NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT
ZONING BY-LAW #2021-083
OF THE CORPORATION OF THE TOWNSHIP MUSKOKA LAKES

TAKE NOTICE THAT THE PLANNING COMMITTEE OF THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES WILL HOLD A PUBLIC MEETING ELECTRONICALLY FROM THE COUNCIL CHAMBERS, MUNICIPAL OFFICE, PORT CARLING, ONTARIO

September 16, 2021 at 9:00 am

TO CONSIDER a proposed amendment to Zoning By-law 2014-14 of the Corporation of the Township of Muskoka Lakes pursuant to the provisions of Section 34 of the *Planning Act, R.S.O., 1990*.

TAKE FURTHER NOTICE THAT as part of the Township's response to stop the spread of COVID-19, this public meeting will be held in a virtual forum with electronic participation. **The meeting will be held via ZOOM and will commence at 9:00am**. **More information about viewing and/or participating in the ZOOM meeting 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/.

This notice has been circulated to all property owners to which the proposed by-law would apply, to every owner of land within 240 metres (800 feet) of the area to which the proposed by-law would apply, and to the appropriate officials and agencies according to *Ontario Regulation 404/83* under the *Planning Act, R.S.O., 1990*.

An explanation of the purpose and effect of this by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands are attached.

All inquiries concerning the proposed amendment should be directed to the Planning Department. ANY PERSON may make verbal representation by participating in the ZOOM meeting or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed zoning by-law amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Muskoka Lakes to the Local Planning Appeal 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.

If a 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 may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment may be available upon request. **Please direct all inquiries to the Planning Department**:

The Corporation of the Township of Muskoka Lakes
1 Bailey Street, P.O. Box 129, Port Carling, Ontario P0B 1J0
Telephone: (705) 765-3156, Fax: (705) 765-6755, Email: planning@muskokalakes.ca

The applicant's agent (Planscape Inc. rhunter@planscape.ca) can also be contacted for further details.

DATED at the Corporation of the Township of Muskoka Lakes this **26th** day of **August, 2021.**

Cheryl Mortimer, Clerk
of the Corporation of the
Township of Muskoka Lakes

ZBA#:	**ZBA-25/21**
ROLL#:	**6-2-077**
NAME:	**SCHULTZ GIBSON**
CIVIC/911 ADDRESS:	**55-1058 WHITINGS ROAD**

EXPLANATION OF THE PURPOSE AND EFFECT OF

ZONING BY-LAW AMENDMENT

ZBA-25/21, BY-LAW 2021-083, SCHULTZ AND GIBSON, ROLL # 6-2-077

The land affected by this amendment is described as Part of Lot 26, Concession 5, Parts 1 to 3, Plan 35R-17345, and Part 1, Plan 35R-22694 (in the former Township of Wood), now in the Township of Muskoka Lakes. The subject land is known municipally as 1058 Whitings Rd, Unit #55 and is currently in the ownership of Robert Schultz and Shelly Gibson.

The subject land is zoned Waterfront Residential (WR1), is located on a Category 1 Lake (Lake Muskoka), and contains a single storey dwelling with an associated sundeck and porch, two sheds, a two storey boathouse with a sleeping cabin in the upper level and an associated dock.

The applicants propose to construct a dwelling addition, demolish the existing two storey boathouse and dock, and construct a new two storey boathouse and dock. The two existing sheds are to be removed.

The purpose of By-law 2021-083 is to provide an exemption from Sections 4.1.3.6 and 4.1.3.7 of By-law 2014-14, as amended, being the maximum permitted lot coverage requirement of 10% on the entire lot and within the area 200 feet from the high water mark.

The entire lot area is 24, 223 square feet. Therefore, the maximum permitted lot coverage on the entire lot is 2,422 square feet. The proposed lot coverage on the entire lot is 2,594 square feet or 10.7%.

The lot area within 200 feet from the high water mark is 23,580 square feet. Therefore, the maximum permitted lot coverage within 200 feet from the high water mark is 2,358 square feet. The proposed lot coverage within 200 feet from the high water mark is 2,594 square feet or 11%.

The purpose of By-law 2021-083 is also to provide an exemption from Section 4.1.7 of By-law 2014-14, as amended, being the maximum permitted height of 16 feet for a boathouse on a lot with less than 300 feet of lot frontage on a Category 1 Lake. The height of the proposed two storey boathouse is 25 feet. Please note that the height of the existing two storey boathouse is 20.4 feet.

The purpose of By-law 2021-083 is also to provide an exemption from Section 4.1.7.16 of By-law 2014-14, as amended, being the permitted uses in separate rooms within the first storey of a boathouse. A washroom, utility room, and sauna are permitted in separate rooms with a cumulative floor area not exceeding 100 square feet. The first storey of the proposed boathouse will contain a laundry room and a storage room unrelated to electrical panels, water supply equipment, plumbing related to sewage disposal, or other similar purpose.

In summary, By-law 2021-083 will have the effect of permitting buildings and structures

