

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Amendment to Zoning By-law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: ZBA-02/25

Roll No.: 3-1-048

By-law No.: To Be Assigned

Owner:	Knightshift Inc., Apt A, 2505 Windermere Road, Windermere, ON P0B 1P0		
Address & Description:	Units 1-3, 2505 Windermere Rd, Windermere, ON., P0B 1P0 Part of Lot 30, Concession 8, Watt		
Zoning:	Community Residential (R3)	Lake Category – Not Applicable	Schedule: 61
Meeting Date: Thursday, May 15th, 2025 at 9:00 a.m.			

Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.



Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to rezone the subject property from Community Residential – Unserviced Communities (R3) to Community Commercial (C3) (See Table 1). As a result of the proposed rezoning, an existing building containing a retail store and accessory dwelling unit, additional (accessory) dwelling unit, and a detached garage, require certain exemptions from the Township's Comprehensive Zoning By-law, as detailed in the table below. No new buildings or structures are being proposed at this time.

Table 1: Proposed Rezoning

Community Residential – Unserviced Communities (R3)	Community Commercial (C3)	
Main Use: <ul style="list-style-type: none"> Residential – Dwelling Unit Group Home Rooming House 	Main Use: <ul style="list-style-type: none"> Clinic Convenience Store Financial Business Office Personal Service Shop Place of Amusement Restaurant Retail Store Service Shop Tavern 	



Community Residential – Unserved Communities (R3)	Community Commercial (C3)
Accessory Use: <ul style="list-style-type: none"> Residential Secondary Dwelling Units Home Based Business Bed and Breakfast 	Accessory Use: <ul style="list-style-type: none"> Artist Studio Cultural Centre Residential – Dwelling Unit Residential – Multiple Dwelling Office Place of Amusement Service Shop Staff Quarters

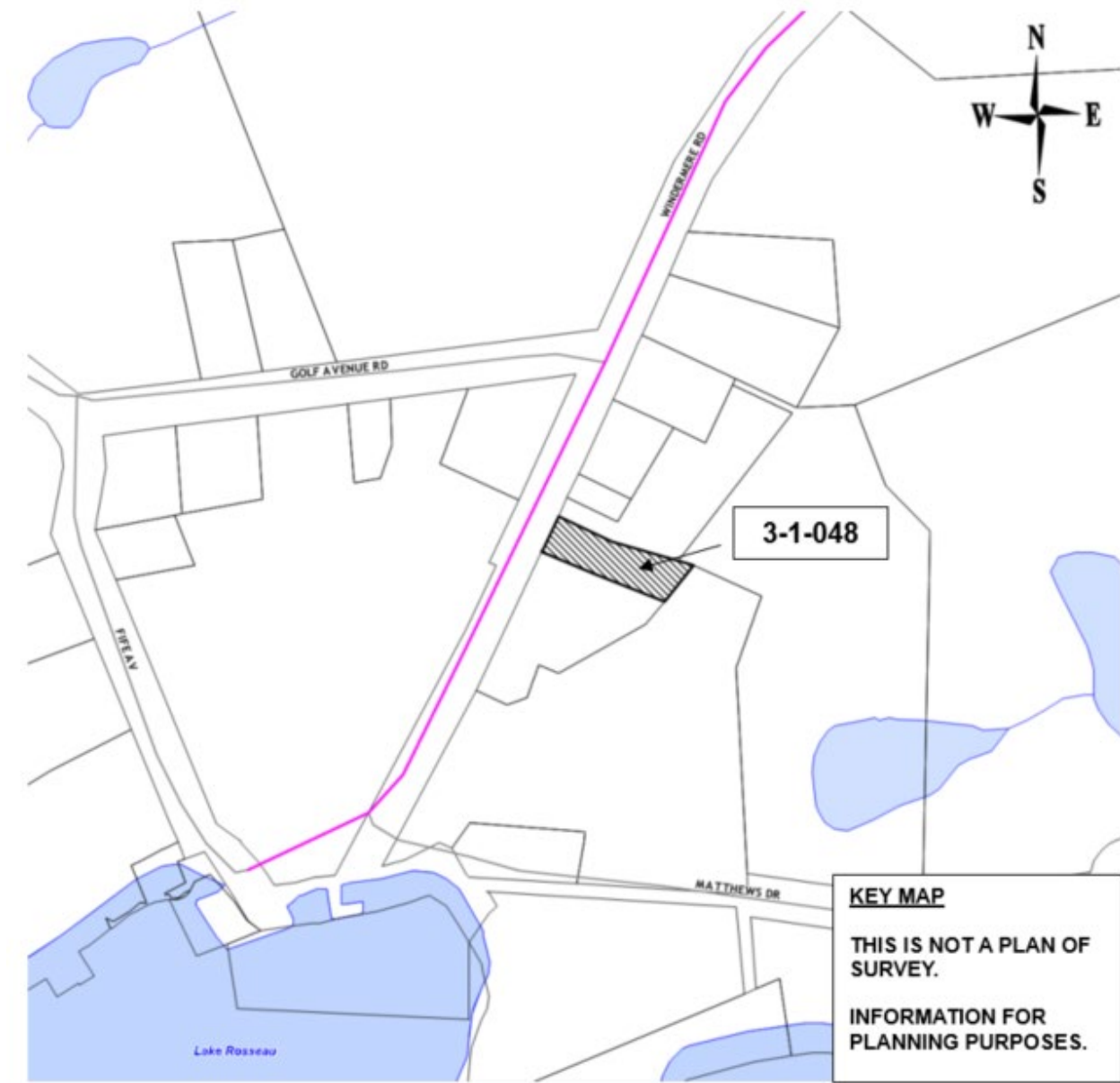
Table 2: Proposed Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	5.2.3	Front yard Setback	10 ft.	2 ft.	8 ft.	Recognize a Building Containing a Retail Store with an Accessory Dwelling Unit and an Additional (Accessory) Dwelling Unit
B	5.2.3	Interior Side Yard Setback (North)	10 ft.	6 ft.	4 ft.	
C	5.2.3	Interior Side Yard Setback (South)	10 ft.	2 ft.	8 ft.	
D	5.2.15 b) i.	Multiple Dwelling Units are Connected to Municipal Sewer and Water Services		Permit 2 Accessory Dwelling Units on Private Services		

