

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 a proposed amendment to the Official Plan of the Corporation of the Township of Muskoka Lakes pursuant to the provisions of Sections 17 and 21; and a proposed amendment to Zoning By-law 2014-14 pursuant to the provisions of Section 34; Planning Act, R.S.O., 1990., 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.: OPA-59, ZBA-57/24

Roll No.: 9-2-037

By-law: Not Yet Assigned

Owner:	Glenn Hrabovsky, 555 Avonwick Avenue, Mississauga, ON, L5R 3M9		
Address & Description:	1519 Muskoka Rd. 118 W, Unit 1 Lot 12, Concession 5, Lot 22, Plan 13, Parts 16 and 26, Plan RD-868, (Monck)		
Zoning:	Waterfront Residential (WR1)	Lake Muskoka – Boyd Bay (Category 1 Lake)	Schedule: 45
Meeting Date: Thursday, August 14th, 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:

An Official Plan Amendment Application (OPA-59) and a concurrent Zoning By-law Amendment Application (ZBA-57/24) have been submitted to construct a two-storey garage with upper storey storage, which exceeds the maximum permitted lot coverage and is located on a lot with deficient lot frontage.

Minor Variance A-07/24 (HRABOVSKY) was approved by the Township's Committee of Adjustment in March 2024 to permit the construction of a dwelling and two storey garage (with storage in the upper level) resulting in lot coverage amounts of 10.9% over the area of the entire lot and 11% over the area of the lot within 200 feet from the high water mark. Committee also granted variances to permit the two storey garage on a lot with an undersized frontage and to permit the dwelling (and sundeck) and two storey garage to be within required side yard setbacks. The applicant now wishes to construct a two-storey garage with upper storey storage in a different location and entirely within 200 feet from the high water mark.



Notice of Public Meeting
OPA-59, ZBA-57/24, HRABOVSKY

Section B.9.6 a) of the Township's 2013 Official Plan identifies that a lot coverage exceeding 1/10th of the maximum permitted lot coverage requires an Official Plan Amendment. In this case, the maximum permitted lot coverage is 10%, this can be increased to 11% without an Official Plan Amendment, and the applicant is proposing lot coverage amounts exceeding 11%. The purpose of OPA-59 is to permit a lot coverage on the property that exceeds 1/10th of the maximum permitted lot coverage over the area of the entire lot and over the area of the lot within 200 feet of the high water mark. The related zoning exemptions are detailed below.

The purpose of ZBA-57/24 is to permit the construction of a two-storey garage on a lot with an undersized frontage and resulting in higher lot coverage than permitted. The related zoning exemptions are detailed in Table 1 below.

Table 1: Summary of Requested Zoning Exemptions.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Summary
A	4.1.3 & 4.1.3.6	Maximum Lot Coverage (Entire Lot)	10% 1631 sq. ft.	11.8% 1,928 sq. ft.	297 sq. ft.	Construct a Two-Storey Garage with Upper Storey Storage
B	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 ft. of the high water mark)	10% 1186 sq. ft.	16.25% 1,928 sq. ft.	742 sq. ft.	
C	3.4.1 e.	Minimum Lot Frontage	100 ft.	51 ft.	49 ft.	

Please note that Exemption 'C', if granted, will not deem the subject property a 'building lot'.

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

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. For correspondence to be included on the agenda, please submit your comments by **April 10th, 2025**.

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.

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 21(7) and 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 23rd day of July, 2025.

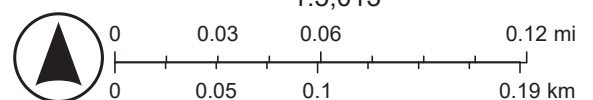
Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



KEY MAP, OPA-59, ZBA-57/24 (HRABOVSKY)

