



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.**

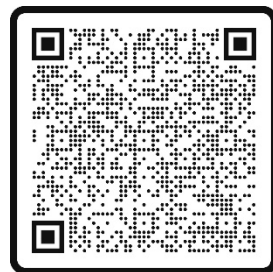
File No.: ZBA-22/24

Roll No.: 2-9-037-01

By-law: To be assigned.

Owners:	Kristina Douglas & Mauricio Zuazua		
Address & Description:	1008 Old Township Road Lot 30, Concession 4, Part 1, Plan 35R-10843 (Watt)		
Zoning:	Waterfront Residential (WR5-7)	Lake Rosseau (Category 1 Lake)	Schedule: 30
Meeting Date: Thursday, June 13th, 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:

Please note that Township Council approved By-law 2010-110 in 2010 to permit a two-storey boathouse on the subject property, which has less than 300 feet of lot frontage. By-law 2010-110 restricts the use of the second storey portion of the boathouse to storage only. A recent survey has been obtained, which reveals that the existing boathouse is in a different location and extent than indicated on Schedule II to By-law 2010-110. The applicants propose to re-develop the existing dock and boathouse, including an increase in the floor area of the second storey. The applicants propose to repeal By-law 2010-110 and re-institute the exemptions approved through By-law 2010-110 to proceed with the current proposal.



Notice of Public Meeting
ZBA-22/24, Douglas & Zuazua

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	-	Repeal of Site Specific By-law	-	Repeal By-law 2010- 110	-	Repeal By-law 2010-110, Which Permitted a Two Storey Boathouse on a Lot with Less than 300 ft. of Lot Frontage in a Specific Location and Extent and Restricts the Use of the Second Storey to Storage Only
B	4.1.7 & 4.1.7.10	Minimum Lot Frontage Requirement for a Two Storey Boathouse	300 ft.	256 ft.	44 ft.	Permit a Two Storey Boathouse on a Lot with Less than 300 ft. of Lot Frontage in Accordance with the Provisions for a Two Storey Boathouse on a Lot with 300 ft. of Lot Frontage
C	4.1.7 and 4.1.7.15	Permitted Structures and Alterations on the Second Storey of a Two Storey Boathouse	Sleeping Cabin, Covered Area, Sundeck (With No Structure Above)	Storage Only	-	Permit and Restrict the Use of a Second Storey of a Boathouse to Storage Only
D	4.1.7, 4.1.7.1 & 4.1.7.4	Minimum Side Yard Setback for a Two	45 ft.	32 ft.	13 ft.	Permit a Reduced Side Yard Setback for a Two Storey



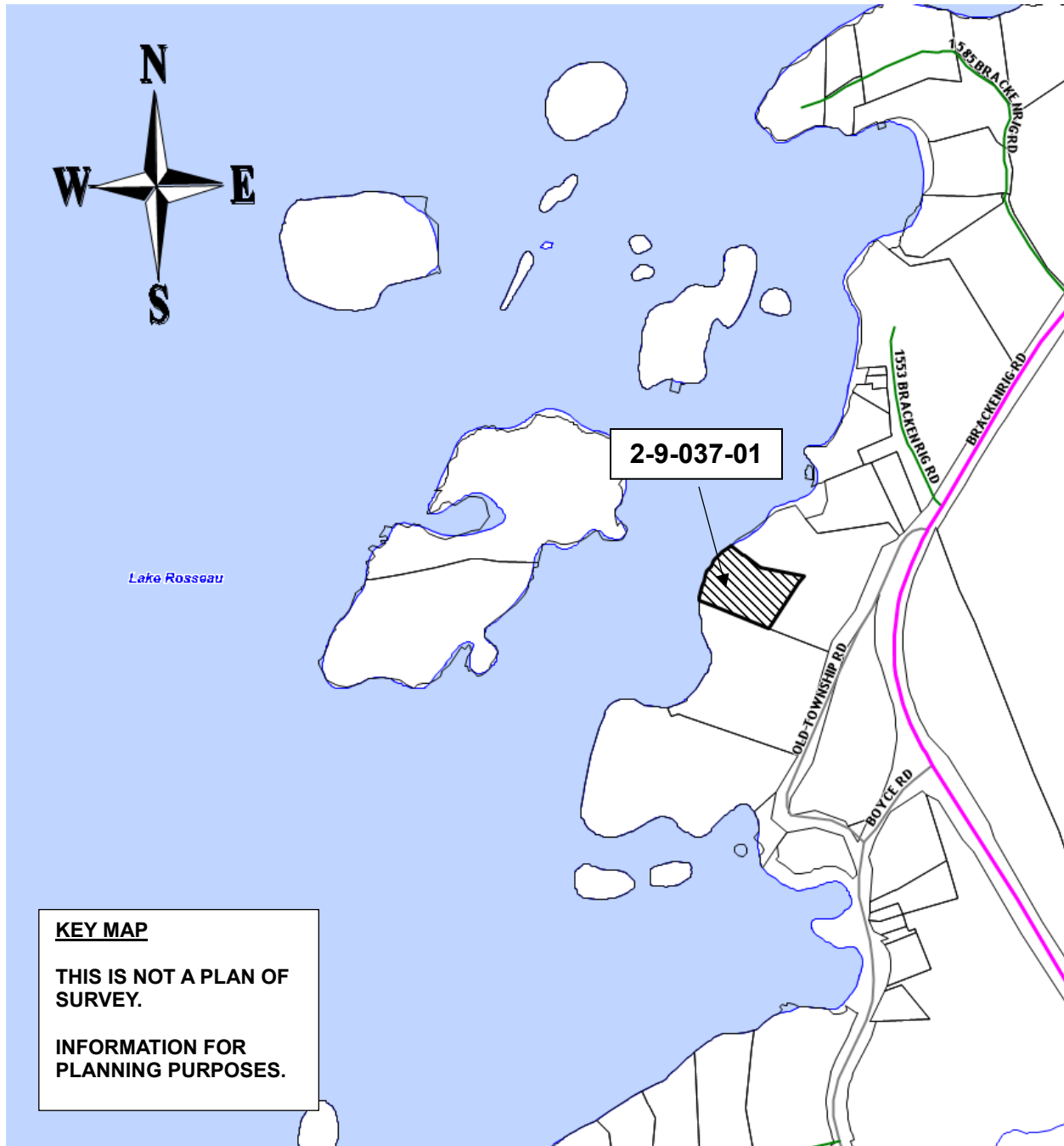
Notice of Public Meeting
ZBA-22/24, Douglas & Zuazua

