



**NOTICE OF A PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT  
BY-LAW 2021-116**

**TAKE NOTICE THAT** the Planning Committee of the Corporation of the Township of Muskoka Lakes will hold a Public Meeting electronically on:

**DATE: THURSDAY SEPTEMBER 16, 2021**

**TIME: 9:00 am (Planning Committee Meeting)**

**FROM: Electronically from Township of Muskoka Lakes Municipal Office, Council Chambers**

**ADDRESS: 1 Bailey Street, Port Carling, Ontario (corner of Bailey and Joseph Streets)**

**ANY PERSON OR AGENCY** may attend and provide representation at the Public Meeting and/or make written representation prior to the meeting, either in support of, or in opposition to, the proposed by-law amendment.

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 9:00 am. More information about viewing and or participating in the ZOOM meeting can be found on the Township's website at [www.muskokalakes.ca](http://www.muskokalakes.ca).** Members of the public may also observe the proceedings by accessing the live webcast at [www.muskokalakes.ca](http://www.muskokalakes.ca). If the live webcast fails, the meeting recording will be posted at <https://muskokalakes.ca.civicweb.net/Portal/>.

**EXPLANATION OF THE PURPOSE AND EFFECT OF  
THE PROPOSED ZONING BY-LAW AMENDMENT**

The purpose and effect of this Township initiated amendment to Comprehensive Zoning By-law 2014-14 is to amend Section 3.2 pertaining to non-complying lots, buildings and structures; and to amend Section 4.1 pertaining to the number, size, and height of permitted accessory buildings on waterfront residentially zoned properties. No key map is provided because the proposed by-law applies to widespread lands within the Township.

The amendments in regard to non-complying lots, buildings and structures propose to prohibit enlargements to dwellings and sleeping cabins on undersized lots, to prohibit second storey additions where lot coverage is exceeded, to prohibit shoreline structure additions where width requirements are exceeded, and revisions to improve clarity of remaining sections.

The amendments in regard to accessory buildings propose to limit in waterfront residential zones the number of certain accessory buildings to two (2), cumulative size to 92.9 sq. m. (1000 sq. ft.), and height to a single storey with exceptions, together with related technical revisions.

**ADDITIONAL INFORMATION** relating to the proposed by-law amendment is available for public review in the Planning Department at the Township of Muskoka Lakes Municipal Office, during regular business hours (8:15 a.m. to 4:00 p.m.). For more information about this matter, including information about appeal rights, contact:

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](mailto:planning@muskokalakes.ca)

Dated August 26, 2021  
Cheryl Mortimer,  
Clerk

# THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

## BY-LAW 2021-116

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 the following By-law;

1. Section 3.2 b) of By-law 2014-14 is hereby replaced with:

**3.2 b) Exterior Extension, Undersized Lot**

*A dwelling or sleeping cabin* which is located on a *lot* which does not comply with the minimum *frontage* and/or *area* requirement for the Zone within which it is located, may not be increased in *floor area*.

*A building or structure* which does not contain a *habitable room* and is located on a *lot* which does not comply with the minimum *frontage* and/or *area* requirement for the Zone within which it is located, may be enlarged, extended, or otherwise structurally altered, if the *building or structure* and *use* will continue to comply with all other requirements of this By-law.

2. Sections 3.2 c) and g) of By-law 2014-14 are hereby removed and replaced with:

**3.2 c) Exterior Extension, Required Yards**

Nothing in this By-law shall prevent an increase in *floor area* and/or *height* of any lawful *non-complying building or structure*, or part thereof, provided that the increase in *floor area* and/or *height* complies with all of the requirements of this By-law.

3. Section 3.2 d) of By-law 2014-14 is hereby replaced with:

**3.2 d) Second Storey Additions to Buildings and Structures on a Lot where the maximum Lot Coverage is exceeded**

*A building or structure* on a *lot*, where the maximum *lot coverage* is already exceeded may not be added to by way of a second storey.

4. Section 3.2 h) of By-law 2014-14 is hereby replaced with:

**3.2 h) Shoreline Structures Exceeding Maximum Cumulative Width**

Where *docks* or *boathouses* are legal *non-complying* due to the requirements of the maximum *cumulative width* of *docks* and *boathouses*, additions are not permitted, unless the resultant *docks* and/or *boathouses* comply with *cumulative width* and all other requirements of this By-law.

5. Table 4.1.3 of By-law 2014-14 is hereby amended with the addition of a footnote (16) in Row 9 (Maximum Height – Accessory Bldg.) to state, “See 4.1.7”.

6. Section 4.1.4 of By-law 2014-14 is hereby amended with the following additional subsection:

**4.1.4 FRONT YARD SETBACK EXEMPTIONS**

- v. A *pumphouse*, sauna or *gazebo* constructed in accordance with this section and that are exempt from the *front yard setback* requirements, shall not contribute to the accessory *building* amount limitation referenced in Section 4.1.7.

7. Section 4.1.6 of By-law 2014-14 is hereby amended with the following additional subsection:

**4.1.6 SLEEPING CABINS**

vii. Section 4.1.7 applies to the maximum *height* of a *sleeping cabin* forming part of a detached *private garage*.

8. By-law 2014-14 is hereby amended with the addition of the following Section and following Sections renumbered accordingly:

**4.1.7 MAXIMUM NUMBER OF ACCESSORY BUILDINGS PER LOT**

Where accessory buildings are permitted by this By-law, a maximum of two single *storey* accessory *buildings* not exceeding a combined *ground floor area* of 92.9 sq. m. (1,000 sq. ft.) are permitted on the *lot*, excluding any permitted *boathouse(s)*, *sleeping cabin(s)*, *attached garage(s)*, and *privy(s)*, and any permitted *pumphouse(s)*, *sauna(s)* and *gazebo(s)* constructed in accordance with the applicable front yard exemptions of Section 4.1.4. The single *storey* limitation does not apply to one of the two permitted accessory *buildings* referenced above where it consists of a detached *private garage* with a second *storey* *sleeping cabin*, which shall be limited to a maximum height of 6.7 m (22 ft.). Section 4.1.6 applies to applies to the construction of any building containing a sleeping cabin.

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