

## PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING & COMPLETE APPLICATION

### 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-24/25**

**Roll No.: 9-13-054-01**

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

<b>Owners:</b>	Shirley Anne & Domenic Amodeo 6248 Mulberry Crescent, Mississauga, ON., L5V 1B7		
<b>Address &amp; Description:</b>	2733 Muskoka Road 118 W, Unit #1 Part Lot 29, Concession 13, Parts 1 & 2, Registered Plan 35R-11606, Monck		
<b>Zoning:</b>	Waterfront Residential – No Constraints (WR1)	Lake Muskoka (Category 1 Lake)	Schedule: 37
<b>Meeting Date: Thursday, October 16<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:

A Zoning By-law Amendment Application has been submitted to construct an addition to an existing single storey boathouse and to construct an addition to an existing dock.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.7 & 4.1.7.3	Maximum Dock Length	66 ft.	121 ft.	55 ft.	Construct a Dock Addition
B	4.1.7 & 4.1.7.9	Maximum Boathouse Length	50 ft.	118 ft.	68 ft.	Construct an Addition to a Single Storey Boathouse



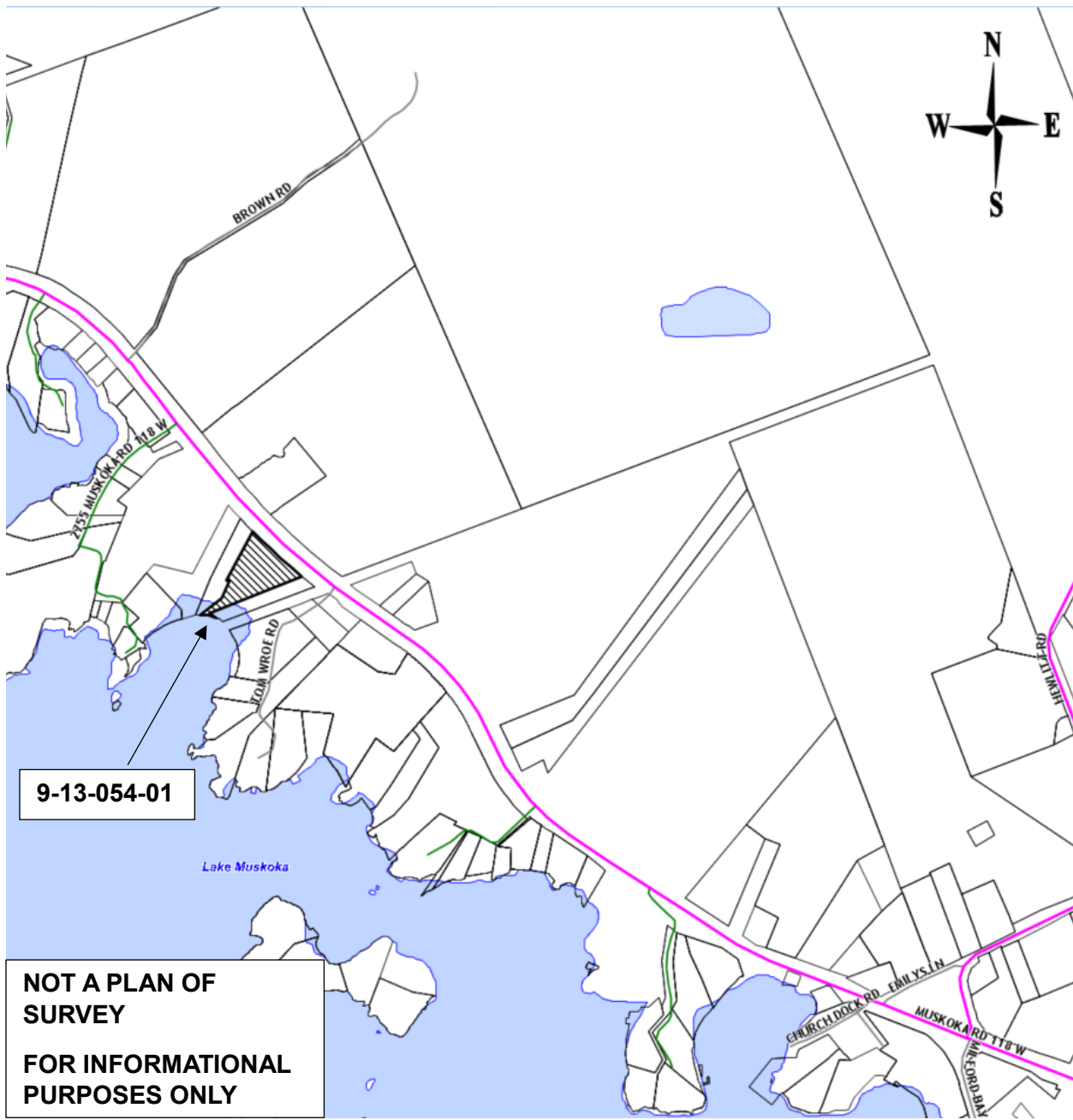
Notice of Public Meeting  
ZBA-24/25, Amodeo

