



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.**

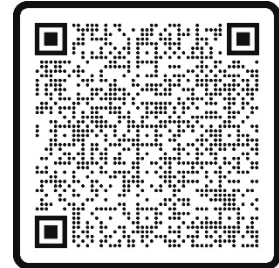
File No.: ZBA-14/24

Roll No.: 4-19-045

By-law: 2024-XX – To be Assigned

Owner:	Heather Kornya, 205 Forestwood Drive, Oakville, ON, L6J 4E5		
Address & Description:	1110 Campbells Road, Unit #4 Lot 20, Concession 14, Part 1, BR-1336, Parts 1 to 3, Plan 35R-26370, (Medora)		
Zoning:	Waterfront Residential (WR4)	Little Lake Joseph (Category 1 Lake)	Schedule: 20
Hearing 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:

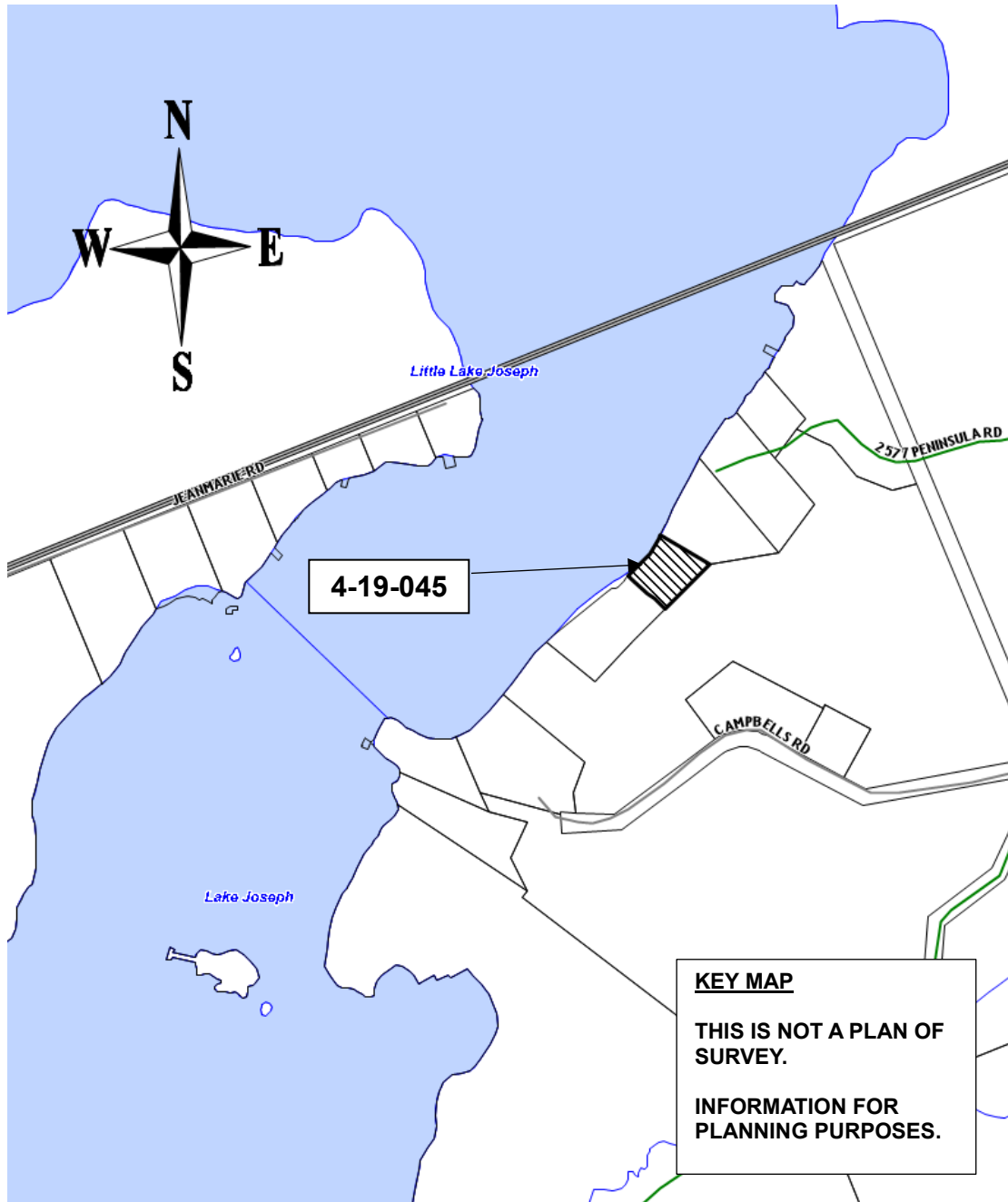
A Zoning By-law Amendment Application has been submitted to demolish an existing boatport and to construct a new dock and two-storey boathouse.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	4.1.7 & 4.1.7.12 a.	Maximum Permitted Cumulative Dock Width	75 ft.	86.5 ft.	11.5 ft.
B	4.1.7 & 4.1.7.12 c.	Maximum Permitted Cumulative Single Storey Boathouse Width	51.8 ft.	59 ft.	7.2 ft.