		Storey Boathouse from the Northerly Side Lot Line Projection				Boathouse with a Rooftop Sundeck
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A key map of the subject property, the applicant’s zoning sketch 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 24th day of May, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY (SECONDARY)
- PROPERTY BOUNDARY (SETBACK)
- EASEMENT
- CONTOURS (MAJOR)
- CONTOURS (MINOR)
- CONTOURS (PROPOSED)
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- WATER BODY
- PROPOSED STRUCTURE ROOF OVERHANG
- PROPOSED ACCESSORY STRUCTURE
- GASLINE
- WATER/SANITARY
- PROPOSED DRIVEWAY
- ROAD
- TREELINE
- OBJECT REMOVAL
- TREE TRUNK PROTECTION
- PATIO COVERAGE
- LANDSCAPED AREA
- SILT FENCING
- EROSION CONTROL

CURRENT BY-LAW

- TOWNSHIP

= MUSKOKA LAKES
- ZONING

= WR5-7
- LAKE CLASS

= CATEGORY 1
- STRAIGHT LINE FRONTAGE (S.L.F.)

= 256'-7" (78.22 m.)
- DOCK
- DOCK MAX. LENGTH

= 20.1 m. (66'-0")
- DOCK MAX. WIDTH

= 25% OF S.L.F. (MAX. 75'-0")
- DOCK SIDE YARD SETBACK

= 64'-1"
- DOCK SIDE YARD SETBACK

= 9.1 m. (30'-0")
- BOATHOUSE
- BOATHOUSE MAX. LENGTH

= 15.2 m. (50'-0")
- BOATHOUSE MAX. WIDTH

= 16% OF S.L.F. (MAX. 75'-0")
- = 41'-0"
- SIDE YARD SETBACK

= 9.1 m. (30'-0")
- UPPER LEVEL ALLOWED

= NO
- * GRANDFATHERED UPPER LEVEL *
- UPPER LEVEL SIDE YARD

= 13.7m. (45'-0")
- COTTAGE
- MAX. LOT COVERAGE

= 10%
- FRONT YARD SETBACK

= 20.1m. (66'-0")
- INTERIOR YARD SETBACK

= 4.6 m. (15'-0")
- REAR YARD SETBACK

= 4.6 m. (15'-0")
- HEIGHT LIMIT

= 10.7 m. (35'-0")
- MIN. GROSS FLOOR AREA

= 69.7 m² (750 SQ. FT.)
- MAX. HABITABLE FLOOR AREA

= 696.8 m² (7,500 SQ. FT.)
- ACCESSORY BUILDING
- HEIGHT LIMIT

= 6.1 m. (20'-0")

SITE INFORMATION (PROPOSED)

- LOT AREA

= 7,363.29 m² (79,257.80 SQ. FT.)
- (TOTAL)

= (1.81 AC.)
- MAX. LOT COVERAGE

= 736.32 m² (7,925.78 SQ. FT.)
- LOT AREA

= 4,604.26 m² (49,559.90 SQ. FT.)
- (WITHIN 200ft OF SHORELINE)
- MAX. LOT COVERAGE

= 460.42 m² (4,955.99 SQ. FT.)
- (WITHIN 200ft OF SHORELINE)
- PROPOSED STRUCTURE COVERAGE
- WITHIN 200 FEET:
- EXISTING COTTAGE

