

TOWNSHIP OF MUSKOKA LAKES

SHARE YOUR INPUT:

WATERFRONT AREA ZONING ISSUES

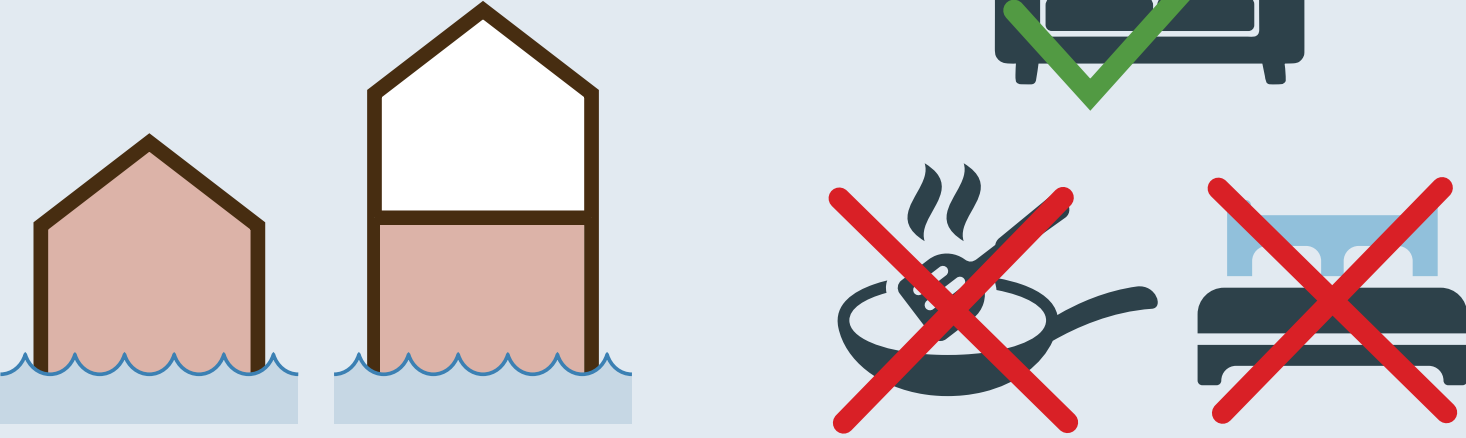
1

Limited Recreational Floor Area (RFA)

Existing Standards

- New Official Plan introduces a permission for RFA - no cooking or sleeping areas would be permitted
- Any new RFA would be subject to Ontario Building Code

✓ RFA on first floor



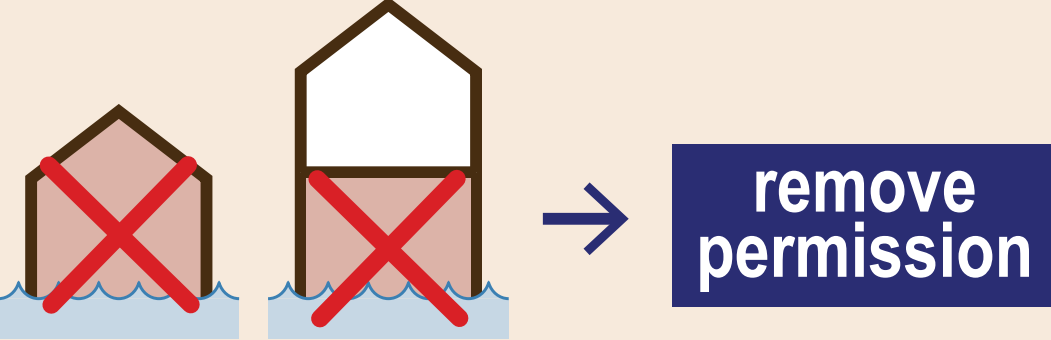
The options below are open for discussion:

I prefer Option:

1

Remove permission and direct that the OP be amended to prohibit RFA..

✗ RFA on first floor




Comments:

2

Allow RFA based on % of first floor open to water.

Permitted as-of-right = No Zoning By-law Amendment needed




Comments:

3

RFA based on % of first floor open to water, considered only through a site-specific ZBL amendment.