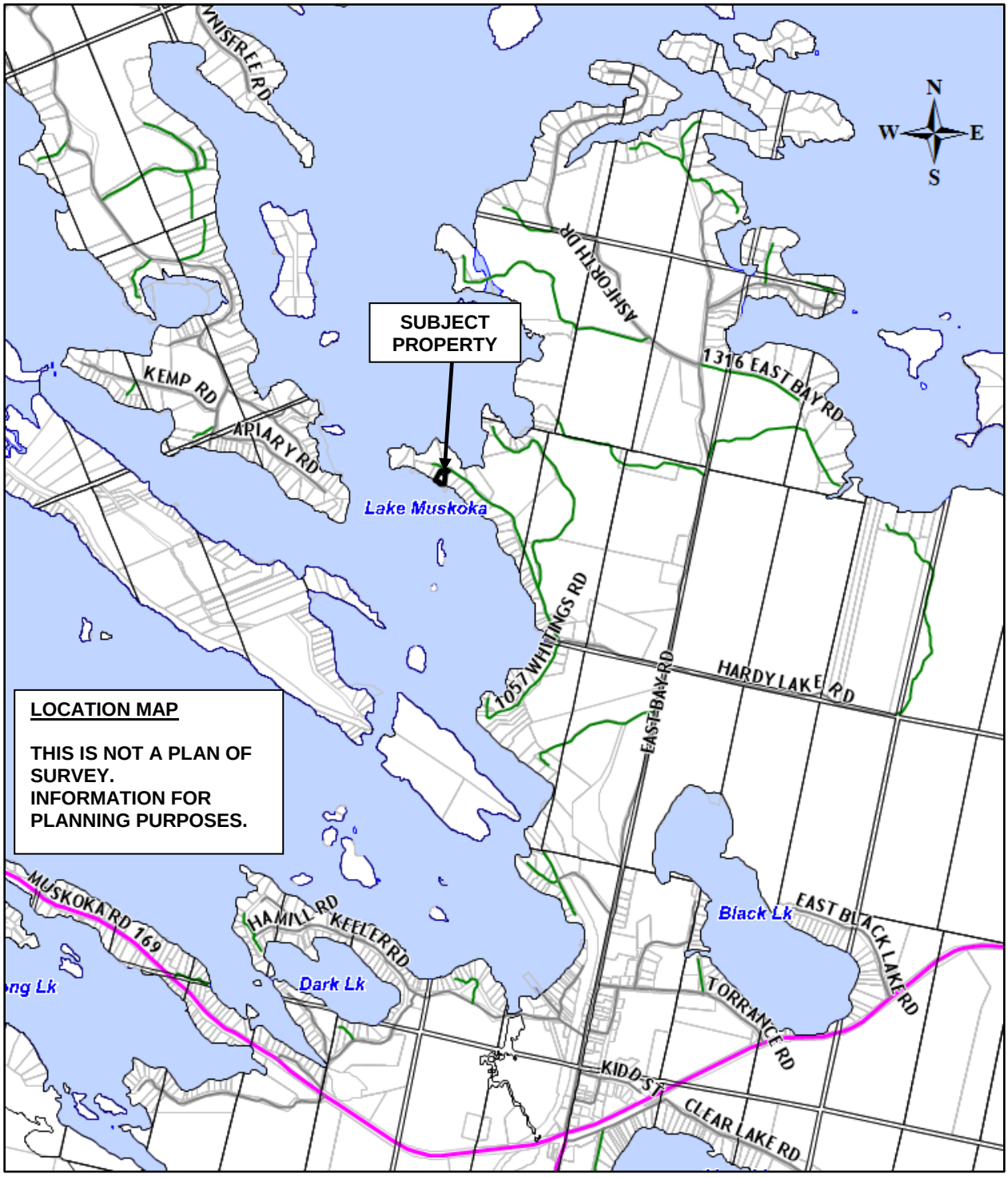
to exceed maximum lot coverage requirements, of permitting a two storey boathouse to be reconstructed 25 feet in height, and of permitting laundry and storage rooms in the first storey of a boathouse.

See Key Map and Location Map on the Following Pages

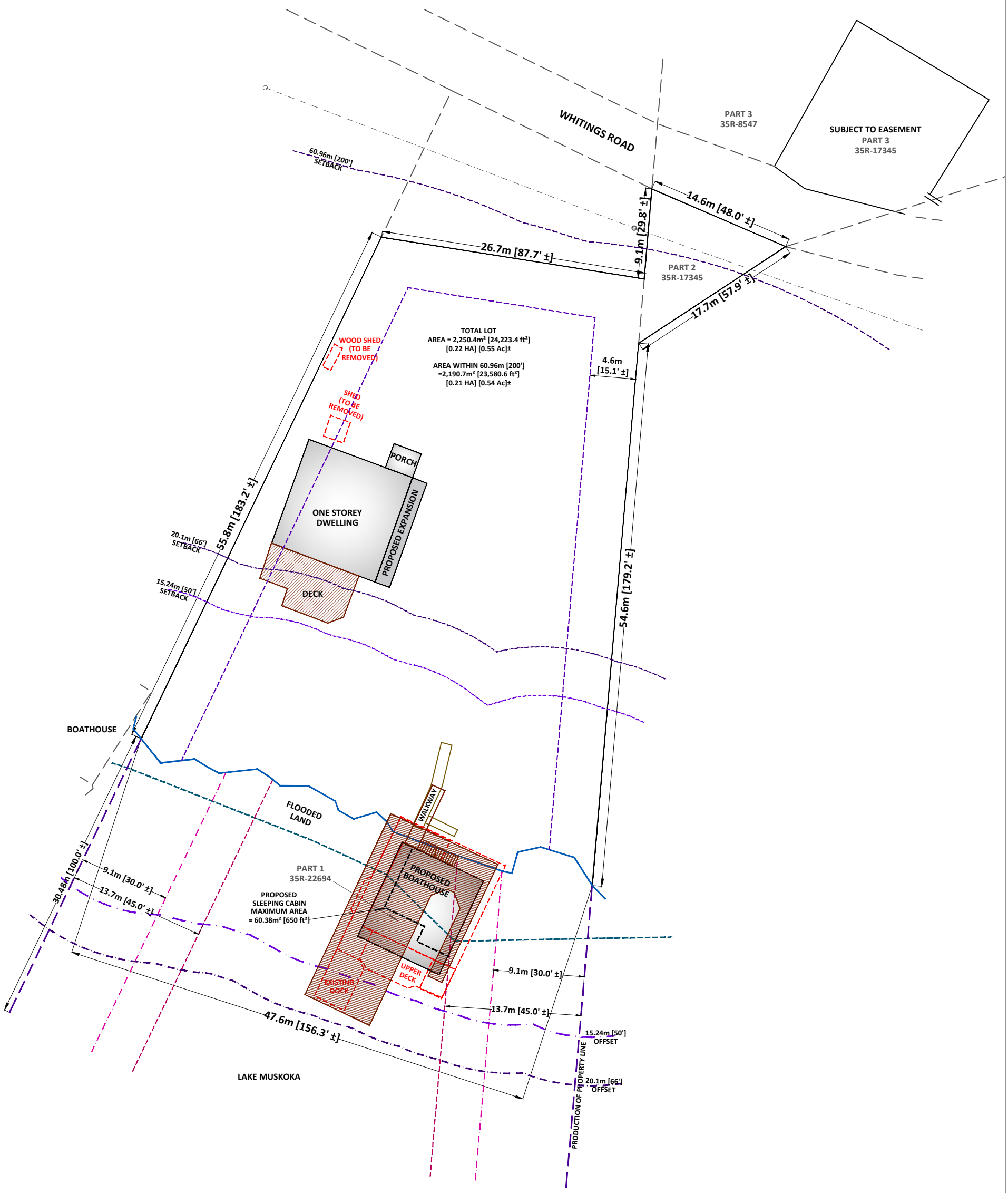
KEY MAP

N
W
E
S
ASHFORTH DR
PACKERS BAY RD
ISLAND MEEKO
1316 EAST BAY RD
1276 EAST BAY RD
6-2-077
1058 WHITINGS RD
Lake Muskoka
ISLAND HUCKLEBERRY
1057 WHITINGS RD
WHITINGS RD
HARDY LAKE RD
KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

