

## 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-15/25**

**Roll No.: 4-5-024**

**By-law No.: To Be Assigned**

<b>Owners:</b>	Patricia Roberts, 2220 Lakeshore Road, Unit 14, Burlington, ON, L7R 4G7		
<b>Address &amp; Description:</b>	1130 Hamill's Point Road, Unit 2 Part of Lot 8, Concession 9, Part 1, Plan 35R22865, Medora		
<b>Zoning:</b>	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 27
<b>Meeting Date: Thursday, August, 14<sup>th</sup>, 2025 at 9:00 a.m.</b>			



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:

Site-specific By-law 2004-165 applies to the subject property and permits a maximum lot coverage of 12.5% for a boatport (with a rooftop sundeck) that has now been constructed.

A Zoning By-law Amendment Application has been submitted to construct a new detached two-storey garage with a storage use in the upper level. The applicant proposes to remove part of the boatport and an existing wood shed, resulting in a slightly reduced lot coverage from that approved through By-law 2004-165.



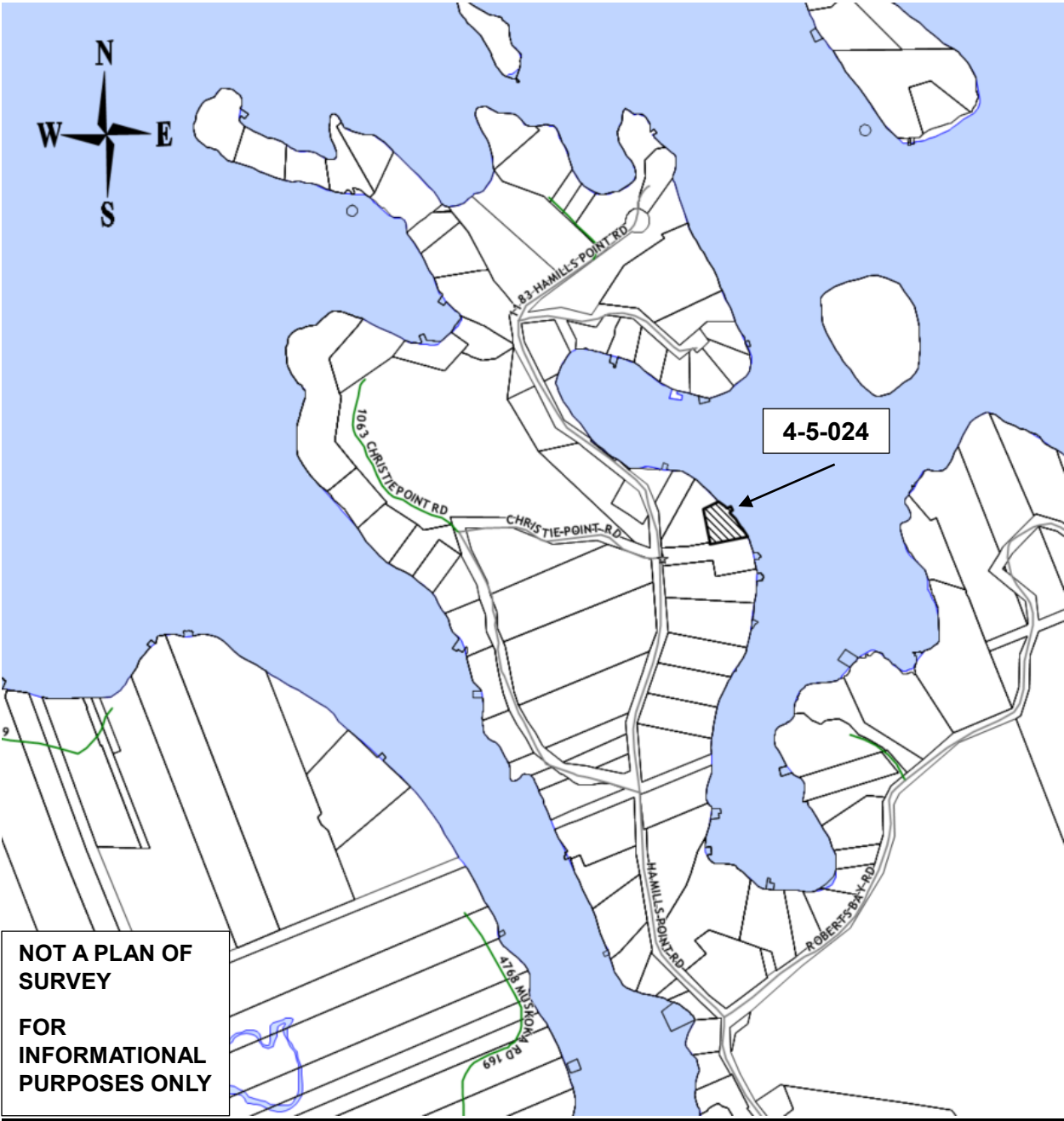
Notice of Public Meeting  
ZBA-15/25, Roberts

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.3. & 4.1.3.6	Maximum Permitted Lot Coverage Over the Area of the Entire Lot	10% (4,234.5 sq. ft.)	12.3% (5, 219.5 sq. ft.)	2.3% (985 sq. ft.)	Remove Part of an Existing Boatport and a Wood Shed and Construct a New Detached Two-Storey Garage
B	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	10% (4,209.5 sq. ft.)	12.4% (5,219.5 sq. ft.)	2.4% (1,010sq. ft.)	
C	By-law 2004-165	Maximum Permitted Lot Coverage Over the Area of the Entire Lot	12.5% (5,329 sq. ft.)  For the Purposes of a Deck/Roof Over Existing Docks	12.4% (5,219.5 sq. ft.)  For the Purposes of a Detached Garage	Repeal section 1, subsection ii)	

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](mailto: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](mailto: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.