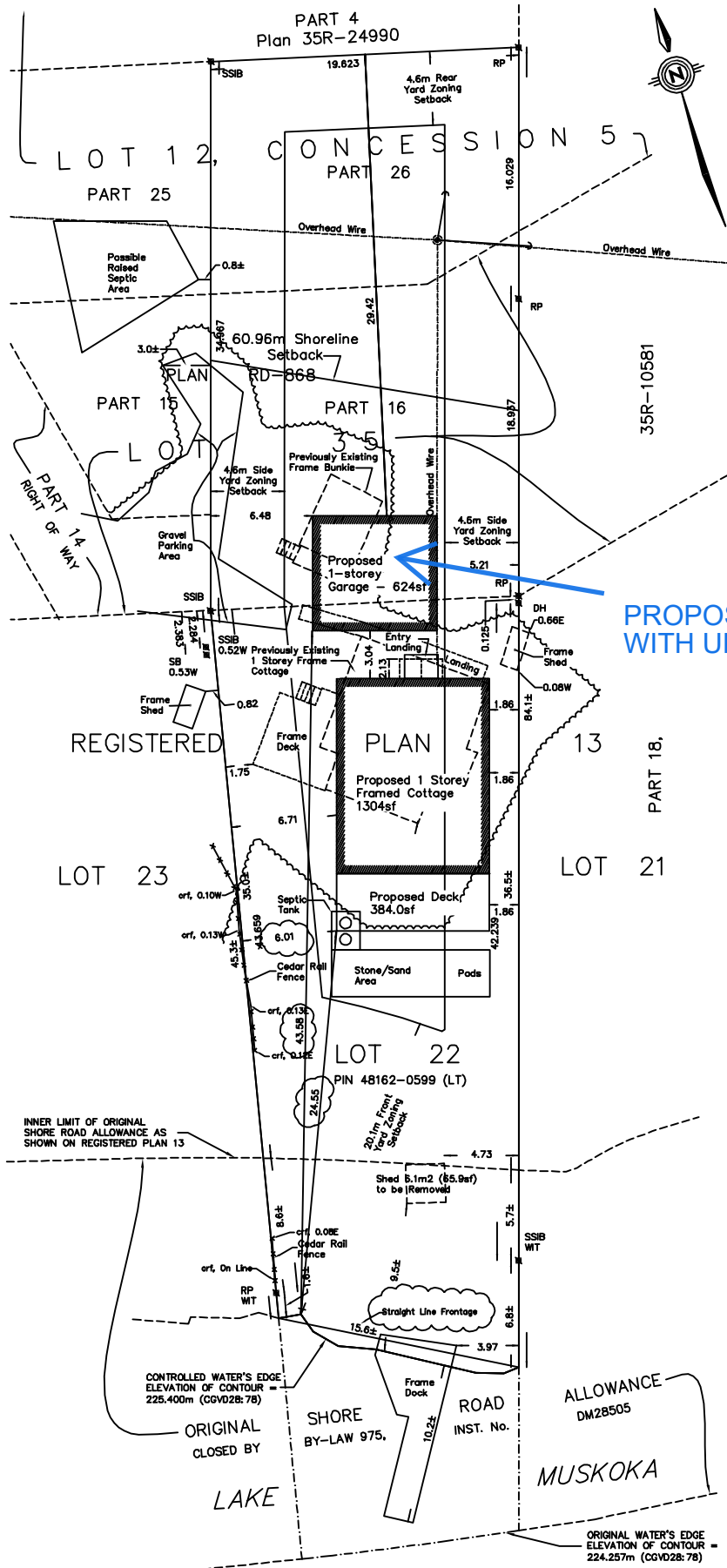


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SITE PLAN



LEGEND:	
	DENOTES WOOD POLE
	DENOTES GUY LINE ANCHOR
	DENOTES SURVEY MONUMENT FOUND
	DENOTES SURVEY MONUMENT PLANTED
	DENOTES BUSHLINE
	DENOTES ROCK POST
	DENOTES SHORT STANDARD IRON BAR
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	DENOTES SITE BENCHMARK LOCATION
	DENOTES DRY LAND PORTION OF PIN 48162-0599 (LT)
	DENOTES FLOODED LAND PORTION OF PIN 48162-0599 (LT)

SCALE = 1:200

HRABOVSKY COTTAGE RE-BUILD
1519 MUSKOKA ROAD 118W
COTTAGE 1

ZONING: WR1 (no constraints)

REVISED: DEC-14-2023

REVISED: FEB-02-2024

REVISED: FEB-26-2024

REVISED: OCT-15-2024

REVISED: NOV-08-2024

PROPOSED TWO-STOREY GARAGE
WITH UPPER STOREY STORAGE

Not To Scale

For Informational Purposes Only

SCHEDULE:

LOT AREA (DRYLAND) = 1515.4m² (16311.63sf)

AREA AT 60.96m (DRYLAND) = 1101.8m² (11859.7sf)