C	4.1.7, 4.1.7.1 & 4.1.7.11	Minimum Side Yard Setback for a Boathouse from the Westerly Side Lot Line Projection into the High Water Mark	15 ft.	9.5 ft.	5.5 ft.	Construct an Addition to a Single Storey Boathouse
D	4.1.7 & 4.1.7.12 c.	Maximum Cumulative Boathouse Width	16% (34.9 ft.)	16.5% (36 ft.)	1.1 ft.	
E	By-law 1997-162	Minimum Side Yard Setback for a Dock	10 ft.	Repeal By- law 1997- 162	-	Repeal By- law 1997- 162 and Gain New Exemptions from the Minimum Side Yard Setback for a Boathouse, Maximum Boathouse Length and Maximum Dock Length
		Maximum Dock Length	104 ft.			
		Maximum Boatport Length	104 ft.			
F	4.1.7, 4.1.7.1 & 4.1.7.11	Minimum Side Yard Setback for a Dock from the Westerly Side Lot Line Projection into the High Water Mark	30 ft.	10 ft.	20 ft.	Carry Over an Applicable Provision from Previous Site- Specific By-law 1997-162

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.



## 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. For correspondence to be included on the agenda, please submit your comments by: October 10<sup>th</sup>, 2025

**Please note that comments can still be submitted after the agenda has been published.** 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.

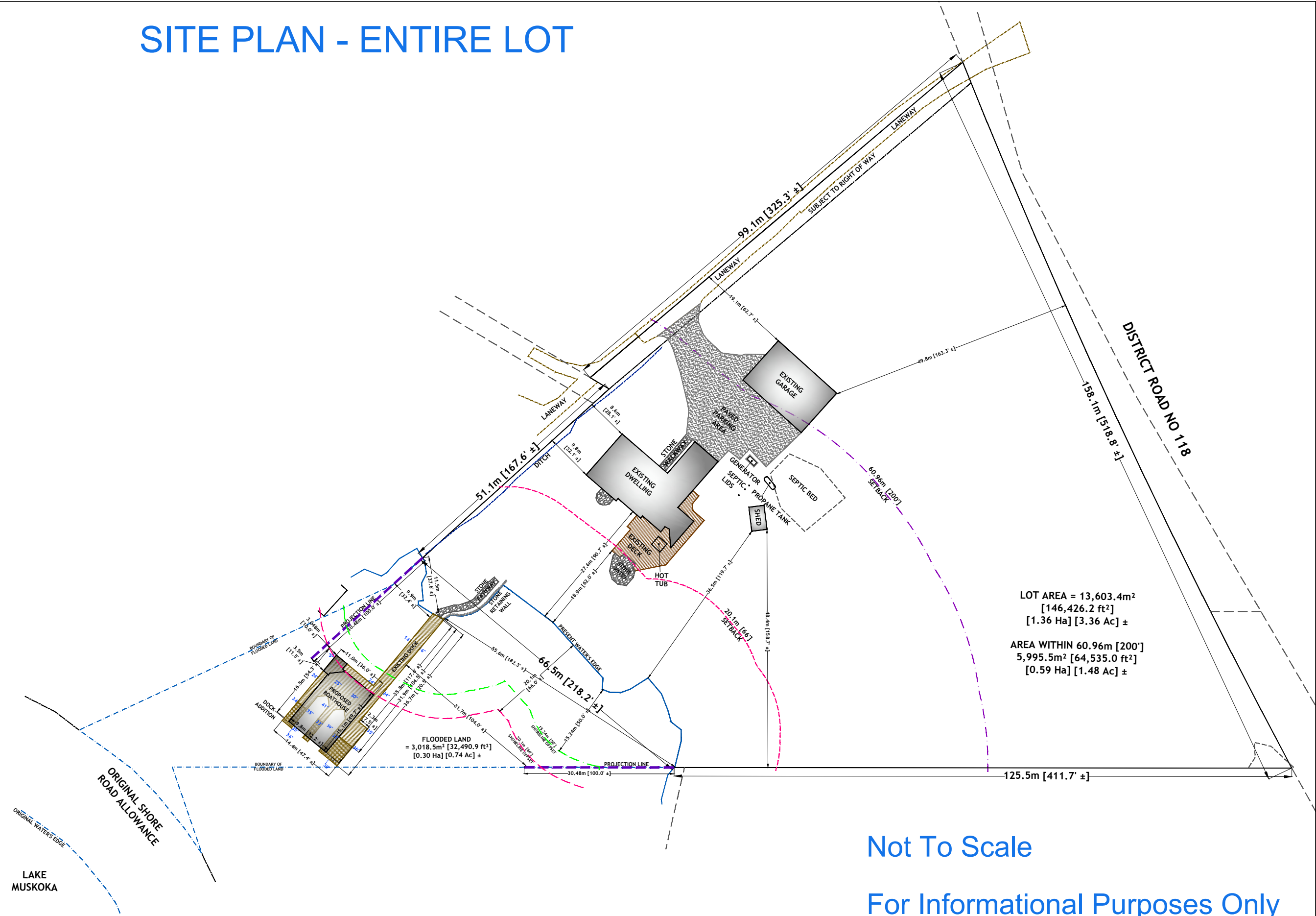
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 16th day of September, 2025.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes



# SITE PLAN - ENTIRE LOT



## PROPERTY INFORMATION SKETCH PROPOSED

2733 UNIT #1 HIGHWAY 118  
PART OF LOT 29, CONCESSION 13  
GEOGRAPHIC TOWNSHIP OF MONCK  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

AMODEO

LOT AREA = 13,603.4m<sup>2</sup> [13,603.4 ft<sup>2</sup>]  
[1.36 Ha] [3.36 Ac] ±

AREA WITHIN 60.96m [200']  
= 5,995.5m<sup>2</sup> [0.59 Ha] [1.48 Ac] ±

**EXISTING & PROPOSED DEVELOPMENT**  
DWELLING = 271.1m<sup>2</sup> [2,918.1 ft<sup>2</sup>]  
DECK = 110.0m<sup>2</sup> [1,184.0 ft<sup>2</sup>]  
SHED = 15.3m<sup>2</sup> [164.7 ft<sup>2</sup>]  
GARAGE = 171.5m<sup>2</sup> [1,846.0 ft<sup>2</sup>]  
BOATHOUSE = 155.8m<sup>2</sup> [1,677.0 ft<sup>2</sup>]  
DOCK = 183.8m<sup>2</sup> [1,978.4 ft<sup>2</sup>]  
DOCK ADDITIONS = 41.2m<sup>2</sup> [443.5 ft<sup>2</sup>]

COVERAGE WITHIN 60.96m  
= 453.9m<sup>2</sup> / 5,995.5m<sup>2</sup> \* 100 = 7.57%

TOTAL COVERAGE  
= 613.7m<sup>2</sup> / 13,603.4m<sup>2</sup> \* 100 = 4.51%

WATER DEPTHS 34"

LOT AREA = 13,603.4m<sup>2</sup>  
[146,426.2 ft<sup>2</sup>]  
[1.36 Ha] [3.36 Ac] ±

AREA WITHIN 60.96m [200']  
5,995.5m<sup>2</sup> [64,535.0 ft<sup>2</sup>]  
[0.59 Ha] [1.48 Ac] ±

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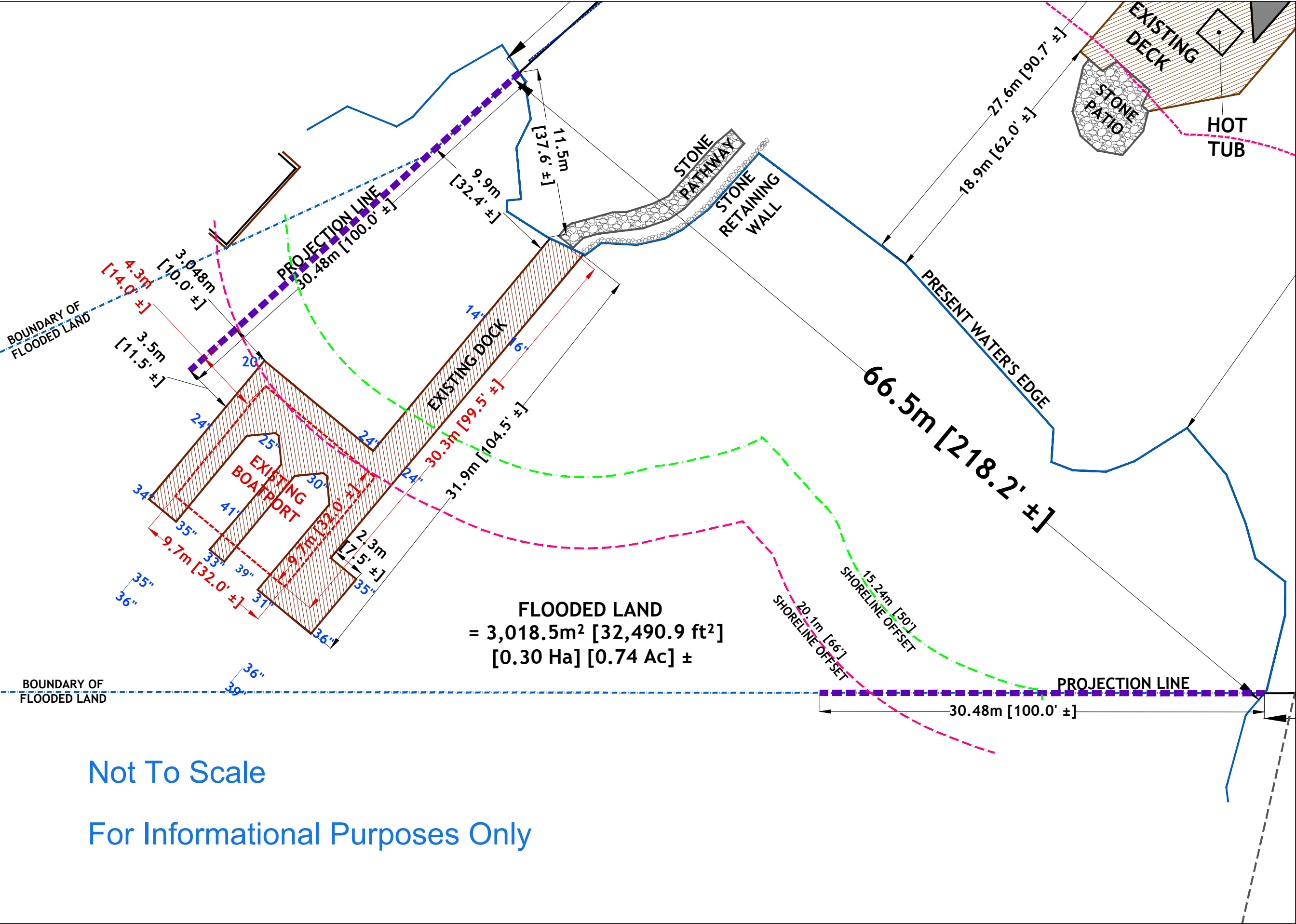
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1 : 750	178700	SEPTEMBER 12, 2025	JT