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### **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](http://www.muskokalakes.ca/zoom)

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

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### **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](http://www.muskokalakes.ca)

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**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](mailto: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 July, 2025.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes



Lot Coverage

Existing

Existing Dwelling	248.3m2	
Existing Woodshed	3.2m2	
Existing 2nd Storey Sleeping Cabin	65.2m2	
<b>Total</b>	<b>316.7m2</b>	
Duradeck 2nd Storey of Boathouse	178.38m2	
<b>Total</b>	<b>495.08m2</b>	<b>Total Existing = 12.5%</b>

Proposed

Existing Dwelling	248.3m2	
Existing Woodshed	3.2m2	
Existing 2nd Storey Sleeping Cabin	65.2m2	
Duradeck 2nd Storey of Boathouse	178.38m2	
<b>Total</b>	<b>495.08m2</b>	
Remove woodshed	3.2m2	
Remove Duradeck above Boatslip	74.0m2	
<b>Total</b>	<b>417.88m2</b>	<b>= 10.7%</b>

Proposed Garage	67.6m2	
<b>Total</b>	<b>485.48m2</b>	<b>Total Proposed = 12.4%</b>

Lot Coverage	Full Lot ( 3934.3m2 )	Required	*Allowed	Existing	Proposed	Acceptable
Lot Coverage	First 60.0m ( 3911.1m2 )	10%	12.5%	12.5%	12.3%	Yes
		10%	12.5%	12.5%	12.4%	Yes

\* Allowed - Refers to Zoning Amendment

MUSKOKA LAKES ZONING: WATERFRONT RESIDENTIAL ( WR4 )

LOT SETBACKS

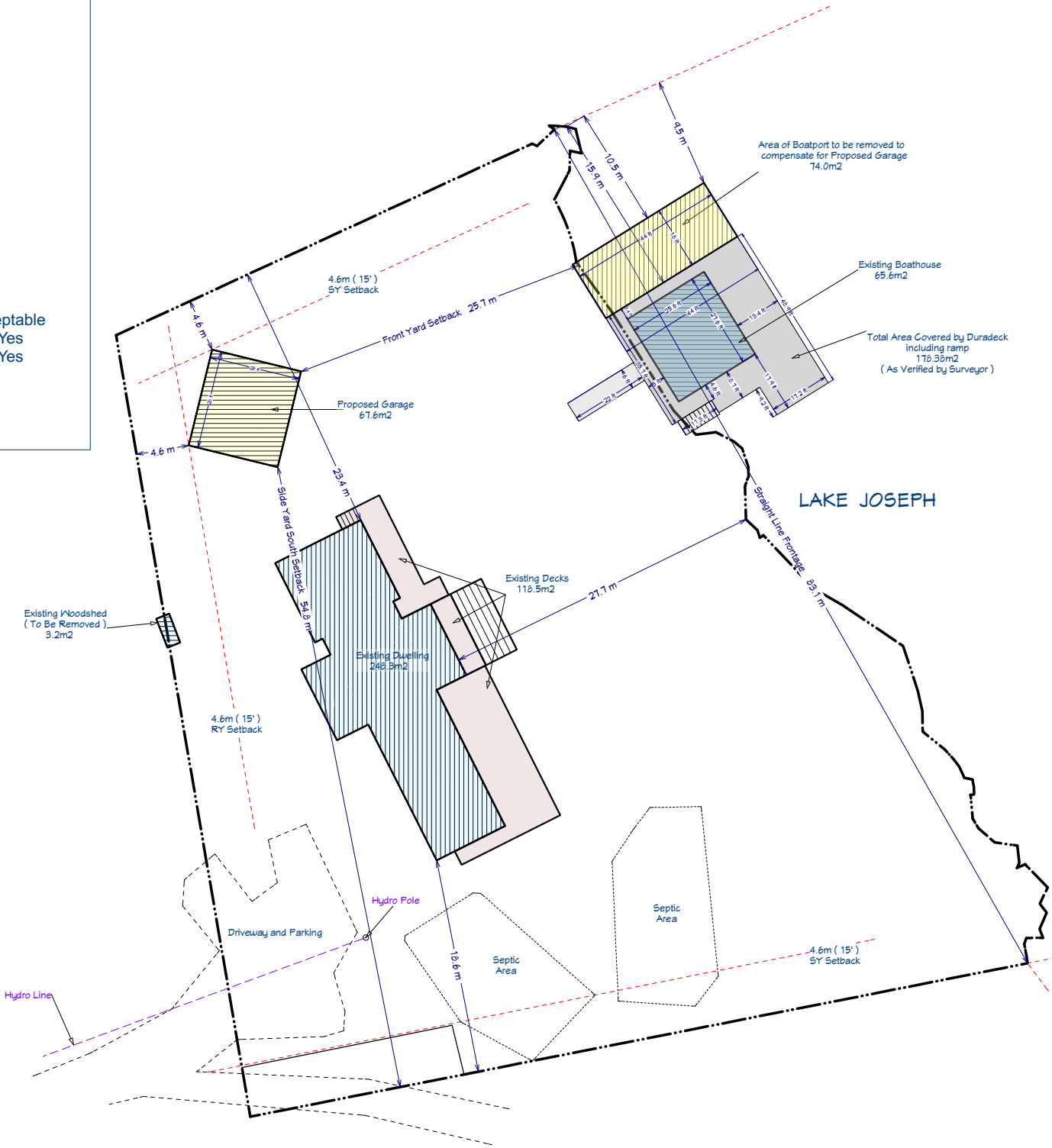
Proposed Addition	Required	Proposed	Acceptable
FY	20.1m	25.7m	Yes
SY(N)	4.6m	4.6m	Yes
SY(S)	4.6m	54.8m	Yes
RY	4.6m	4.6m	Yes



Not To Scale

For Informational Purposes Only

SITE PLAN



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington  
Phone: 705-321-8916  
Email: designbybobb@gmail.com

Location: 379 Regent St  
Orillia, Ontario  
L3V 1V4

GENERAL NOTE:

THESE DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS MUST BE VERIFIED BY  
CONTRACTOR PRIOR TO COMMENCEMENT  
OF ANY WORK. ANY DISCREPANCIES MUST  
BE REPORTED DIRECTLY TO THE DESIGNER.