= 1,350.60 SQ.FT.
- PROPOSED BOATHOUSE

= 1,590.00 SQ.FT.
- TOTAL COVERAGE

= 2,940.60 SQ.FT.
- REMAINING COVERAGE

= 2,015.39 SQ.FT.
- OVER 200 FEET:
- EXISTING GARAGE

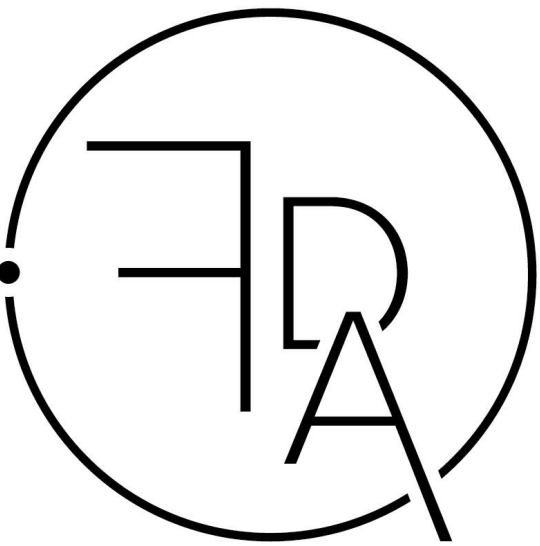
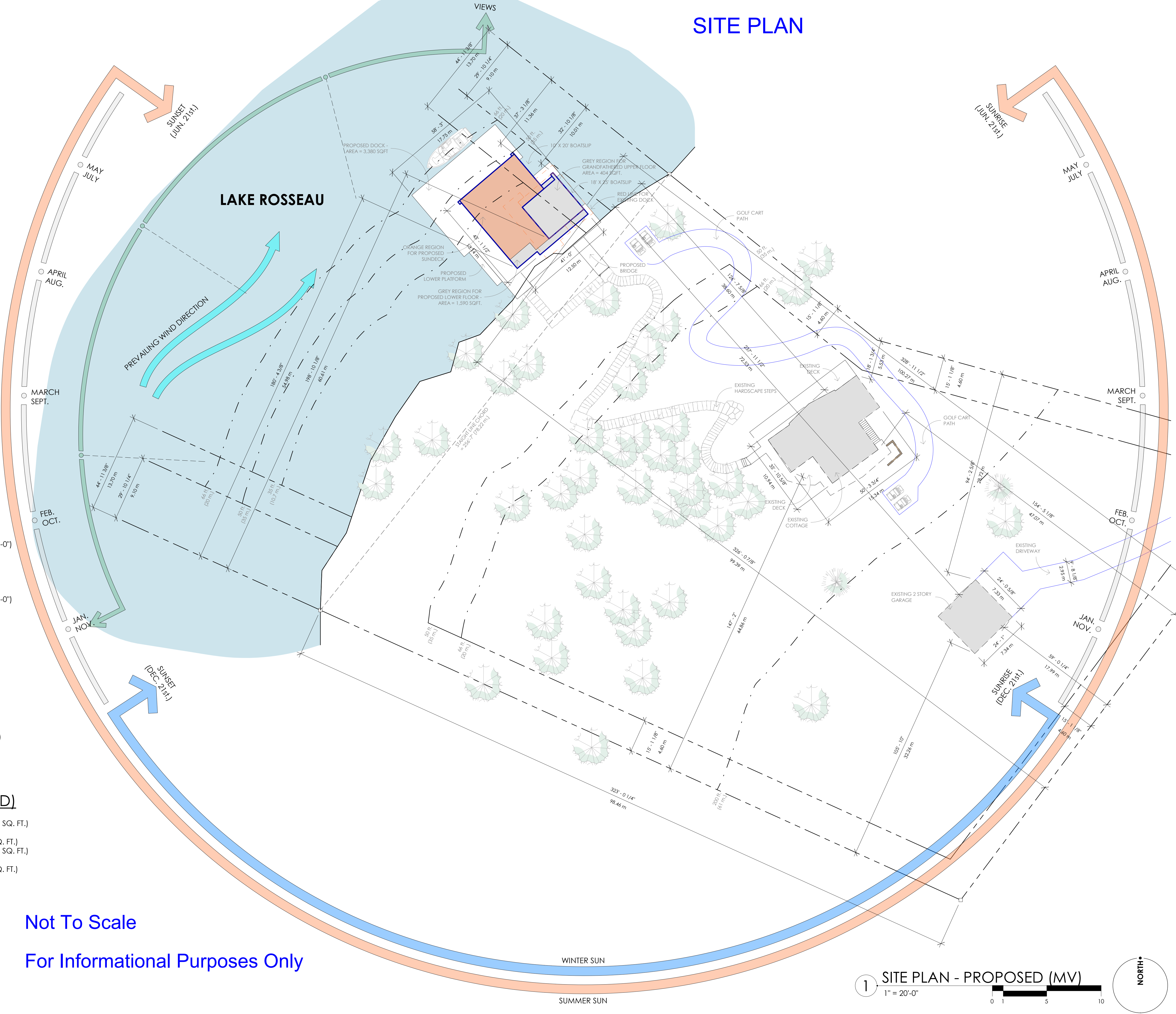
= 579.43 SQ.FT.
- OVERALL REMAINING COVERAGE

= 4,405.75 SQ.FT.

Not To Scale

For Informational Purposes Only

SITE PLAN



FORESHEEW
DESIGN
ASSOCIATES INC.