LOCATION MAP



NOT TO SCALE



ZONING AMENDMENT SKETCH

1058 WITHINGS ROAD UNIT 55
PLAN 35R-17345 PARTS 1 TO 3
PLAN 35R-22694 PART 1
PART OF LOT 26, CONCESSION
GEOGRAPHIC TOWNSHIP OF WOOD
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCHULTZ

TOTAL LOT AREA = 2,250.4m² [24,223.4ft²]
AREA WITHIN 60.96m = 2,190.7m² [23,580.6 ft²]

10% COVERAGE WITHIN 60.96m = 219.0m² [2,358.1 ft²]
11% COVERAGE WITHIN 60.96m = 240.9m² [2,593.8 ft²]

EXISTING DEVELOPMENT
DWELLING = 123.1m² [1,325.0 ft²]
PORCH = 7.4m² [79.6 ft²]
DECK = 45.2m² [486.3 ft²]

BOATHOUSE = 83.5m² [899 ft²]
DOCK = 167.2m² [1,800 ft²]

PROPOSED BOATHOUSE = 93.2m² [1,003.0 ft²]
DOCK = 179.7m² [1,934.3 ft²]

FUTURE DWELLING ADDITION = 17.3m² [186.2 ft²]

EXISTING LOT COVERAGE WITHIN 60.96m
= 214.0m² [2,303.6ft²]
= 9.8% COVERAGE [EXCLUDING SHEDS TO BE REMOVED]

PROPOSED LOT COVERAGE WITHIN 60.96m
= 240.9m² [2,593.8 ft²]
= 11.0% COVERAGE

NO.	DATE	REVISIONS	BY
1.	10-May-2021	REVISE DEVELOPMENT INFORMATION ADD EXPANSION AREA	JT
2.	11-May-2021	FINALIZE FOR SUBMISSION	JT
3.	24-Aug-2021	REVISE AS PER TOWNSHIP	JT
4.			

PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 400	129600	FEBRUARY 9, 2021	JT

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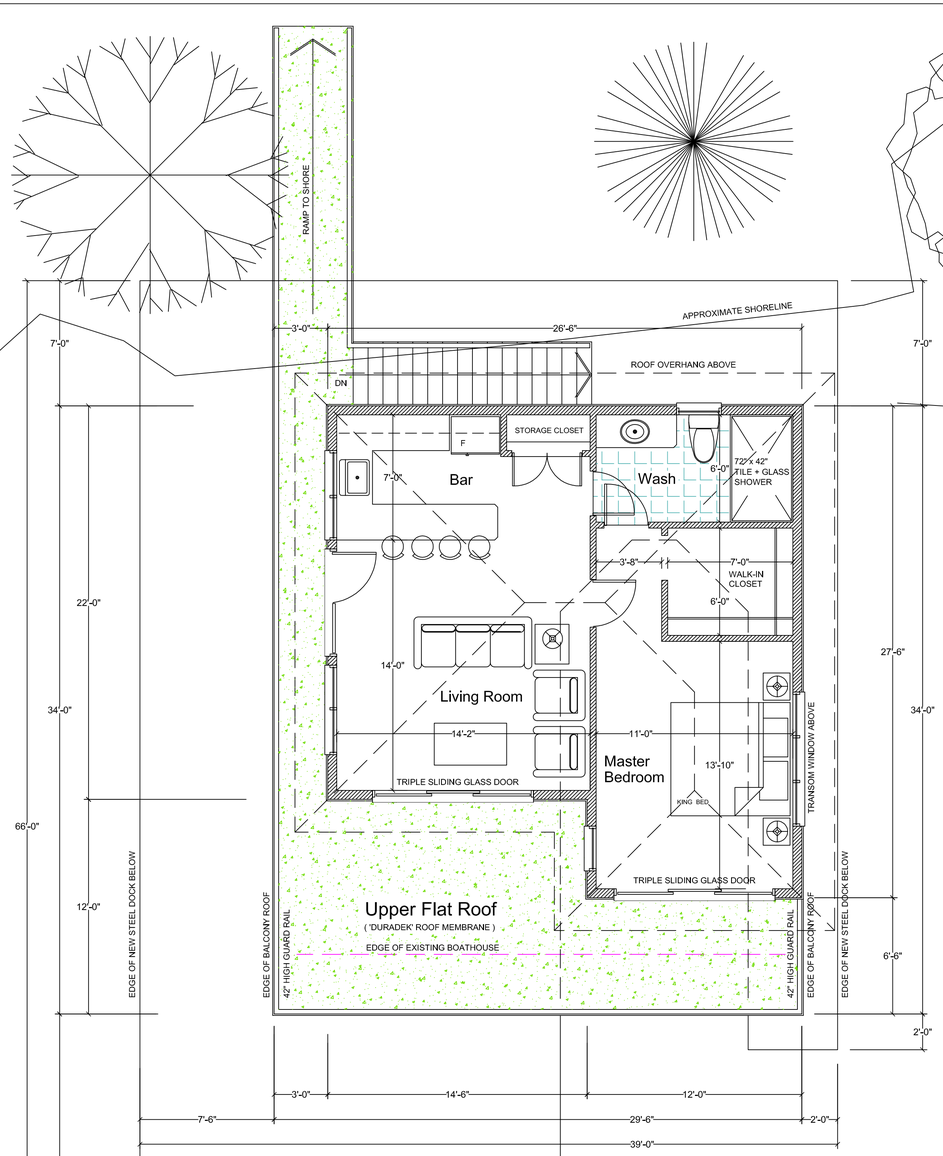
BASE MAP SOURCE:
R.M. McDERMOTT O.L.S.