PROJECT INFORMATION:

Patricia Volker  
2-1130 Hamills Point Road  
Muskoka Lakes

Zoning Analysis

THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN, AND HAS THE  
QUALIFICATIONS AND MEETS THE  
REQUIREMENTS SET OUT IN THE ONTARIO  
BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:

18465 B. Leppington

BCIN SIGNATURE

REGISTRATION INFORMATION:

103806 Design by Bobbi

BCIN FIRM NAME

REVISIONS

NUM	DATE	REVISED BY	DESCRIPTION
01	24.11.05	SLR	SITE PLAN
02	25.06.27	SLR	UPDATE
03	25.07.10	SLR	UPDATE 2
04			

DRAWN BY:

STEVE ROSSITER

SCALE:

1 : 500

DRAWING:

SITE PLAN

PROJECT NUMBER:

2024-024

SHEET NUMBER:

SP 1.0





ELEVATION DRAWINGS



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington  
Phone: 705-321-8916  
Email: designbybobbi@gmail.com  
Location: 190 Taylor Rd,  
Bracebridge, ON.  
P1L 1J9

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PROJECT INFORMATION:

PATRICIA VOLKER  
DETACHED GARAGE w/ STORAGE LOFT  
1130 HAMILL'S POINT RD #2.  
PORT CARLING, ON.  
P0B 1J0

THE UNDERSIGNED HAS REVIEWED AND  
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02	25.04.15.	JDT	TO ENGINEER
03	25.07.08.	BJL	PERMIT
04			
05			

DRAWN BY: JESSICA DAVIES-THOMPSON

APPROVED BY: BOBBI LEPPINGTON

SCALE:

1/8" = 1' - 0"

DRAWING:

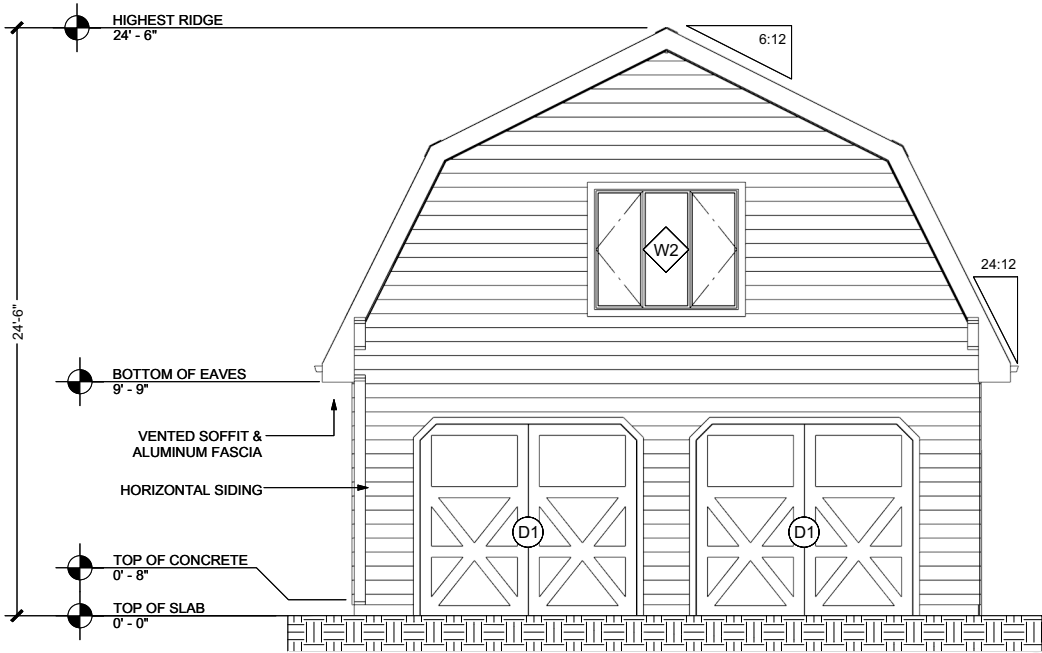
EXTERIOR  
ELEVATIONS

PROJECT  
NUMBER:

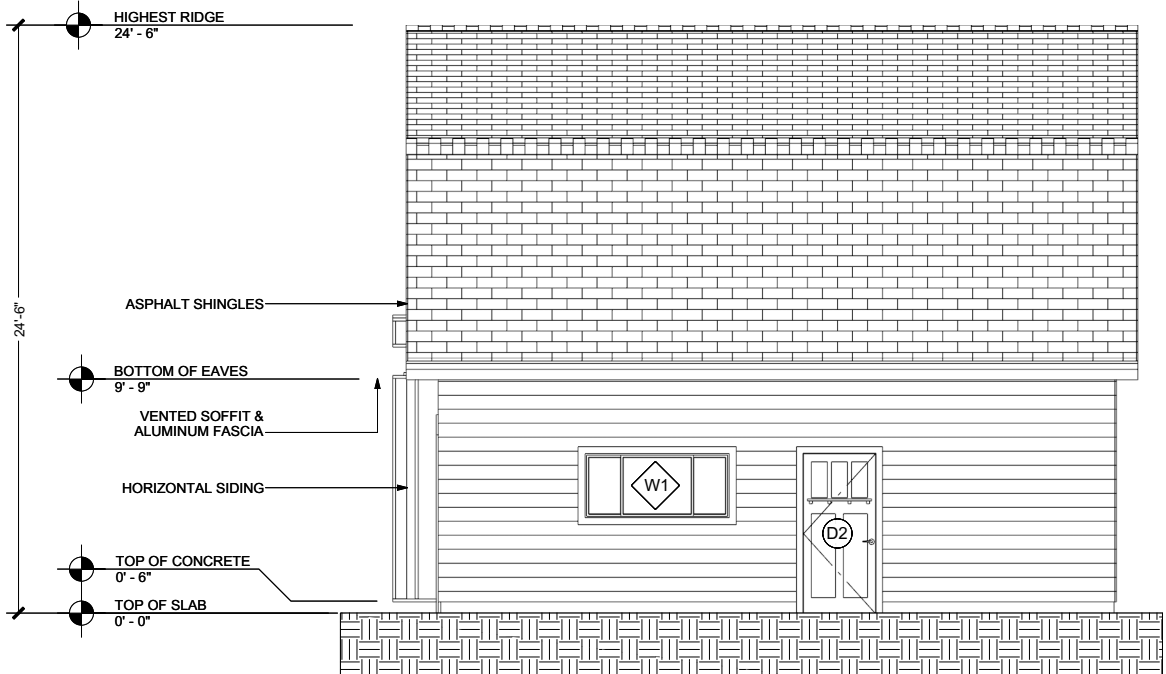
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SHEET  
NUMBER:

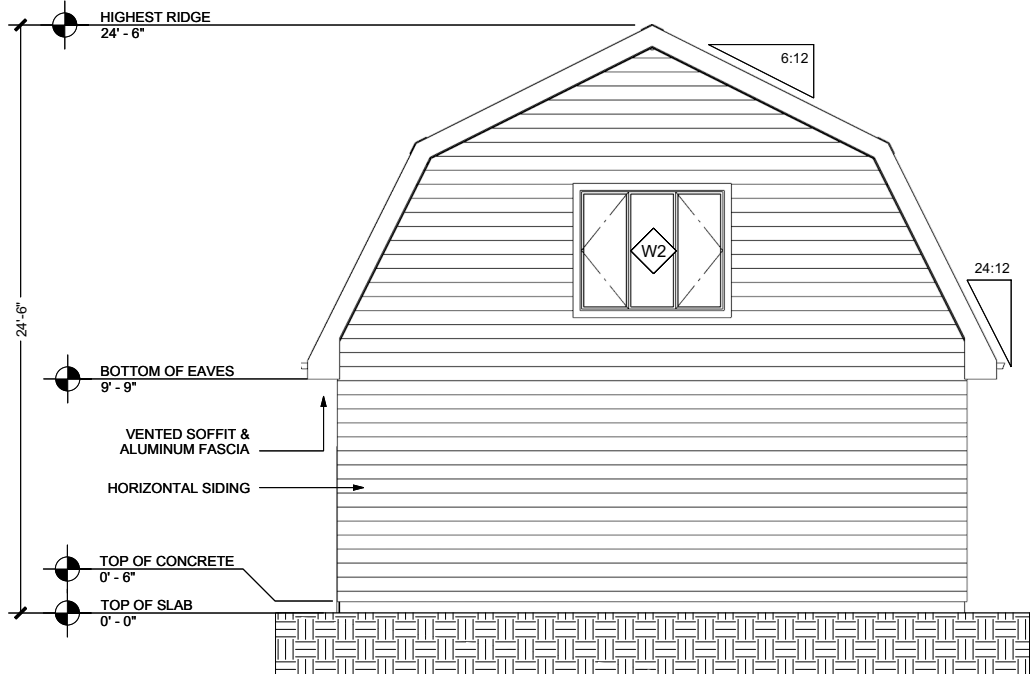
A - 1.0.



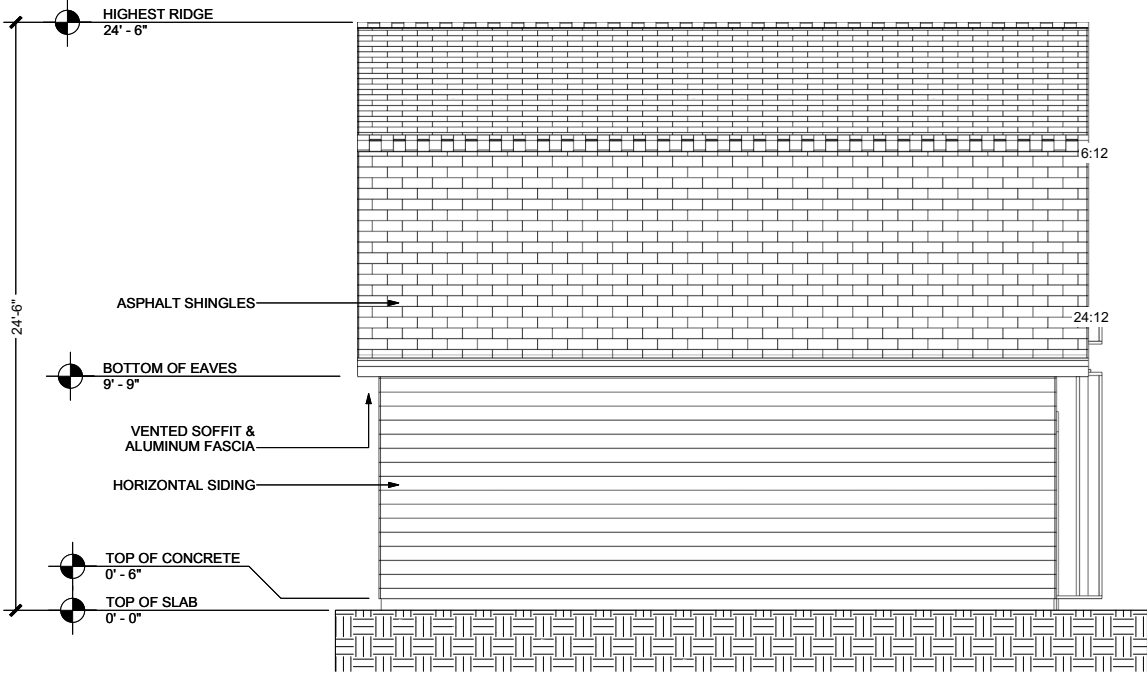
E1  
A - 1.0. EXTERIOR ELEVATION: FRONT  
SCALE: 1/8" = 1' - 0"



E2  
A - 1.0. EXTERIOR ELEVATION  
SCALE: 1/8" = 1' - 0"



E3  
A - 1.0. EXTERIOR ELEVATION  
SCALE: 3/16" = 1' - 0"

