



Box 129, Port Carling, ON, P0B 1J0
Telephone (705) 765-3156
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
PLANNING COMMITTEE

**NOTICE OF COMPLETE APPLICATION
AND
NOTICE OF PUBLIC MEETING**

This notice has been sent to you for your information and does not require any response unless you wish to make one.

TAKE NOTICE THAT the Council for The Corporation of the Township of Muskoka Lakes will be considering the following proposed Amendment to Zoning By-Law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

Public Meeting Date: November 16, 2023 at 9:00 a.m.

File and By-law #: ZBA-30/23, By-law 2023-118

Roll #s: 9-14-019, 9-14-020

Civic Addresses: 2867 Muskoka Road 118 West, Units #11 and #13

Owner: Rebecca Burrows and David Steele, 2867 Muskoka Road 118 West, Unit 11

Legal Description: Part of Lot 31, Concession 13, Parts 1, 2, and 12, Plan 35R-25211, Parts 1 and 3, Plan 35R-24333, Parts 12 and 14, Plan 35R-24700, (Monck)

Lake/River: Lake Muskoka

Zoning: Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5)

Zoning Schedule: 37

EXPLANATION OF THE PURPOSE AND EFFECT: A Zoning By-law Amendment Application has been submitted to construct a sleeping cabin within the required front yard setback and to recognize an as-built sun shelter which exceeds the permitted shoreline structure width.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	4.1.3	Construct a Sleeping Cabin Within the Required Front Yard Setback	66 ft.	50 ft.	16 ft.
B	4.1.7 & 4.1.7.18	Recognize an As-Built Sun Shelter That Exceeds Maximum Permitted Cumulative Shoreline Structure Width	34 ft.	40.5 ft.	6.5 ft.

A key map of the property, the applicant's site plan and any drawings, and a draft of By-law 2023-118 are included in this notice.

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/>.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Application is available from 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, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

Please quote the file number noted above.

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. Comments can be submitted by emailing planning@muskokalakes.ca or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

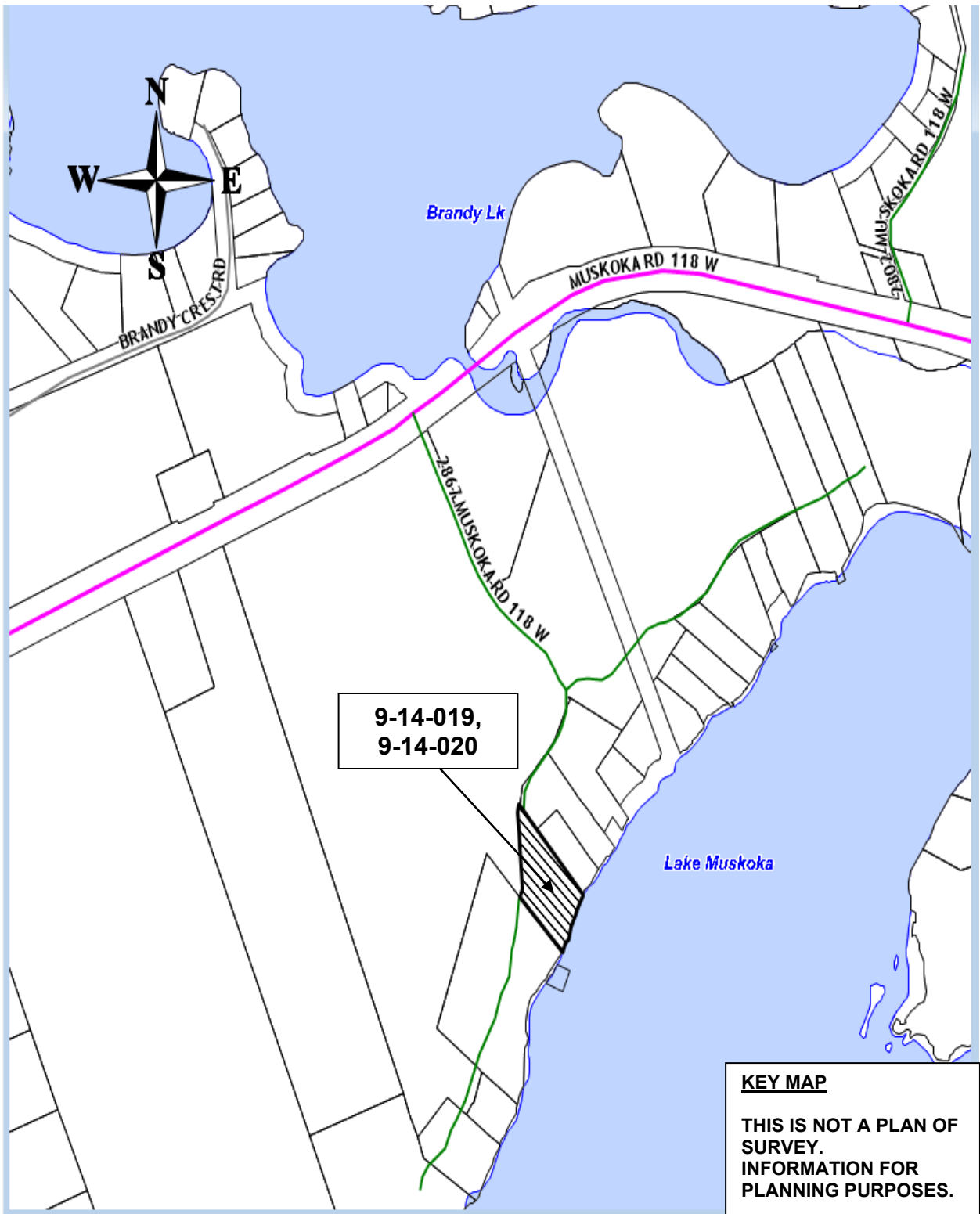
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes 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.