Not permitted as-of-right = Zoning By-law Amendment required

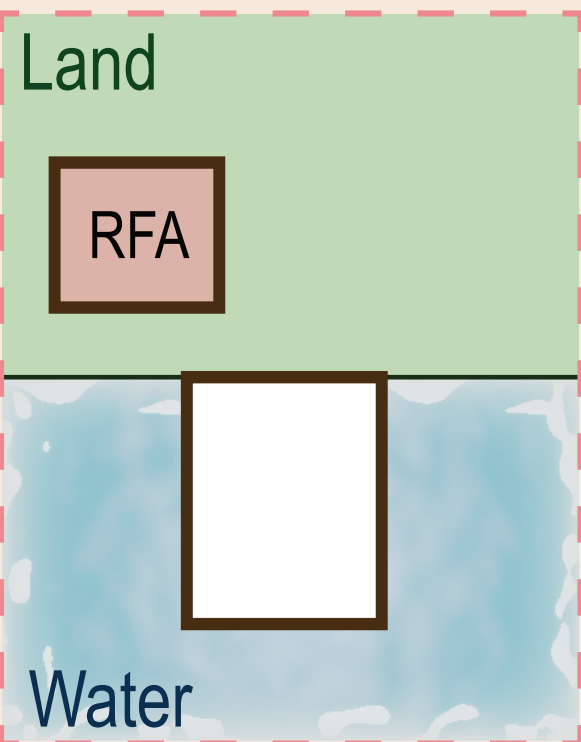


Comments:

4

4. Allow RFA to be located within a land-based accessory building.

Permitted as-of-right = No Zoning By-law Amendment needed

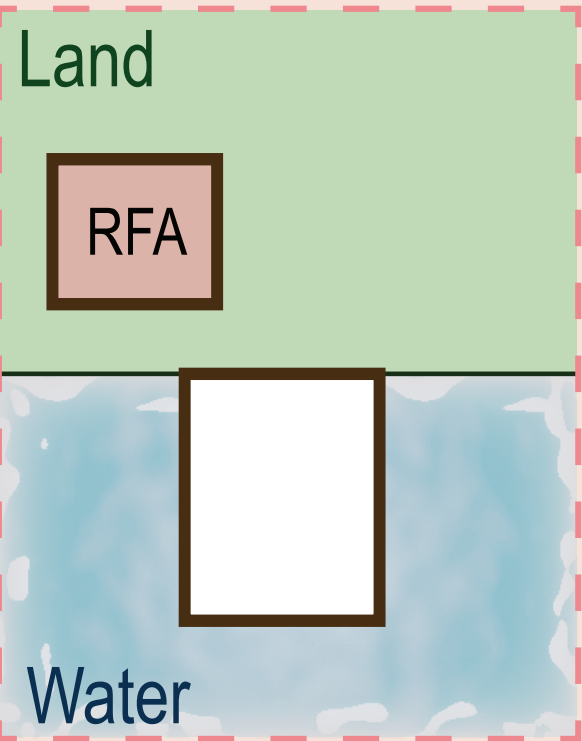


Comments:

5

RFA within a land-based accessory building, considered only through a site-specific ZBL amendment.

Not permitted as-of-right = Zoning By-law Amendment required



Comments:

6

Other? - such as only permitting on larger lots etc.

Comments:

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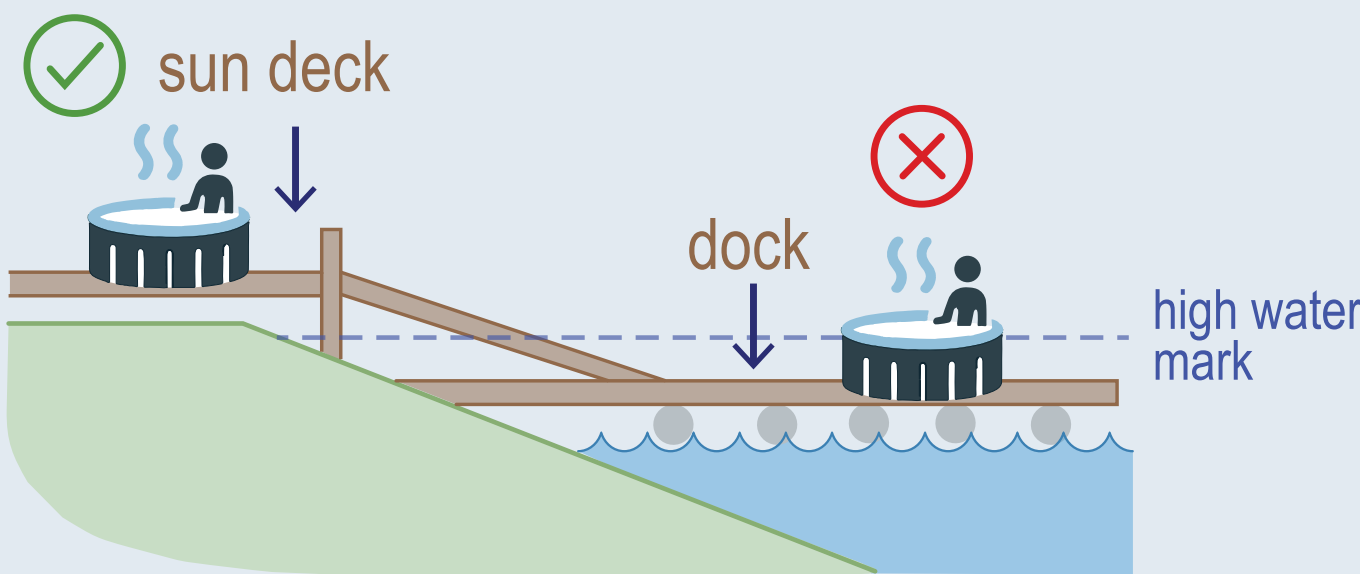


Muskoka Lakes Comprehensive
Zoning By-law
Public Meeting July 26, 2025

3 Permitted locations for hot tubs

Existing Standards

- Hot tubs are permitted wherever a sundeck is permitted.
- Hot tubs are not permitted on docks or in or on boathouses.



The options below are open for discussion:

1

Require new hot tubs to be 15.2 m (50 ft) from high water mark.

Comments:

I prefer Option:

2

Keep as-is.

Comments:

3

Other?

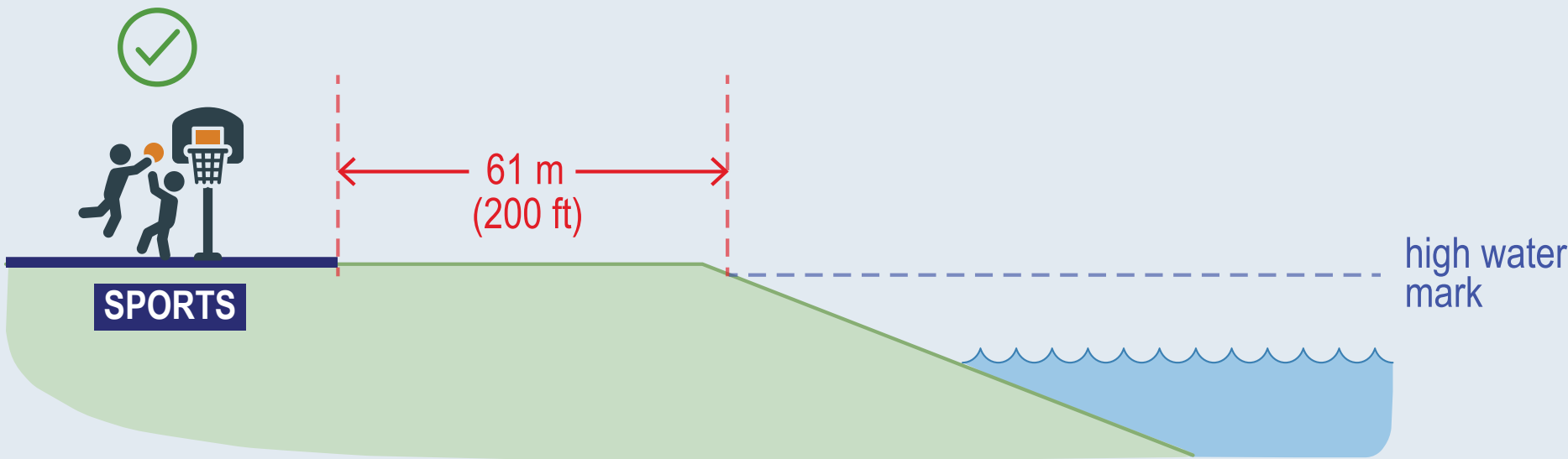
Comments:

4 Sport courts and recreational surfaces

Sport courts and recreational surfaces is defined in the current Zoning By-law as “an outdoor area of land or non-roofed structure that is purpose built, intended to be permanent, and is capable of being used for sports or recreational activities, and other similar uses, but excludes ice rinks located in the Waterbody Open Space (WOS) zones and swimming pools.”