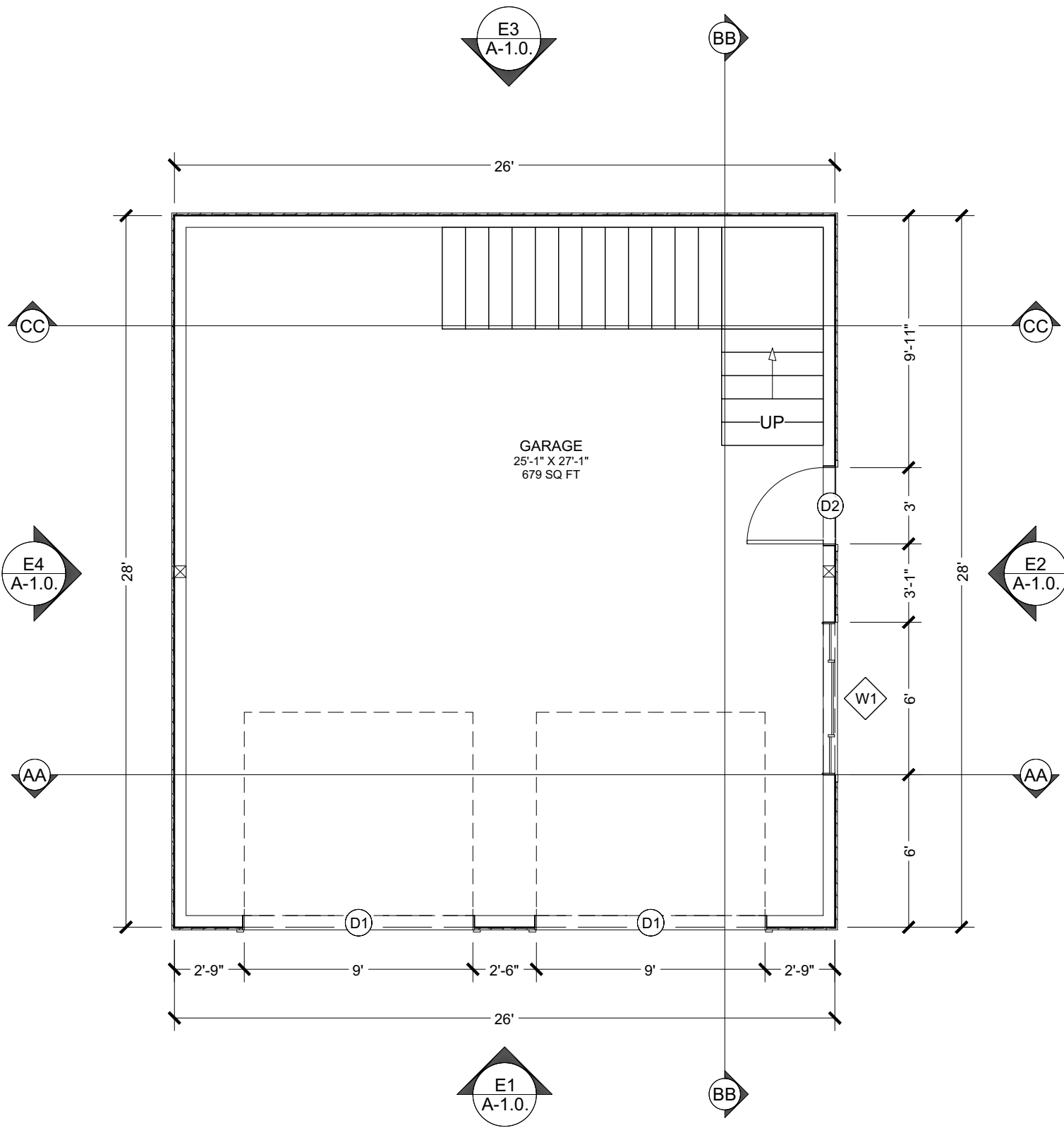


E4  
A - 1.0. EXTERIOR ELEVATION  
SCALE: 1/8" = 1' - 0"

Not To Scale

For Informational Purposes Only

MAIN FLOOR PLAN

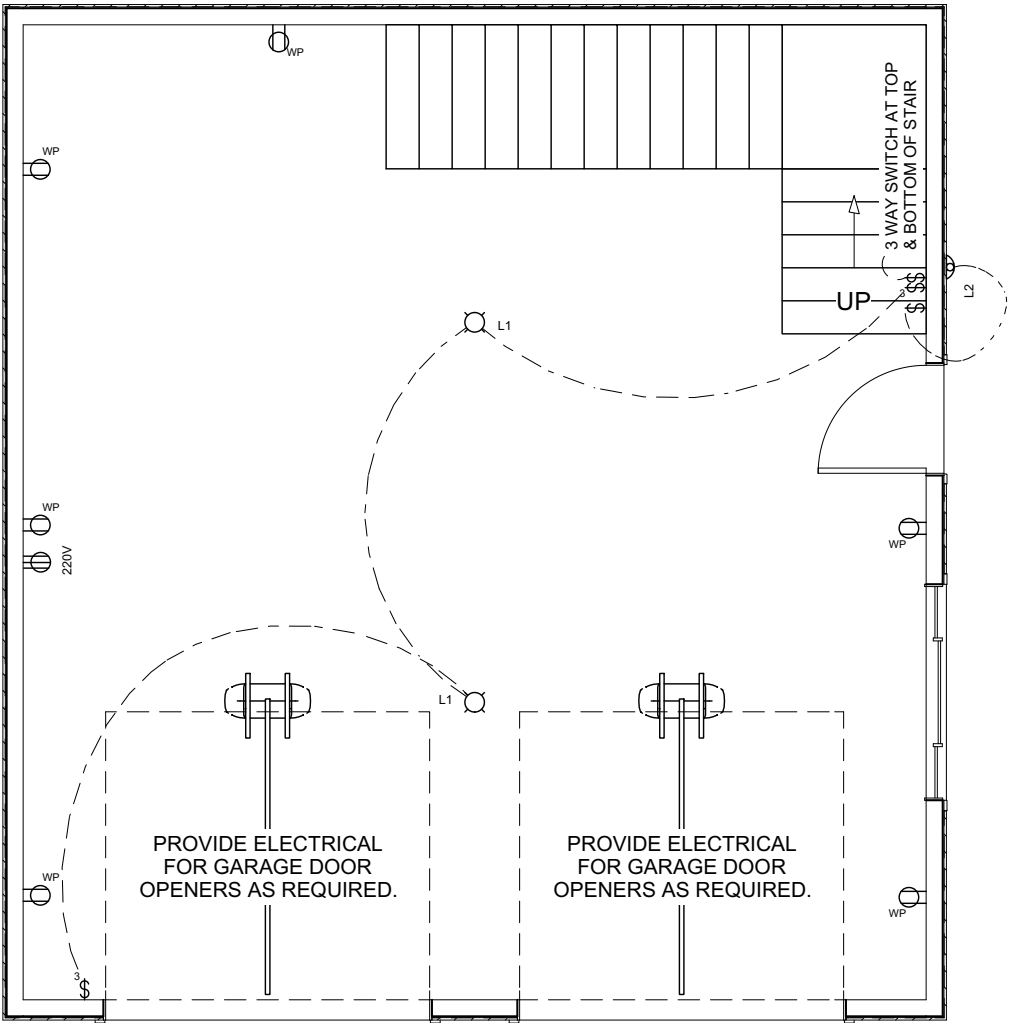


Not To Scale

For Informational Purposes Only

P1  
A - 2.0.

ARCHITECTURAL FLOOR PLAN: MAIN  
SCALE: 3/16" = 1' - 0"



P2  
A - 2.0.

