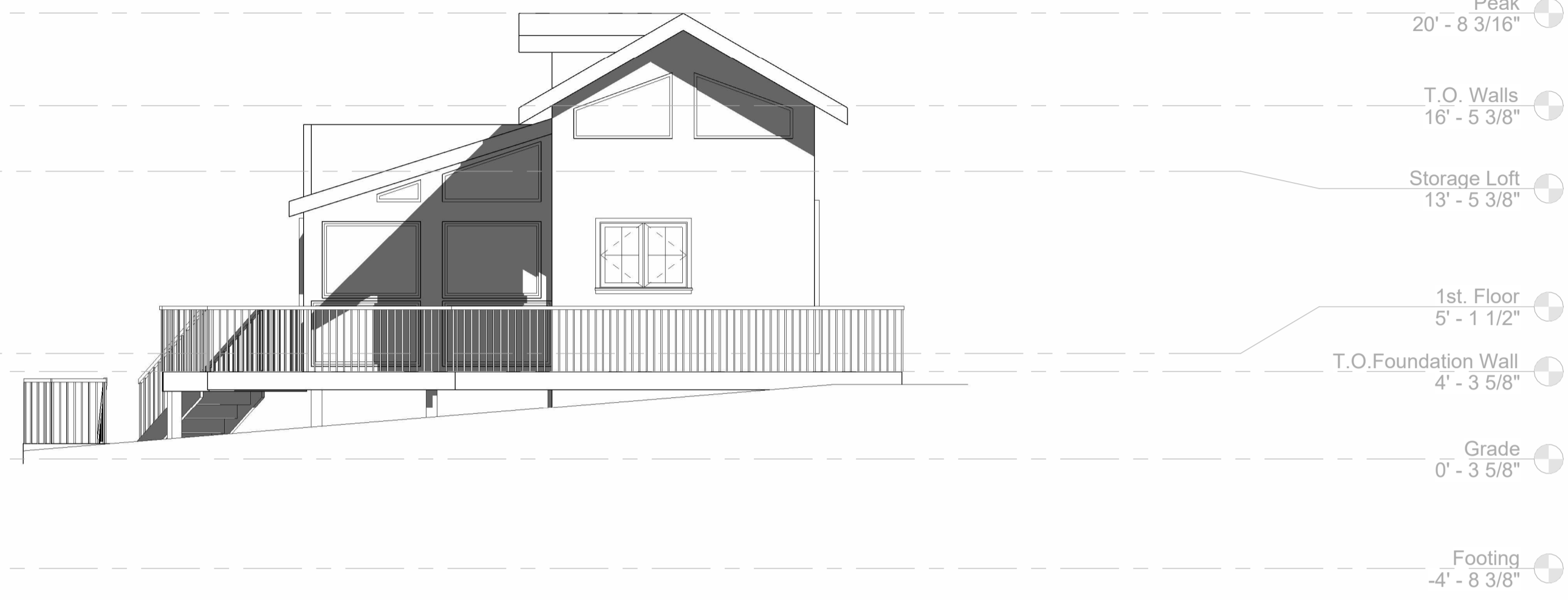
Johnrui Bastone
1029 Village 4 Rd.