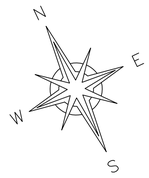
(Drawing Revised March 24, 2021)
(Drawing Revised March 30, 2021)
(Drawing Revised April 7, 2021)
(Drawing Revised April 19, 2021)



Upper Floor Plan

Scale 1/4" = 1'- 0"

(Upper Living Area = 648 Square Feet)
(Upper Open Deck Area = 355 Square Feet)



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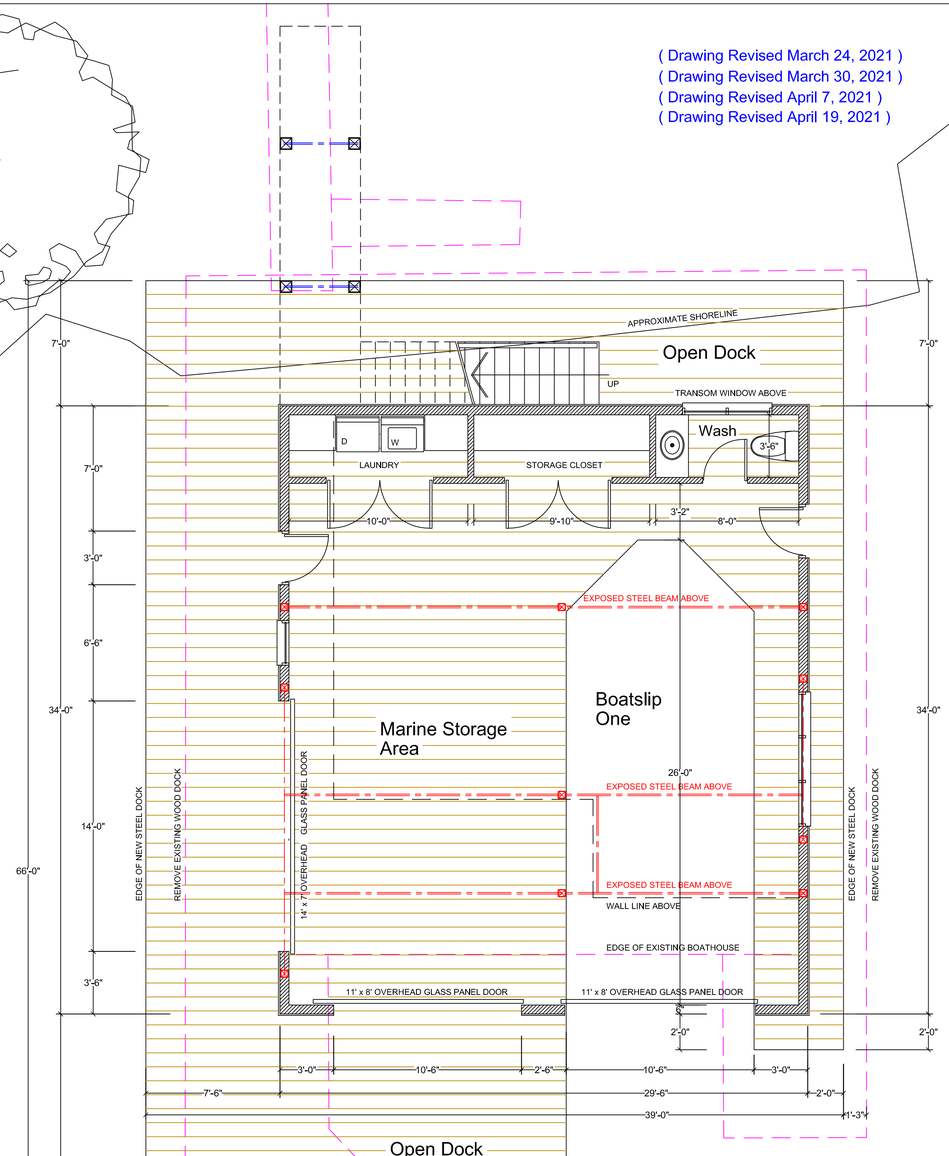
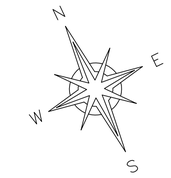
FOR INFORMATIONAL PURPOSES ONLY



Main Floor (Dock) Plan

Scale 1/4" = 1'- 0"

(Lower Boathouse Area = 1,003 Square Feet)
(Steel Dock Area = 1,934 Square Feet)



Project:

Proposed Boathouse Design for Shelly and Robert Schultz

1058 #55
Whitings Road,
Lake Muskoka,
Torrance,
Township of
Muskoka Lakes

General Notes:
These notes apply to all drawings.

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A. These drawings and notes to comply with the requirements of the Ontario Building Code as amended. Unless specifically altered by the Municipality having jurisdiction, it shall be the responsibility of the Contractor to conform with these sections and to familiarize himself with the O.B.C.

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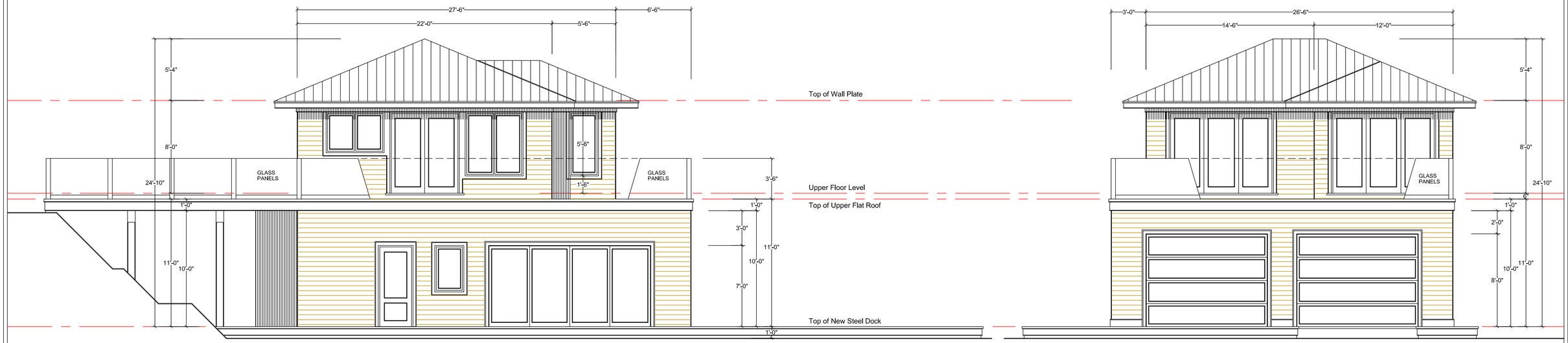
DRAFTECH DESIGN INC.
MARK JONES (705) 687-6236