ELECTRICAL PLAN: MAIN  
SCALE: 3/16" = 1' - 0"

ELECTRICAL LEGEND:

SYMBOL	DESCRIPTION
	L1 - INDICATES FLUSH MOUNT LIGHT FIXTURE SELECTED BY CLIENT.
	L2 - INDICATES EXTERIOR WALL SCONCE SELECTED BY CLIENT. MOUNTING HEIGHT TO BE DETERMINED ON SITE.
	INDICATES SINGLE SWITCH.
	INDICATES 2 GANG SWITCH.
	INDICATES 3 GANG SWITCH.
	INDICATES 3-WAY SWITCH.
	INDICATES 110V RECEPTACLE.
	INDICATES 220V RECEPTACLE.
	INDICATES WEATHERPROOF RECEPTACLE

ELECTRICAL NOTES:

1. ALL ELECTRICAL UNDER ESA AND ONTARIO BUILDING CODE
2. ESA PERMIT REQUIRED
3. CAPACITY REQUIRED TO BE DETERMINED BY ELECTRICIAN
4. ALL WORK UNDER SUPERVISION OF MASTER ELECTRICIAN
5. EACH ROOM SHALL HAVE SWITCH INSIDE ROOM TO LIGHT ON CEILING
6. EACH EXTERIOR TO HAVE LIGHT WITH SWITCH NEAR DOOR (DARK SKY FRIENDLY)
7. LIGHTS, OUTLETS & SWITCHES PER OWNER
8. ELECTRICAL PANEL IN DWELLING.



Design By Bobbi

CONTACT INFORMATION:

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Phone: 705-321-8916  
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Location: 190 Taylor Rd,  
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BCIN SIGNATURE

REGISTRATION INFORMATION:

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REVISIONS

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04			
05			

DRAWN BY: JESSICA DAVIES-THOMPSON

APPROVED BY: BOBBI LEPPINGTON

SCALE:

3/16" = 1' - 0"

DRAWING:

ARCHITECTURAL  
FLOOR PLAN &  
ELECTRICAL PLAN

PROJECT  
NUMBER:

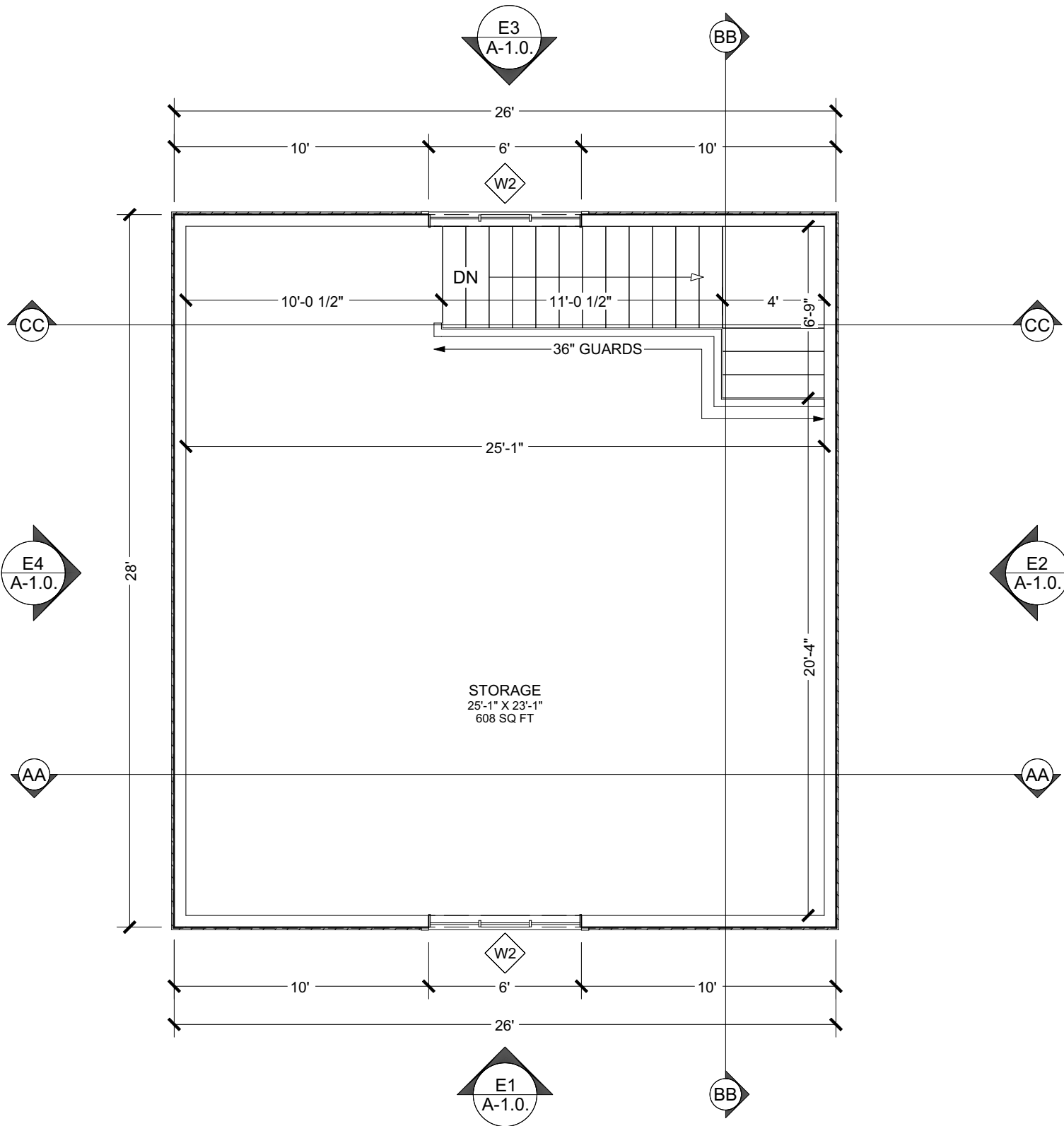
2025-024

SHEET  
NUMBER:

A - 2.0.



