



Box 129, Port Carling, ON, POB 1JO
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-31/23, By-law 2023-119

Roll #: 6-1-004

Civic Address: 1025 Packers Bay Road, Unit #12

Owner: Zipp Estates Limited, 3520 Pharmacy Avenue, Scarborough, ON M1W 2T8

Legal Description: Part of Lot 23, Concession 3, Part 1, Plan BR-898, Part 3, Plan BR-705, (Wood)

Lake/River: Lake Muskoka

Zoning: Waterfront Residential (WR1-7)

Zoning Schedule: 42

EXPLANATION OF THE PURPOSE AND EFFECT: A Zoning By-law Amendment Application has been submitted to permit a 1,296 square foot sleeping cabin in the second storey of a proposed garage.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed
A	4.1.6	Maximum Floor Area – Sleeping Cabin	650 sq. ft.	1,296 sq. ft.

A key map of the property, the applicant’s site plan and any drawings, and a draft of By-law 2023-119 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.

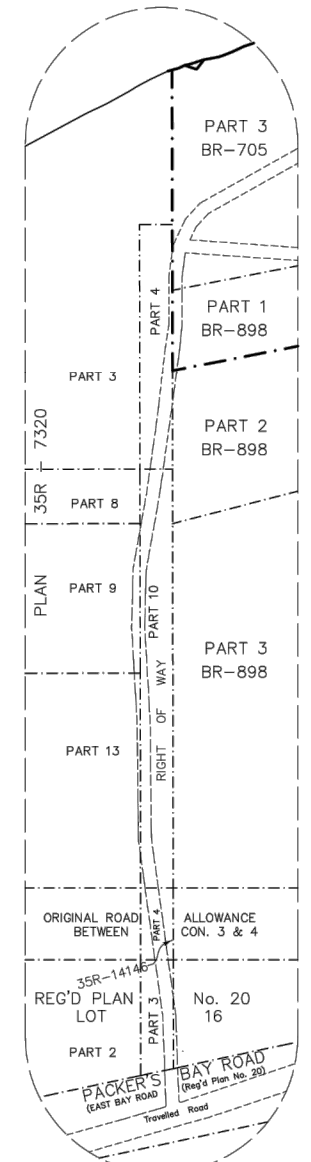
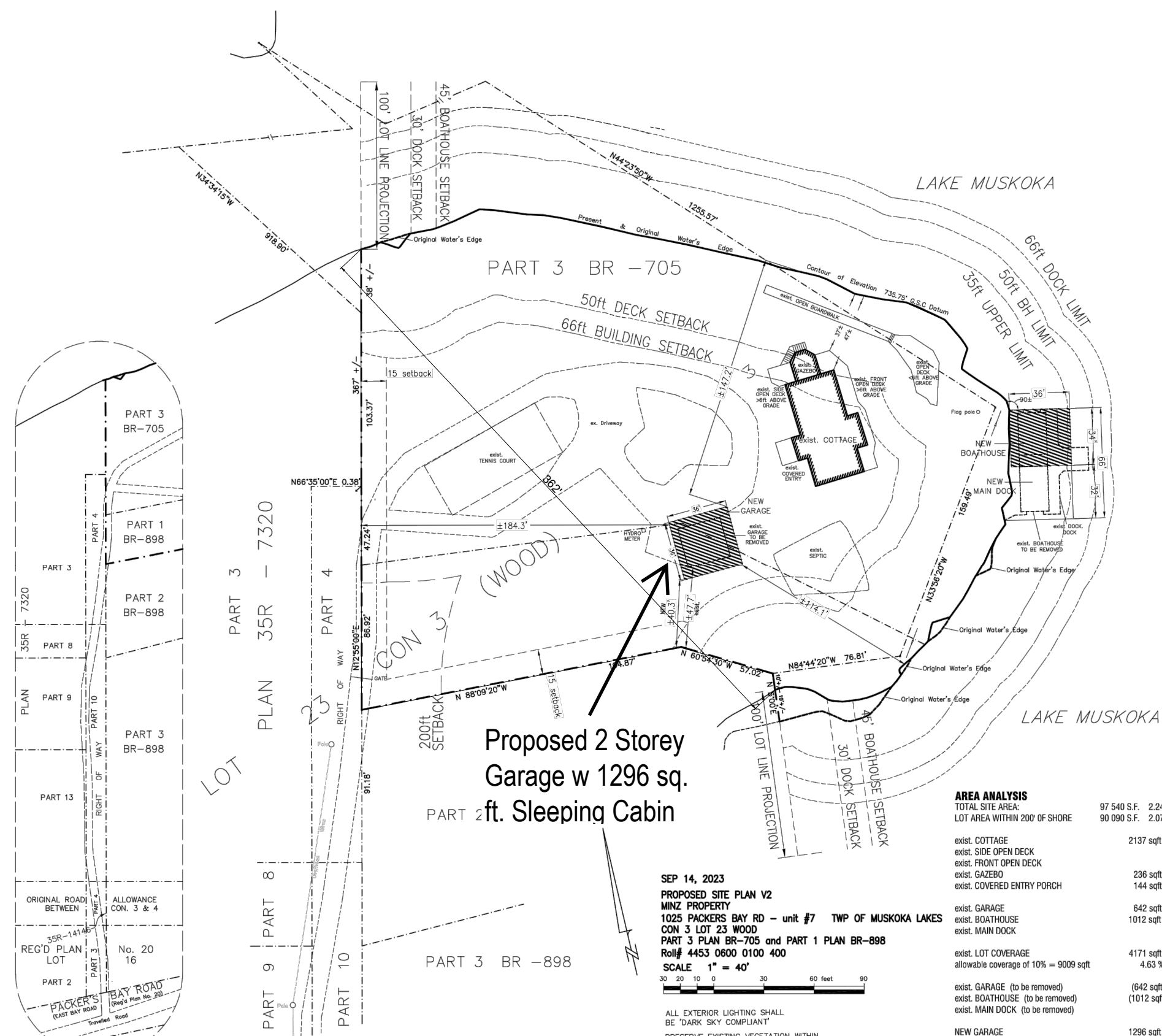
DATED at the Corporation of the Township of Muskoka Lakes this 26th day of October, 2023.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP



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



RIGHT OF WAY DETAIL
SCALE 1" = 100'

TO PACKER'S BAY RD
via RIGHT OF WAY

**Proposed 2 Storey
Garage w 1296 sq.
ft. Sleeping Cabin**

SEP 14, 2023
PROPOSED SITE PLAN V2
 MINZ PROPERTY
 1025 PACKERS BAY RD - unit #7 TWP OF MUSKOKA LAKES
 CON 3 LOT 23 WOOD
 PART 3 PLAN BR-705 and PART 1 PLAN BR-898
 Roll# 4453 0600 0100 400
 SCALE 1" = 40'

ALL EXTERIOR LIGHTING SHALL
 BE 'DARK SKY COMPLIANT'
 PRESERVE EXISTING VEGETATION WITHIN
 50' OF SHORE -SUBJECT TO PRUNING
 TO INDUSTRY STANDARD AND REMOVAL
 OF DEAD TREES

AREA ANALYSIS

TOTAL SITE AREA:	97 540 S.F.	2.24 Ac.
LOT AREA WITHIN 200' OF SHORE	90 090 S.F.	2.07 Ac.
exist. COTTAGE	2137 sqft	
exist. SIDE OPEN DECK		161 sqft
exist. FRONT OPEN DECK		635 sqft
exist. GAZEBO	236 sqft	
exist. COVERED ENTRY PORCH	144 sqft	
exist. GARAGE	642 sqft	
exist. BOATHOUSE	1012 sqft	
exist. MAIN DOCK		1116 sqft
exist. LOT COVERAGE	4171 sqft	
allowable coverage of 10% = 9009 sqft		4.63 %
exist. GARAGE (to be removed)	(642 sqft)	
exist. BOATHOUSE (to be removed)	(1012 sqft)	
exist. MAIN DOCK (to be removed)		(1116 sqft)
NEW GARAGE	1296 sqft	
NEW BOATHOUSE	1224 sqft	
NEW DOCK		1270 sqft
NEW LOT COVERAGE	5036 sqft	
allowable coverage of 10% = 9009 sqft		5.56 %
PERCENT COVERAGE WITHIN 200' OF SHORE:		5.59 %

NOT TO SCALE



NOT TO SCALE

FOR REFERENCE PURPOSES ONLY



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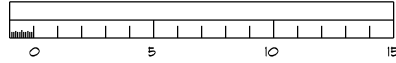
FOR REFERENCE PURPOSES ONLY

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ELEVATION FRONT/ LEFT v4

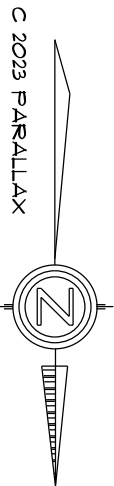
Paul & Penny Minz
1025 Packers Bay Rd - Unit 7
Twp of Muskoka Lakes ON