NOTICE OF PASSING: If you wish to be notified of the decision of Council on the proposed zoning by-law amendment, you must make a written request to the Township of Muskoka Lakes.

DATED at the Corporation of the Township of Muskoka Lakes this 27th day of October, 2023.

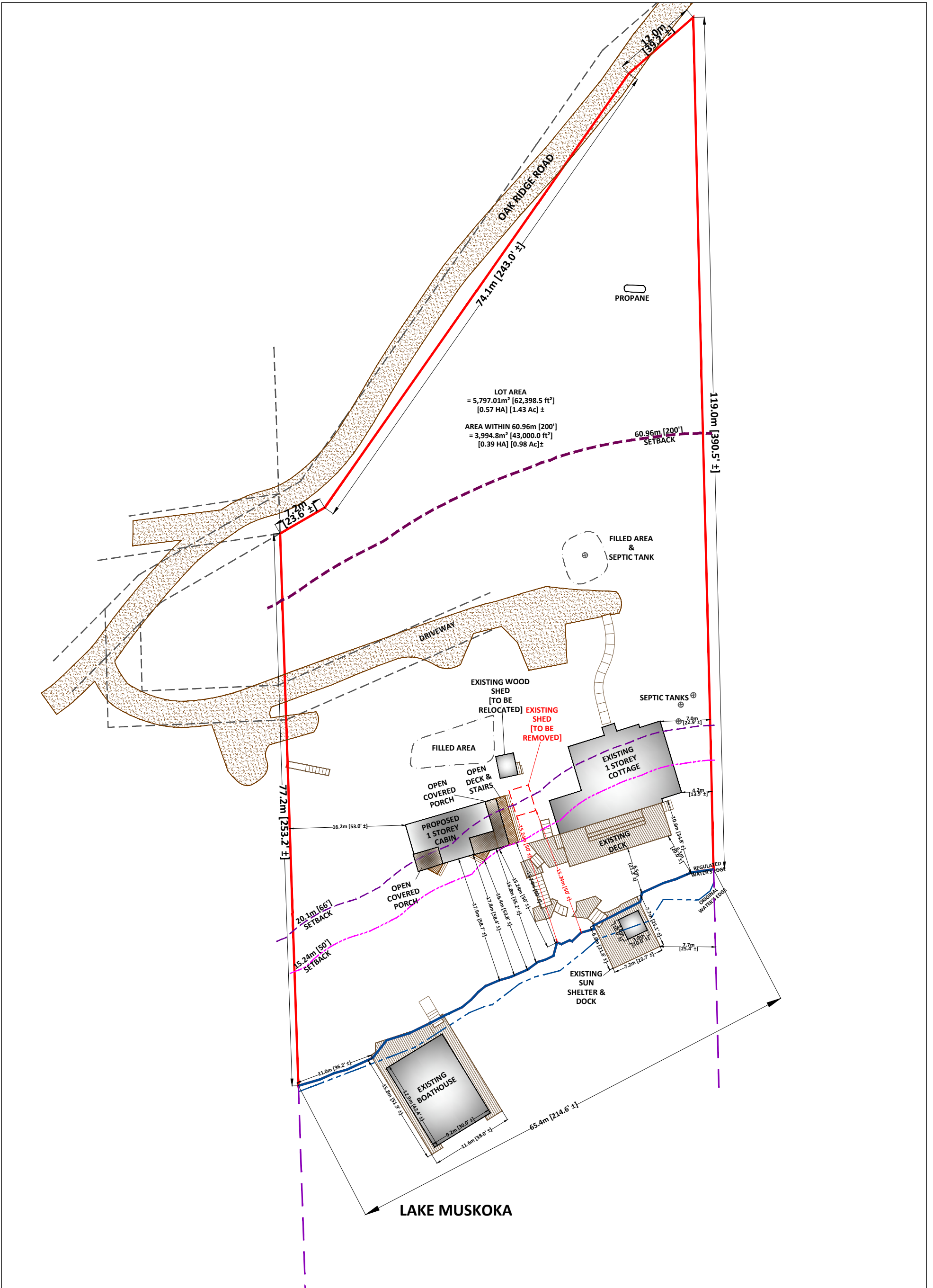
Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP



9-14-019,
9-14-020

KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.



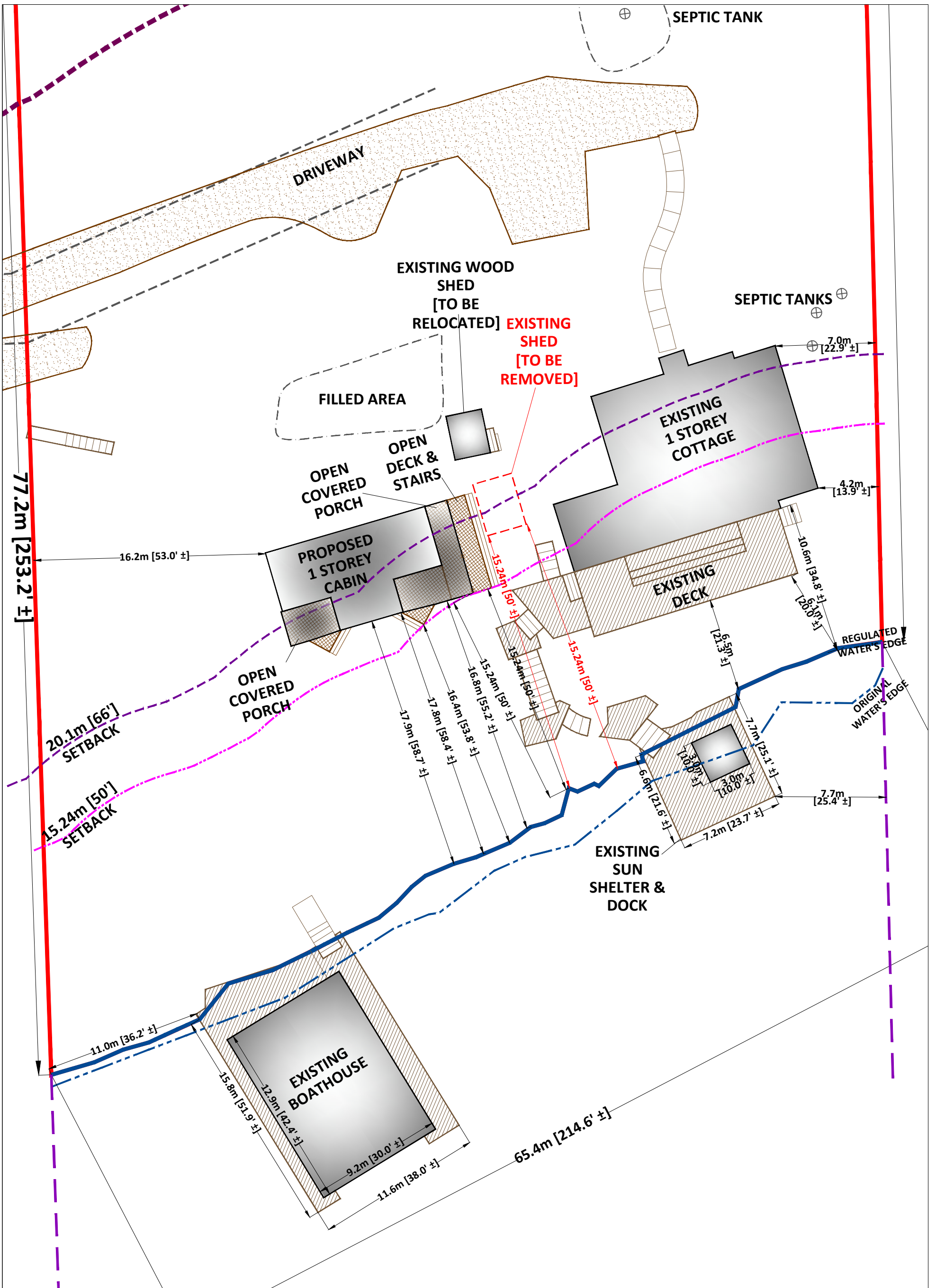
ZONING AMENDMENT SKETCH
 2867 MUSKOKA ROAD 118, UNITS 11 & 13
 PART 12, 35R-25211
 PART OF LOT 31, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF MONCK
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 STEELE