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
POB 1J0

705-641-1762
design@foresheewda.com

www.foresheewda.com
PROFESSIONAL ENGINEER

ZUAZUA & DOUGLAS BOATHOUSE
1008 OLD TOWNSHIP ROAD
MUSKOKA LAEKS, ON

REV. DESCRIPTION DATE

DRAWN BY
AP
PROJECT NUMBER 23037
SHEET NAME
SITE PLAN - PROPOSED

SHEET NUMBER

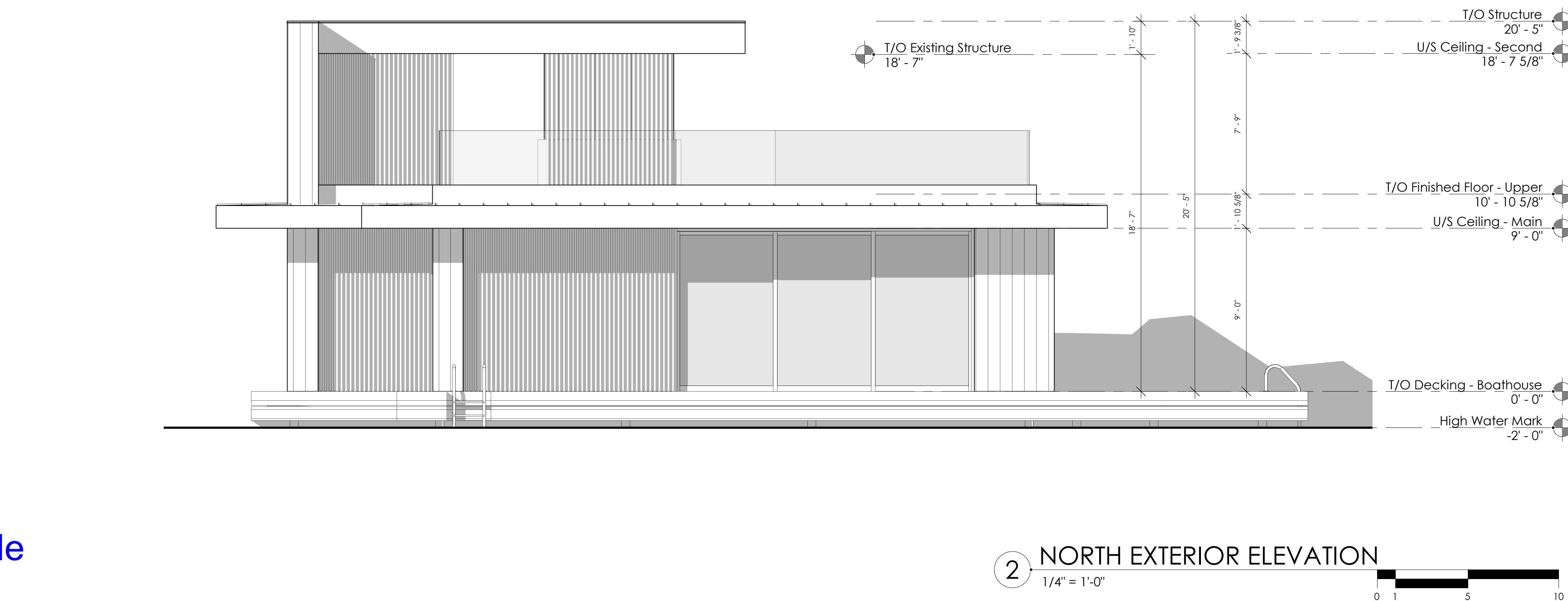
A1-1

MINOR VARIANCE SET : 04/11/2024

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
P0B 1J0

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REV.	DESCRIPTION	DATE	C
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PROJECT NUMBER 23037

