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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-27/23, By-law 2023-112

Roll #: 4-19-041-01

Civic Address: 1119 Campbells Road, Unit 2

Owner: Jeff Loudon and Colleen Coman, 21 Sunnylea Avenue West, Etobicoke, ON M8Y 2J6

Legal Description: Part of Lot 19, Concession 14, Parts 3 and 4, Plan 35R-13491, Part 1, Plan 35R-21613, (Medora)

Lakes: Lake Joseph/Little Lake Joseph

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 20

EXPLANATION OF THE PURPOSE AND EFFECT: A Zoning By-law Amendment Application has been submitted to facilitate the construction of a two storey boathouse with a sleeping cabin in the upper storey. The subject property is on a Category 1 Lake where the minimum lot frontage requirement for a two storey boathouse is 300 feet, the subject property has a lot frontage of 280 feet. By-law 2023-112 will have the effect of permitting the construction of a two storey boathouse.

By-law 2023-112 will have the effect of also permitting a cumulative dock width that exceeds the maximum cumulative dock width requirements.

Lastly, By-law 2023-112 will also have the effect of permitting a land based sleeping cabin to be converted to a storage building within the required front yard setback.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	4.1.7 & 4.1.7.10	Minimum Lot Frontage Requirement for a Two Storey Boathouse	300 ft.	280 ft.	20 ft.

B	4.1.7 & 4.1.7.12	Maximum Cumulative Dock Width	70 ft.	78 ft.	8 ft.
C	4.1.3	Front Yard Setback	66 ft.	25 ft.	41 ft.

A key map of the property, the applicant's site plan and any drawings, and a draft of By-law 2023-112 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.

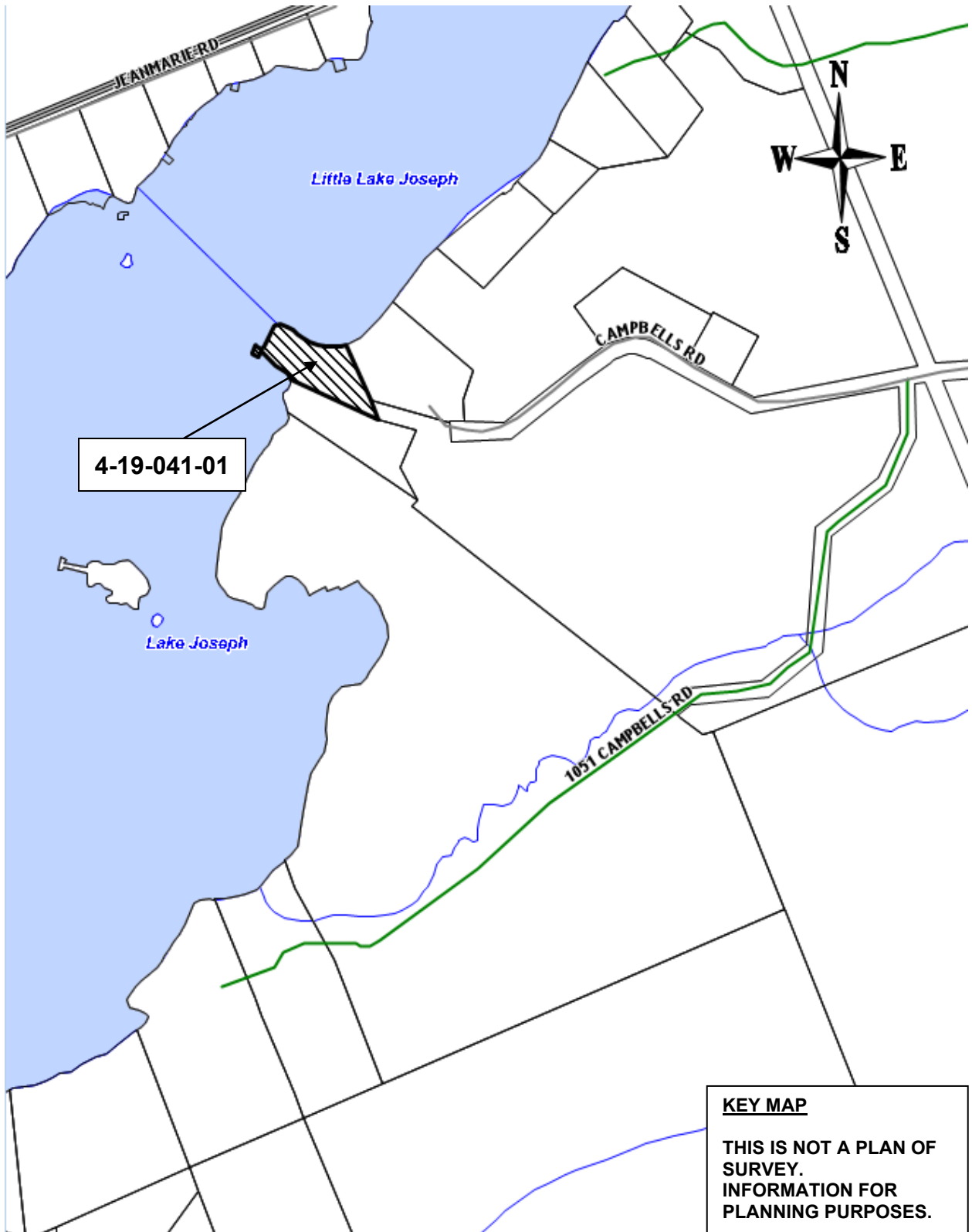
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes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