Draftech Design Inc.
425 Wellington Street,
Gravenhurst, Ontario P1P 1A7
Telephone (705) 687-6236
Facsimile (705) 687-2933
E-Mail draftech@sympatico.ca

Date: March 2021
Drawn by: Mark Jones
Scale: 1/4" = 1' - 0"



West Elevation

Scale 1/4" = 1'- 0"

South Elevation

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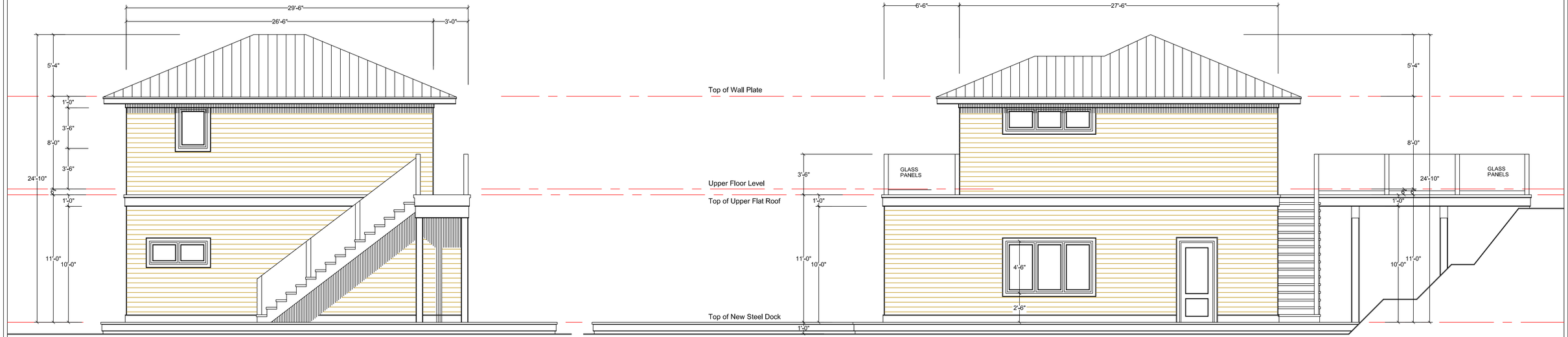

North Elevation

Scale 1/4" = 1'- 0"

East Elevation

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NOT TO SCALE

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Date: March 2021
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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2021-083

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:

87-1956

i) The land affected is described as Part of Lot 26, Concession 5, Parts 1 to 3, Plan 35R-17345, and Part 1, Plan 35R-22694 (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2021-083.

ii) Despite the provisions of Sections 4.1.3.6 and 4.1.3.7 of By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage on the entire lot shall be 2,594 square feet or 10.7% and the maximum permitted lot coverage within 200 feet from the high water mark shall be 2,594 square feet or 11%, as shown in the location and extent on Schedule II to By-law 2021-083.

iii) Despite the provisions of Section 4.1.7 of By-law 2014-14, as amended, for those lands described above, a two storey boathouse is permitted to be 25 feet in height, as shown in the location and extent on Schedules II and III to By-law 2021-083.

iv) Despite the provisions of Section 4.1.7.16 of By-law 2014-14, as amended, for those lands described above, a laundry room and a storage room shall be permitted in separate rooms in the first storey of a two storey boathouse, as shown in the location and extent on Schedule IV.

All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2021-083 and By-law 2014-14, as amended, the provisions of By-law 2021-083 shall apply.

2. Schedules I, II, III, and IV attached hereto are hereby made part of this By-law.

DRAFT

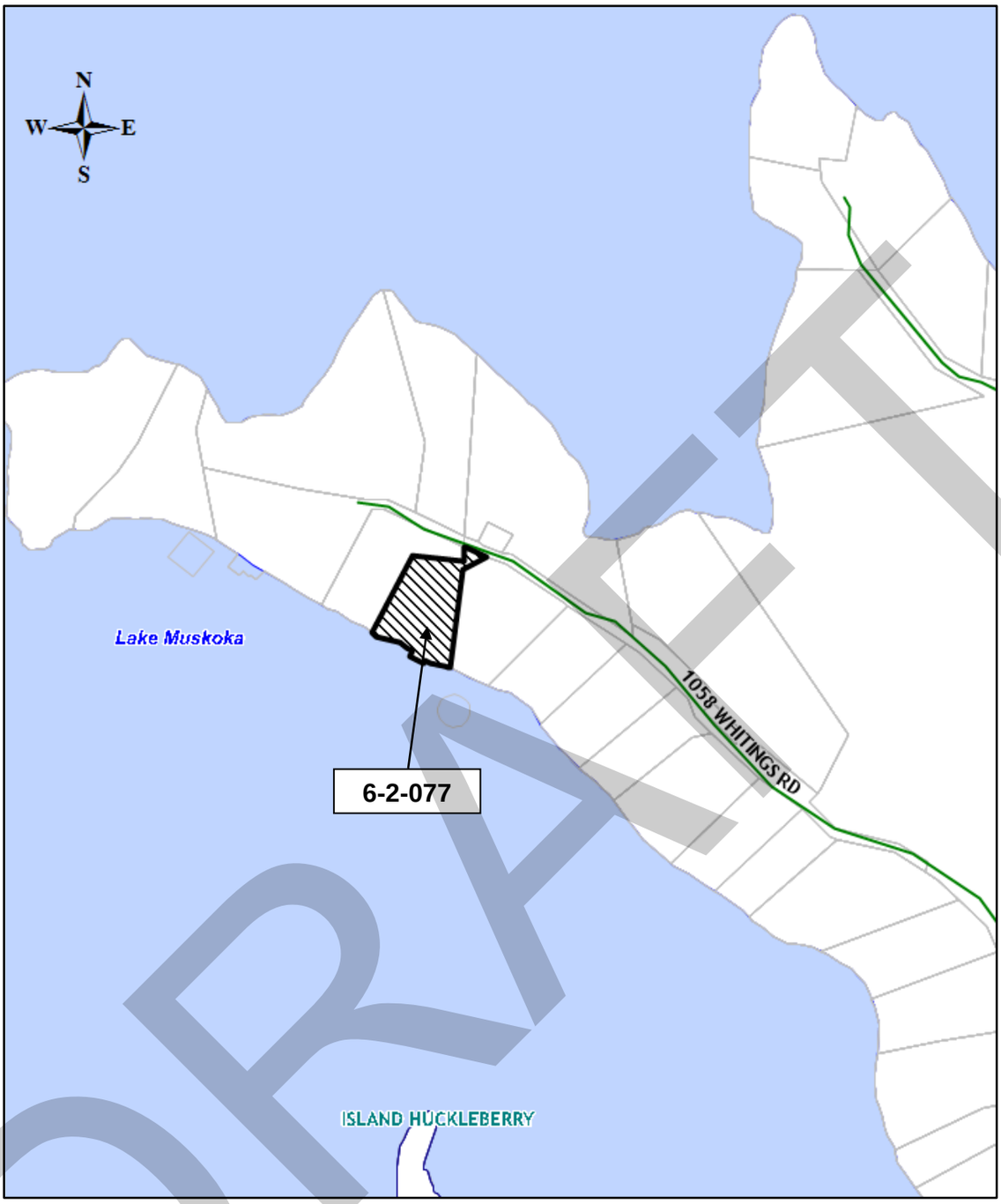
READ A FIRST AND SECOND TIME this ____day of ____, 2021.