October 25, 2023



FOR REFERENCE PURPOSES ONLY

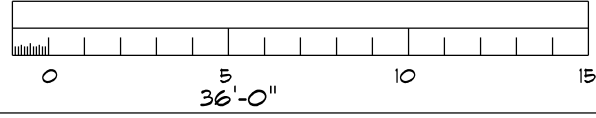
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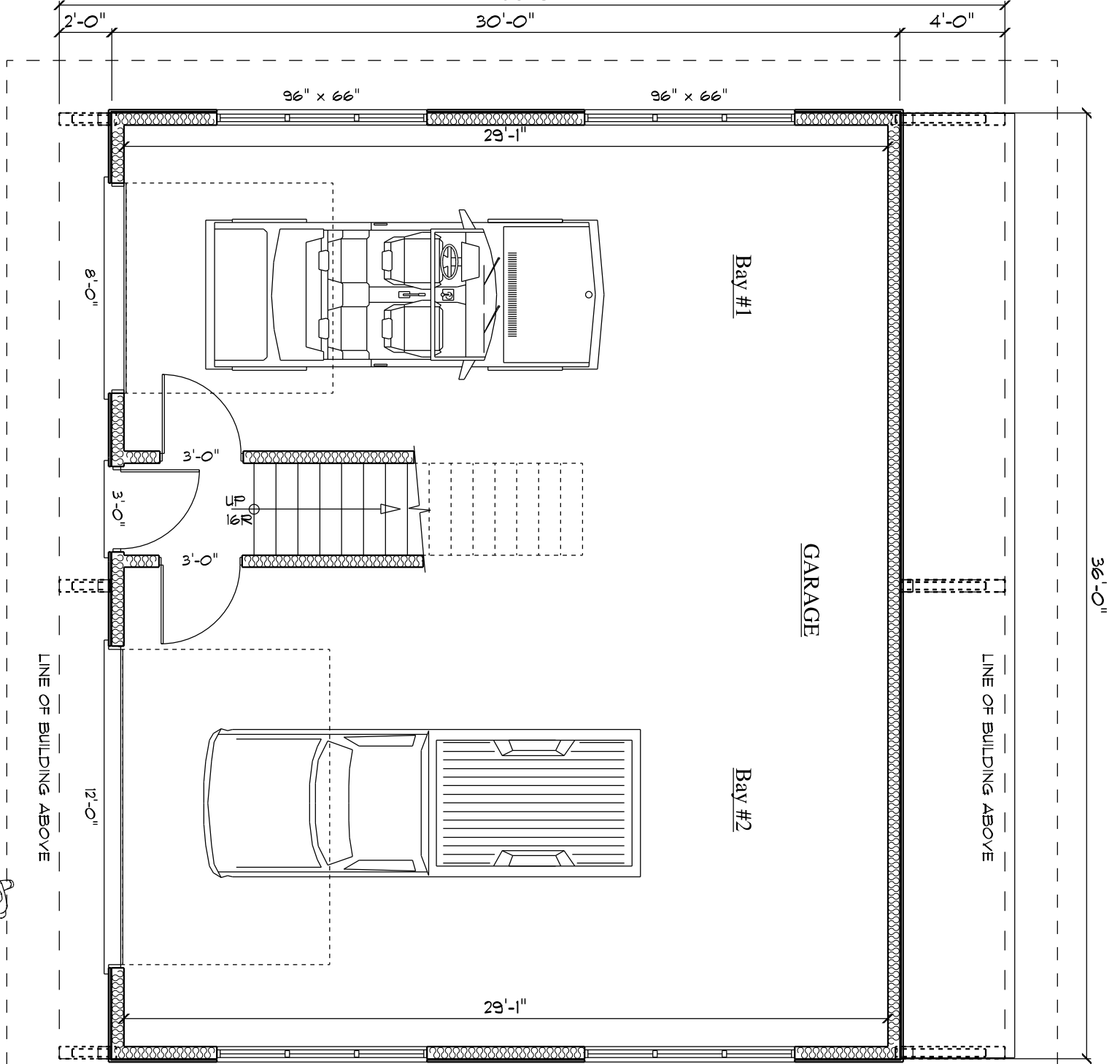
MAIN FLOOR PLAN v3