LOT AREA = 5,797.01m² [62,398.5 ft²] [0.57 HA] [1.43 Ac] ±
 AREA WITHIN 60.96m = 3,994.8m² [43,000.0 ft²] [0.39 HA] [0.98 Ac] ±
 EXISTING DEVELOPMENT
 EXISTING COTTAGE = 173.9m² [1,871.7 ft²]
 EXISTING BOATHOUSE = 118.20m² [1,272.6 ft²]
 EXISTING PAGODA = 9.30m² [100.1 ft²]
 EXISTING SHED = 7.90m² [84.6 ft²]
TO BE REMOVED
 EXISTING SHED = 10.50m² [112.60 ft²]
TOTAL EXISTING DEVELOPMENT [TO REMAIN]
 = 309.3m² [3,329.0 ft²]

PROPOSED DEVELOPMENT
 PROPOSED CABIN = 60.3m² [649.5 ft²]
 PROPOSED COVERED PORCHES = 28.1m² [302.5 ft²]
EXISTING & PROPOSED DEVELOPMENT [EXCLUDING DOCKS/DECKS] = 397.7m² [4,280.8 ft²]
PROPOSED COVERAGE WITHIN 60.96m [200'] = 9.95%

NO.	DATE	REVISIONS	BY
1.	13-OCT-2023	FINALIZE FOR SUBMISSION	JT
2.	24-OCT-2023	REVISIONS AS PER TOWNSHIP	JT
3.	26-OCT-2023	REVISIONS AS PER TOWNSHIP	JT
4.			

