

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-51/24

Roll No.: 9-5-036 & 9-5-035

By-law No.: To Be Assigned

Owners:	Marlene & Stephen McAlister 201 Gloucester Ave. Oakville, ON., L6J 3W3 Eric Morgan 2316 Nelson Ave. West Vancouver, BC., V7V 2R2		
Address & Description:	1127 Leonard Lake Road 1 Lot 19, Concession 8, Lot 1, Plan M-330, (Monck) 1133 Leonard Lake Road 1 Lot 19, Concession 8, Lot 2, Plan M-330 (Monck)		
Zoning:	Waterfront Residential (WR4)	Leonard Lake (Category 4 Lake)	Schedule: 38
Meeting Date: Thursday, August 14, 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, (ZBA-51/24), has been submitted for 1127 and 1133 Leonard Lake Road 1.

In September 2023, the Township's Committee of Adjustment approved Minor Variance Application A-45/23 (McAlister) subject to conditions, including a condition requiring an as-built dock to be removed or brought into compliance with applicable zoning provisions.



Notice of Public Meeting
ZBA-51/24, MCALISTER & MORGAN

The current application proposes to deem 1127 Leonard Lake Road 1 as a building lot. It also proposes to recognize the width of an as-built dock and the extent an as-built dock extends onto land.

The application also proposes to alter the straight-line projection of the side lot line between 1127 and 1133 Leonard Lake Road 1.

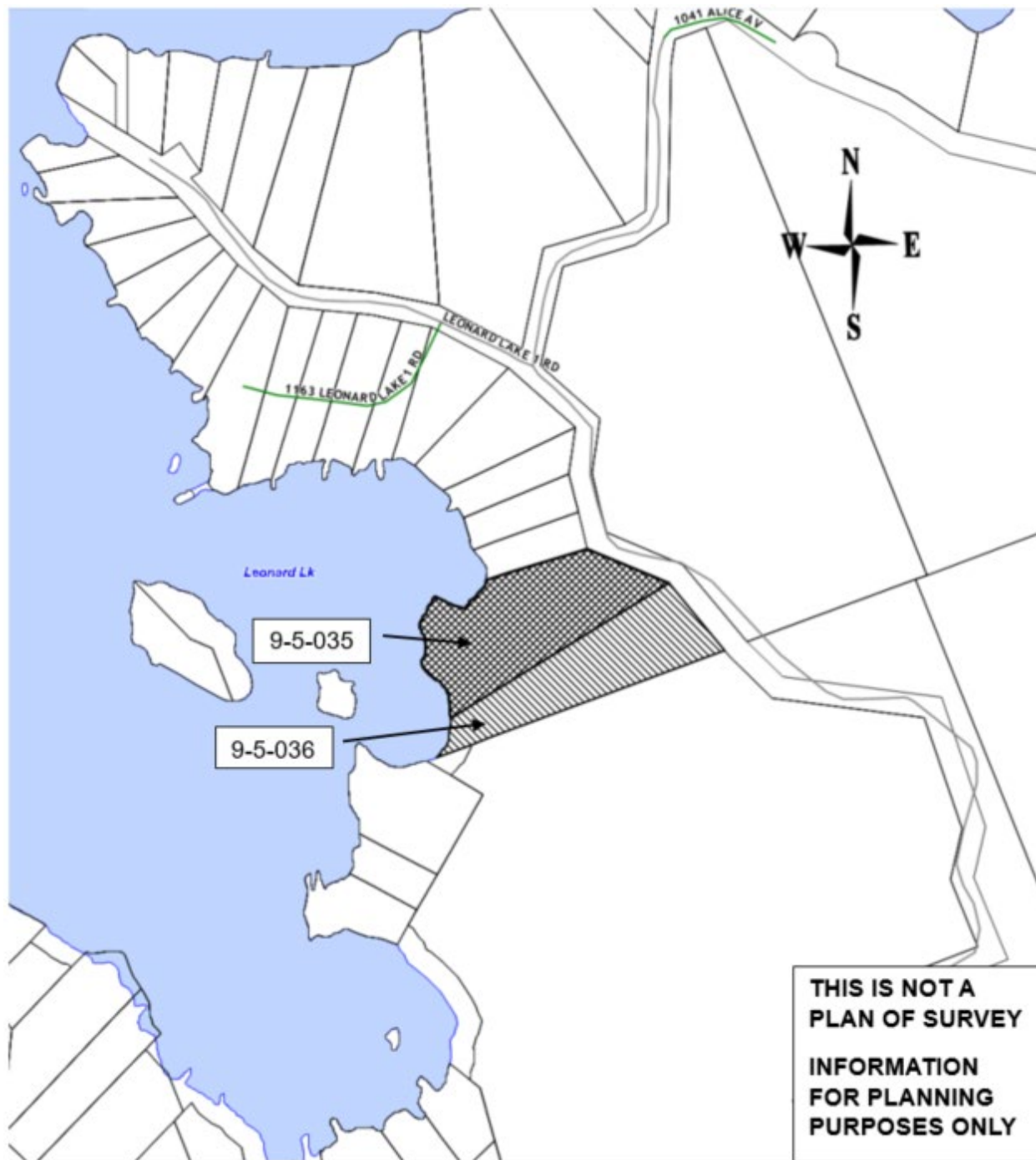
Technical details of the application are summarized in the Table below.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Summary
A	3.4.1 e.	Minimum Lot Frontage	100 ft.	96 ft.	Deem the 1127 Leonard Lake Road 1 as Building Lot With an Undersized Lot Frontage	
B	4.1.7 & 4.1.7.12 a)	Maximum Permitted Dock Width	14.4 ft. (15%)	25 ft. (26%)	10.6 ft.	Recognize an As-Built Dock on 1127 Leonard Lake Road 1
C	4.1.7.2	Distance of a Dock Permitted to Extend onto Land	10 ft.	15 ft.	5 ft.	
D	11.168	Definition of Straight-Line Projection of The Side Lot Line	Straight-Line Extension or Projection of a Lot Line	To Redefine the Straight-Line Projection of the Side Lot Line To Be Approximately 59 Degrees North Of the Current Straight-Line Projection.	-	To Alter the Straight-line Projection of the Side Lot Line Between 1127 and 1133 Leonard Lake Road 1