Paul & Penny Minz
1025 Packers Bay Rd - Unit 7
Twp of Muskoka Lakes ON

October 24, 2023



AREAS
GARAGE 1080 sqft
UPPER FLOOR 1296 sqft



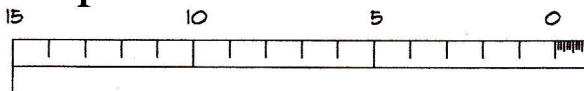
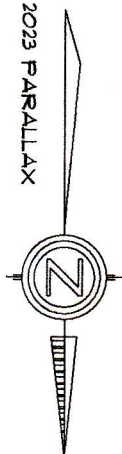
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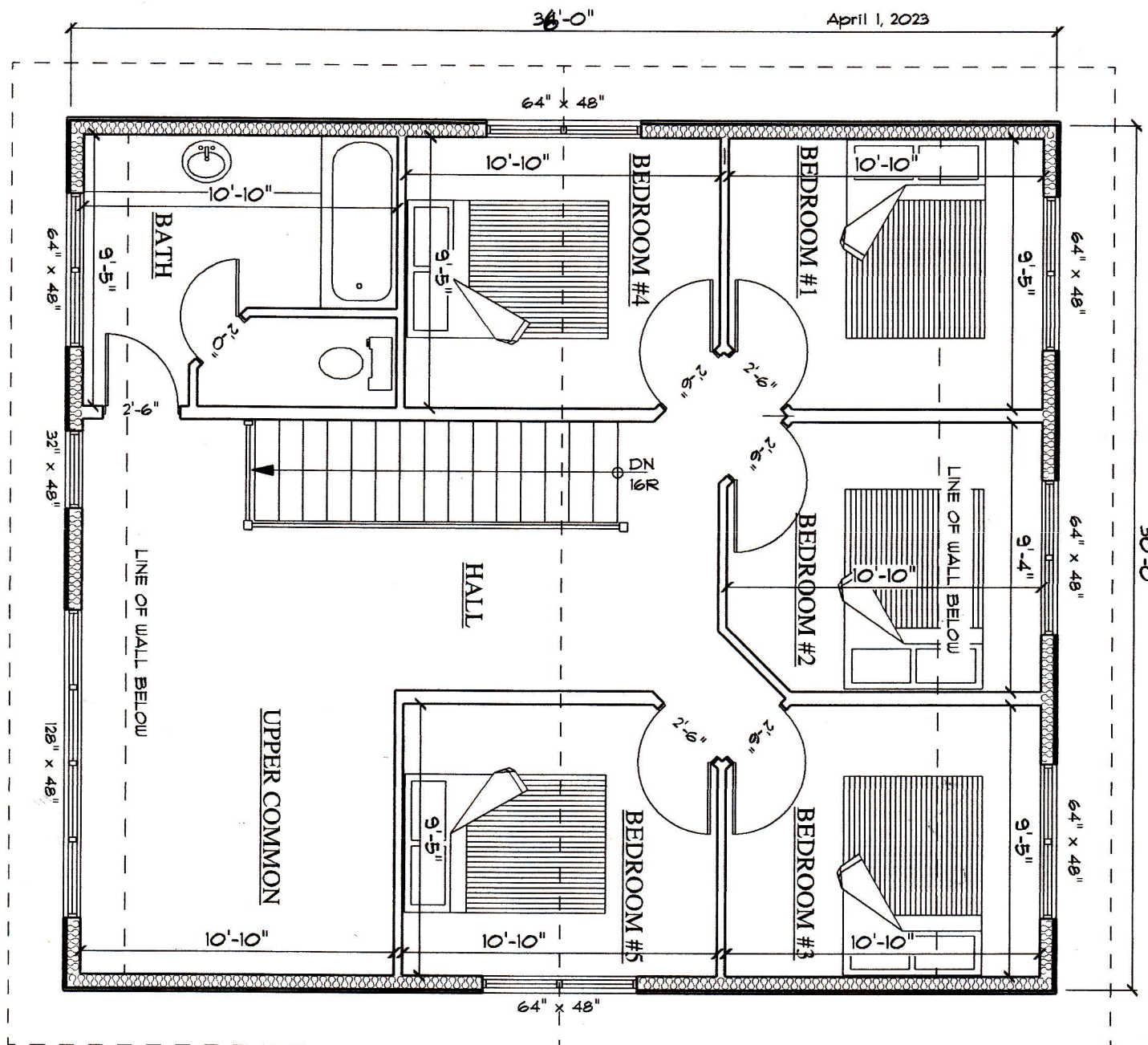
UPPER FLOOR PLAN v1

Paul & Penny Minz
1025 Packers Bay Rd - Unit 2
Twp of Muskoka Lakes ON

: 2023 PARALLAX



April 1, 2023



FOR REFERENCE PURPOSES ONLY

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2023-119

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:
 - 87-3001 i) The land affected by this amendment is described as Part of Lot 23, Concession 3, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan BR-898, Part 3, Plan BR-705, as shown hatched on Schedule I to By-law 2023-119.
 - ii) Despite the provisions of Section 4.1.6 of By-law 2014-14, as amended, for those lands described above, the maximum gross floor area for a sleeping cabin in the upper level of a two storey garage shall be 1,296 square feet, as shown in the location and extent on Schedule II to By-law 2023-119.
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 2023-119 and By-law 2014-14, as amended, the provisions of By-law 2023-119 shall apply.