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



KEY MAP



For more information, please contact 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. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing



Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0



Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled meeting.

Watch the Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS: Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board), in accordance with O.Reg 545/06.

NOTICE OF PASSING & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca.

Furthermore, 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.

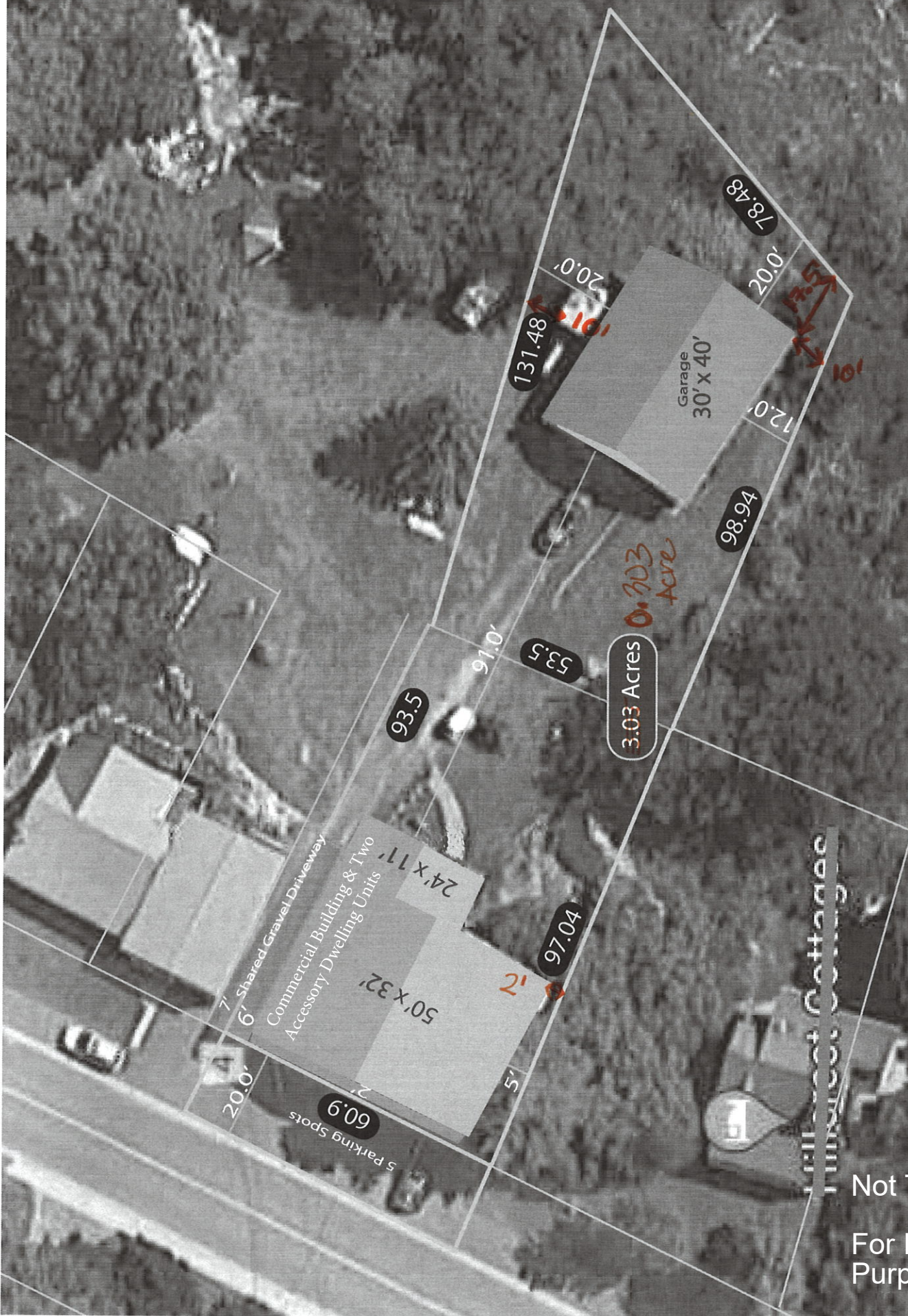
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 24th day of April, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