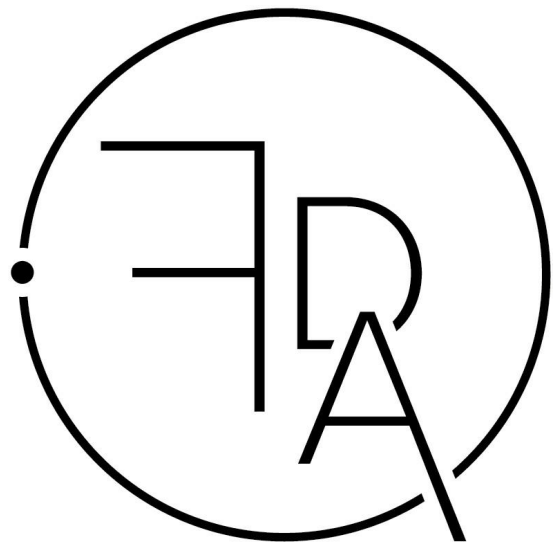
SHEET NAME
EAST & NORTH EXTERIOR
ELEVATIONS

SHEET NUMBER _____

A3-1

MINOR VARIANCE SET : 04/11/2024

ELEVATION DRAWINGS

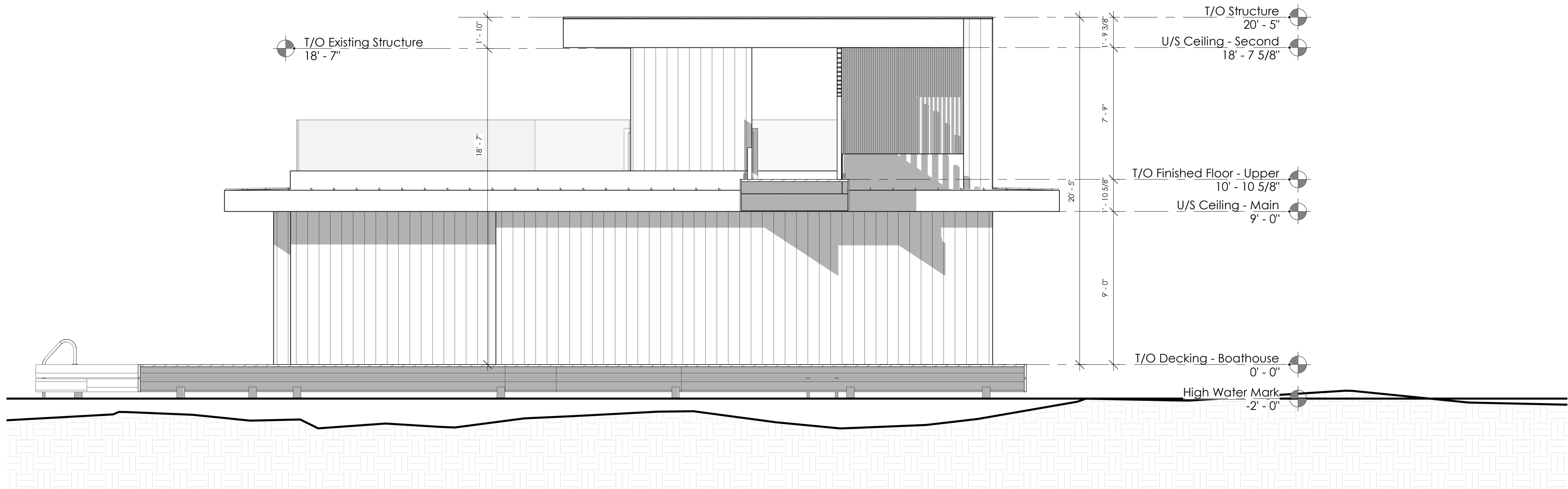


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DESIGN
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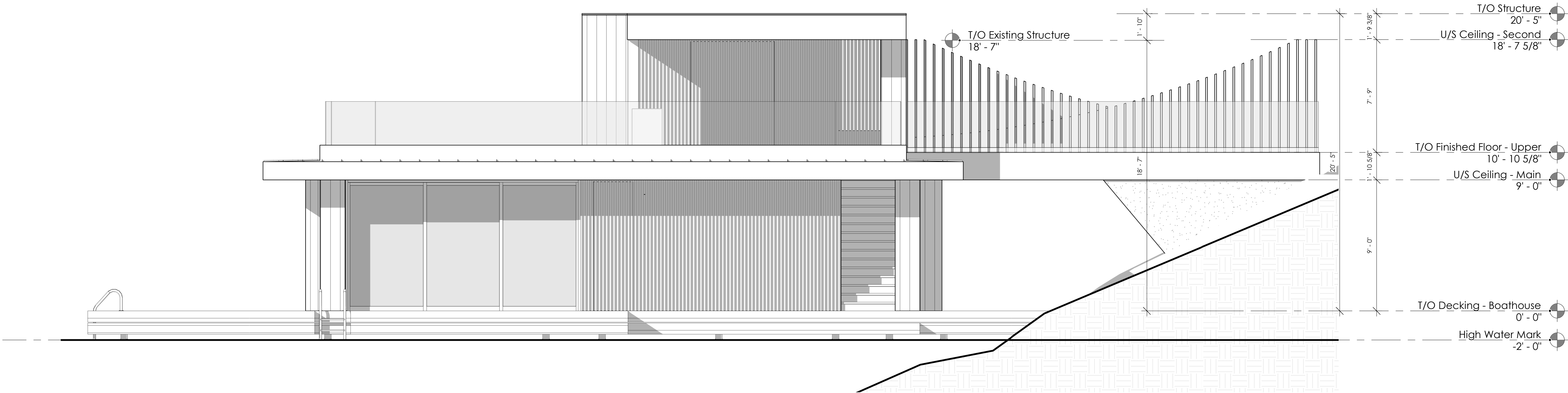
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1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

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ZUAZUA & DOUGLAS BOATHOUSE
1008 OLD TOWNSHIP ROAD
MUSKOKA LAEKS, ON

REV. DESCRIPTION DATE

DRAWN BY
AP
PROJECT NUMBER 23037
SHEET NAME
SOUTH & WEST EXTERIOR
ELEVATIONS

SHEET NUMBER
A3-2

MINOR VARIANCE SET : 04/11/2024

Architectural site plan for a waterfront property. The plan shows a building with a boat lift, a fish cleaning station, a mechanical room, and a kayak platform. Dimensions are provided for various areas and setbacks. A north arrow is located near the center. The plan is labeled "Not To Scale" in blue text at the bottom left.

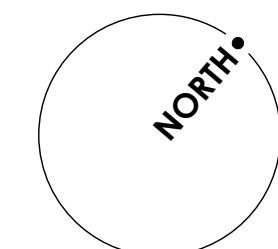
Key features and dimensions include:

- Boat Lift:** SUNSTREAM HYDRAULIC BOAT LIFT UNDERWATER. Dimensions: 10'-0" x 20'-0" WET SUP, 18'-0" x 25'-0" WET SUP, 20'-0" x 7'-0" OVERHEAD DOOR.
- Fish Cleaning Station:** 11' - 9 1/2" x 3' - 6".
- Mechanical Room (MECH.):** 4' x 10'. Includes HWT, PUMP, W/GRINDER, FILTER, and HOLDING TANK. Dimensions: 4' - 5 1/4" x 5' - 0".
- Kayak Platform:** 20' x 3'.
- Setback Lines:** 66 ft. (20 m.) SETBACK LINE, 50 ft. (35 m.) SETBACK LINE, SIDE YARD SETBACK LINE, PROPERTY LINE.
- Dimensions:** 58' - 3", 50' - 3", 14' - 1 1/2", 34' - 0", 2' - 1 1/2", 16' - 1 1/2", 19' - 9", 9' - 9", 19' - 0", 7' - 3", 65' - 8 1/2", 17' - 9", 25' - 5 1/2", 11' - 2 1/2", 7' - 1 1/2", 43' - 1 1/2", 28' - 11", 12' - 1", 9' - 1 1/2", 30' - 7 1/2", 62' - 9", 0' - 0", 4' - 10".
- Other Labels:** OVERHANG ABOVE, SLAT WALL, DASHED LINE FOR 25' WET SLIP STRUCTURE, SUNSTREAM HYDRAULIC BOAT LIFT UNDERWATER, INTEGRATED DOOR, UP 15R, BUILDING WATER SPORTS STORAGE, BRIDGE ABOVE, CONCRETE COLUMNS, EXST. TREE TO REMAIN, APPROXIMATE SHORELINE.