Existing Standards

- Permitted if setback 61 m (200.1 ft) from the high water mark.



The options below are open for discussion:

1

Amend definition of sports courts and recreational surfaces and provide additional clarity.

Comments:

3

Other?

Comments:

I prefer Option:

2

Keep as-is.

Comments:

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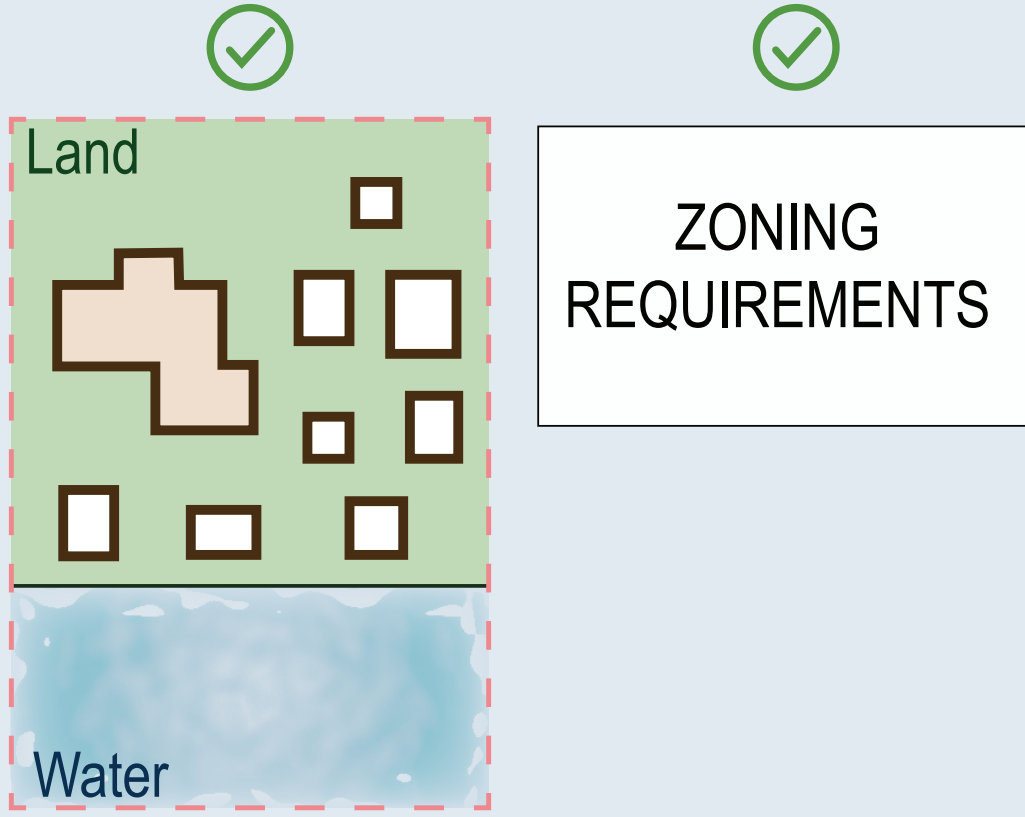
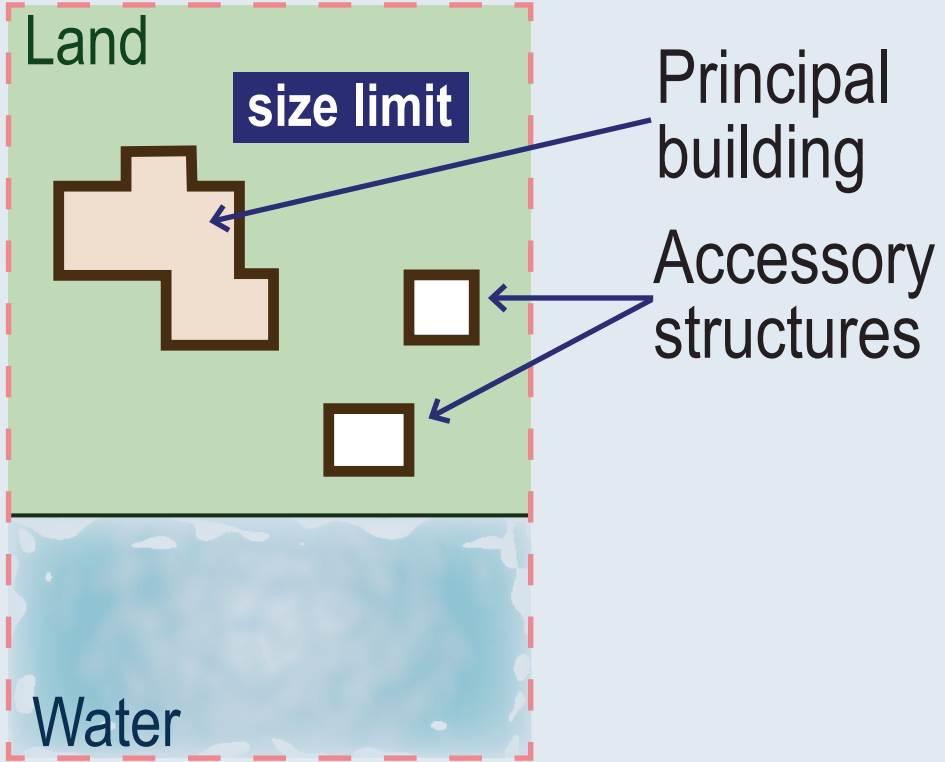
WATERFRONT AREA ZONING ISSUES