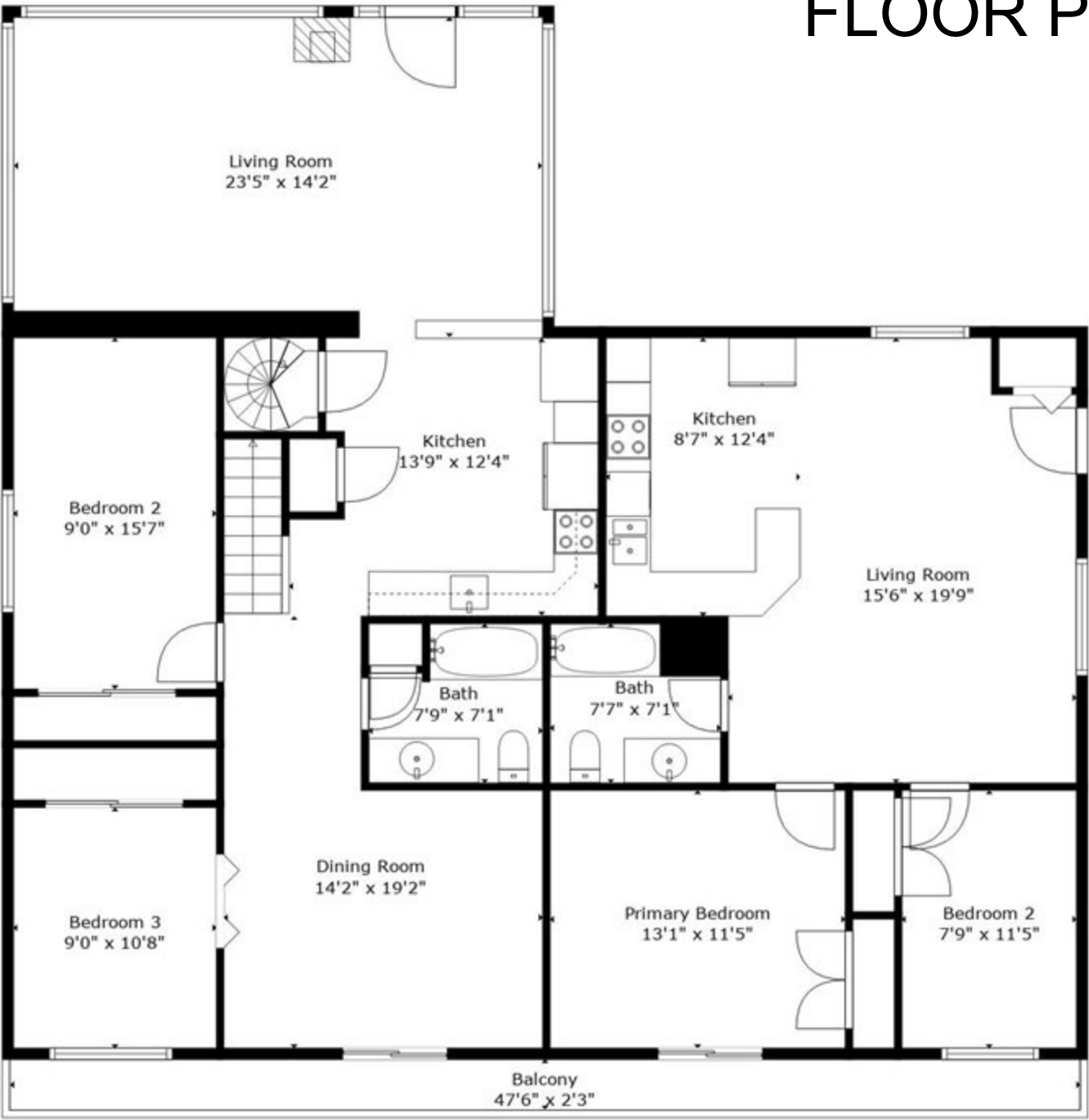
SITE PLAN



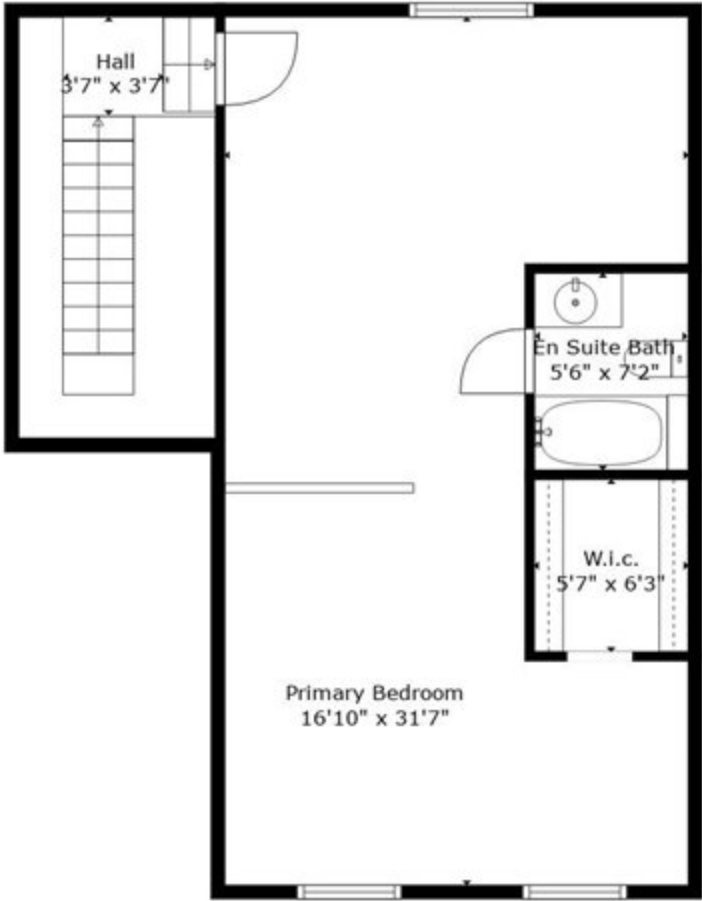
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Purposes Only