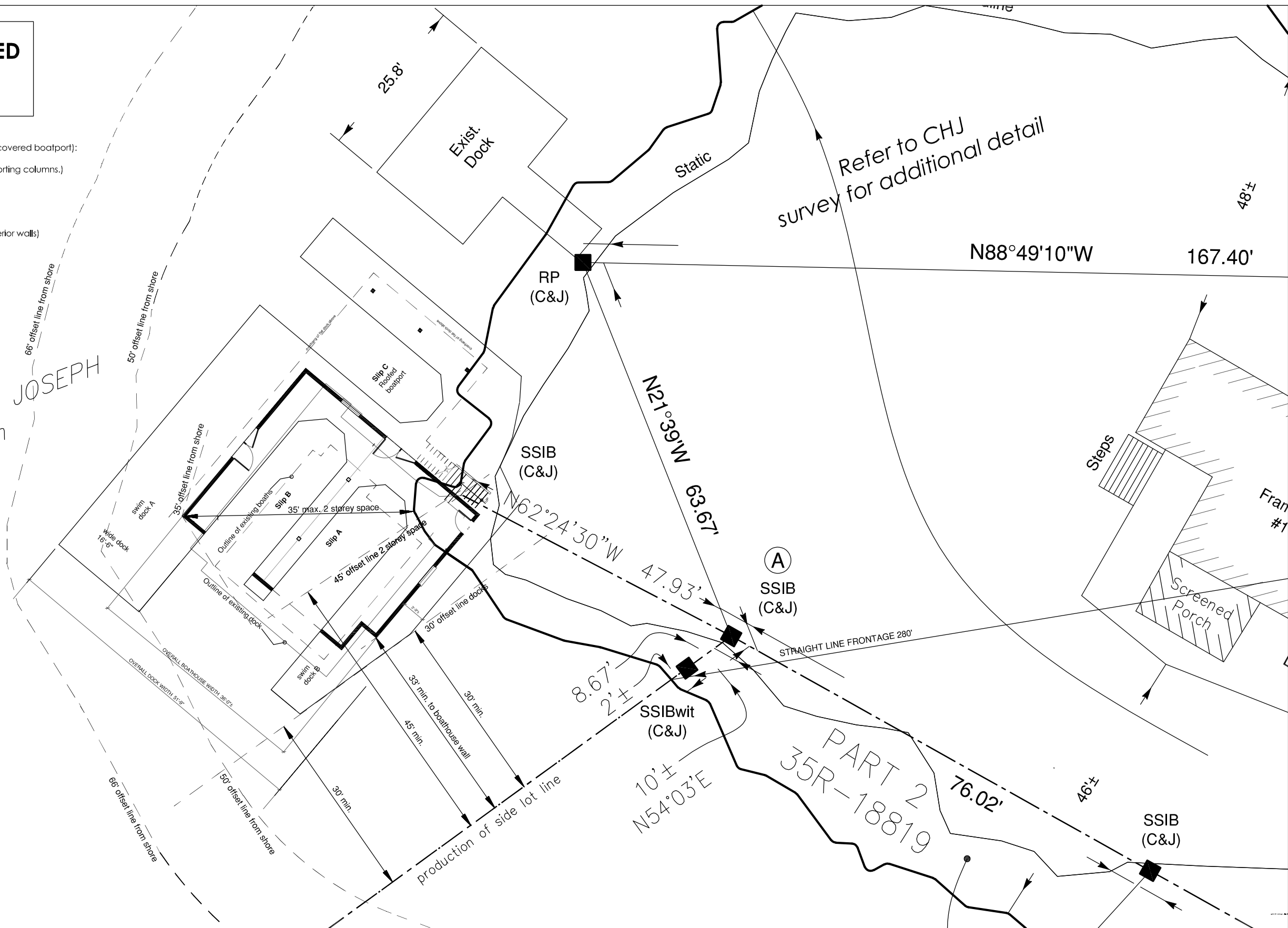
SITE PLAN - PROPOSED

Detail $\frac{1}{16}'' = 1'$

Area of boathouse - dock level: (roofed, including covered boatport):
1414 sq.ft. (measured to outside of walls and supporting columns.)

Area of upper guest cabin portion:
648 sq.ft. (living area, measured to outside of exterior walls)

LITTLE LAKE
Crown
JOSEPH



LOUDON BOATHOUSE
Conceptual Drawings

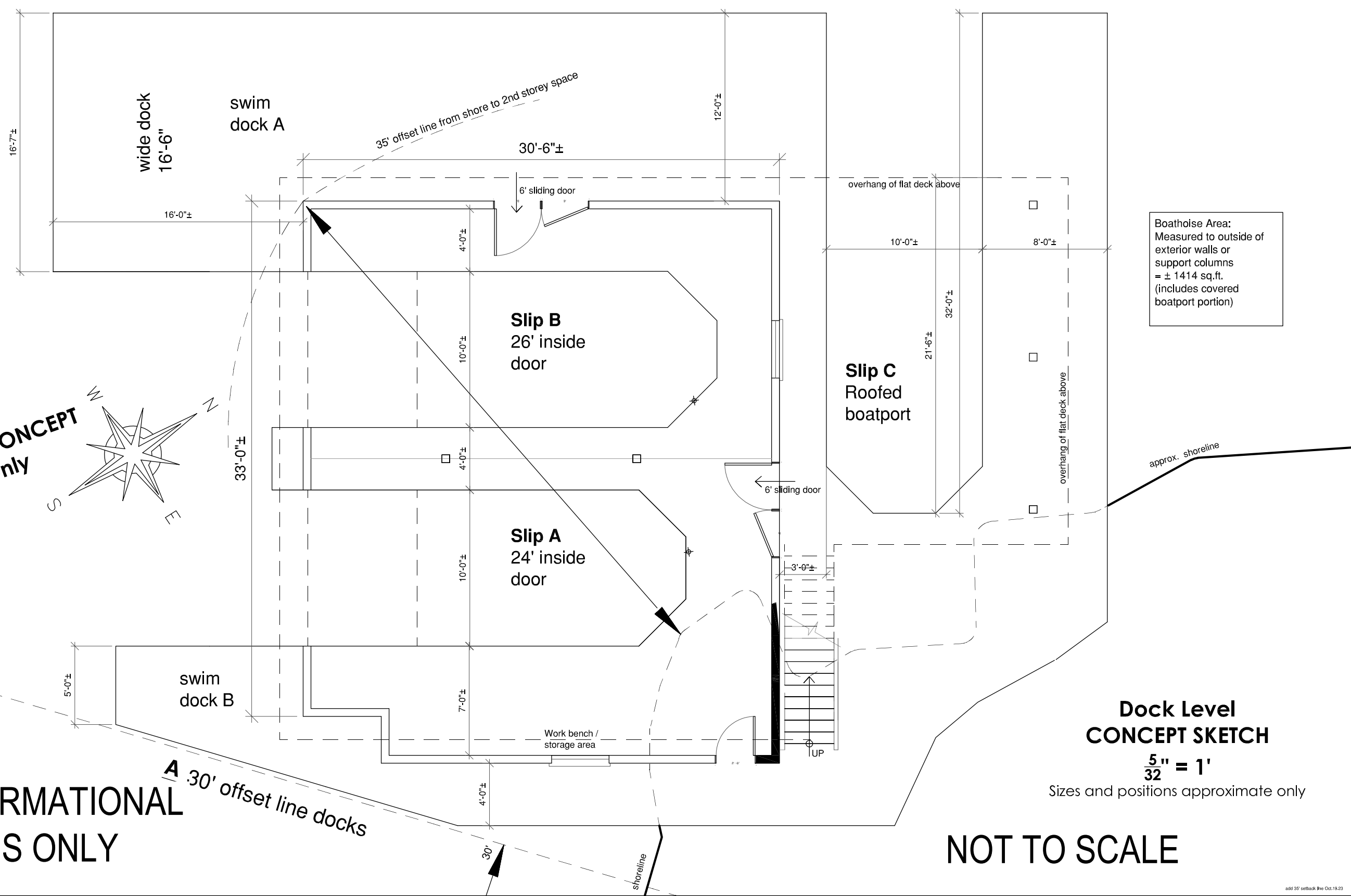
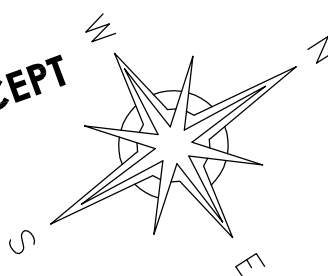
FEB. 2023
REVISED OCT 26, 2023