Proposed Cottage = 121.14m² (1304sf)

Proposed Deck = 35.7m² (384.3sf) Not part of lot coverage

Proposed 1-Storey Garage = 57.9m² (624sf)

LOT COVERAGE TOTAL LOT = 179.1m² (1928sf) - 11.8%

LOT COVERAGE @ 60.96m = 179.1m² (1928sf) - 16.25%

Remove Existing Cottage = 82.3m² (885.9sf)

Remove Existing Cottage Deck = 22.2m² (238.9sf)

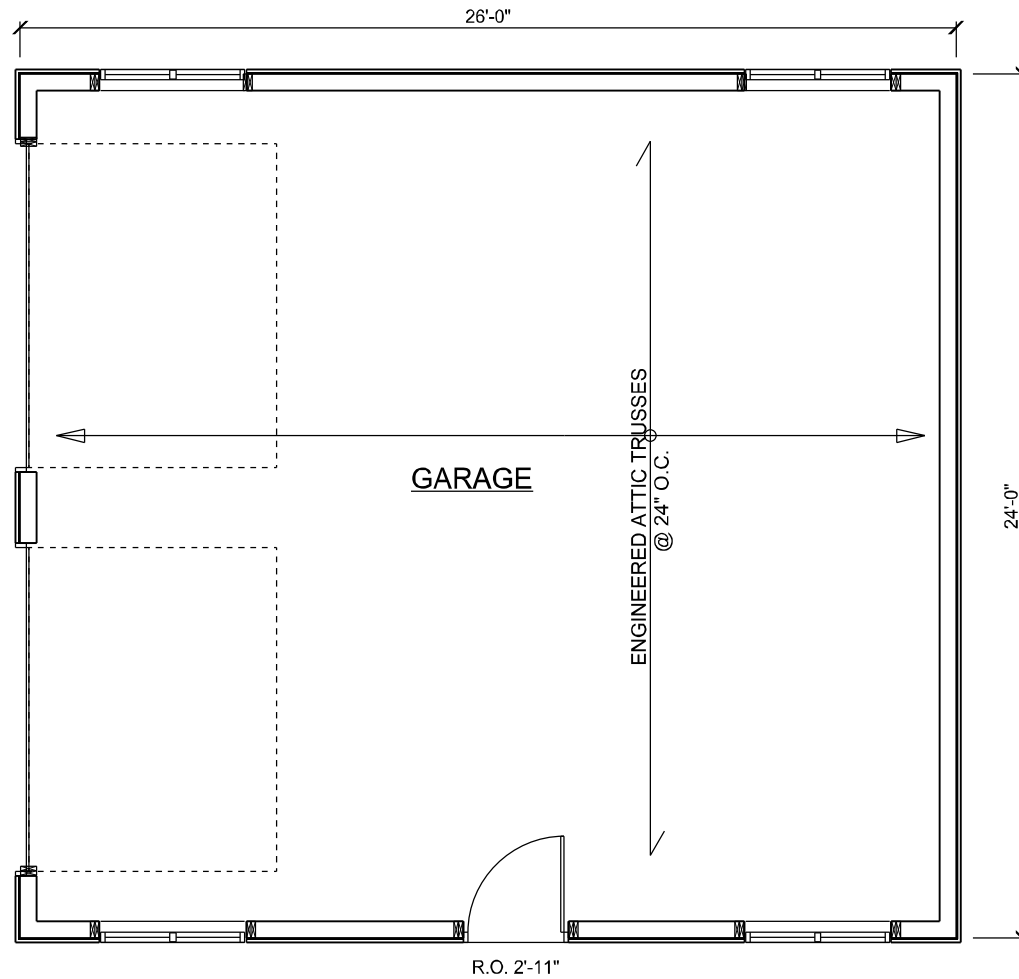
Remove Existing Bunkie = 17.9m² (192.6sf)

Remove Existing Bunkie Deck = 4.3m² (46.9sf)

Remove Existing Shed = 6.1m² (65.6sf)

Remove Existing Shed = 2.8m² (30.1sf)