	SCALE	PROJECT NO.	DATE INITIATED
1 : 500	149100	SEPTEMBER 15, 2023	BY JT



ZONING AMENDMENT SKETCH ENLARGEMENT

2867 MUSKOKA ROAD 118, UNITS 11 & 13
 PART 12, 35R-25211
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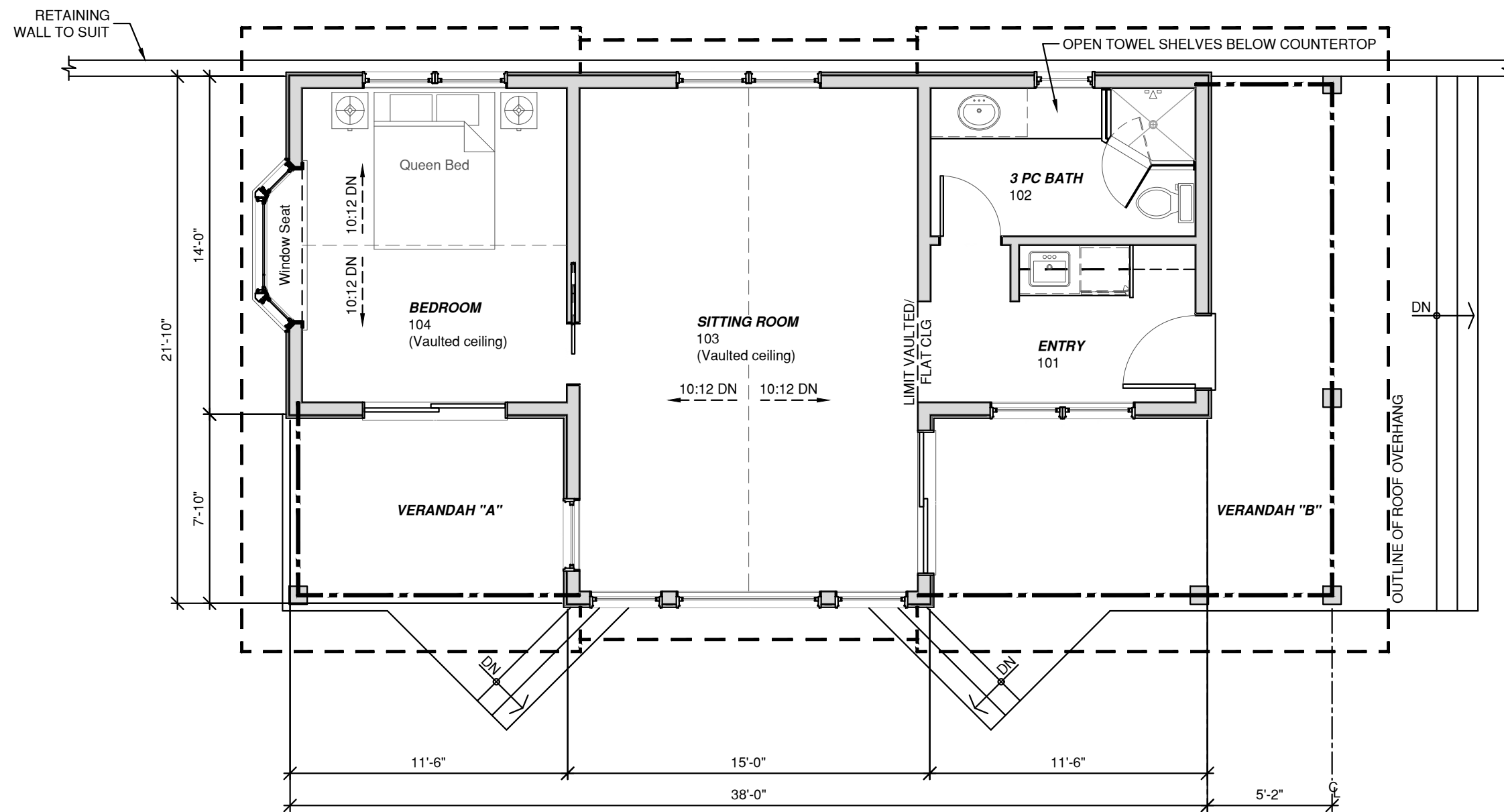
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BASE MAP SOURCE:
 DAVID GILLET DESIGN LTD.
 CHAPPELLE, GALBRAITH SURVEYORS LTD. - 2022

SLEEPING CABIN FLOOR PLAN

NOT TO SCALE



HEATED LIVING AREA, MEASURED TO OUTSIDE OF EXTERIOR WALL FRAMING: 649.5 SF

MAIN PLAN

SCALE 3/16" = 1'-0"