NO.	DATE	REVISIONS	BY
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BASE MAP SOURCE:  
T.A. BUNKER SURVEYING LTD. - 2025



SITE PLAN - EXISTING



PROPERTY INFORMATION SKETCH  
ENLARGEMENT - EXISTING

2733 UNIT #1 HIGHWAY 118  
PART OF LOT 29, CONCESSION 13  
GEOGRAPHIC TOWNSHIP OF MONCK  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA  
AMODEO

LOT AREA = 13,603.4m² [13,603.4 ft²]  
[1.36 Ha] [3.36 Ac] ±

AREA WITHIN 60.96m [200']  
= 5,995.5m² [0.59 Ha] [1.48 Ac] ±



EXISTING DEVELOPMENT  
DWELLING = 271.1m² [2,918.1 ft²]  
DECK = 110.0m² [1,184.0 ft²]  
SHED = 15.3m² [164.7 ft²]  
GARAGE = 171.5m² [1,846.0 ft²]  
BOATPORT = 95.2m² [1,024.7 ft²]  
DOCK = 157.8m² [1,698.5 ft²]

EXISTING COVERAGE WITHIN 60.96m  
= 393.3m² / 5,995.5m² \* 100 = 6.56%

TOTAL EXISTING COVERAGE  
= 553.1m² / 13,603.4m² \* 100 = 4.06%

WATER DEPTHS 34"

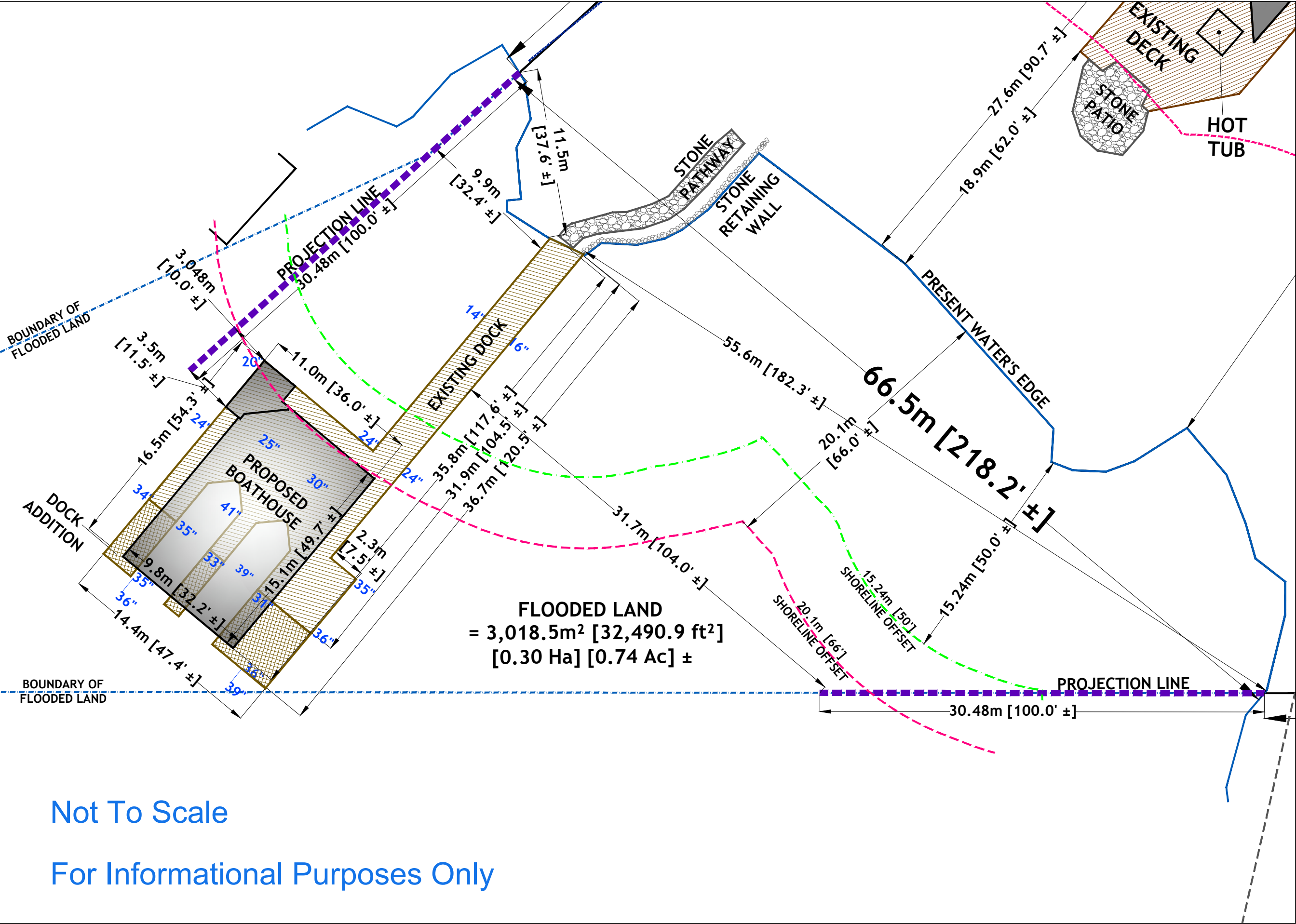
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BASE MAP SOURCE:  
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SITE PLAN - PROPOSED