5

Number, height and use of accessory buildings

Existing Standards

Accessory structure is defined in the current Zoning By-law as, “a building or structure, the use of which is incidental, subordinate, and exclusively devoted to the principal use and located on the same lot.”



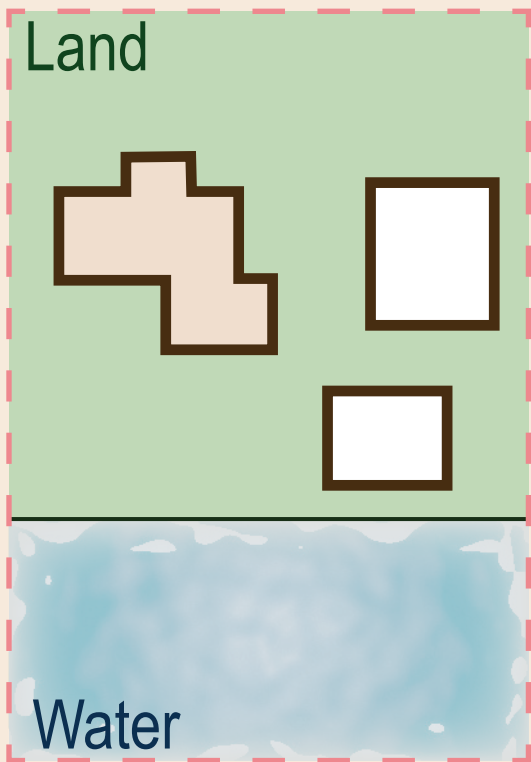
- Currently no restrictions on number and size of accessory buildings, if all zoning standards are met.

The options below are open for discussion:

I prefer Option:

1

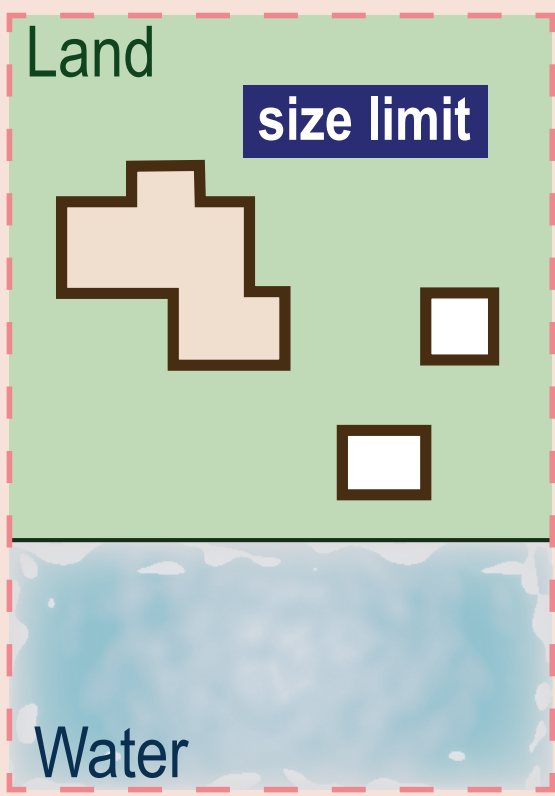
Limit to 2 accessory buildings per lot.