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.

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.

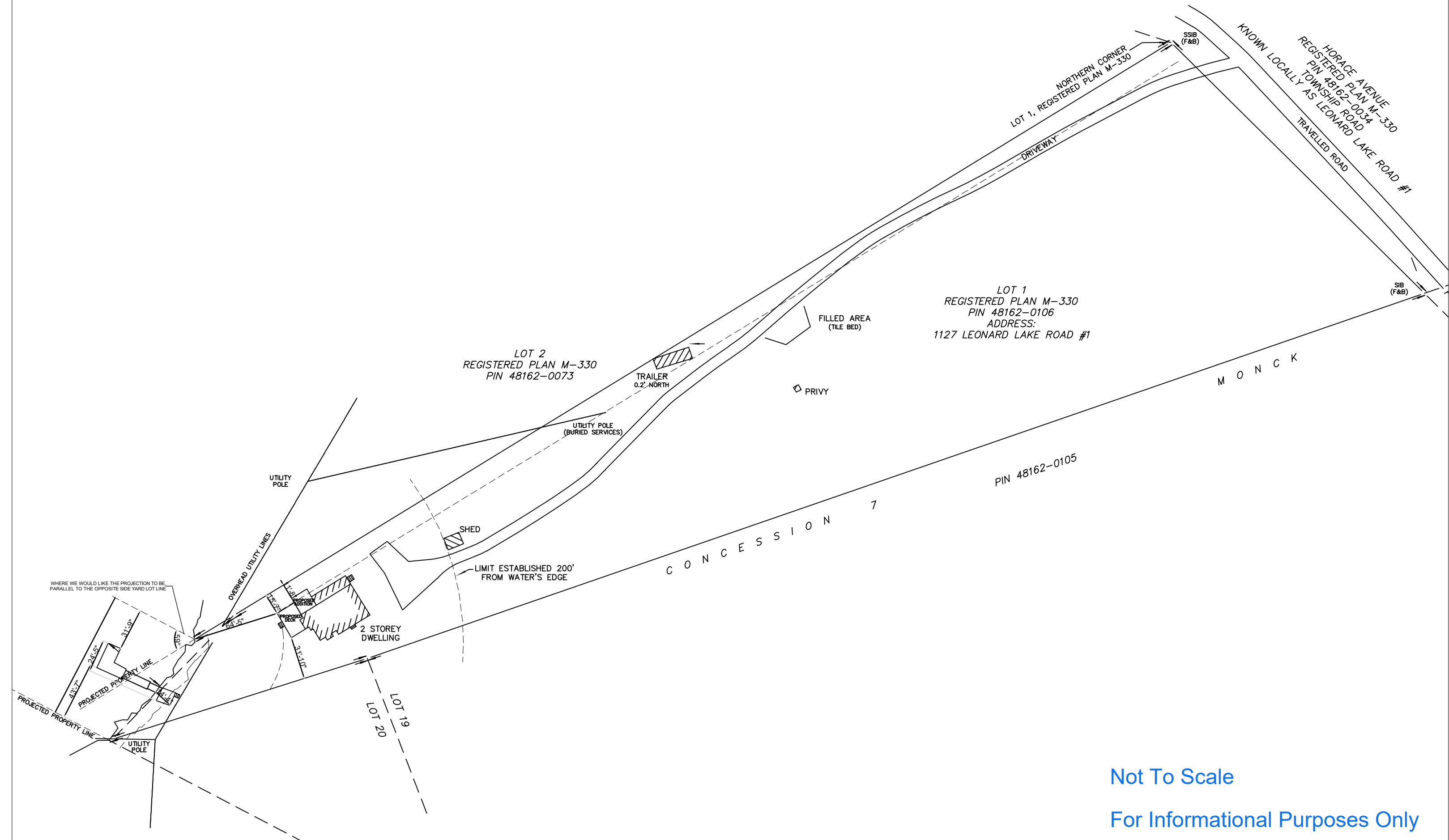
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 22nd day of July, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