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e david@davidgillettdesign.com

NOT TO SCALE

DRAFT CONCEPT
Only



Boathouse Area:
Measured to outside of
exterior walls or
support columns
= ± 1414 sq.ft.
(includes covered
boatport portion)

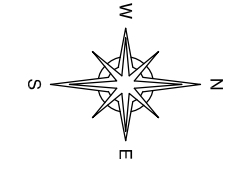
Dock Level
CONCEPT SKETCH

$\frac{5''}{32} = 1'$

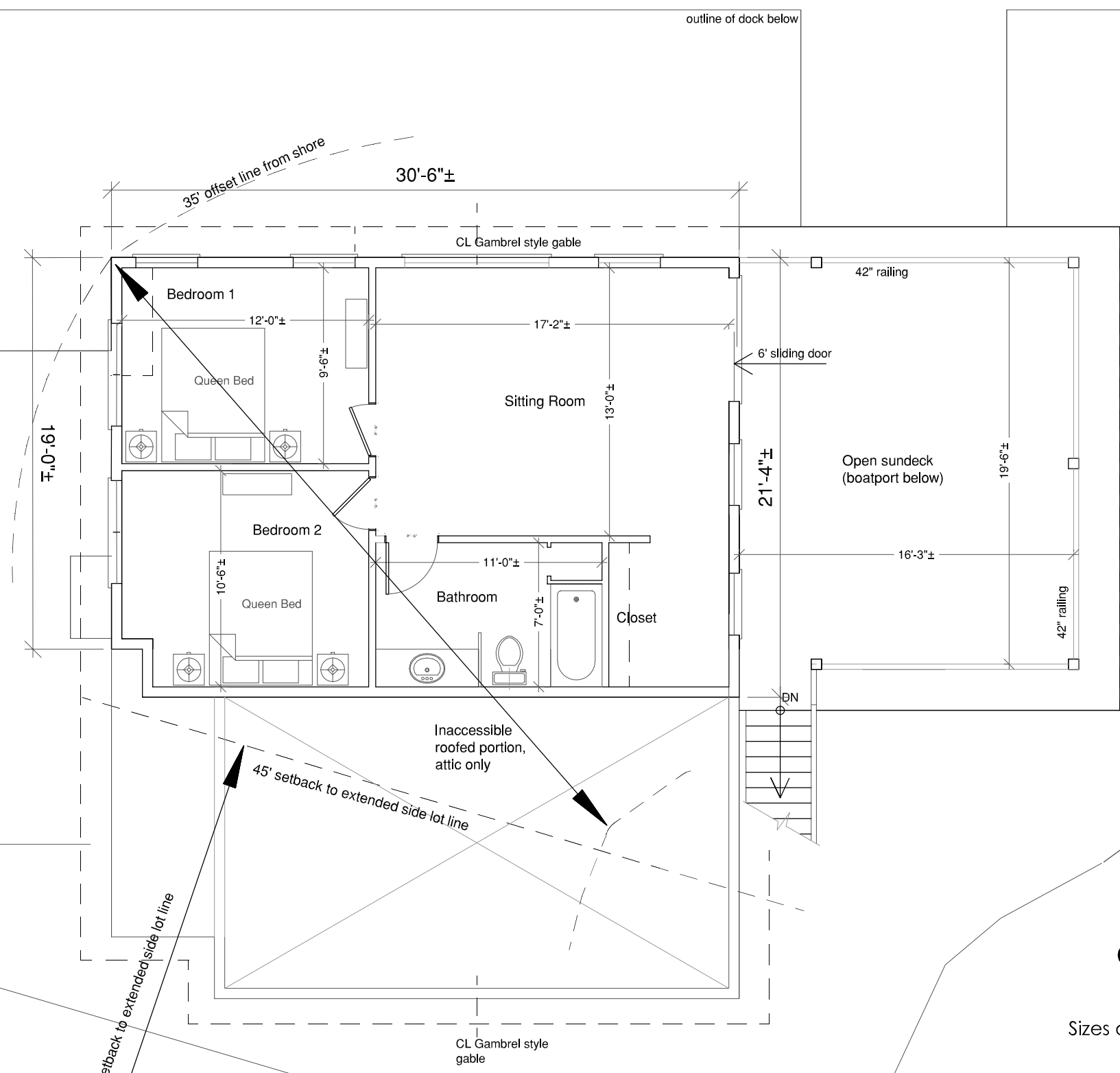
Sizes and positions approximate only

NOT TO SCALE

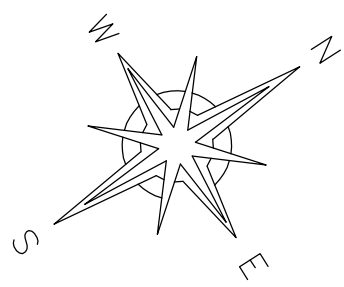
FOR INFORMATIONAL
PURPOSES ONLY



Guest cabin Area
= ± 648 sq.ft.