READ A THIRD TIME AND FINALLY PASSED this ____day of ____, 2021.

Phil Harding, Mayor	Cheryl Mortimer, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2021-083



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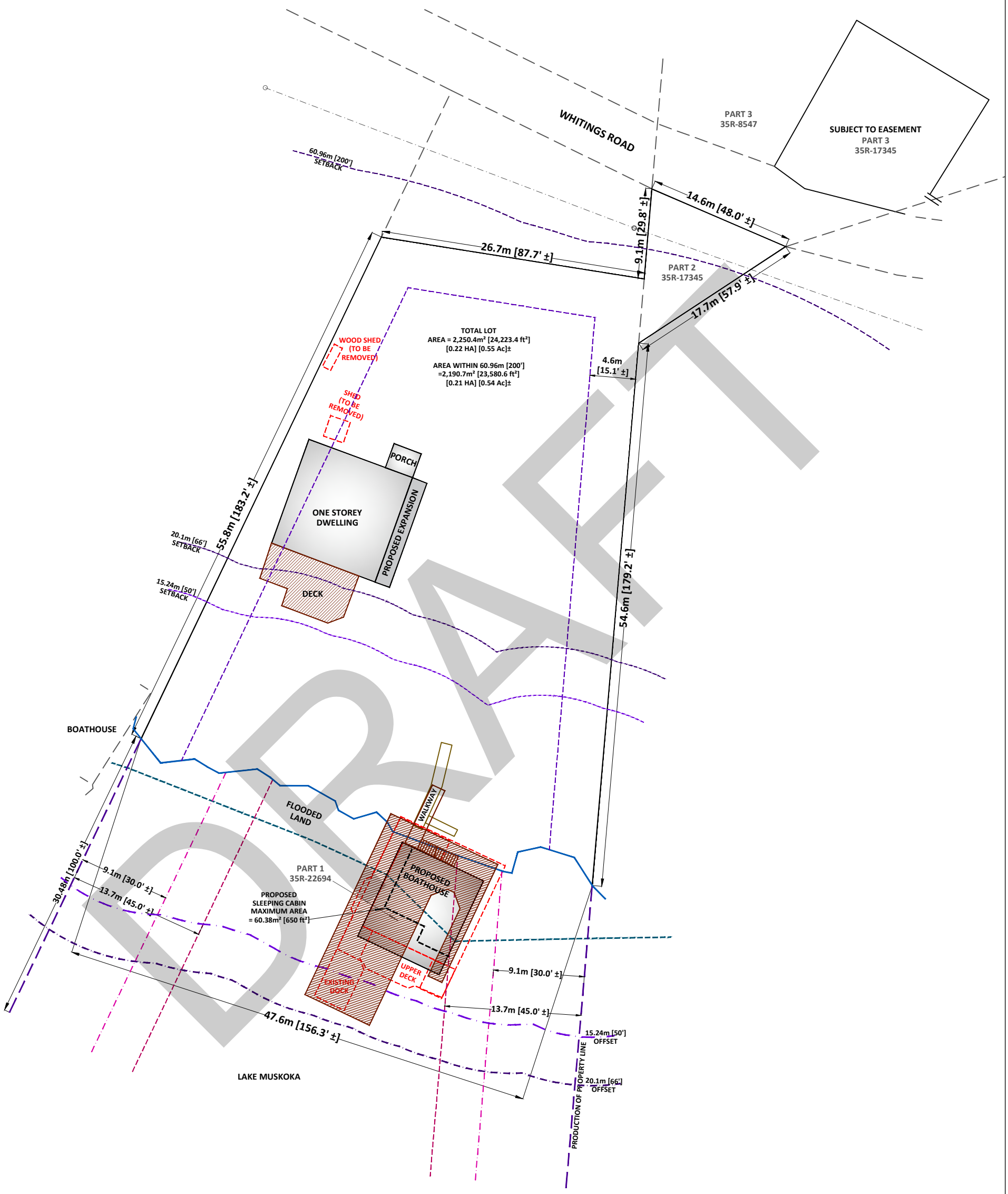
SCHEDULE II TO BY-LAW 2021-083



DRAFT

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DISTRICT MUNICIPALITY OF MUSKOKA

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4.			

PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 400	129600	FEBRUARY 9, 2021	JT

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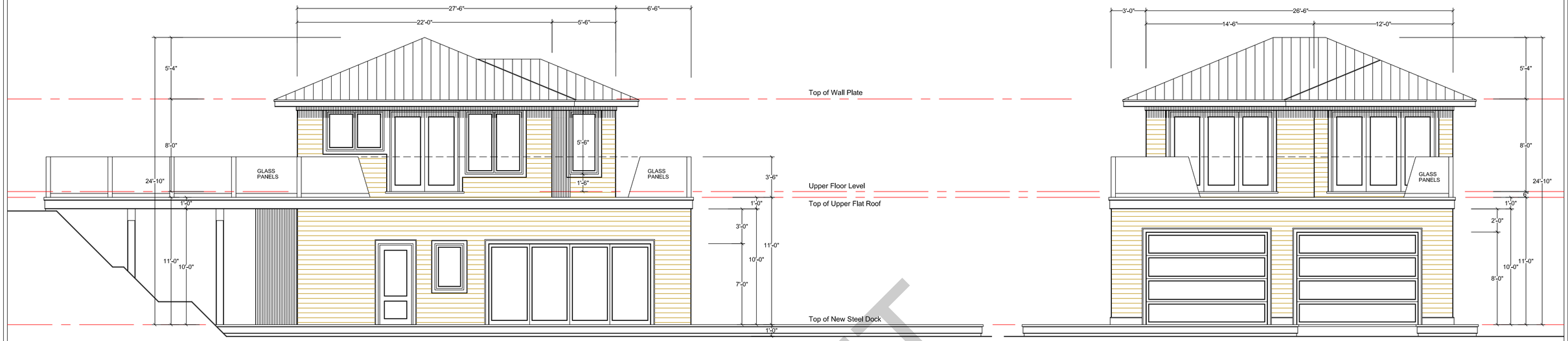
BASE MAP SOURCE:
R.M. McDERMOTT O.L.S.

SCHEDULE III TO BY-LAW 2021-083



West Elevation

Scale 1/4" = 1'- 0"

South Elevation

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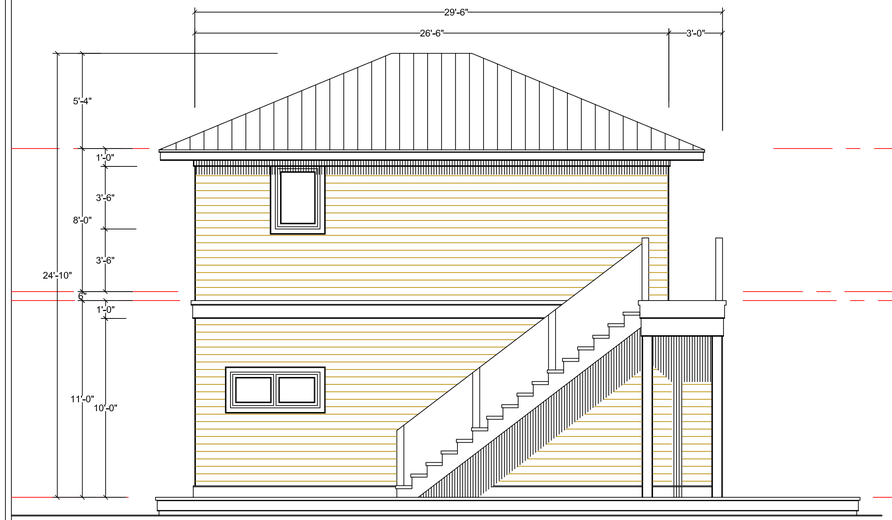