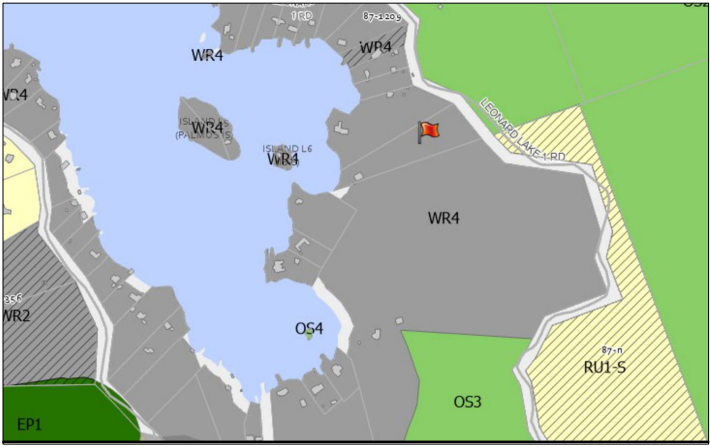


SITE PLAN - ENTIRE PROPERTY

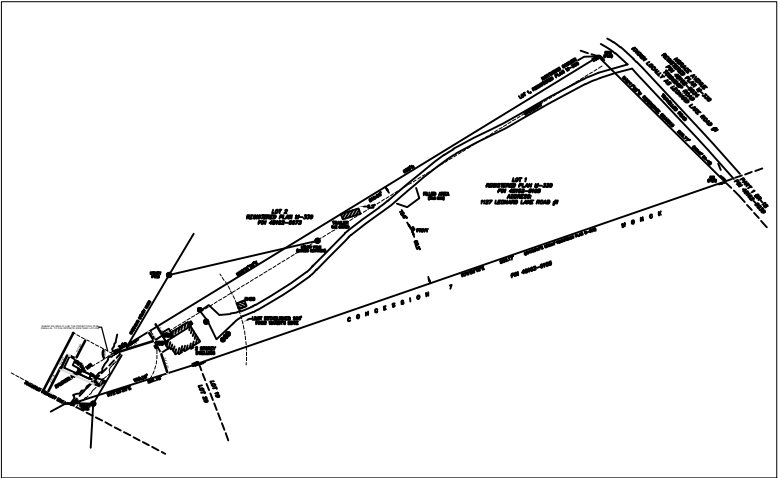


Not To Scale

For Informational Purposes Only



ZONING KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

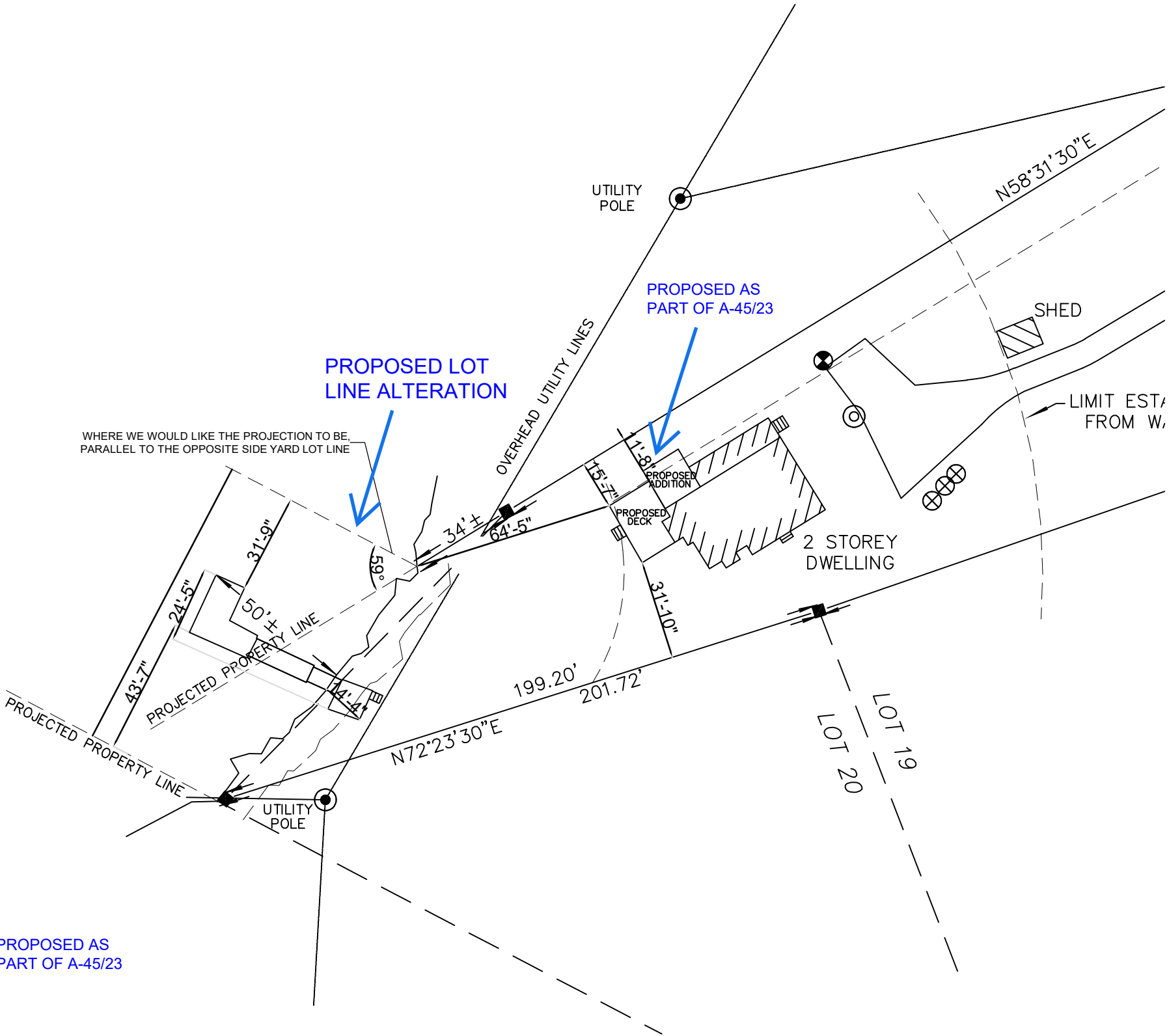


KEY PLAN (N.T.S)

LOT 19 CON 8 MONCK
WR4

AREA CALCULATIONS			
EXISTING: (PRIOR TO CONSTRUCTION)		PROPOSED:	
COTTAGE	1,460 ft²	COTTAGE	1,548 ft²
PRIVY	20 ft²	PRIVY	20 ft²
TRAILER	240 ft²	TRAILER	240 ft²
SHED	115 ft²	SHED	115 ft²
TOTAL =	1,835 ft²	TOTAL =	1,923 ft²
TOTAL LOT AREA:		138,300 ft²	
LOT AREA W/IN 200' HIGH WATER:		17,200 ft²	
ALLOWABLE COVERAGE (8%):		11,064 ft²	
ALLOWABLE COVERAGE W/IN 200' HIGH WATER MARK (8%)		1,376 ft²	
TOTAL PROPOSED COVERAGE:		1,923 ft² (1.4%)	
TOTAL PROPOSED COVERAGE W/IN 200' HIGH WATER MARK:		1,548 ft² (9.0%)	
STRAIGHT LINE FRONTAGE:		96'	

SITE PLAN



NOT TO SCALE

GENERAL NOTES
1. Do not scale drawings.
2. Should there appear to be any discrepancies, please contact designers prior to proceeding.
3. All materials and installation methods shall adhere to the Ontario Building Code.
4. Any substitutions shall be approved by the designers prior to proceeding with any work.