**PROPERTY INFORMATION SKETCH ENLARGEMENT - PROPOSED**

2733 UNIT #1 HIGHWAY 118  
PART OF LOT 29, CONCESSION 13  
GEOGRAPHIC TOWNSHIP OF MONCK  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

AMODEO

LOT AREA = 13,603.4m<sup>2</sup> [13,603.4 ft<sup>2</sup>]  
[1.36 Ha] [3.36 Ac] ±

AREA WITHIN 60.96m [200']  
= 5,995.5m<sup>2</sup> [0.59 Ha] [1.48 Ac] ±

**EXISTING & PROPOSED DEVELOPMENT**

DWELLING = 271.1m<sup>2</sup> [2,918.1 ft<sup>2</sup>]  
DECK = 110.0m<sup>2</sup> [1,184.0 ft<sup>2</sup>]  
SHED = 15.3m<sup>2</sup> [164.7 ft<sup>2</sup>]  
GARAGE = 171.5m<sup>2</sup> [1,846.0 ft<sup>2</sup>]  
BOATHOUSE = 155.8m<sup>2</sup> [1,677.0 ft<sup>2</sup>]  
DOCK = 183.8m<sup>2</sup> [1,978.4 ft<sup>2</sup>]  
DOCK ADDITIONS = 41.2m<sup>2</sup> [443.5 ft<sup>2</sup>]

**COVERAGE WITHIN 60.96m**  
= 453.9m<sup>2</sup> / 5,995.5m<sup>2</sup> \* 100 = 7.57%

**TOTAL COVERAGE**  
= 613.7m<sup>2</sup> / 13,603.4m<sup>2</sup> \* 100 = 4.51%

WATER DEPTHS 34"

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**PLANSCAPE**  
BUILDING COMMUNITY THROUGH PLANNING

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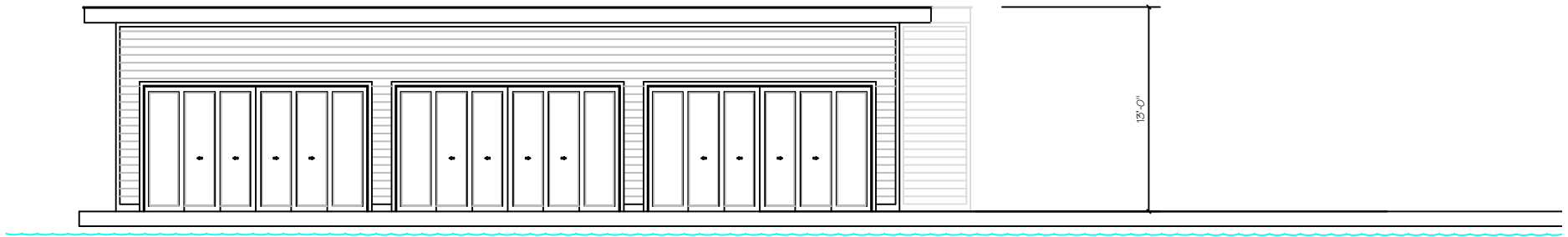
BASE MAP SOURCE:  
T.A. BUNKER SURVEYING LTD. - 2025

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# PROPOSED BOATHOUSE ELEVATIONS



**SOUTH EAST ELEVATION**



**NORTH EAST ELEVATION**

Not To Scale

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PROJECT :