Comments:

2

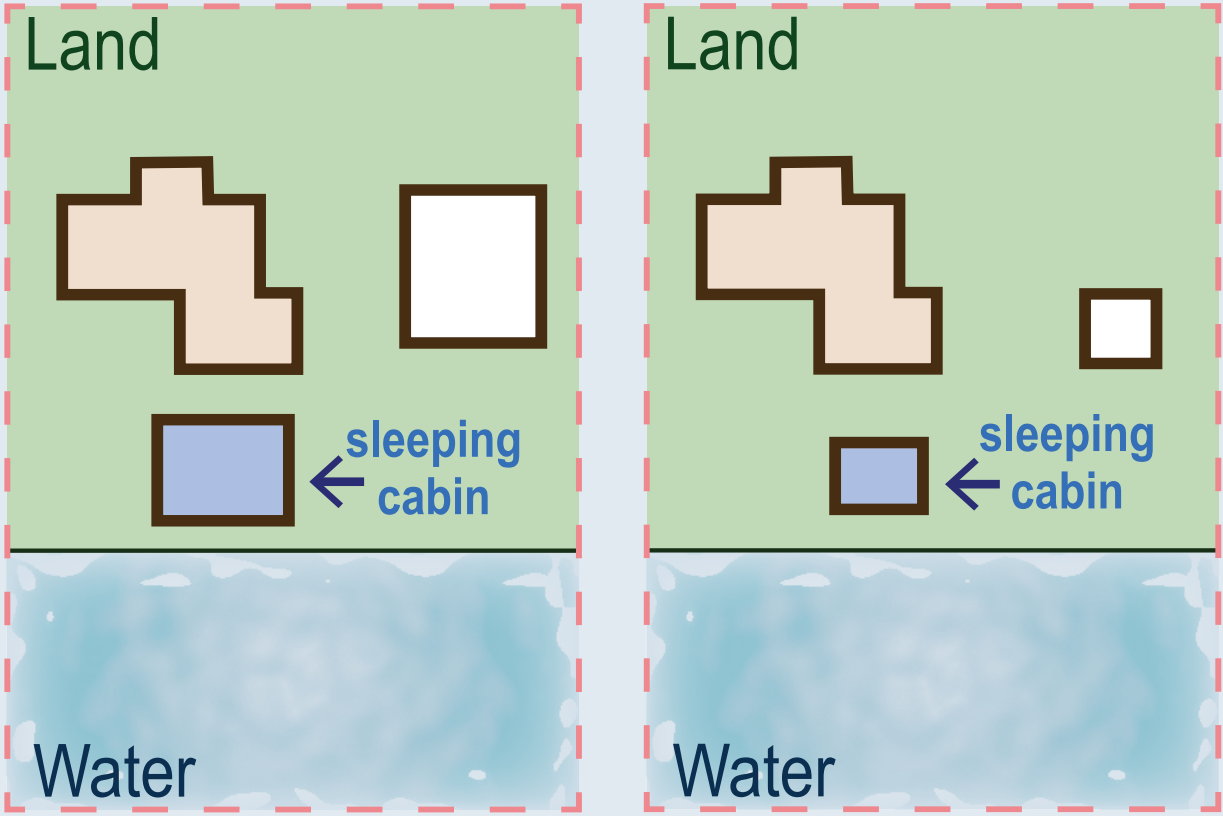
Limit to 2 accessory buildings per lot and restrict size.