UPPER FLOOR PLAN

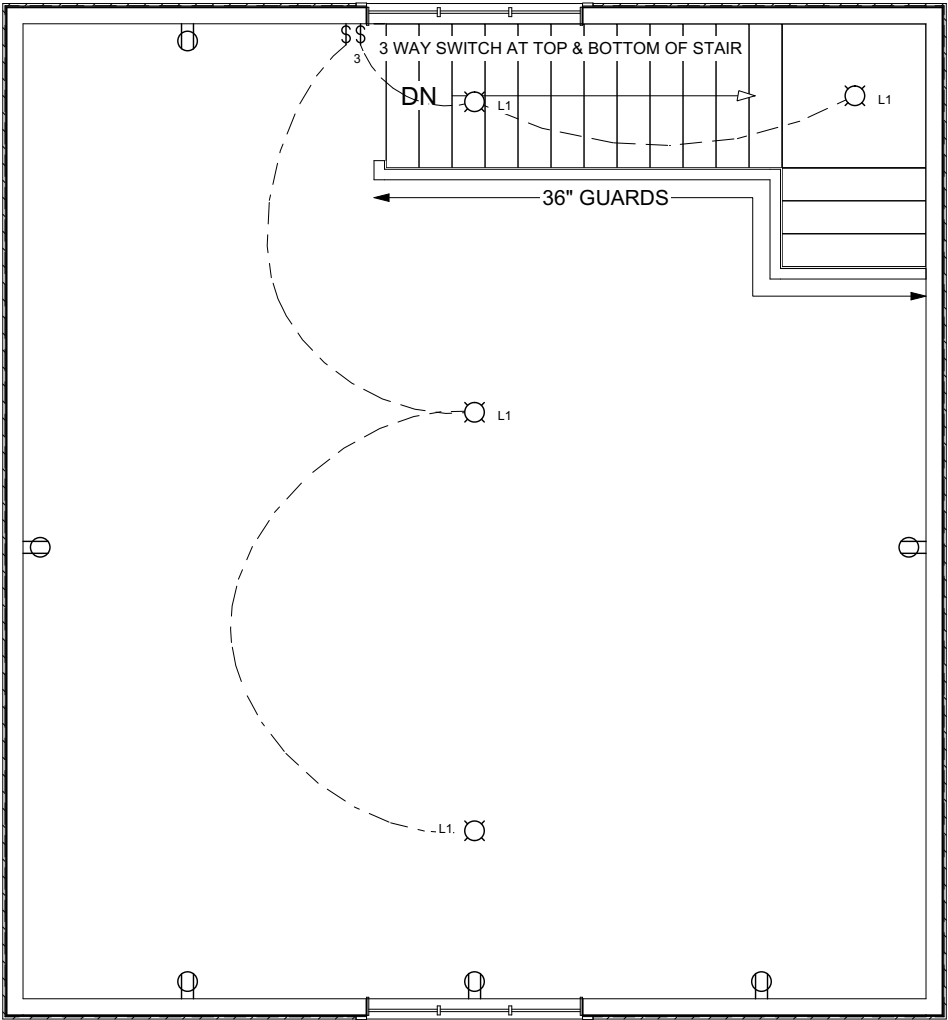


Not To Scale

For Informational Purposes Only

P1  
A - 2.1.

ARCHITECTURAL FLOOR PLAN: UPPER  
SCALE: 3/16" = 1' - 0"



P2  
A - 2.1.

ELECTRICAL PLAN: UPPER  
SCALE: 3/16" = 1' - 0"

ELECTRICAL LEGEND:	
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Design By Bobbi

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BCIN SIGNATURE

REGISTRATION INFORMATION:

103806 **Design by Bobbi**  
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DRAWN BY: JESSICA DAVIES-THOMPSON

APPROVED BY: BOBBI LEPPINGTON

SCALE:

3/16" = 1' - 0"

DRAWING:

ARCHITECTURAL  
FLOOR PLAN &  
ELECTRICAL PLAN

PROJECT  
NUMBER:

2025-024

SHEET  
NUMBER:

A - 2.1.

**THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES**

**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:

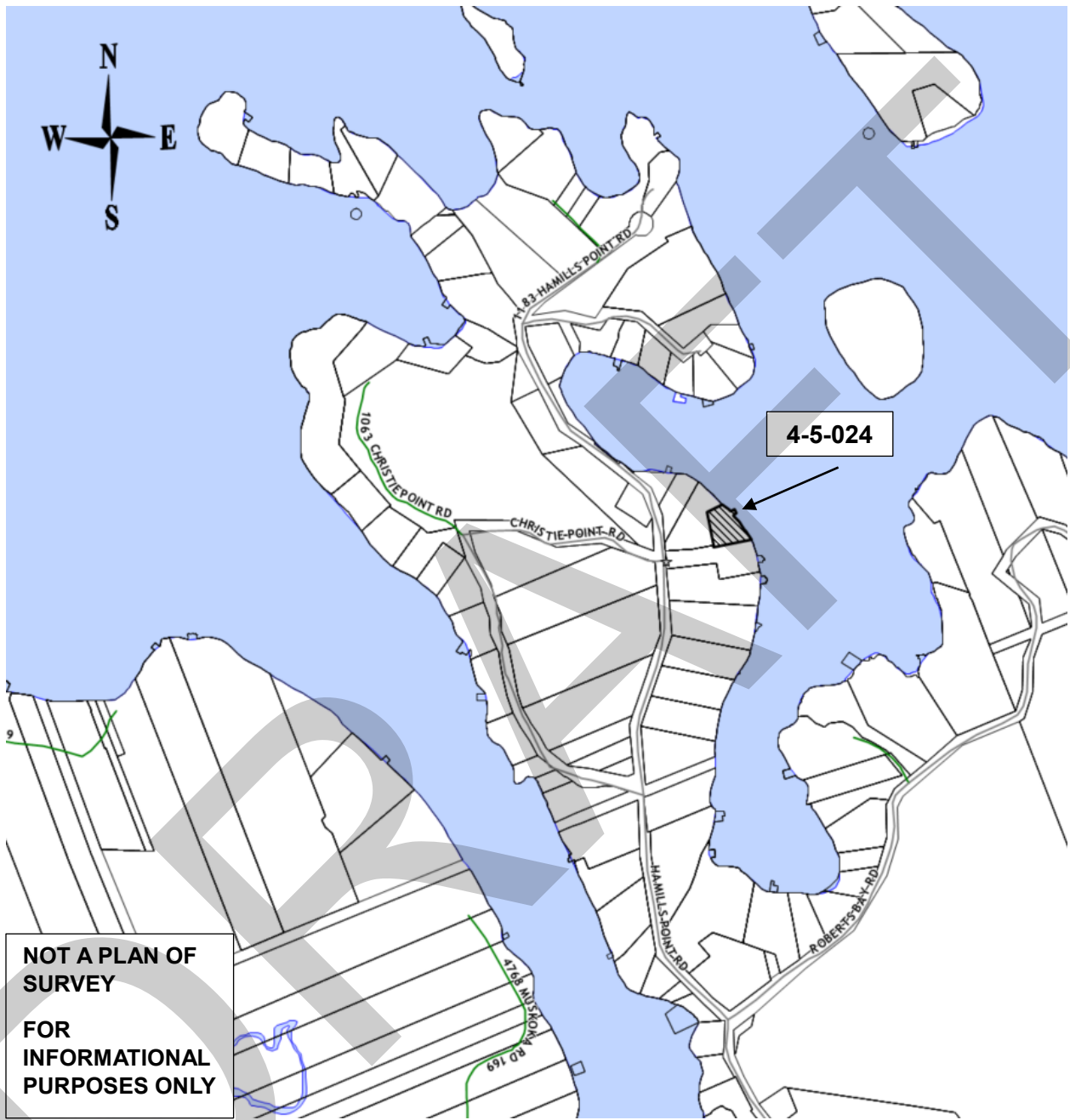
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
  - 87-XXXX i) The lands affected by this amendment are described as Part of Lot 8, Concession 9, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-22865, as shown hatched on Schedule I to By-law 2025-XXX.
  - ii) Despite the provisions of Sections 4.1.3 and 4.1.3.6 of By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage over the area of the entire lot shall be 5,219.5 square feet (12.3%), as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - iii) Despite the provisions of Sections 4.1.3 and 4.1.3.7 of By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage within 200 feet of the high water mark shall be 5,219.5 square feet (12.4%), as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - iv) Section 1, Subsection ii) of By-law 2004-165 shall be repealed.
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 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