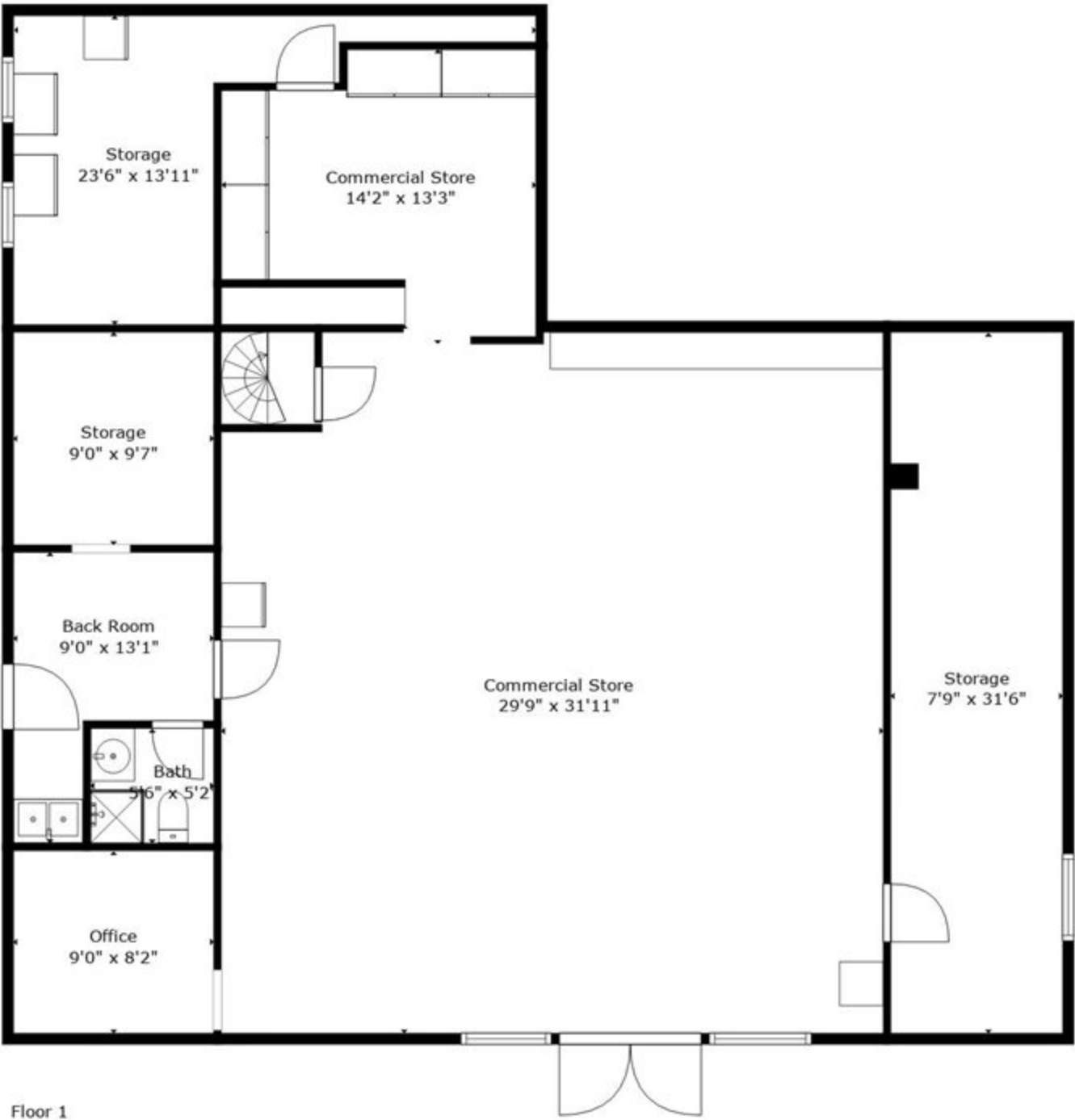
FLOOR PLANS



Floor 2



Floor 3



Floor 1

Not To Scale
For Informational Purposes Only

Estimated areas

GLA FLOOR 1: 1198 sq. ft, excluded 719 sq. ft
GLA FLOOR 2: 1346 sq. ft, excluded 107 sq. ft, ADU 579 sq. ft
GLA FLOOR 3: 306 sq. ft, excluded 396 sq. ft
Total GLA 2850 sq. ft, total scanned area 4651 sq. ft
Total ADU: 579 sq. ft

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

DRAFT BY-LAW NUMBER 2025-XXX

**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. Schedule 61 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 30, Concession 8 (in the former Township of Watt), now in the Township of Muskoka Lakes, as shown on Schedule I to By-law 2025-XXX, from Community Residential (R3) to Community Commercial (C3).
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:

87-XXXX

i)

The lands affected by this amendment are described as Part of Lot 30, Concession 8, (in the former Township of Watt), as shown hatched on Schedule I to By-law 2025-XXX.

ii)

Despite the provisions of Section 5.2.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a building containing a Commercial Use and an Accessory Dwelling Unit and One Additional (Accessory) Dwelling Unit, shall be 2 feet as shown in the location and extent on Schedule II to By-law 2025-XXX.

iii)

Despite the provisions of Section 5.2.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum setback from the north and south interior side lot line for a building containing a Commercial Use and an Accessory Dwelling Unit and One Additional (Accessory) Dwelling Unit, shall be 6 feet and 2 feet respectively, as shown in the location and extent on Schedule II to By-law 2025-XXX.

iv)

Despite the provisions of Section 5.2.15 of Zoning By-law 2014-14, as amended, for those lands described above, an Accessory Dwelling Unit and One Additional (Accessory) Dwelling Unit, shall be permitted on private services and shall be the only form of multiple dwelling permitted, as shown in the location and extent shown on Schedule II to By-law 2025-XXX.
3. Schedules I and II attached hereto are hereby made part of this By-law.

4. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.

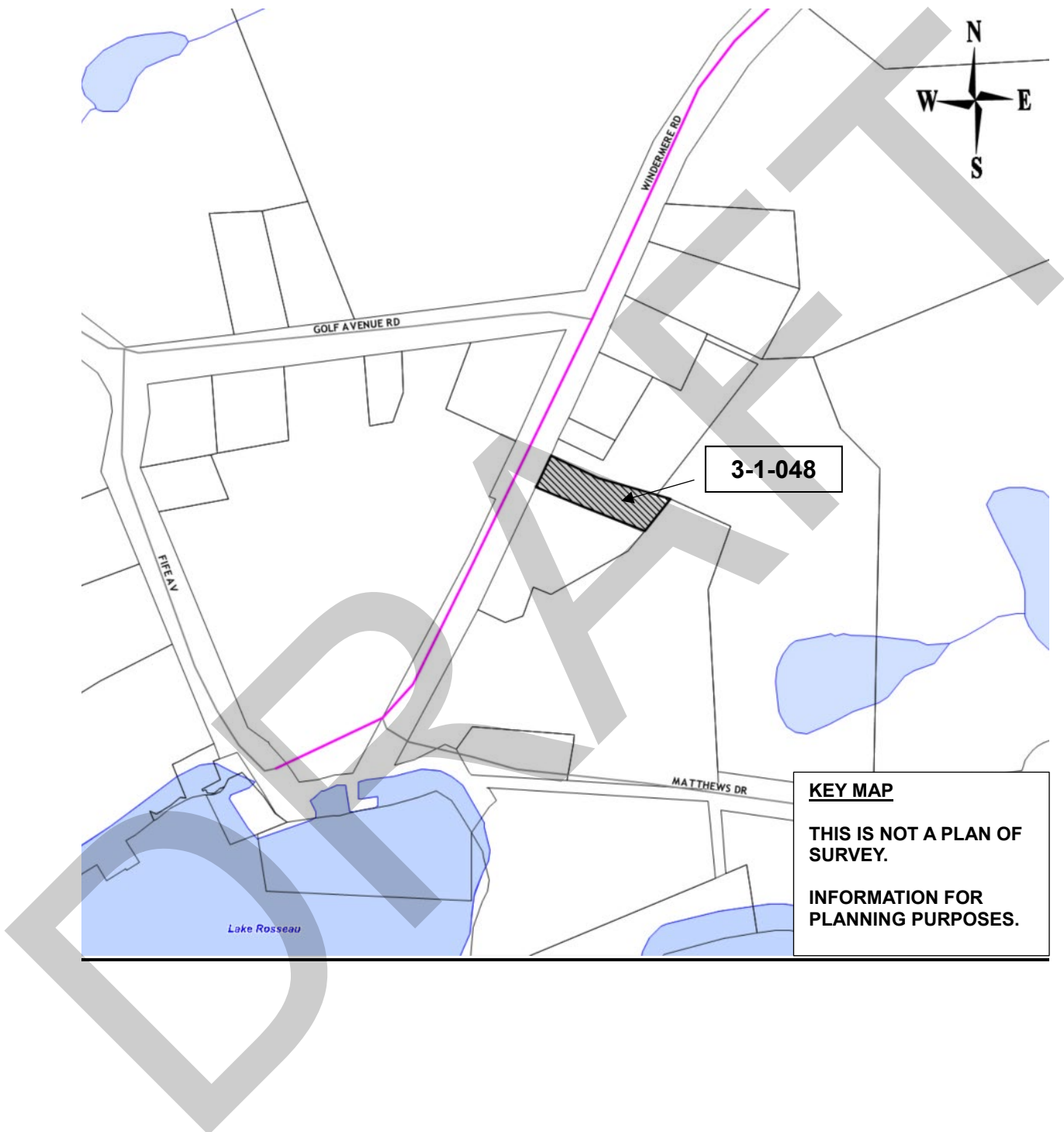
Read a **first, second and third time** and **finally passed** this ____day of ____
_____, **2025**.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2025-XXX



KEY MAP

**THIS IS NOT A PLAN OF
SURVEY.**

**INFORMATION FOR
PLANNING PURPOSES.**



Not To Scale