GARAGE FLOOR PLAN

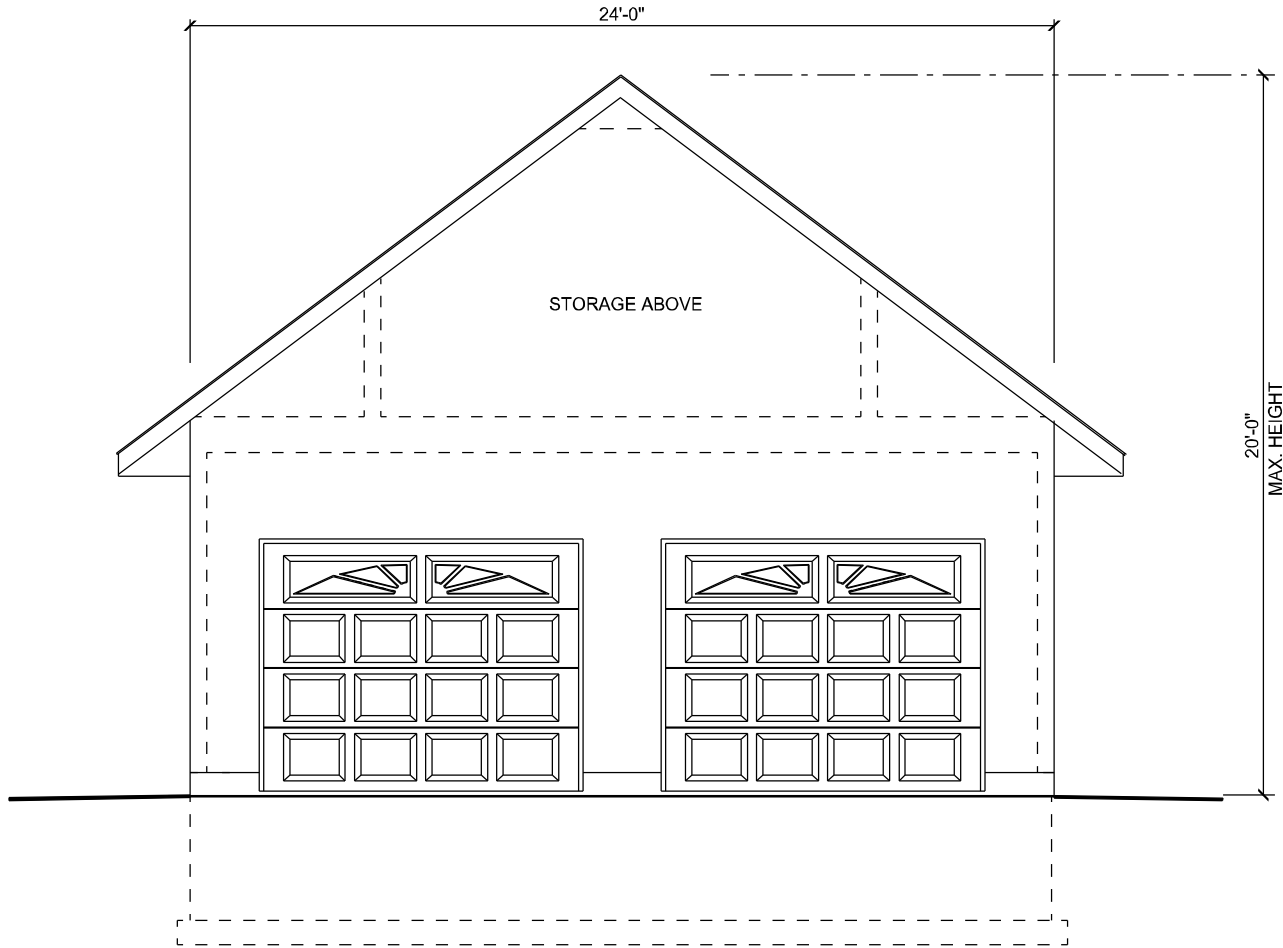


HRABOVSKY - GARAGE PLAN
SCALE: 3/16" = 1'0"

Not To Scale

For Informational Purposes Only

GARAGE FRONT ELEVATION



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Not To Scale
For Informational Purposes Only

AMENDMENT NUMBER 59
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF
MUSKOKA LAKES

SECTION 1 **TITLE AND COMPONENTS OF THE AMENDMENT**

- 1.1 Section 5 herein and Schedule A attached hereto shall constitute Amendment 59 to the Official Plan of the Township of Muskoka Lakes.
- 1.2 Sections 1, 2, 3, 4, 6 and 7 herein do not constitute part of the formal Amendment, but provide more detailed information respecting the Amendment.