Comments:

3

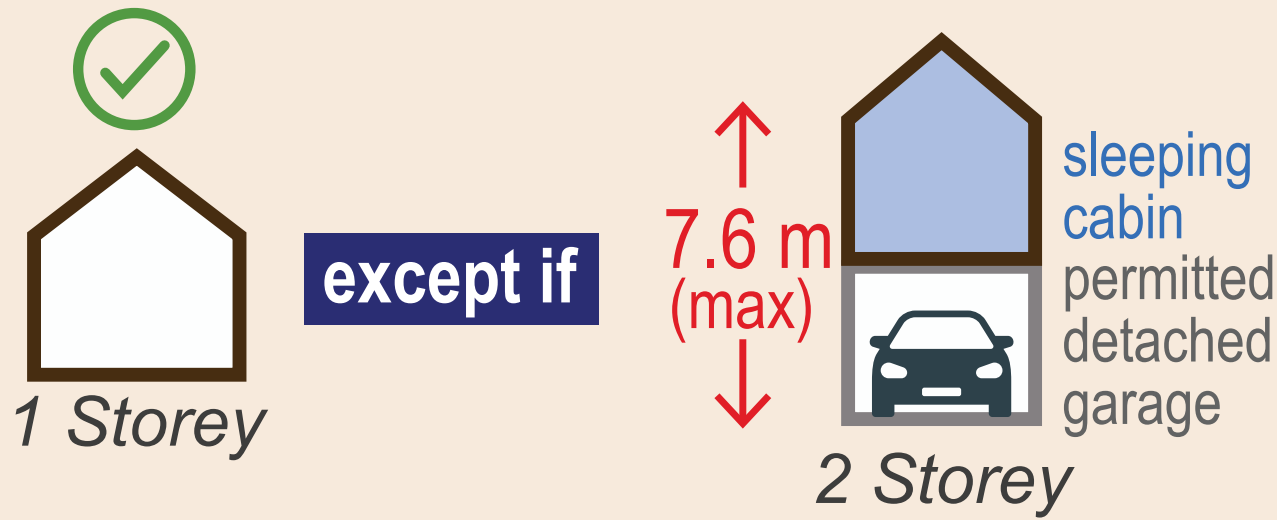
Include sleeping cabin in Options 1 or 2.



Comments:

4

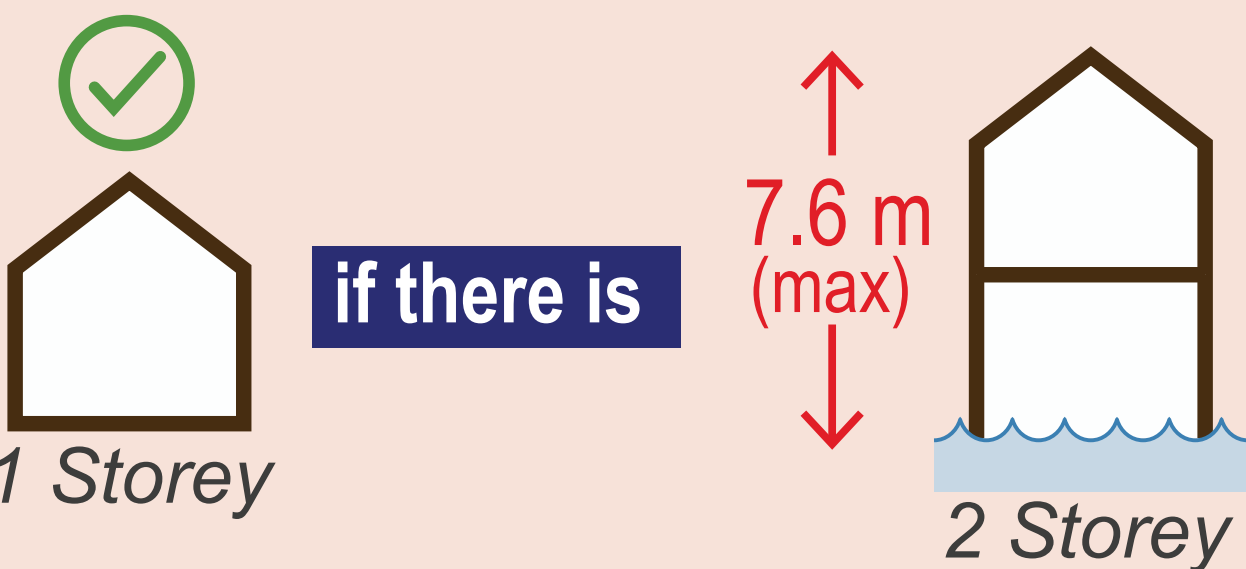
Limit height to one storey (except if sleeping cabin above garage).