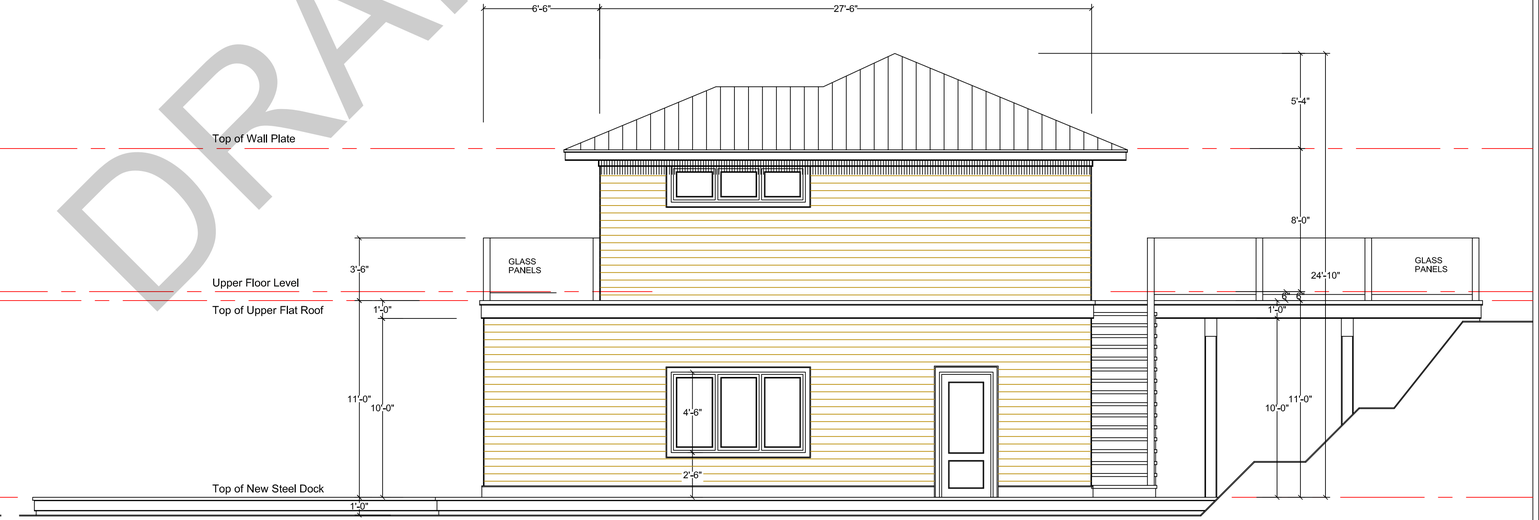

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East Elevation

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Date: March 2021
Drawn by: Mark Jones
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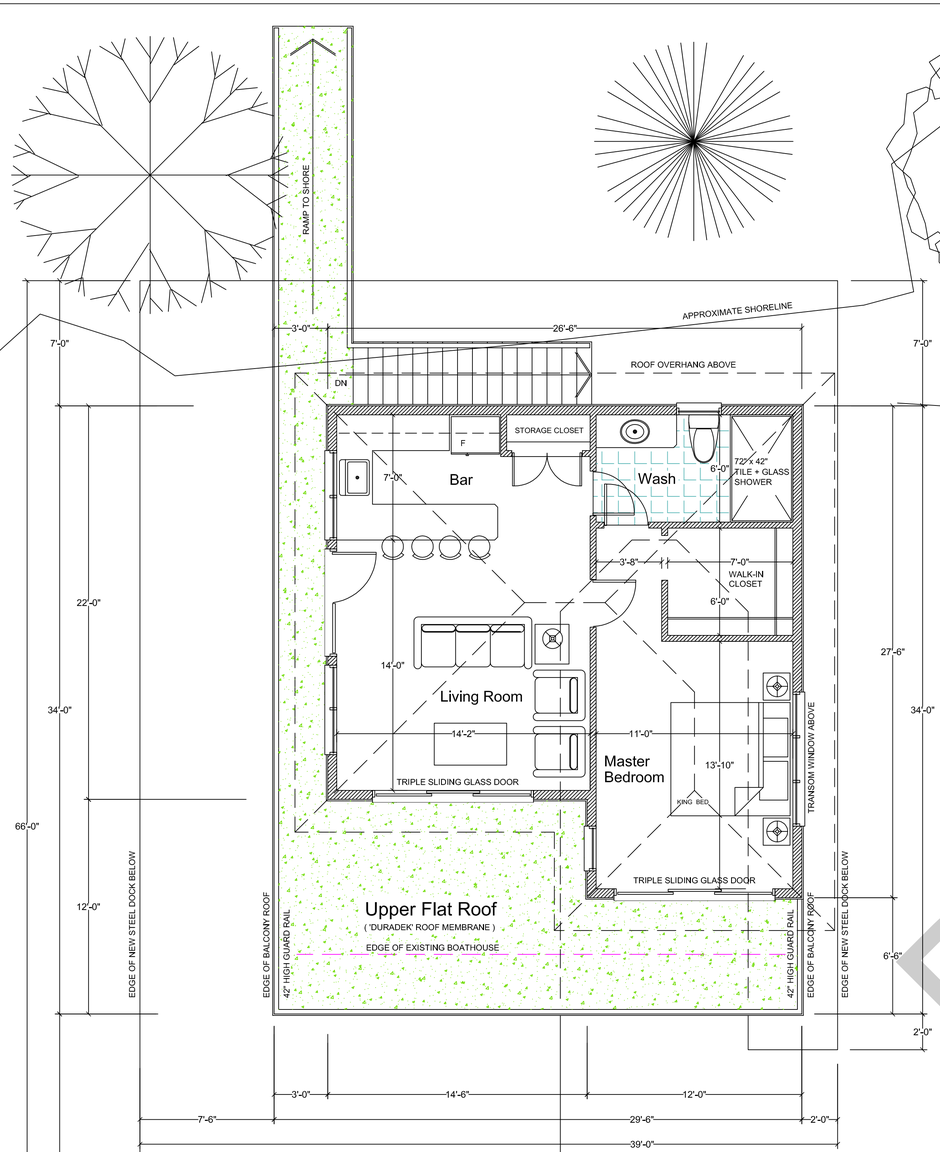
SCHEDULE IV TO BY-LAW 2021-083

(Drawing Revised March 24, 2021)
(Drawing Revised March 30, 2021)
(Drawing Revised April 7, 2021)
(Drawing Revised April 19, 2021)



Upper Floor Plan

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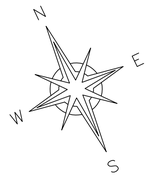
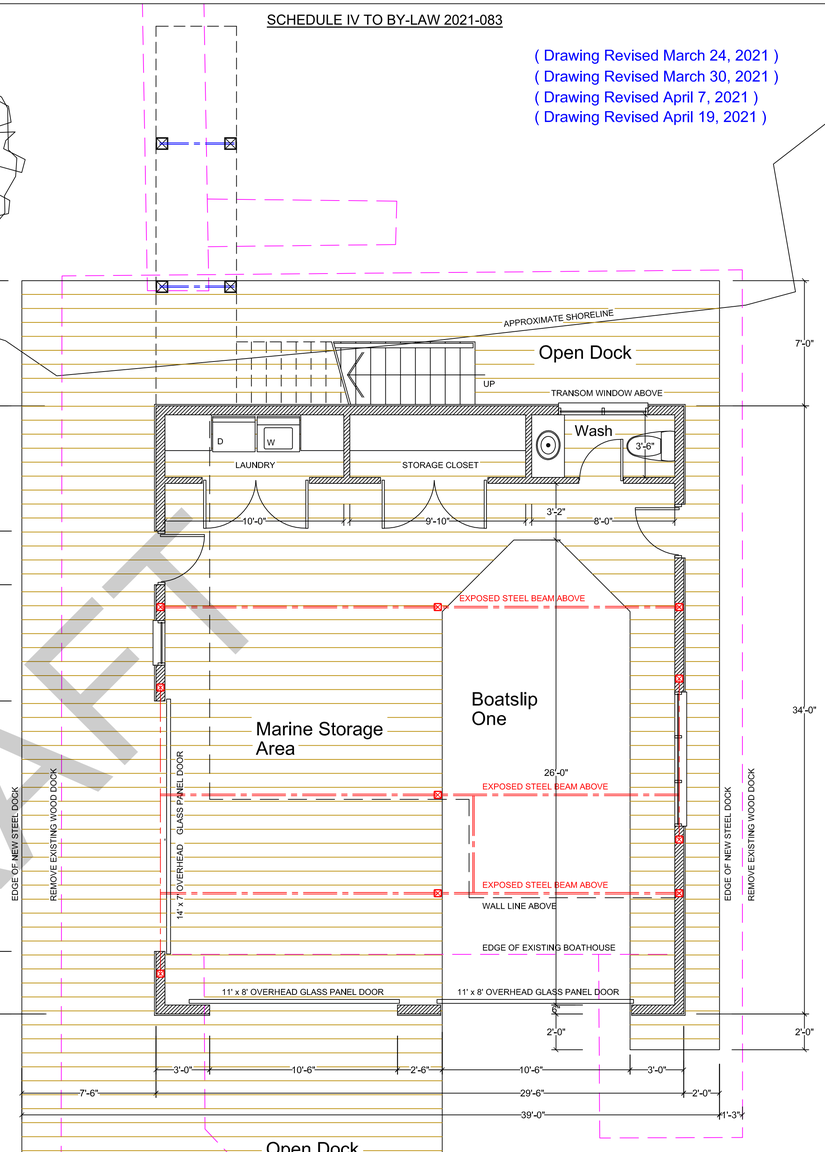
(Upper Living Area = 648 Square Feet)
(Upper Open Deck Area = 355 Square Feet)





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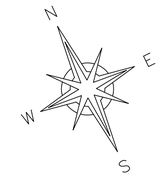
(Steel Dock Area = 1,934 Square Feet)



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