SECTION 2 **LANDS SUBJECT TO THIS AMENDMENT**

- 2.1 The lands subject to this Amendment are described as Lot 12, Concession 5, (in the former Township of Monck), now in the Township of Muskoka Lakes, more specifically described as, Lot 22, Plan 13 and Parts 16 & 26 on Plan RD-868, as shown hatched on Schedule A attached hereto.

SECTION 3 **PURPOSE OF THE AMENDMENT**

- 3.1 This Amendment has been prepared in response to an application to modify the subject land from “Waterfront” to “Waterfront with Site Specific Policies” to permit an increase to the maximum permitted lot coverage on the subject property.

SECTION 4 **BACKGROUND AND BASIS OF THE AMENDMENT**

- 4.1 The subject lands are located on Lake Muskoka are being redeveloped with a dwelling and currently contains an accessory dock. A detached accessory single storey storage garage is proposed.
- 4.2 The property is serviced by private individual on-site services.
- 4.3 The purpose of this Amendment is to permit an accessory two-storey garage with upper storey storage to be constructed.

- 4.4 A Scoped Environmental Impact Study (EIS) prepared by Michalski Nielsen Associates Limited and dated August 14, 2024 has been submitted in support of the applications which concludes that it is preferable from an environmental perspective to build the dwelling in the proposed location.
- 4.5 The Amendment is consistent with the Provincial Policy Statement, 2024 and conforms to the Official Plan of the District Municipality of Muskoka.
- 4.6 A Zoning By-law Amendment application is being processed concurrently with the Official Plan Amendment to implement the proposed Official Plan policy change.
- 4.7 The proposed development will be subject to Site Plan Control to address the recommendations of the Scoped EIS.
- 4.8 Policies from the Township of Muskoka Lakes 2023 Official Plan are currently under appeal and therefore an amendment is required to the Township's 2013 Official Plan.

SECTION 5 THE AMENDMENT

- 5.2 Section B ("Waterfront") of the 2013 Official Plan of the Township of Muskoka Lakes is hereby amended by the addition of the following subsection:

B.9.6 a) i) Notwithstanding Section B.9.6 a) of the 2013 Official Plan of the Township of Muskoka Lakes, the subject lands, described as Lot 12, Concession 5, (in the former Township of Monck), now in the Township of Muskoka Lakes, more specifically described as, Lot 22, Plan 13 and Parts 16 & 26 on Plan RD-868, as shown hatched on Schedule A attached hereto, are permitted maximum lot coverage amounts exceeding 11%.

SECTION 6 IMPLEMENTATION

- 6.1 The changes to the 2013 Official Plan of the Township of Muskoka Lakes as described in this Amendment shall be implemented in accordance with the Official Plan of the Township of Muskoka Lakes and Sections 17 and 21 of the *Planning Act* R.S.O 1990.
- 6.2 The provisions of this Amendment shall be implemented through a site specific zoning amendment pursuant to Section 34 of the *Planning Act* R.S.O. 1990.

SECTION 7

INTERPRETATION

The boundaries as shown on Schedule A attached to this Amendment are approximate only and not intended to define the exact limits of the defined area except where they coincide with roadways, watercourses and other clearly defined physical features. Where the general intent of this Plan is maintained, minor adjustments to the boundaries for the purposes of the Zoning By-law implementing the Plan may be permitted without the requirement of an amendment to this Plan.

SCHEDULE A TO OPA 59

KEY MAP, OPA-59, ZBA-57/24 (HRABOVSKY)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

- Road Network**
- District
- Township
- Private
- Stream

- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade



1:5,013

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km

Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyleisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

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 Lot 12, Concession 5, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Lot 22, Plan 13, Parts 16 and 26, Plan RD-868, as shown hatched on Schedule I to By-law 2025-XXX.
 - ii) Despite the provisions of Sections 4.1.3 & 4.1.3.6 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage shall be 11.8% (1,928 sq. ft.) as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - iii) Despite the provisions of Sections 4.1.3.6 & 4.1.3.7 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage within 200 ft. of the high water mark shall be 16.3% (1,928 sq. ft.) as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - iv) Despite the provisions of Section 3.4.1 e. of Zoning By-law 2014-14, as amended, for those lands described above, a two-storey garage is permitted on a lot with 51 ft. of lot frontage as shown in the location and extent of Schedule II to By-law 2025-XXX.
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