Not To Scale

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Figure 1 shows a number line from 0 to 7. There are tick marks at 0, 1, 5, and 7. A bracket above the line from 0 to 1 is labeled $\frac{1}{7}$. A bracket above the line from 1 to 5 is labeled $\frac{4}{7}$. A bracket above the line from 5 to 7 is labeled $\frac{2}{7}$.



ZUAZUA & DOUGLAS BOATHOUSE
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MUSKOKA LAEKS, ON

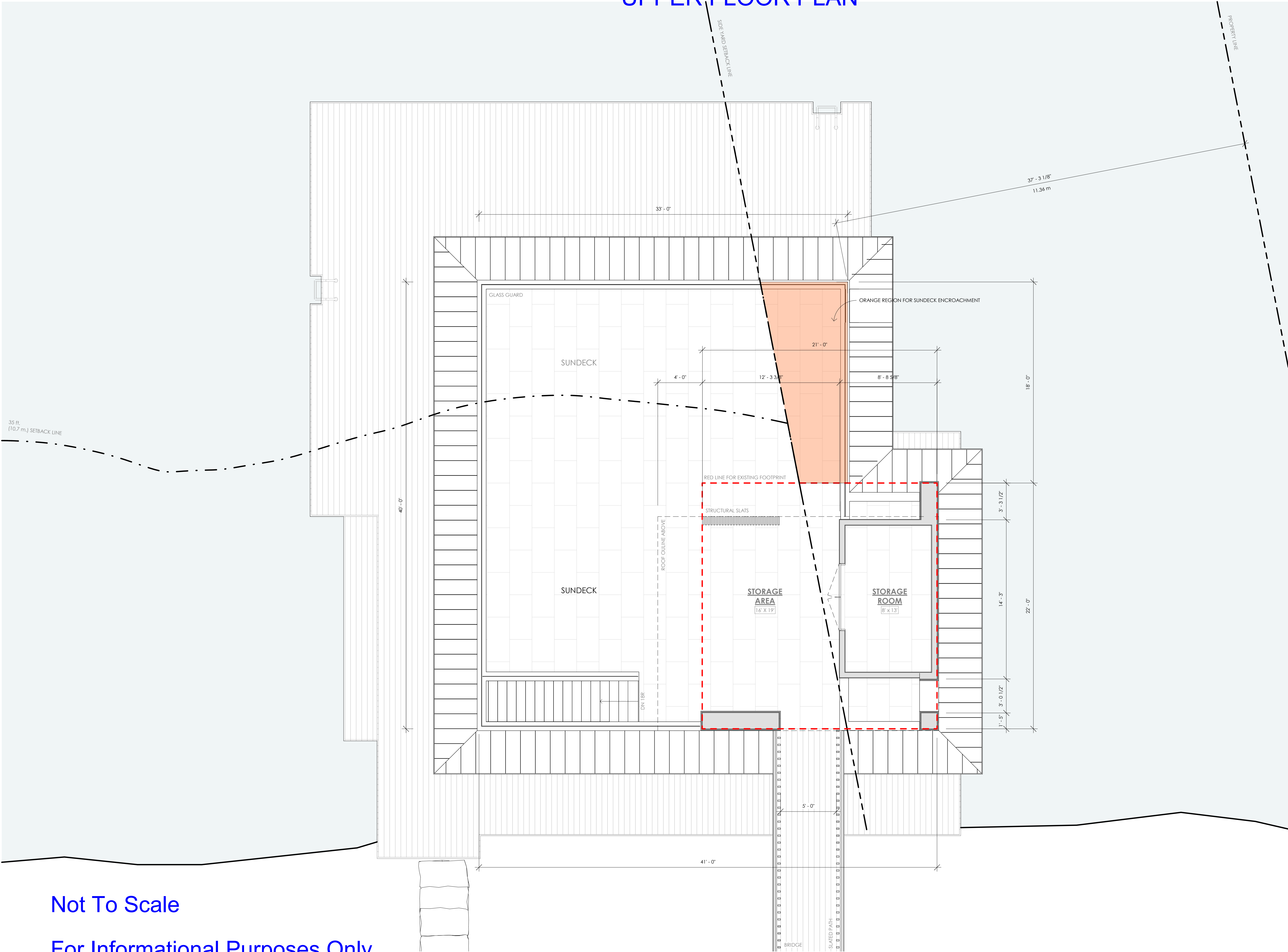
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SHEET NUMBER 0

A2-2

MINOR VARIANCE SET : 04/11/2024

UPPER FLOOR PLAN



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REV. DESCRIPTION DATE

DRAWN BY
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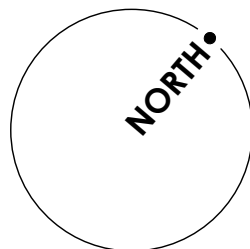
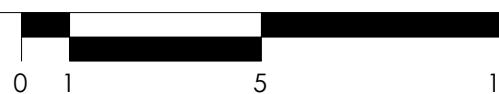
PROJECT NUMBER 23037