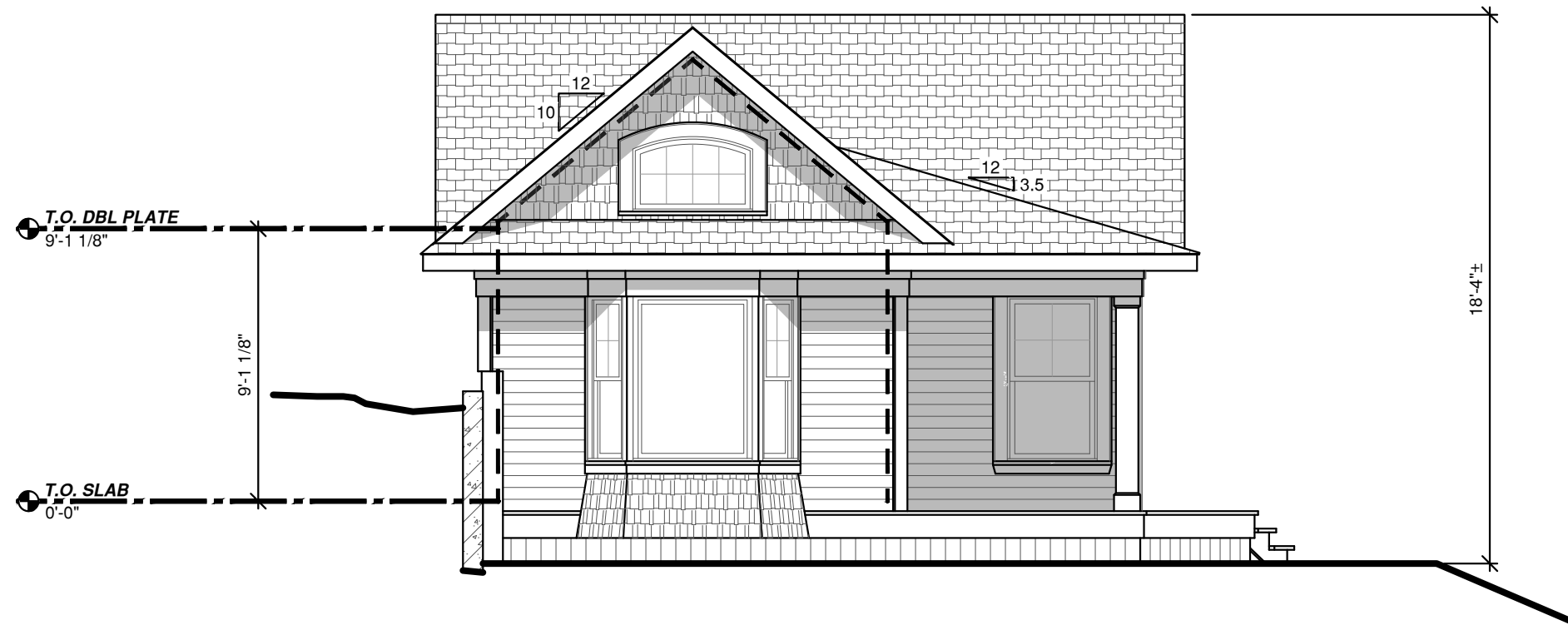
Sizes and positions approximate only

DAVIDGILLETDESIGNLTD

2456 Warminster Rd. Severn, ON L3V 7G6
p 705-327-5147 f 705-327-8984
e david@davidgilletdesign.com

STEELE
CABIN

Conceptual Drawings
2867 MUSKOKA ROAD 118W, UNITS 11 & 13
AUGUST 22, 2023



SOUTH ELEVATION

SCALE 3/16" = 1'-0"

Sizes and positions approximate only

**STEELE
CABIN**

Conceptual Drawings
2867 MUSKOKA ROAD 118W, UNITS 11 & 13
JUNE 12, 2023

DAVIDGILLETDESIGNLTD

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p 705-327-5147 f 705-327-8884
e david@davidgilletdesign.com

COVERED PORCH ELEVATIONS

NOT TO SCALE



EAST ELEVATION

SCALE 3/16" = 1'-0"

Sizes and positions approximate only

**STEELE
CABIN**

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AUGUST 22, 2023

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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-118

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:

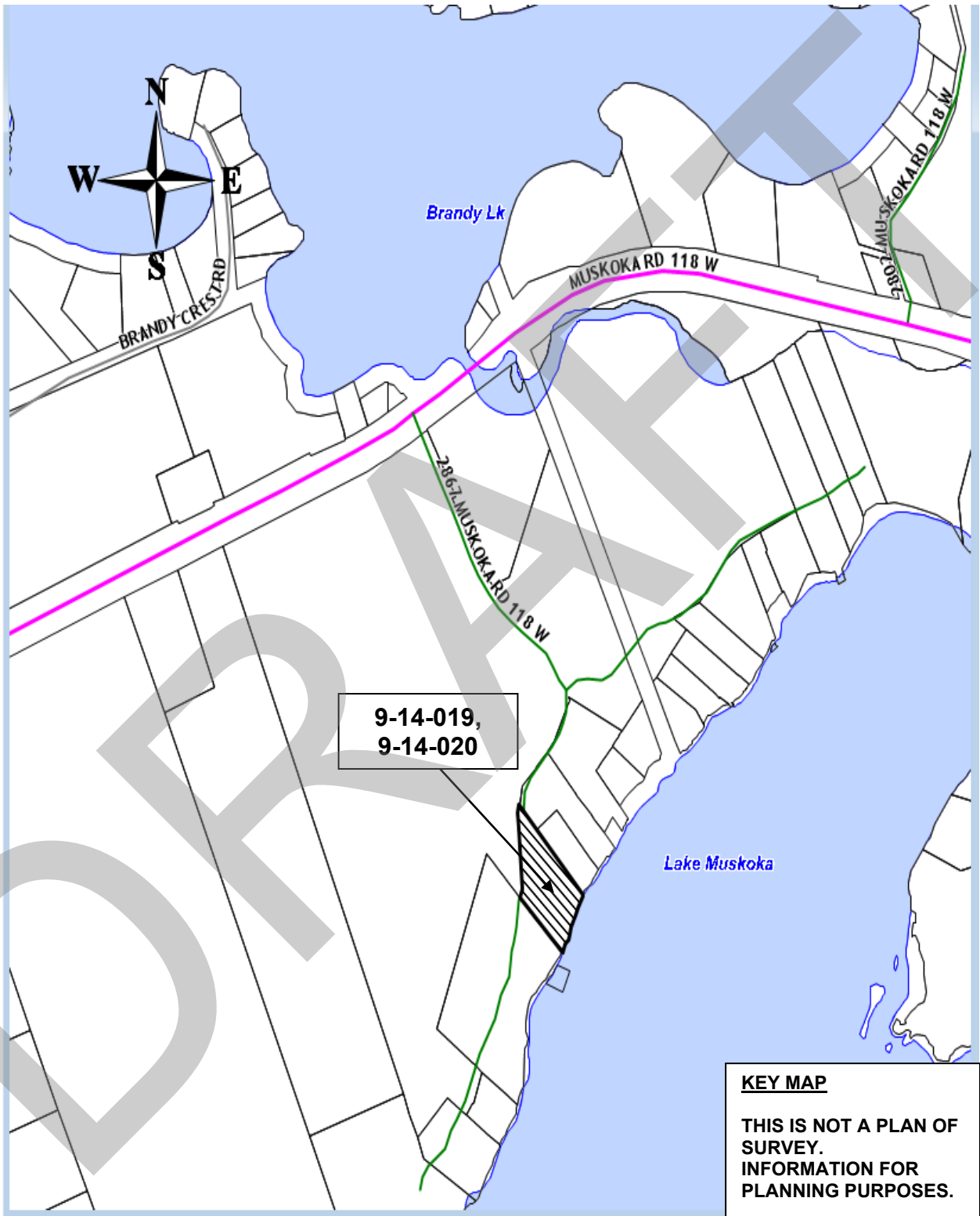
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-3000 i) The land affected by this amendment is described as Part of Lot 31, Concession 13, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Parts 1, 2, and 12, Plan 35R-25211, Parts 1 and 3, Plan 35R-24333, Parts 12 and 14, Plan 35R-24700, as shown hatched on Schedule I to By-law 2023-118.
 - ii) Despite the provisions of Section 4.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a sleeping cabin shall be 50 feet, as shown in the location and extent of Schedule II to By-law 2023-118.
 - iii) Despite the provisions of Sections 4.1.7 and 4.1.7.18 of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative boathouse/boatport width shall be 40.5 feet, as shown in the location and extent of Schedule II to By-law 2023-118.
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 2023-118 and By-law 2014-14, as amended, the provisions of By-law 2023-118 shall apply.