T | SQUARED
DESIGN STUDIO INC.
167 Medora Street Port Carling ON P0B 1J0 705.765.5428

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436



TERRY LEDGER

CONSULTANTS

MCALISTER
COTTAGE

1127 LEONARD LAKE RD 1
TOWNSHIP OF
MUSKOKA LAKES

4		
3		
2		
1	-	-
MARK	DATE	DESCRIPTION
SCALE: 1"= 40'		
PROJECT NO: TL-23-		
CAD DWG FILE: MCALISTER-SITE		
DRAWN BY:		
CHECKED BY: TERRY LEDGER		

SHEET TITLE

SITE
PLAN

A0

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 19, Concession 8 (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Lot 1 and Lot 2, Plan M-330, as shown hatched and cross hatched on Schedule I to By-law 2025-XXX.

For those lands shown hatched on Schedule I to By-law 2025-XXX, the following provisions shall apply:

- ii) Despite the provisions of Section 3.4.1 e. of Zoning By-law 2014-14, as amended, for those lands described above, the minimum required lot frontage to be a lot of record shall be 94 feet.
- iii) Despite the provisions of Section 4.1.7 and 4.1.7.12 a. of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width shall be 25 feet as shown in the location and extent on Schedule II to By-law 2025-XXX.
- iv) Despite the provisions of Section 4.1.7.2 of Zoning By-law 2014-14, as amended, for those lands described above, a dock shall be permitted to extend 15 feet onto land as shown in the location and extent on Schedule II to By-law 2025-XXX.

For those lands shown hatched and cross hatched on Schedule I to By-law 2025-XXX, the following provisions shall apply:

- v) Despite the provisions of Section 11.168 of Zoning By-law 2014-14, as amended, for those lands described above, the straight-line projection of the adjoining side lot line shall be 59 degrees north of the straight-line extension of the adjoining side lot line as shown in the location and extent on 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.