Elevations

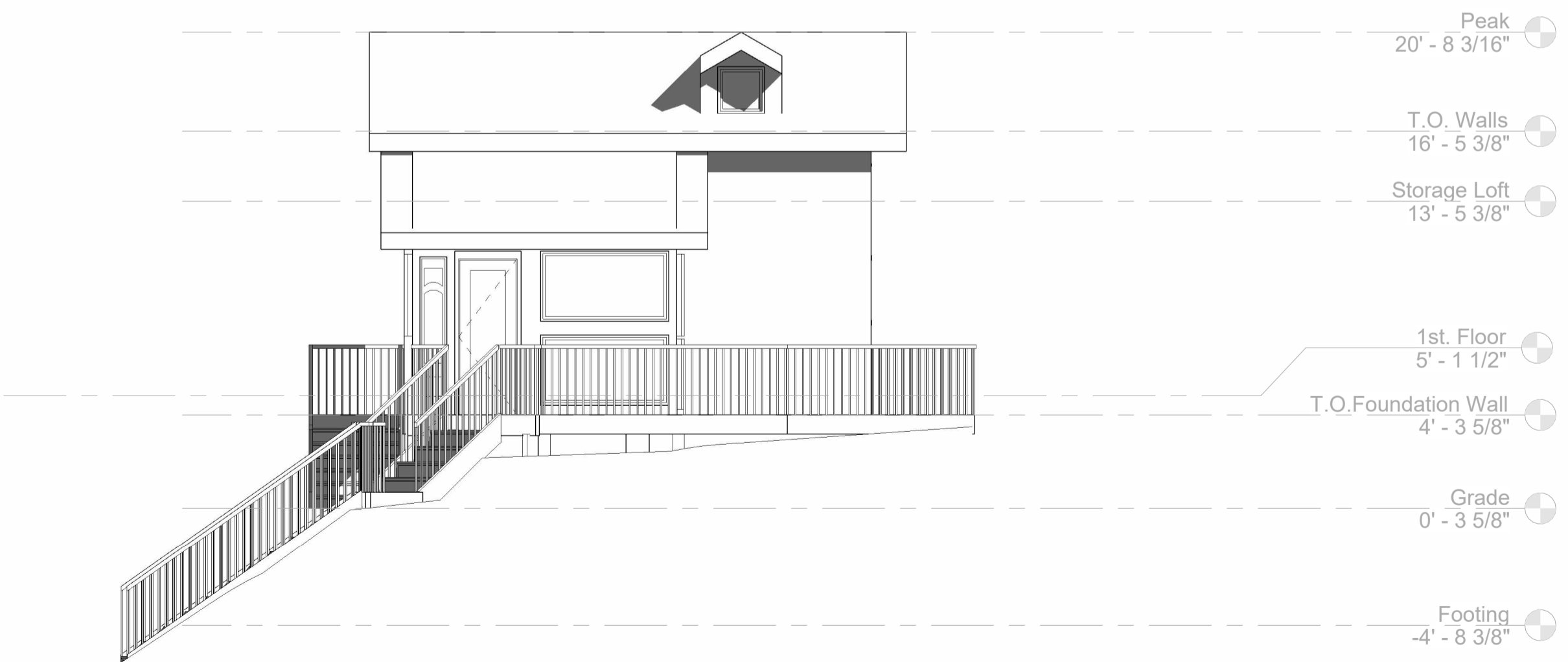
Project number	4024-001
Date	2024-02-01
Drawn by	Justin Simpson
BCIN Number	123605

A105

Scale	3/16" = 1'-0"
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① Rear Elevation
3/16" = 1'-0"



② Right Elevation
3/16" = 1'-0"

FOR INFROMATIONAL PURPOSES

2024-02-08 6:01:05 PM

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2024-XXX

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-XXXX i) The land affected by this amendment is described as Part of Lot 24, Concession 8, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as Part 41, Plan RD-568, as shown hatched on Schedule I to By-law 2024-XXX.

 ii) Despite the provisions of Section 3.7.1 a. of By-law 2014-14, as amended, for those lands described above, a dwelling and a sundeck addition shall be permitted, as shown in the location and extent on Schedule II to By-law 2024-XXX.

 iii) Despite the provisions of Sections 10.1, 10.1.1 and 10.1.2 of By-law 2014-14, as amended, for those lands described above, a dwelling shall be permitted, as shown in the location and extent on Schedule II to By-law 2024-XXX.

 iv) Despite the provisions of Sections 10.1 and 10.1.3 of By-law 2014-14, as amended, for those lands described above, a dwelling shall be permitted in the location and extent on Schedule II to By-law 2024-XXX.

 v) Despite the provisions of Sections 10.1 and 10.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a dwelling shall be 25.5 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.

 vi) Despite the provisions of Sections 10.1 and 10.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a sundeck addition shall be 32 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.

 vii) Despite the provisions of Sections 10.1 and 10.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted interior side yard setback for a sundeck addition from the south-easterly interior side lot line shall be 15 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.

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 2024-XXX and By-law 2014-14, as amended, the provisions of By-law 2024-XXX shall apply.