**SCHEDULE I TO DRAFT BY-LAW 2025-XXX**



Lot Coverage

Existing

Existing Dwelling	248.3m2
Existing Woodshed	3.2m2
Existing 2nd Storey Sleeping Cabin	65.2m2
<b>Total</b>	<b>316.7m2</b>
Duradeck 2nd Storey of Boathouse	178.38m2
<b>Total</b>	<b>495.08m2</b>

Total Existing = 12.5%

Proposed

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		10%	12.5%	12.5%	12.4%	Yes

\* Allowed - Refers to Zoning Amendment

MUSKOKA LAKES ZONING: WATERFRONT RESIDENTIAL ( WR4 )

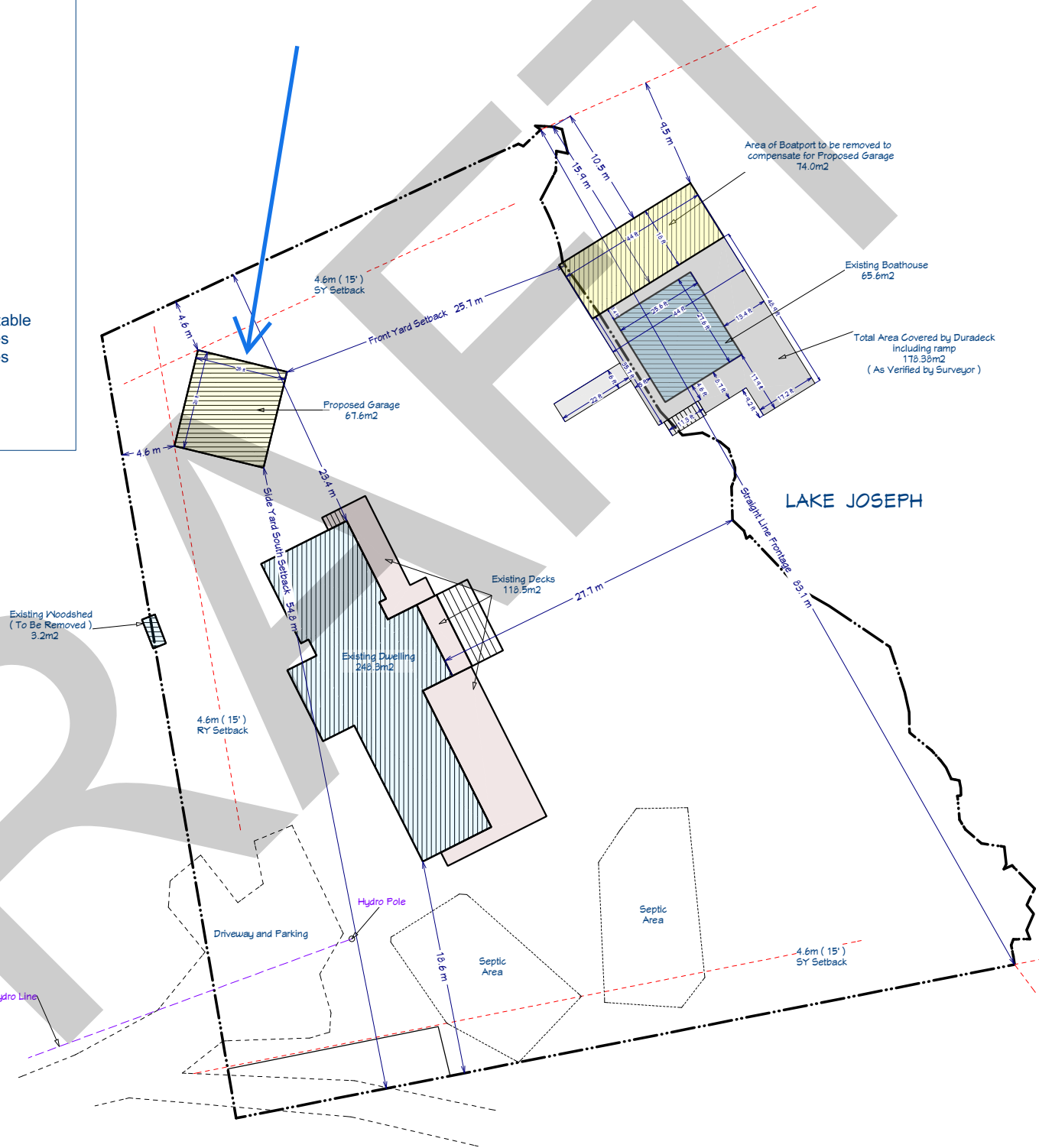
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SY(S)	4.6m	54.8m	Yes
RY	4.6m	4.6m	Yes



NOT TO SCALE

SCHEDULE II TO DRAFT BY-LAW 2025-XXX



Information for Site Plan taken from Survey  
By COOTE , HILEY , JEMMETT LTD. OLS  
Dated SEPTEMBER 20 , 2004



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington  
Phone: 705-321-8916  
Email: designbybobbii@gmail.com

Location: 379 Regent St  
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103806 Design by Bobbi

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03	25.07.10	SLR	UPDATE 2
04			

DRAWN BY:

STEVE ROSSITER

SCALE:

1 : 500

DRAWING:

SITE PLAN

PROJECT NUMBER:

2024-024

SHEET NUMBER:

SP 1.0