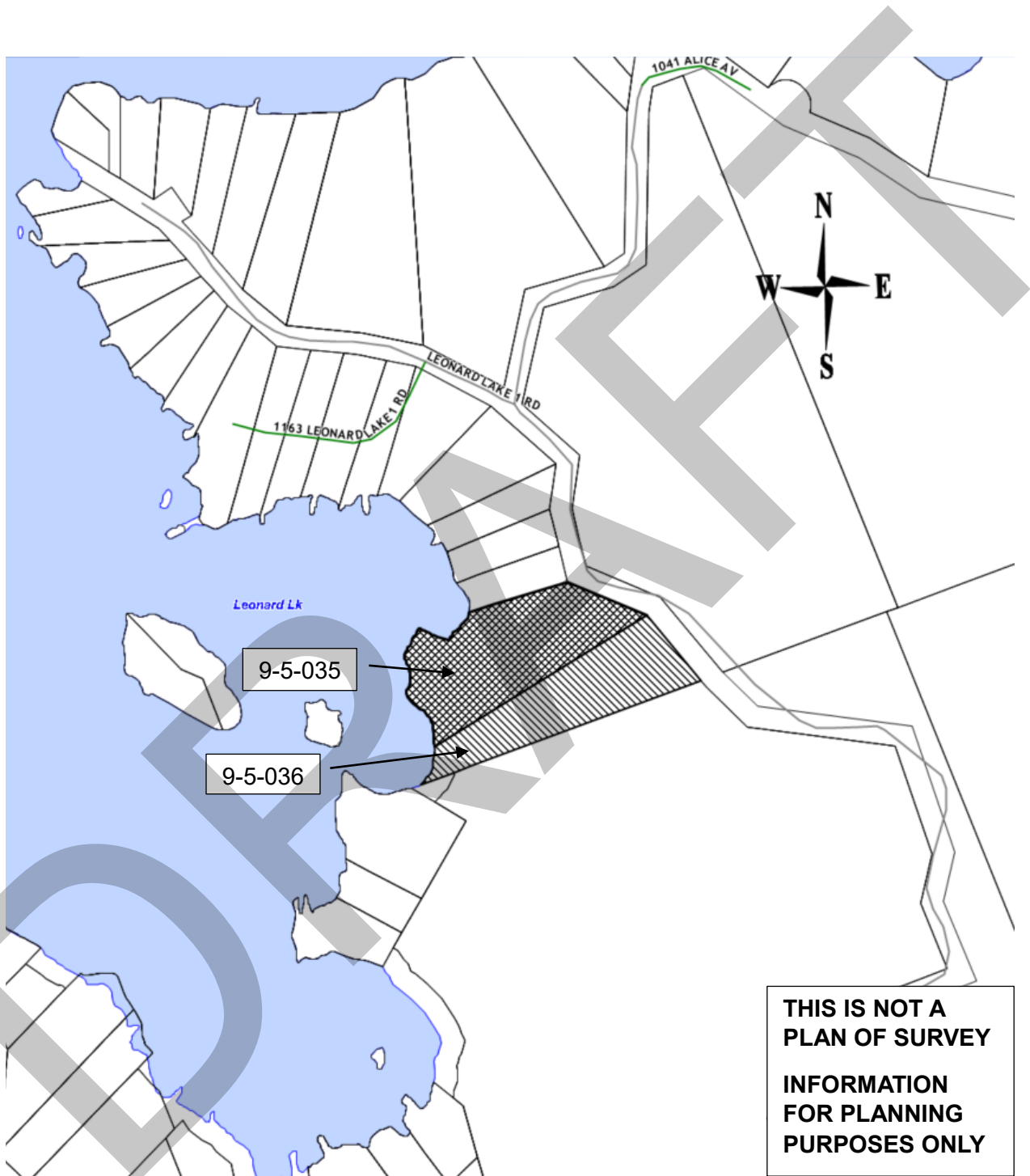
Read a **first, second** and **third time** and **finally passed** this _____day of _____, **2025**.