**PROPOSED AMODEO  
BOATHOUSE / DOCK RENOVATION**  
2733 UNIT # 1 HWY. 118, MILFORD BAY

**BLUEPRINT**

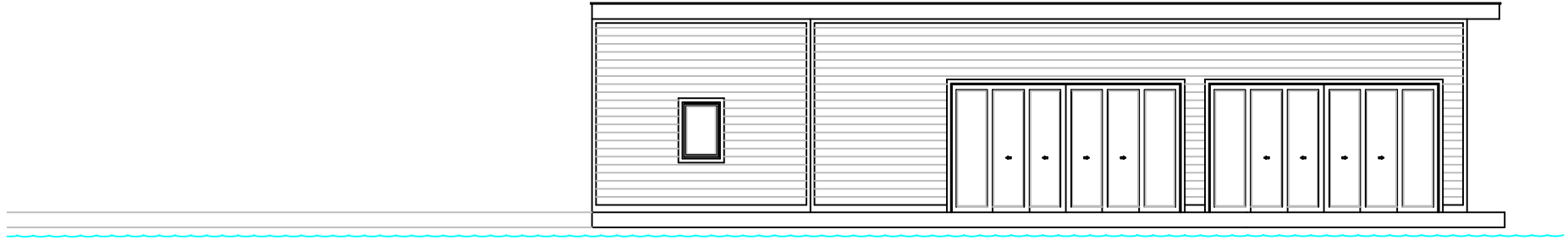
DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

BY: J. CRAIG

DATE: APRIL 23 2025

SCALE: 3/32" = 1'-0"



**NORTH WEST ELEVATION**



**SOUTH WEST ELEVATION** (LAKE VIEW)

PROJECT :

**PROPOSED AMODEO  
BOATHOUSE / DOCK RENOVATION**  
2733 UNIT # 1 HWY. 118, MILFORD BAY

**BLUEPRINT**

DRAFTING & DESIGN

369 SWALLOWDALE ROAD, HUNTSVILLE ON P1H 0A5 705 789 6035

BY : J. CRAIG

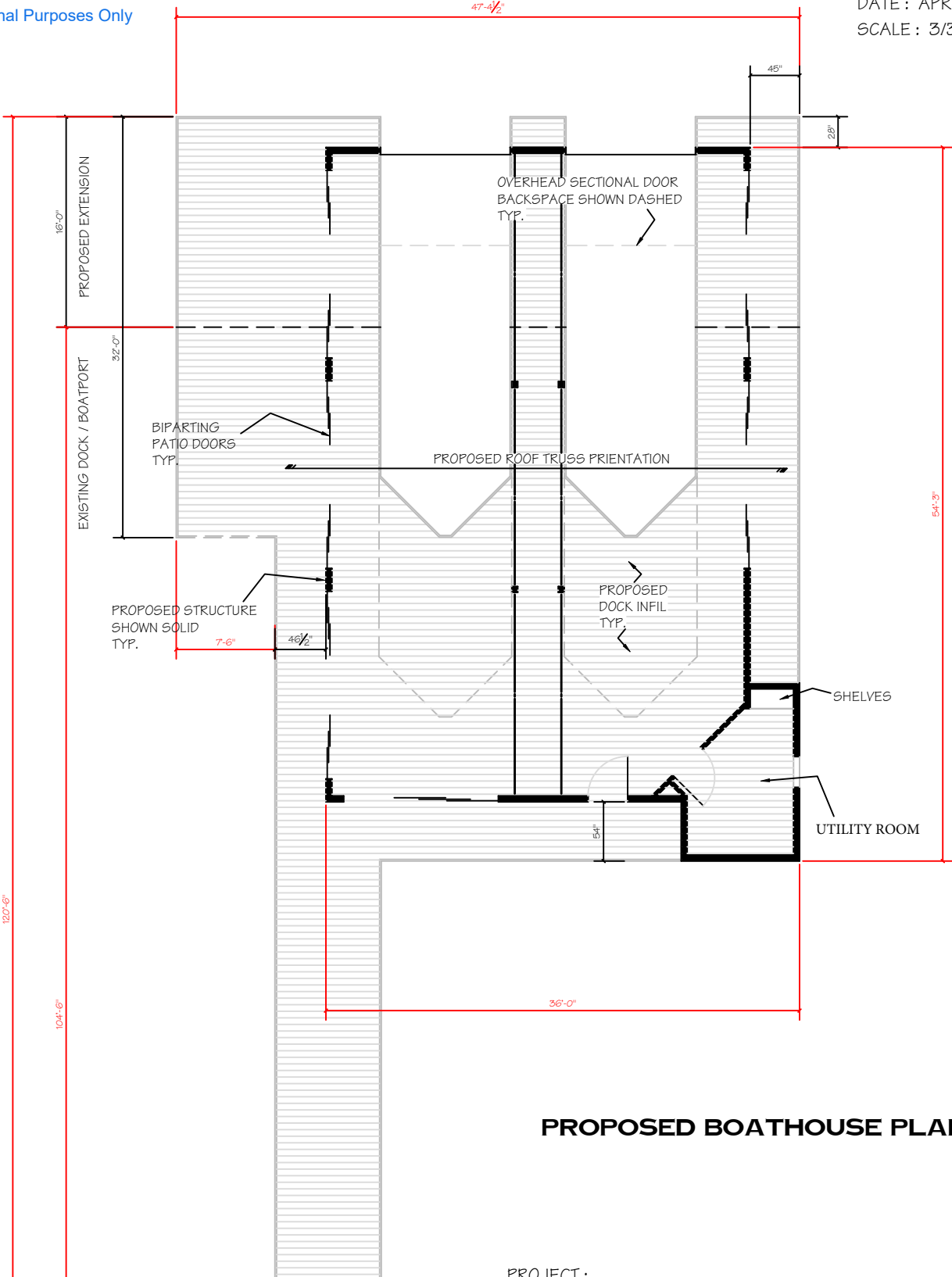
DATE : APRIL 23 2025

SCALE : 3/32" = 1'-0"