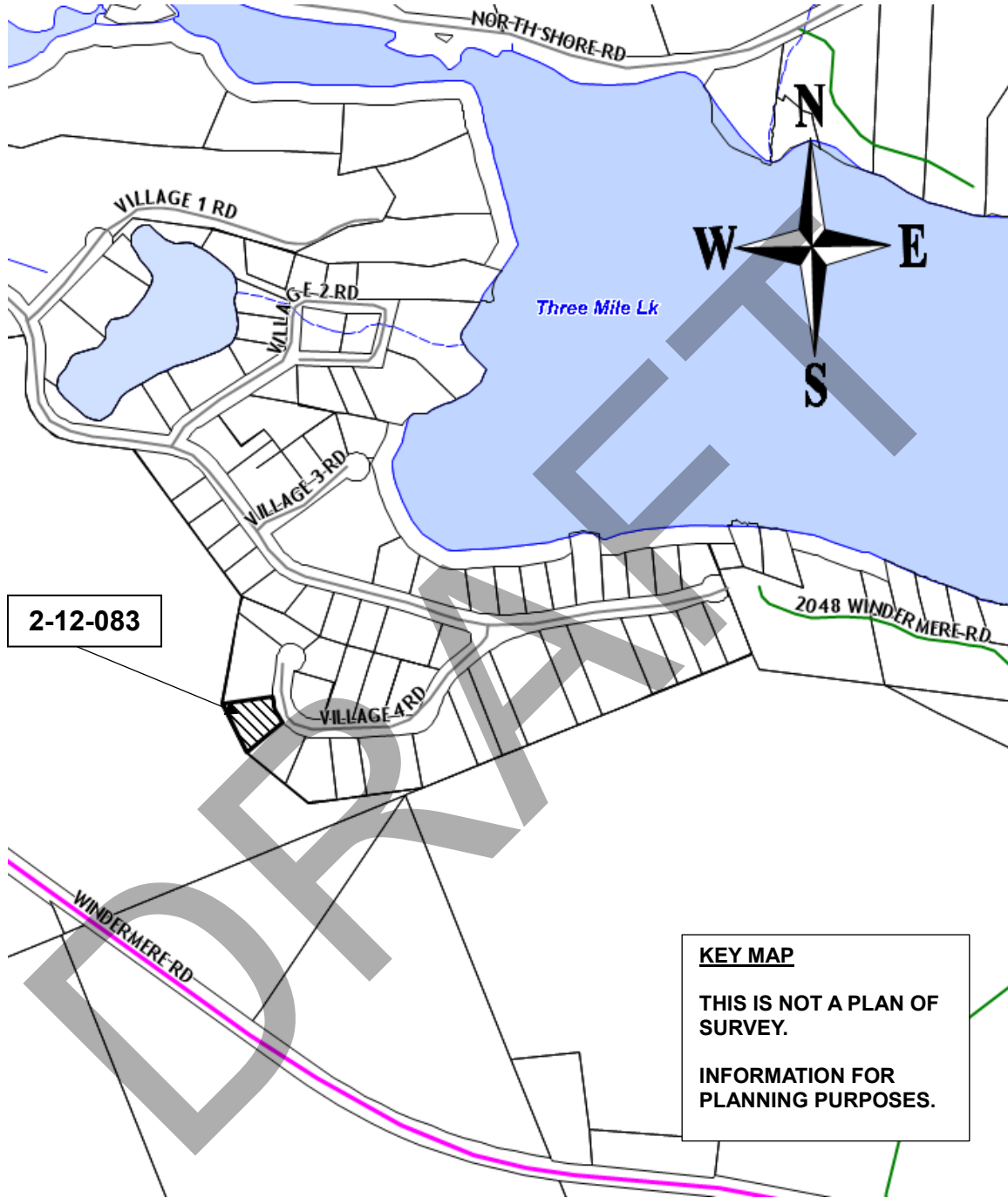
Read a **first, second and third time** and **finally passed** this day of , 2024.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2024-XX



KEY MAP

THIS IS NOT A PLAN OF SURVEY.



INFORMATION FOR PLANNING PURPOSES.