Peter Kelley, Mayor

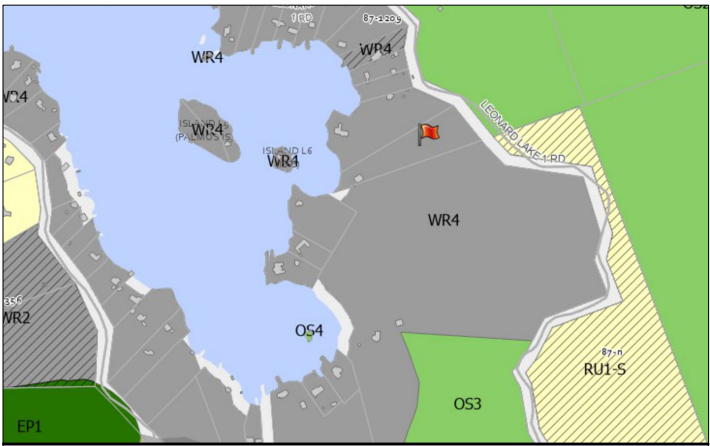
Crystal Paroschy, Clerk

DRAFT

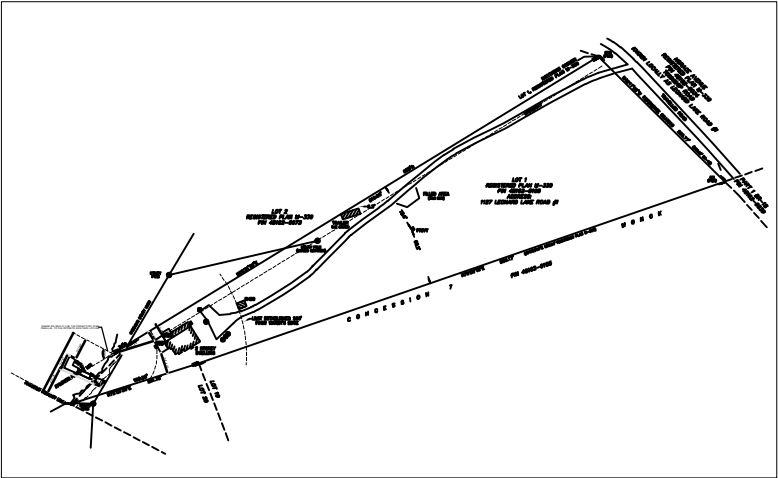
SCHEDULE I TO DRAFT BY-LAW 2025-XXX



SCHEDULE II TO DRAFT BY-LAW 2025-XXX



ZONING KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

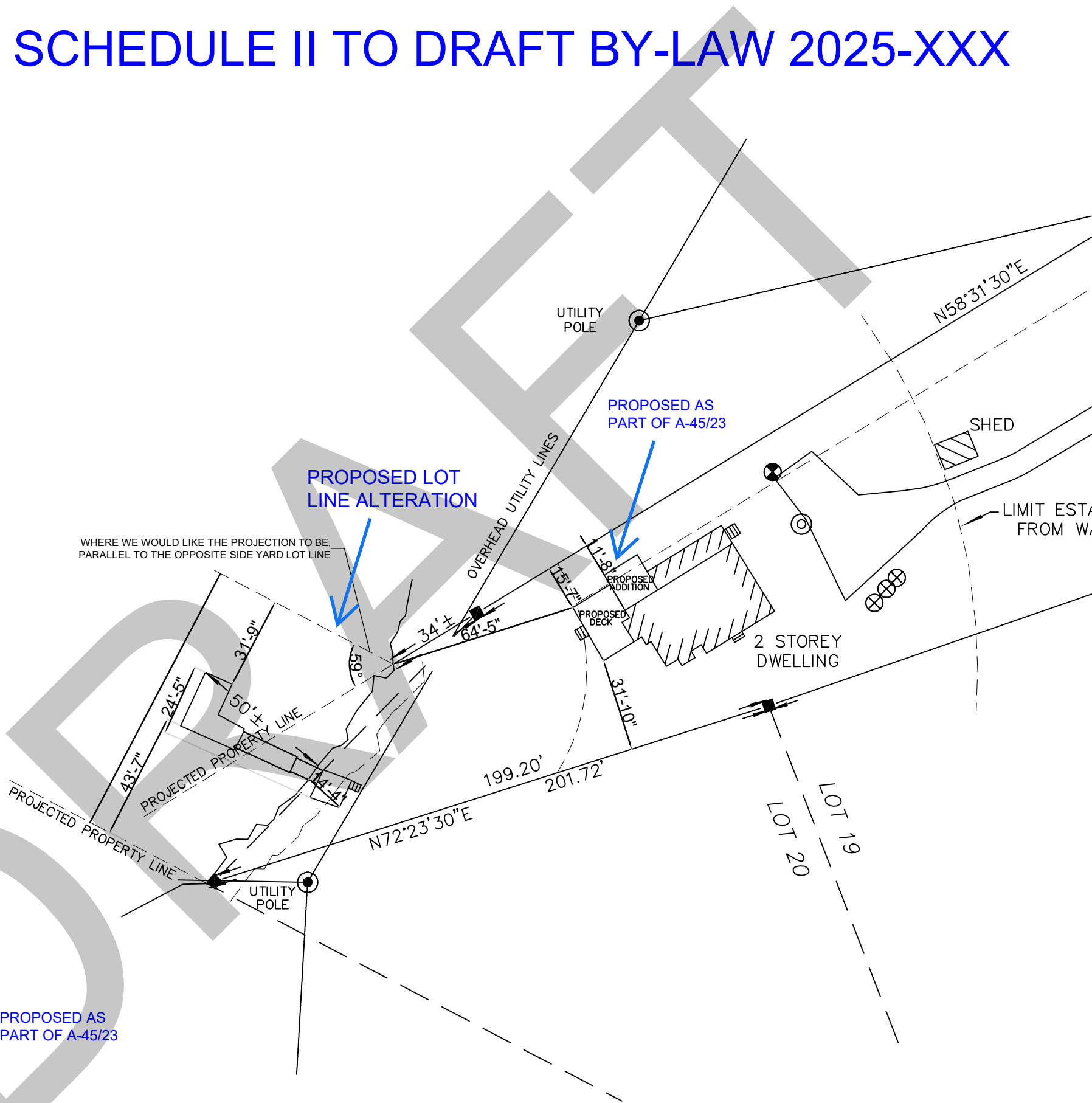


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PROPOSED AS
PART OF A-45/23



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