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



KEY MAP



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.

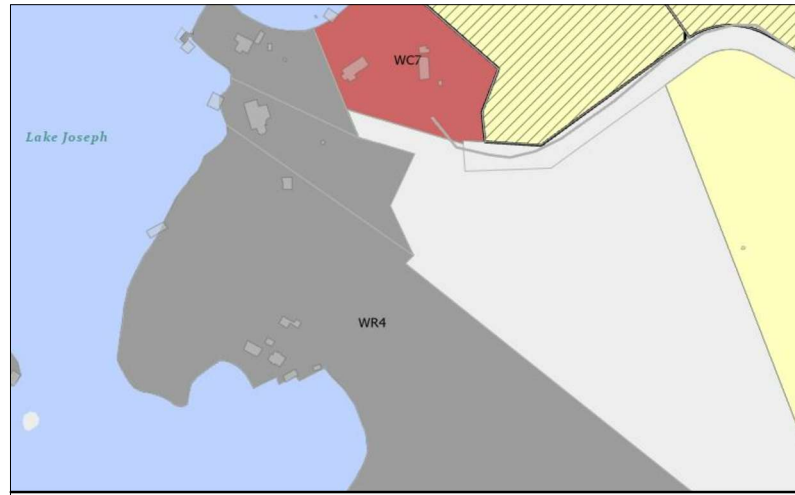
Dated at the Township of Muskoka Lakes this 25th day of April, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