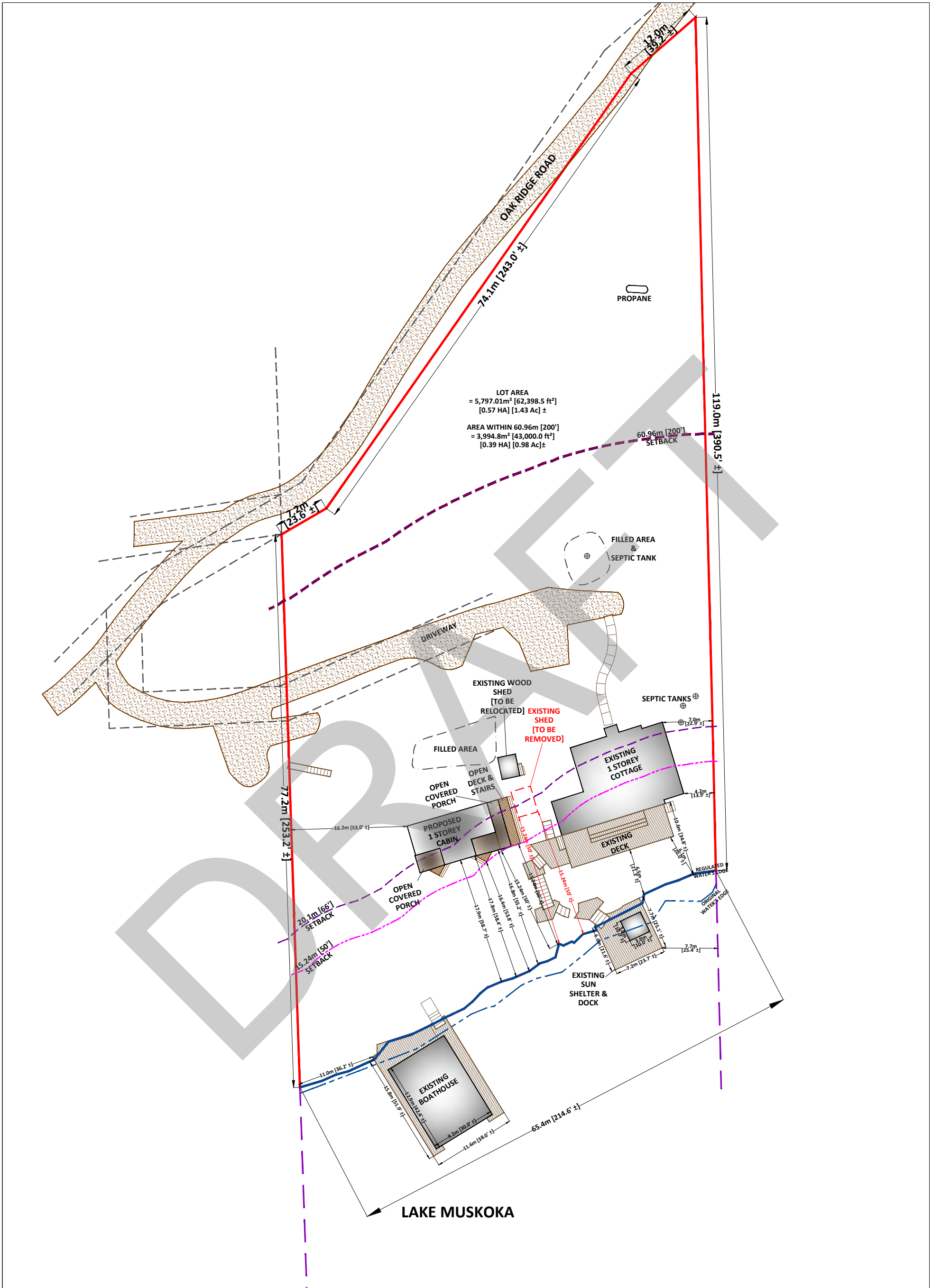
Read a **first, second and third time** and **finally passed** this ___ day of _____, 2023.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2023-118





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