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

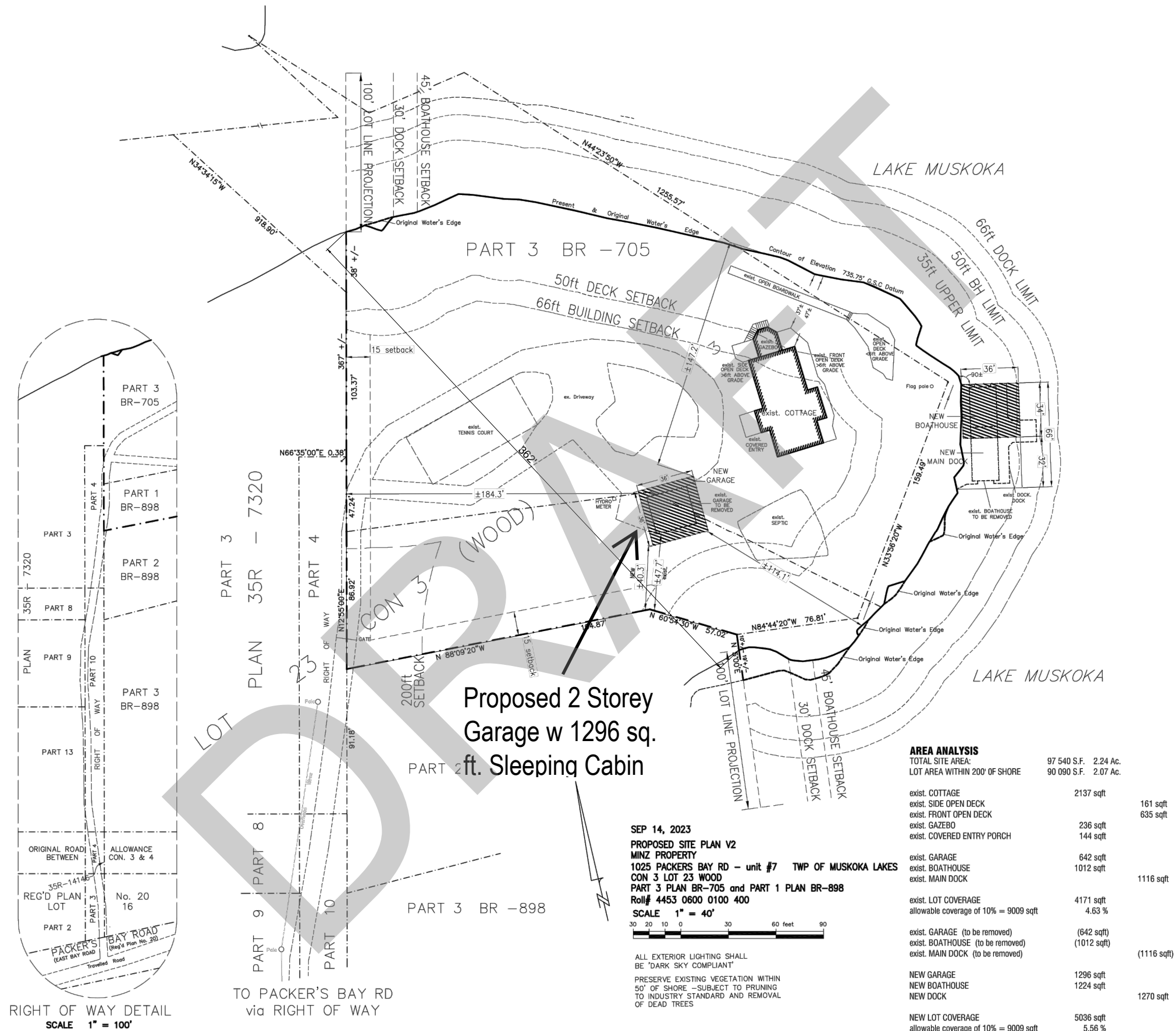
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2023-119



SCHEDULE II TO BY-LAW 2023-119



NOT TO SCALE