ZONING SKETCH

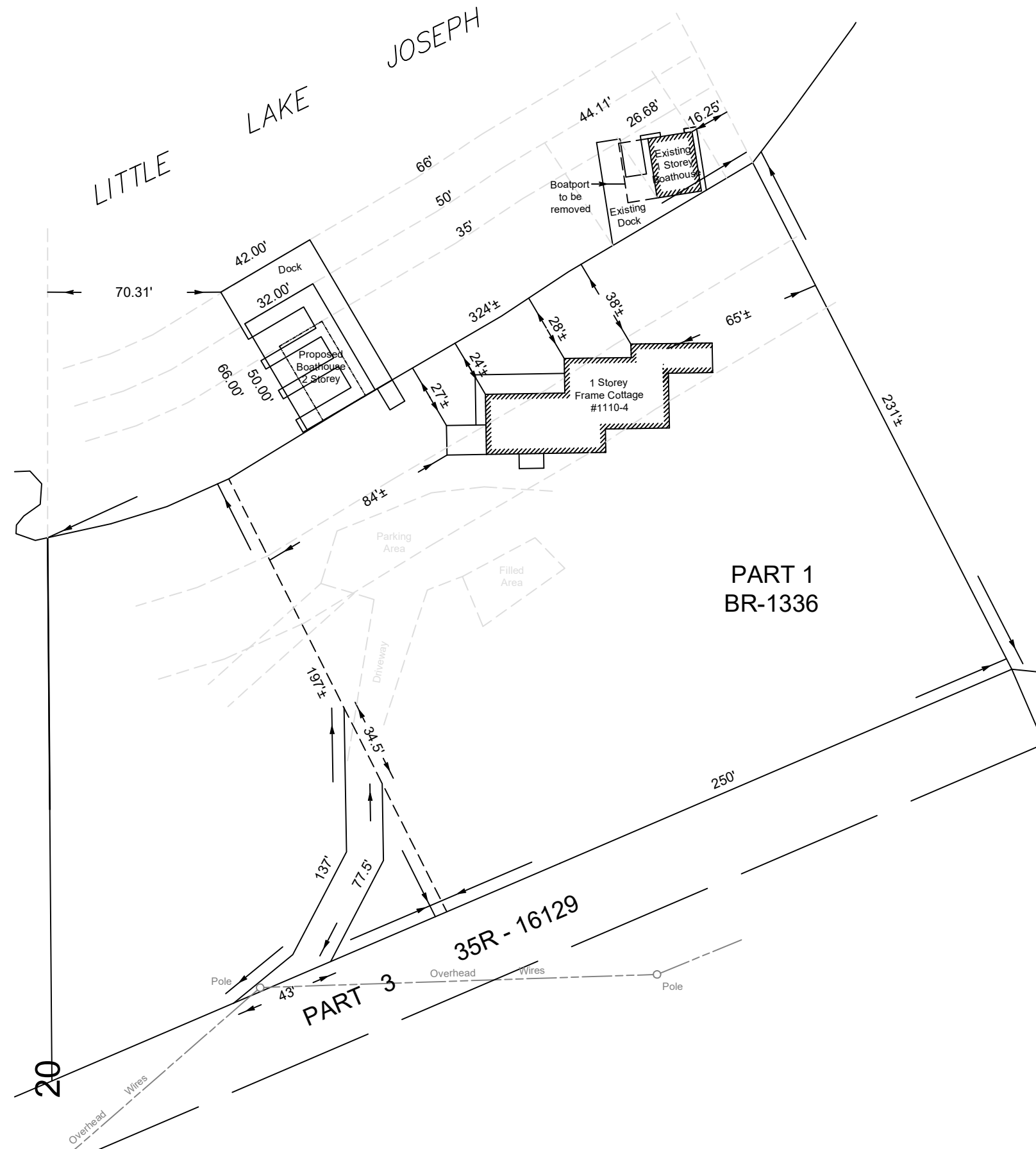
NOT TO SCALE



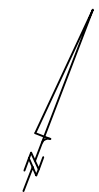
KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

LOT 20 CON 14 MEDORA WR4

AREA CALCULATIONS	
EXISTING: (PRIOR TO CONSTRUCTION)	PROPOSED:
COTTAGE 2,456 SQ.FT.	COTTAGE 2,456 SQ.FT.
BOATHOUSE 735 SQ.FT.	BOATHOUSE 2 1,600 SQ.FT.
TOTAL = 3,191 SQ.FT.	BOATHOUSE 443 SQ.FT.
	TOTAL = 4,499 SQ.FT.
TOTAL LOT AREA: 78,330 SQ. FT.	
LOT AREA W/IN 200' HIGH WATER: 74,991 SQ. FT.	
ALLOWABLE COVERAGE (10%): 7,833 SQ. FT.	
ALLOWABLE COVERAGE W/IN 200' HIGH WATER MARK (10%): 7,499 SQ. FT.	
TOTAL PROPOSED COVERAGE: 4,499 SQ.FT. (5.7%)	
TOTAL PROPOSED COVERAGE W/IN 200' HIGH WATER MARK: 4,499 SQ.FT. (6.0%)	
STRAIGHT LINE FRONTAGE: 324 FT.±	



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.



P 705.765.5428 F 705.765.1334
 167 Medora Street
 Port Carling ON P0B 1J0
 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

PART 1
BR-1336

KORNYA COTTAGE

1110 CAMPBELL'S ROAD
TOWNSHIP OF
MUSKOKA LAKES

MARK	DATE	DESCRIPTION

SCALE: 1"= 50'-0"
 PROJECT NO: TL-11-520KO
 CAD DWG FILE: KORNYA-FLOORPLAN
 DRAWN BY: TERRY LEDGER
 CHECKED BY:

SHEET TITLE

SITE
PLAN

A0

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:

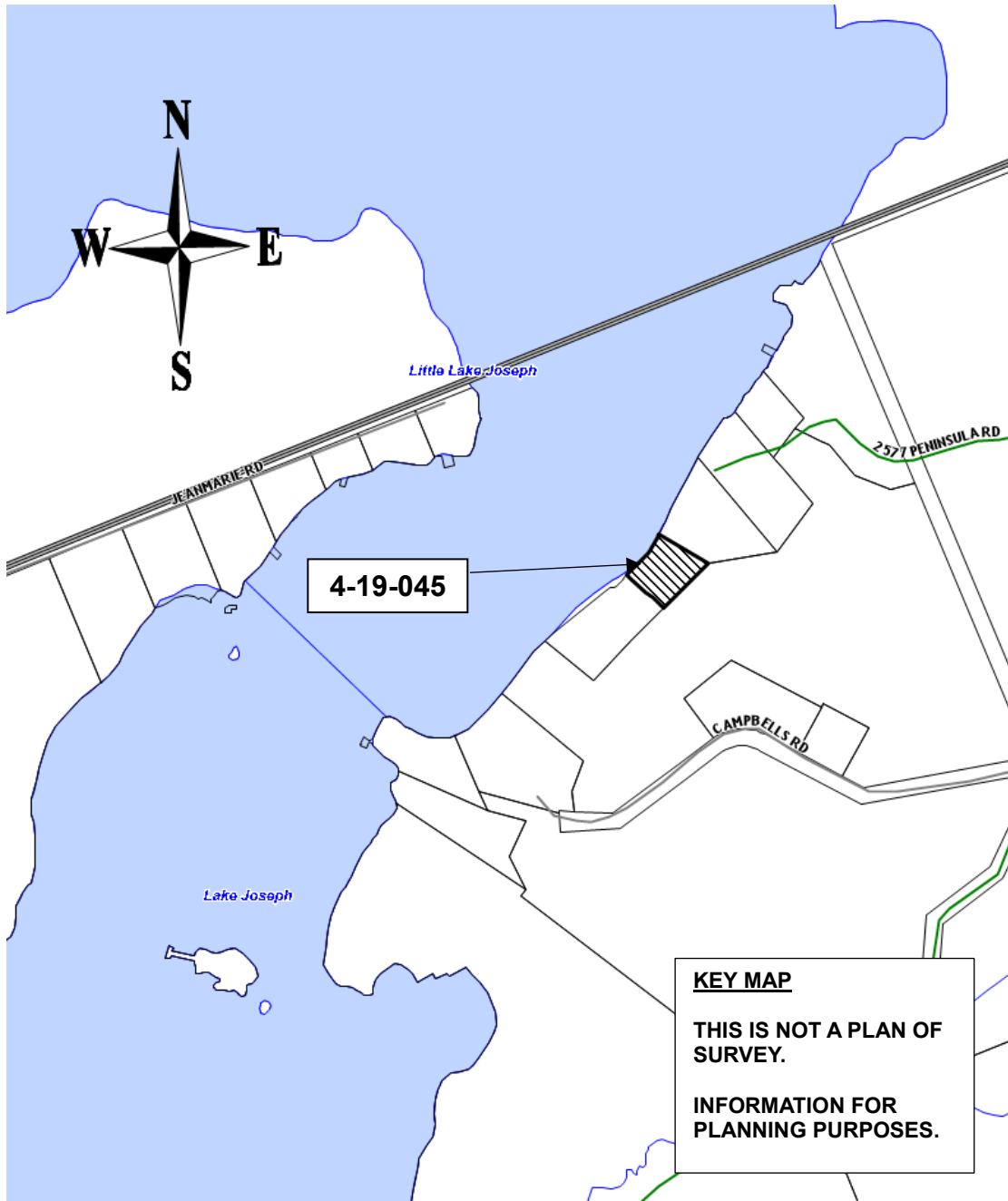
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The land affected by this amendment is described as Lot 20, Concession 14, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan BR-1336, Parts 1 to 3, Plan 35R-26370, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Sections 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 dock width shall be 86.5 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.
 - iii) Despite the provisions of Sections 4.1.7 and 4.1.7.12 c. of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative single storey boathouse width shall be 59 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.

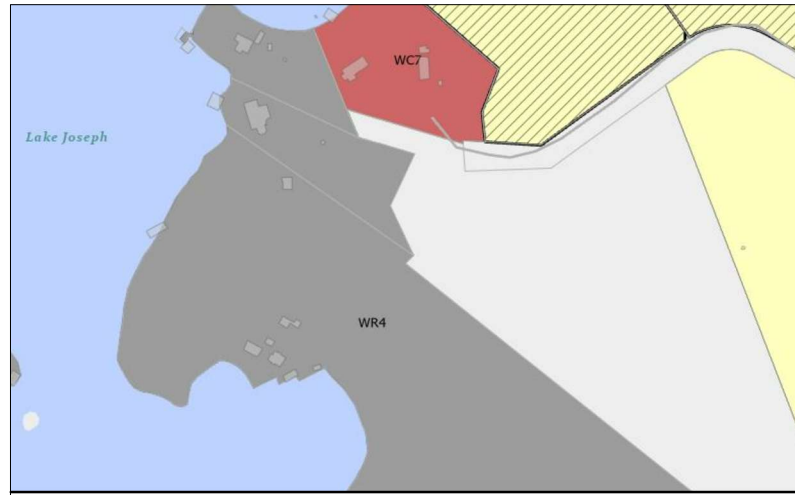
Read a **first, second and third time** and **finally passed** this **__ day of _____, 2024.**