SHEET NAME
UPPER LEVEL PLAN

SHEET NUMBER

A2-3

1 UPPER LEVEL PLAN
1/4" = 1'-0"



MINOR VARIANCE SET : 04/11/2024

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 30, Concession 4, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-10843, as shown hatched on Schedule I to By-law 2024-XXX.

 ii) Despite the provisions of Sections 4.1.7 and 4.1.7.10 of By-law 2014-14, as amended, for those lands described above, a two storey boathouse shall be permitted on a Category 1 Lake in accordance with the provisions applicable to a two storey boathouse on a lot with 300 feet of lot frontage, 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 4.1.7.15 of By-law 2014-14, as amended, for those lands described above, a storage use shall only be permitted in the second storey of a two storey boathouse, as shown in the location and extent on Schedules II and III to By-law 2024-XXX.

 iv) Despite the provisions of Sections 4.1.7, 4.1.7.1 and 4.1.7.4 of By-law 2014-14, as amended, for those lands described above, the minimum permitted side yard setback from the northerly side lot line projection for a two storey boathouse with a rooftop sundeck shall be 32 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.

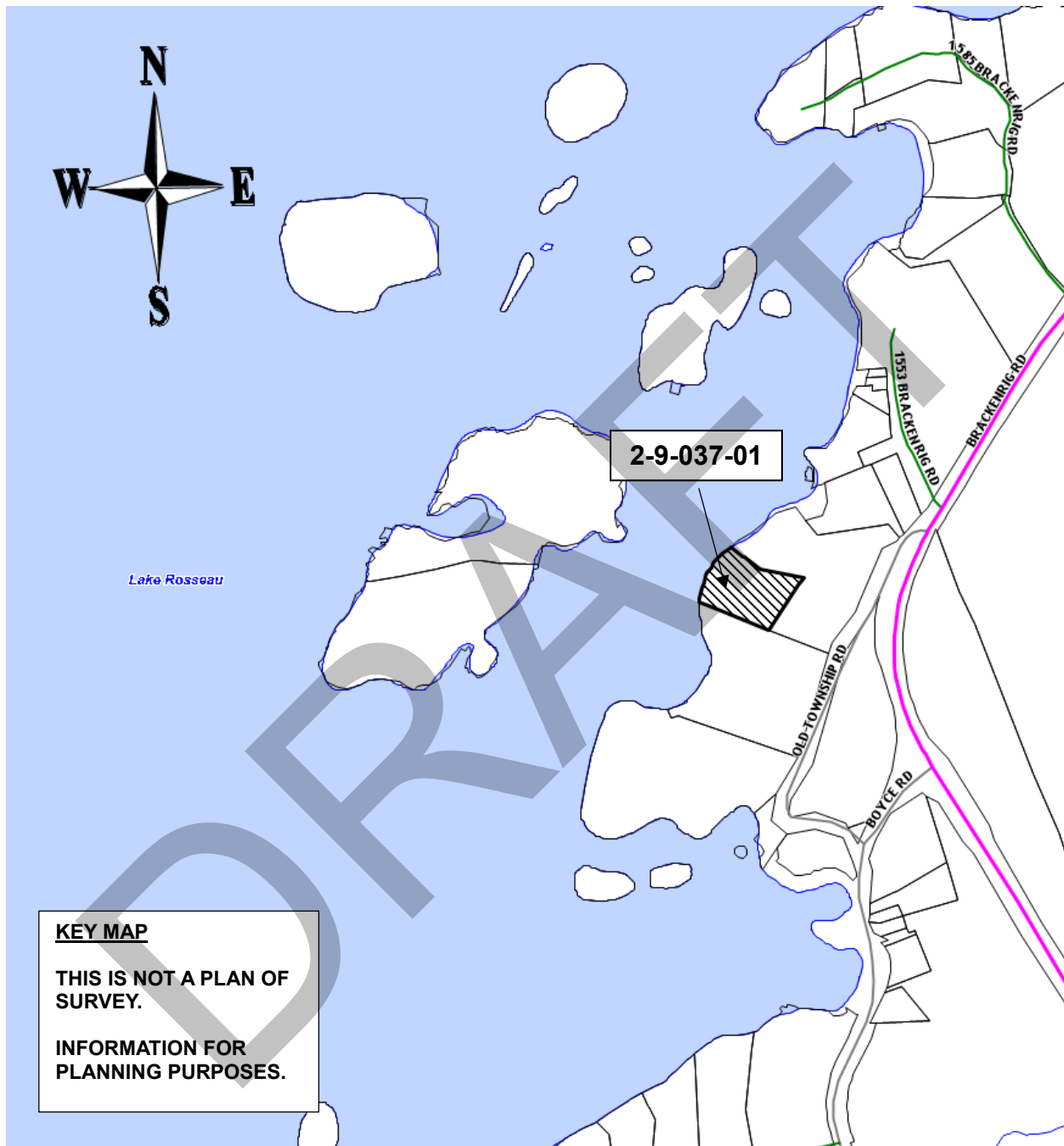
 v) That By-law 2010-110 be repealed.
2. Schedules I, II, and III attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2024-XXX and By-law 2014-14, as amended, the provisions of By-law 2024-XXX shall apply.