PROPOSED BOATHOUSE FLOOR PLAN

Not To Scale  
For Informational Purposes Only

BY : J. CRAIG  
DATE : APRIL 23 2025  
SCALE : 3/32" = 1'-0"



PROPOSED BOATHOUSE PLAN

PROJECT :

PROPOSED AMODEO  
BOATHOUSE / DOCK RENOVATION  
2733 UNIT # 1 HWY. 118, MILFORD BAY

**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 Lot 29, Concession 13, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Parts 1 & 2, Registered Plan 35R-11606, as shown hatched on Schedule I to By-law 2025-XXX.
  - ii) Despite the provisions of Sections 4.1.7 & 4.1.7.3 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted length of a dock shall be 121 feet, as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - iii) Despite the provisions of Sections 4.1.7 & 4.1.7.9 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted length of a boathouse shall be 118 feet, as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - iv) Despite the provisions of Sections 4.1.7, 4.1.7.1 & 4.1.7.11 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted side yard setback for a boathouse from the westerly side lot line projection into the high water mark shall be 10 feet, as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - v) Despite the provisions of Sections 4.1.7 & 4.1.7.1 & 4.1.7.11 of zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted side yard setback for a dock from the westerly side lot line projection into the high water mark shall be 10 feet, as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - v) That By-law 1997-162 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**.