Peter Kelley, Mayor

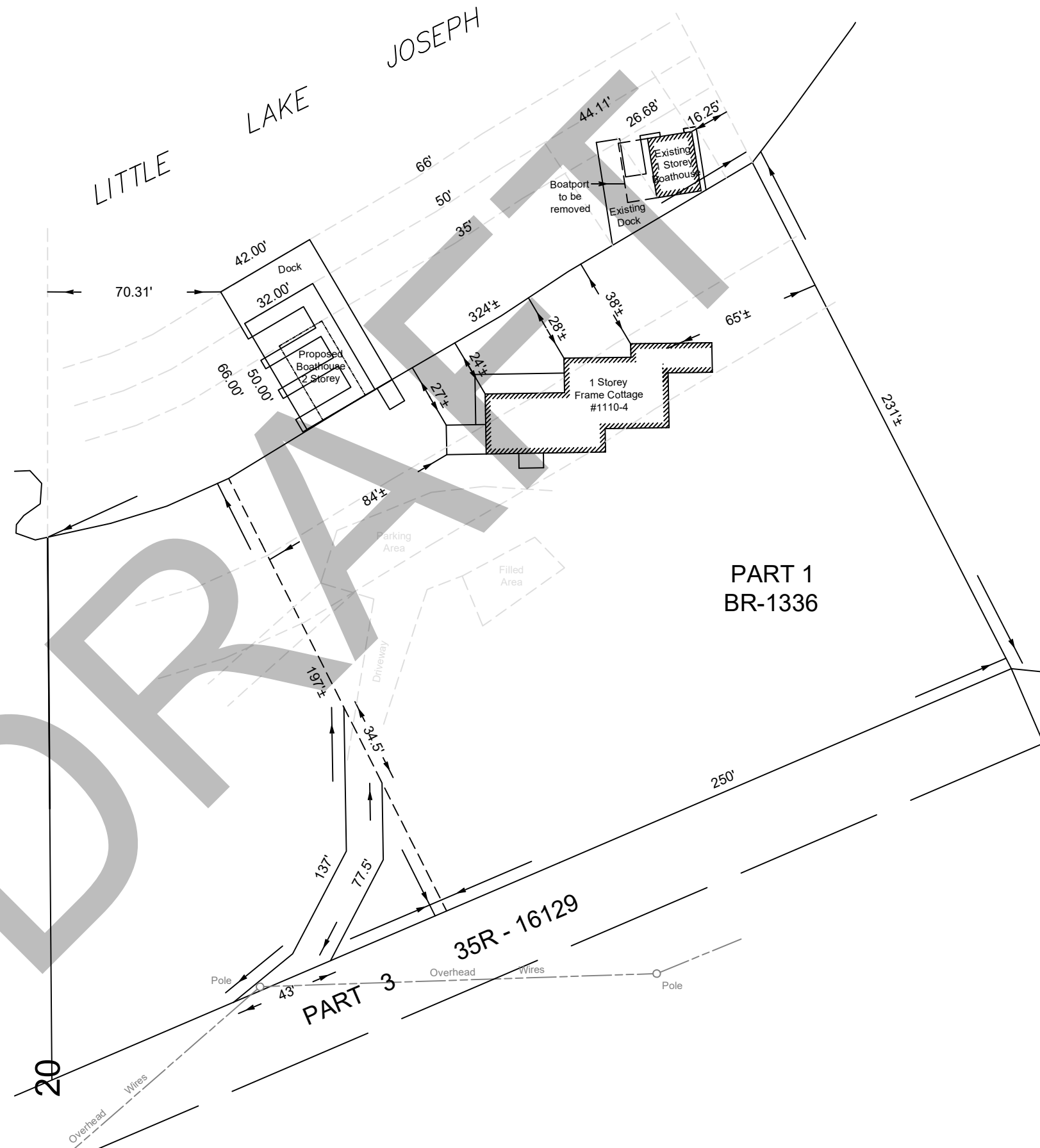
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SCHEDULE I TO BY-LAW 2024-XX





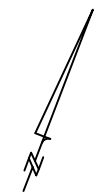
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