Comments:

5

Limit height to one storey if two storey boathouse exists.



Comments:

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(cont'd)

6

Limit to 3 accessory buildings on waterfront portion of lot.

Land

Water

waterfront portion of property

Comments:

7

Limit to 3 accessory buildings and restrict size on waterfront portion of lot.

Land

Water

waterfront portion of property

size limit

Comments:

8

No windows in any accessory building that doesn't have habitable floor area.

no habitable floor area

then

Comments:

9

No pump houses and saunas within 15.2 m (50 ft) of high water mark.

sauna and/or pump house

15.2 m (50 ft)

high water mark

Comments:

10

Only allow accessory buildings away from shoreline, behind main building.

Land

Water

waterfront portion of property

Comments:

11

List what is permitted in an accessory building.

List of permitted uses for accessory buildings

Comments:

12

Relating permission for number of accessory buildings to size of lot.

Land

Water

Comments:

13

Some combination of the above (options 1-12).

Comments:

14

Keep as-is.

Comments:

15

Other?

Comments:

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6

Permitted height of cupolas on boathouses

A cupola can be defined as “a relatively small, usually dome-like structure on top of a building often crowning a larger roof or dome.”



Existing Standards

- Cupolas are exempt from height restrictions provided they have no floor area and are less than 9.3 m² (100 ft²) in size

✓

no floor area



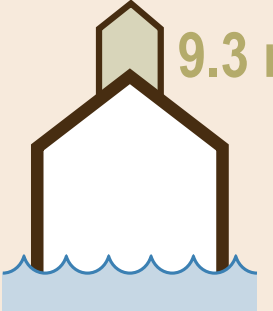
9.3 m²

The options below are open for discussion:

I prefer Option:

1

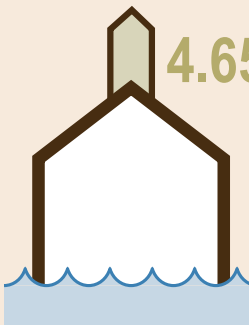
no floor area



9.3 m²

↓ 50%

✓

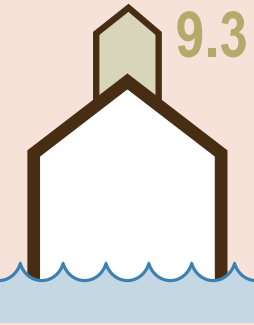


4.65 m²

Reduce permitted size by 50%.

2

no floor area



9.3 m²

↓

↓ 50%

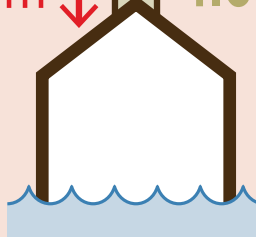
and

1 m above max boathouse height

1 m

↑

✓



4.65 m²

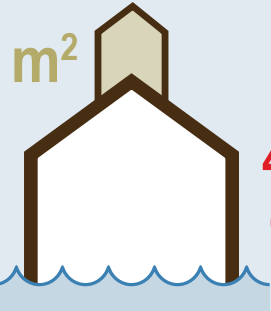
Reduce permitted size by 50% and limit height to 1 m (3.2 ft) above max. boathouse height.

Comments:

Comments:

3

no floor area



9.3 m²

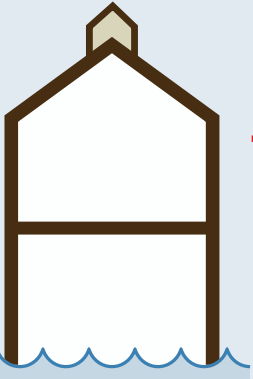
↑ 4.9 m (max)

1 Storey

↓

within permitted height of boathouse

✓




7.6 m (max)

2 Storey

Prohibiting cupolas to extend higher than permitted boathouse height.

frontage ≥ 91.4 m (300 ft)



Land

Water

Comments:

4

Keep as-is

Comments:

5

Other?

Comments:

6