DRAFT CONCEPT
Feb.2023



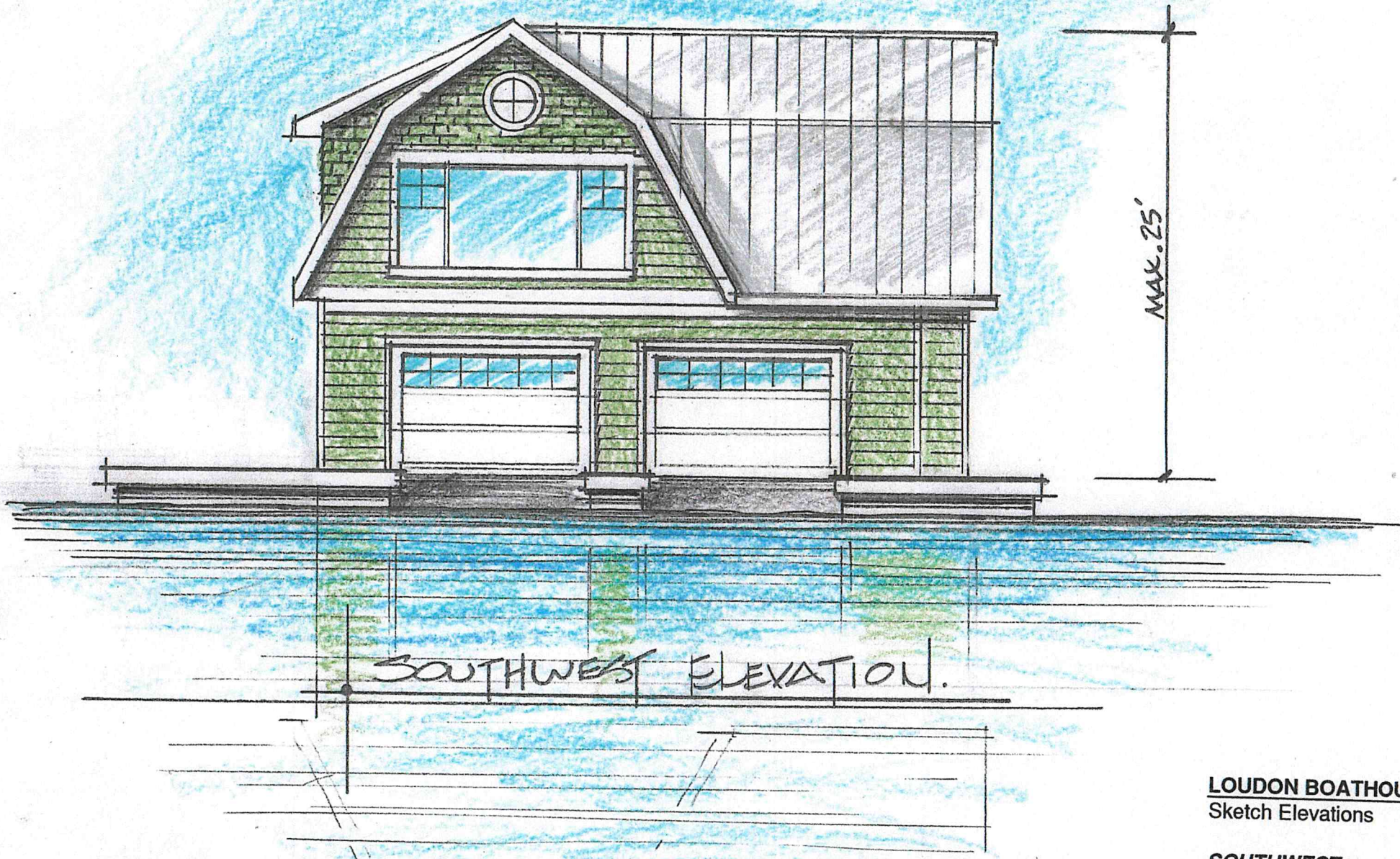
**FOR INFORMATIONAL
PURPOSES ONLY**

**Upper Level
CONCEPT SKETCH**

$\frac{5}{32}'' = 1'$

Sizes and positions approximate only

NOT TO SCALE



SOUTHWEST ELEVATION.

MAX. 25'

LOUDON BOATHOUSE
Sketch Elevations

SOUTHWEST

$\frac{1}{8}'' = 1'$

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PURPOSES ONLY

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LOUDON BOATHOUSE
Sketch Elevations

NORTHWEST

$\frac{1}{8}'' = 1'$

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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-112

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:

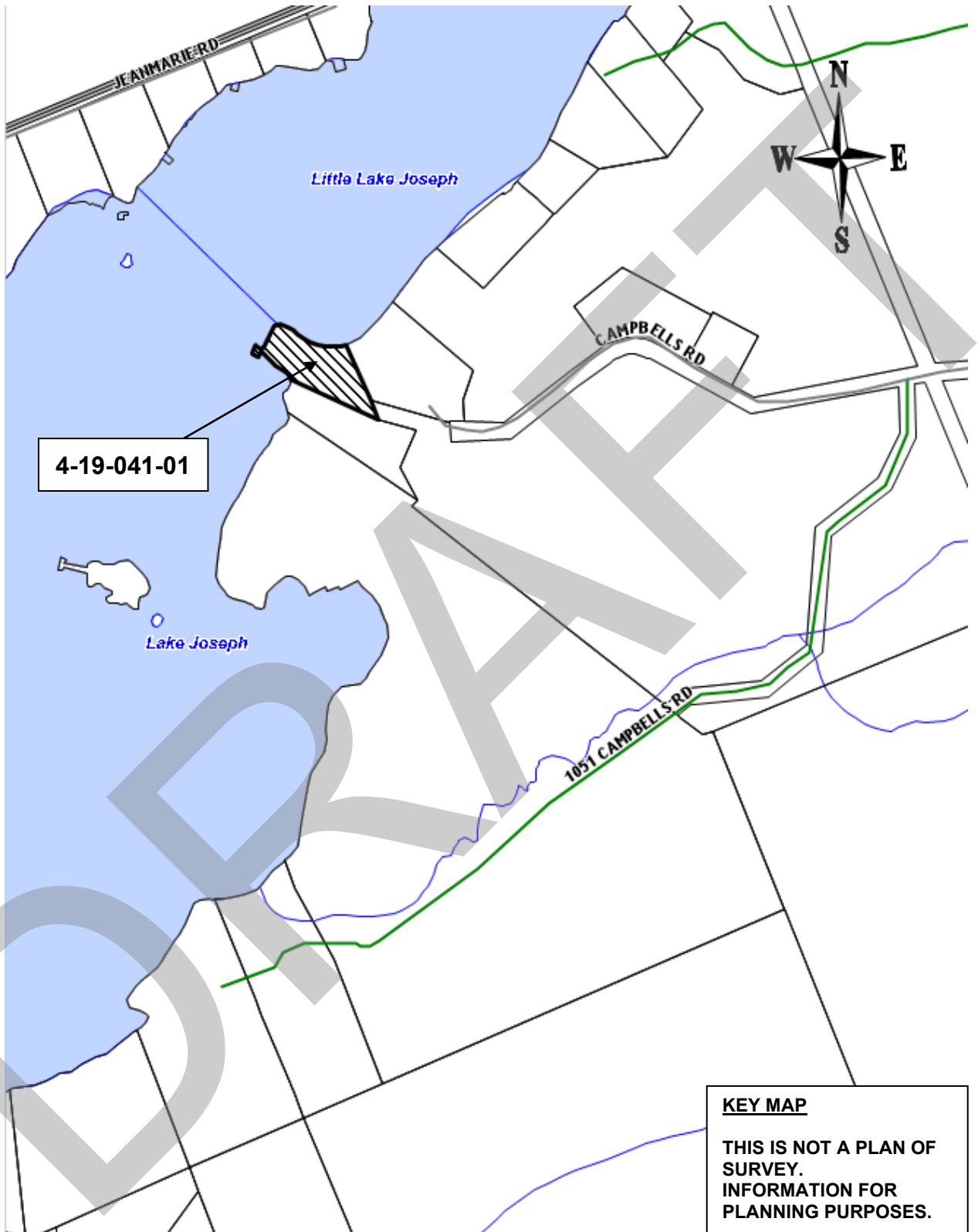
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-2097 i) The land affected by this amendment is described as Part of Lot 19, Concession 14, (in the former Township of Medora), more particularly described as Parts 3 and 4, Plan 35R-13491, Part 1, Plan 35R-21613, as shown hatched on Schedule I to By-law 2023-112.
 - ii) Despite the provisions of Section 4.1.7 and 4.1.7.10 of By-law 2014-14, as amended, for those lands described above, a two storey boathouse is permitted on a lot with less than 300 feet of lot frontage, as shown in the location and extent on Schedule II to By-law 2023-112.
 - iii) Despite the provisions of Section 4.1.7 and 4.1.7.12 a. of By-law 2014-14, for those lands described above, the maximum permitted cumulative dock width shall be 78 feet, as shown in the location and extent on Schedule II to By-law 2023-112.
 - iv) Despite the provisions of Section 4.1.3 of By-law 2014-14, a storage building is permitted to be 25 feet from the high water mark, as shown in the location and extent on Schedule II to By-law 2023-112.
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 2023-112 and By-law 2014-14, as amended, the provisions of By-law 2023-112 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 2023-112



KEY MAP

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