KEY MAP, OPA-59, ZBA-57/24 (HRABOVSKY)

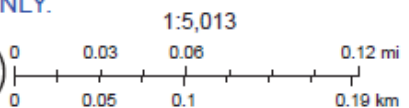


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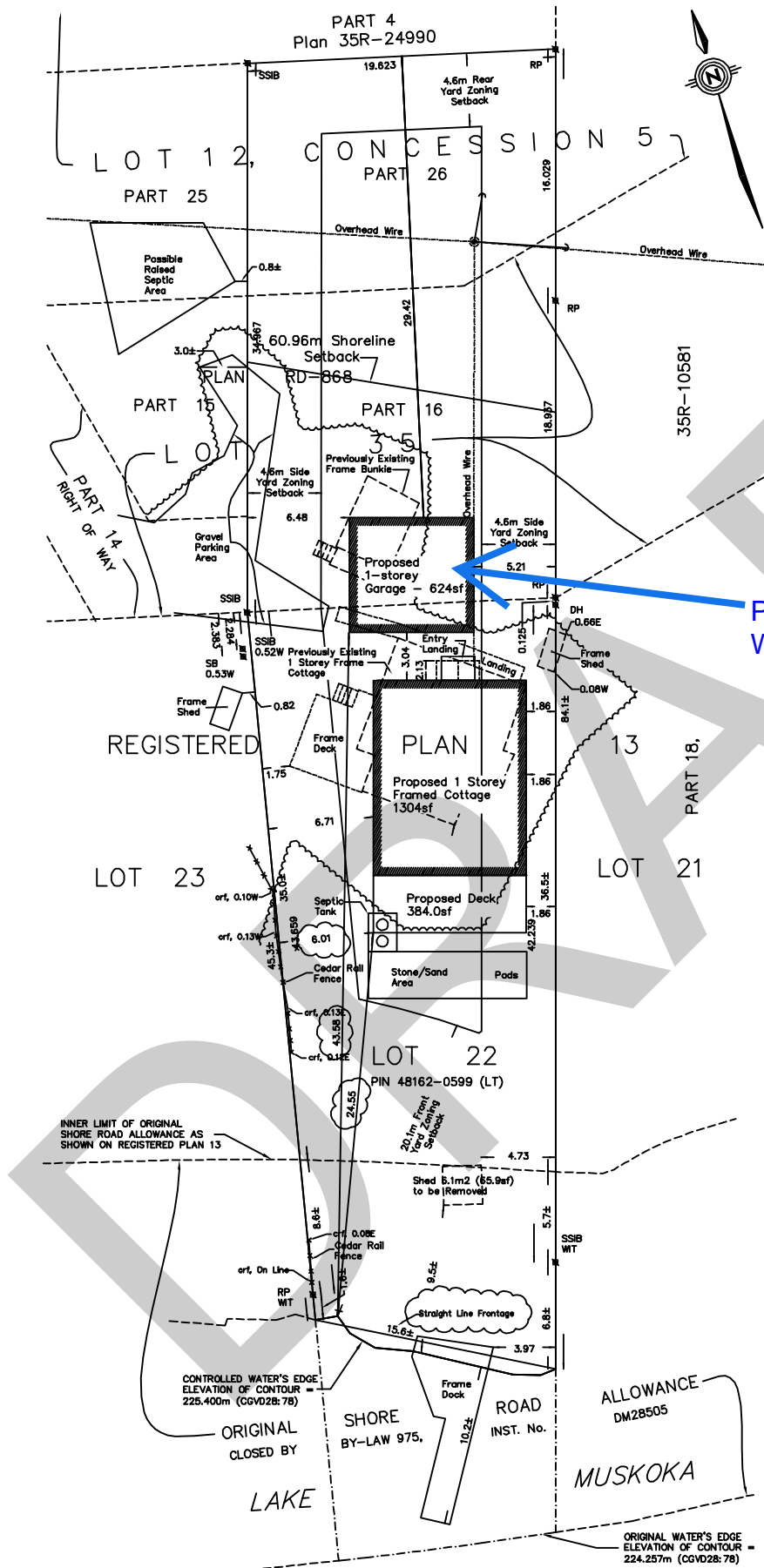
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