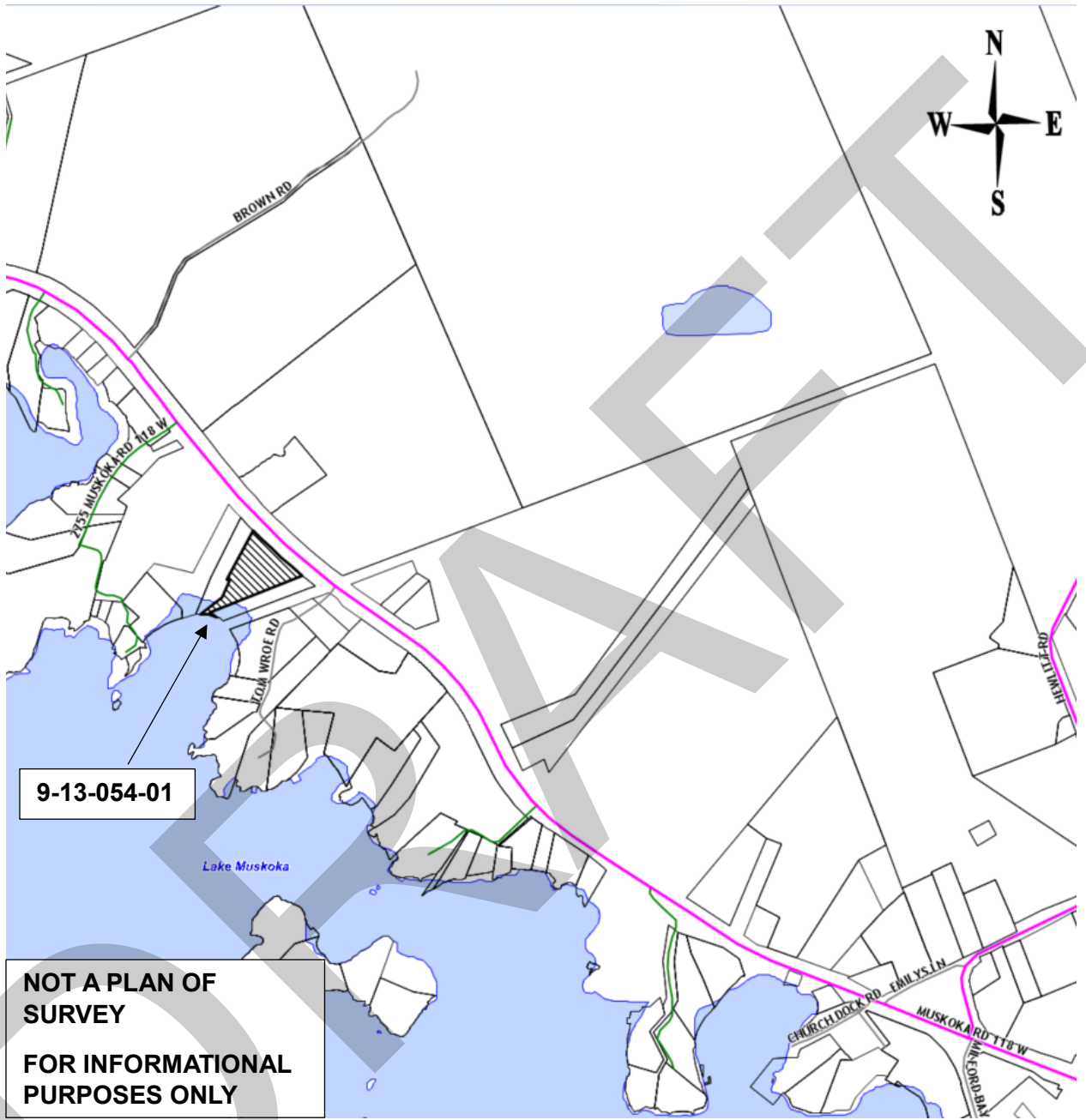
\_\_\_\_\_  
Peter Kelley, Mayor

\_\_\_\_\_  
Crystal Paroschy, Clerk

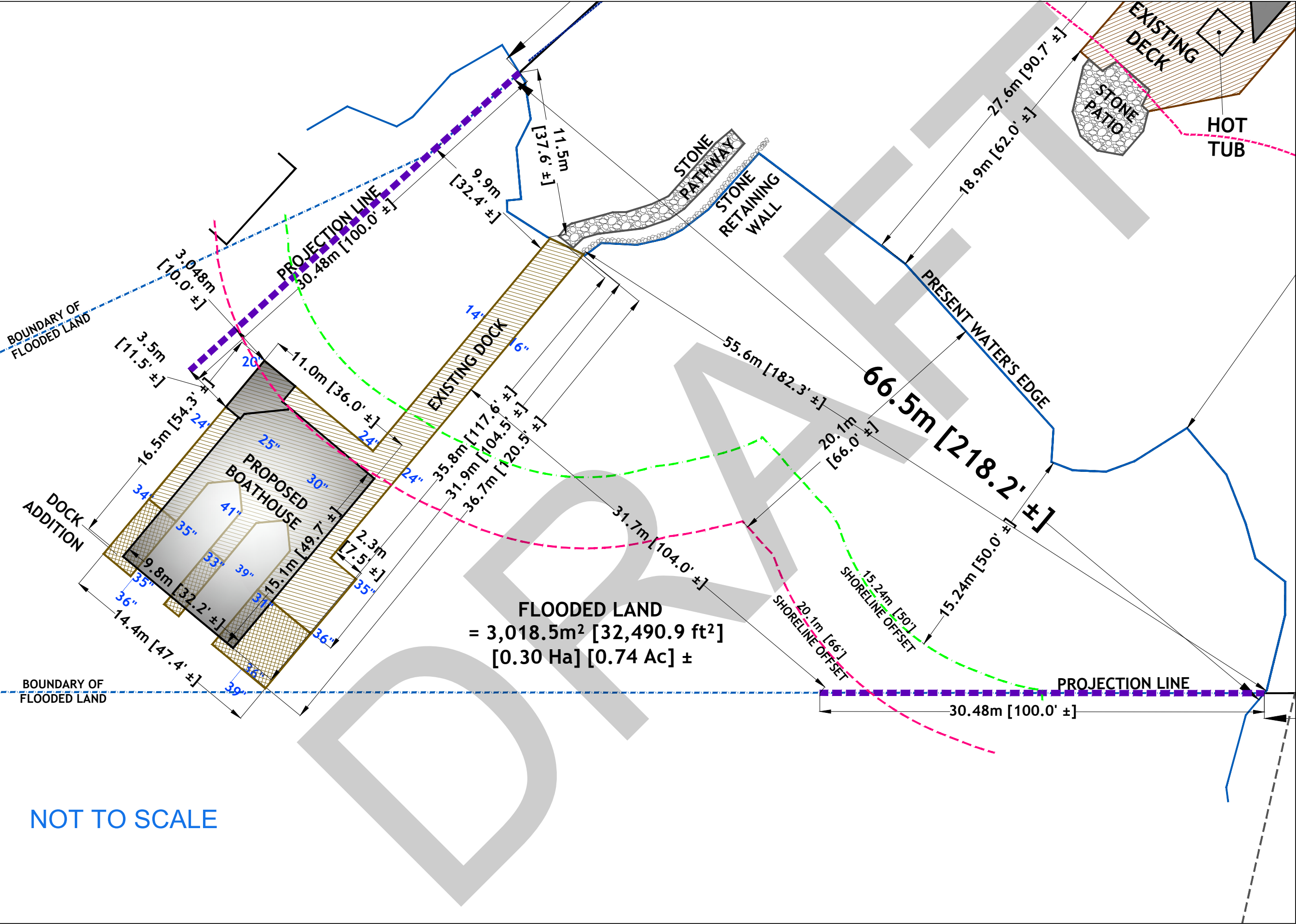
DRAFT



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



SCHEDULE II TO DRAFT BY-LAW 2025-XXX



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ENLARGEMENT - PROPOSED

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WATER DEPTHS 34"

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NO.	DATE	REVISIONS	BY
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T.A. BUNKER SURVEYING LTD. - 2025