SCHEDULE II TO DRAFT BY-LAW

NOT TO SCALE

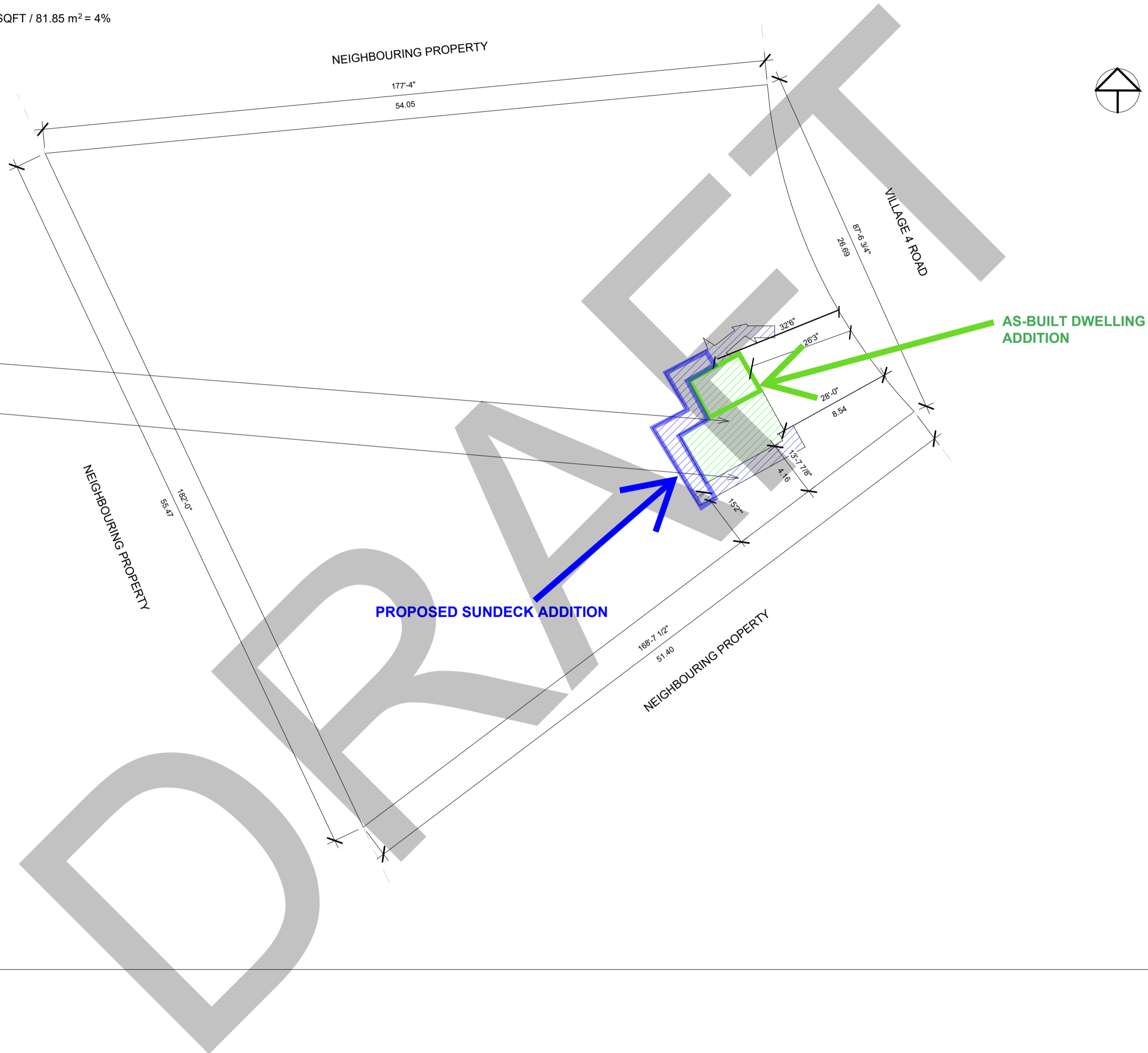
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-  BUILDING
-  DECK(S) (BELOW 1.2 m)

BUILDING: 492.00 SQFT / 45.71 m²

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1 Site
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No.	Description	Date

Johnrui Bastone
1029 Village 4 Rd.

Site Plan

Project number	4024-001
Date	2024-02-01
Drawn by	Justin Simpson
BCIN Number	123605

A001

Scale 3/64" = 1'-0"