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

Peter Kelley, Mayor

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2024-XX

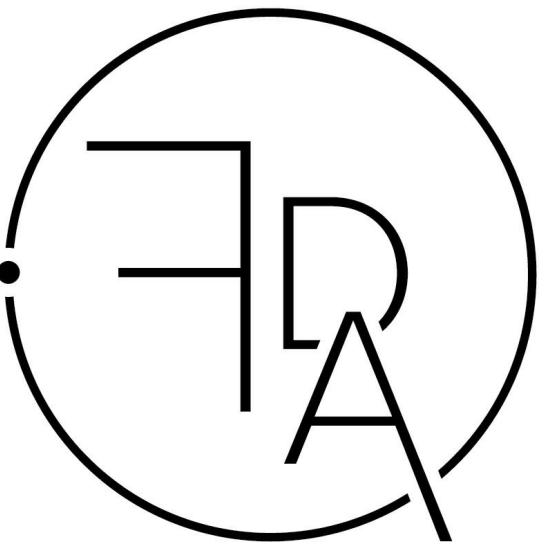


SITE PLAN LEGEND

CURRENT BY-LAW

SITE INFORMATION (PROPOSED)

Not To Scale



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REV.	DESCRIPTION	DATE
<hr/> <p>DRAWN BY AP</p>		
<p>PROJECT NUMBER</p>		<p>23037</p>
<p>SHEET NAME SITE PLAN - PROPOSED</p>		
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<p>A1-1</p>		

MINOR VARIANCE SET : 04/11/2024

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REV.	DESCRIPTION	DATE	C
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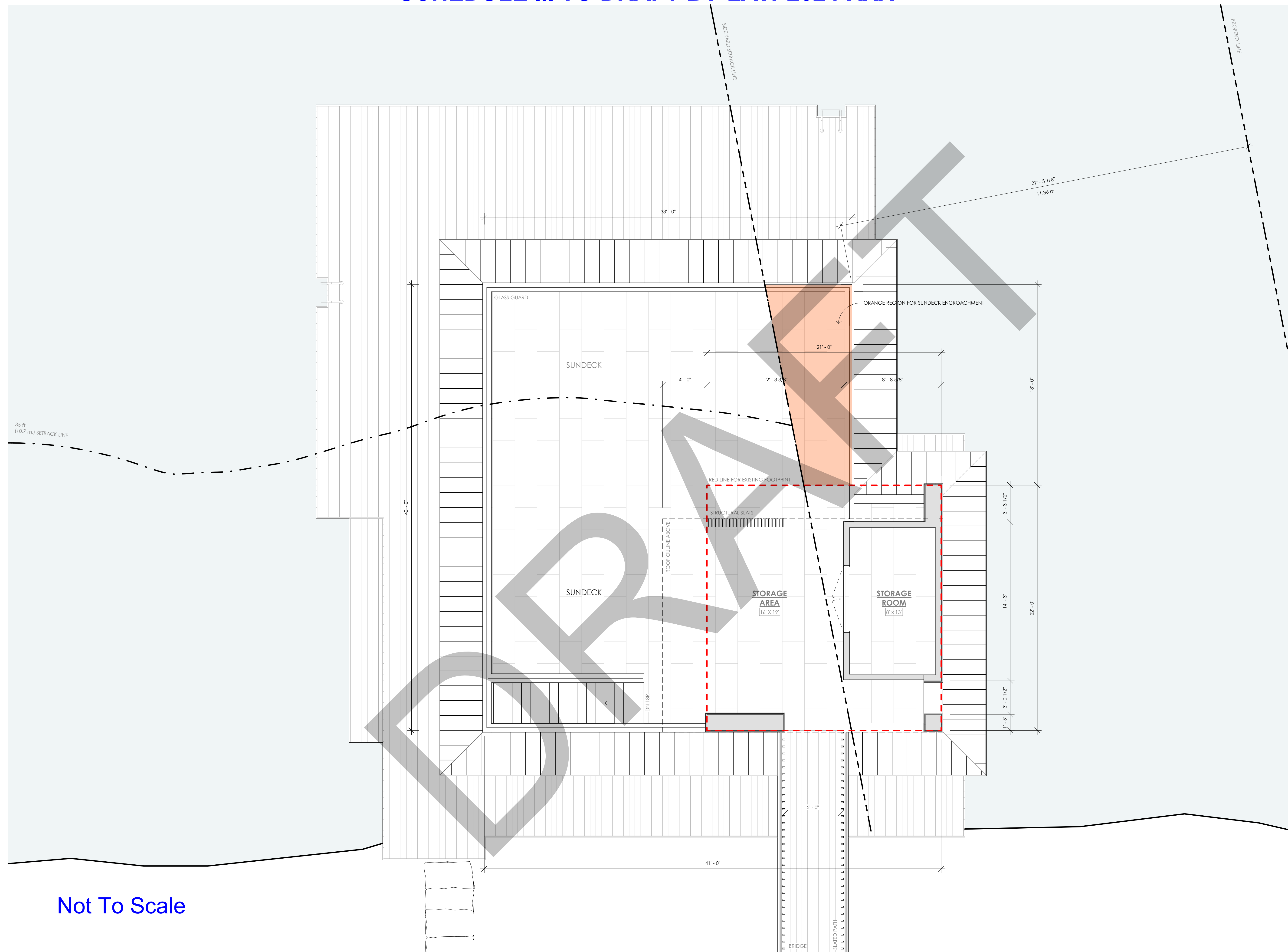
PROJECT NUMBER	23037
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SHEET NAME
UPPER LEVEL PLAN

SHEET NUMBER _____

A2-3

MINOR VARIANCE SET : 04/11/2024



Not To Scale

1 UPPER LEVEL PLAN
1/4" = 1'-0"

