



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

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.**

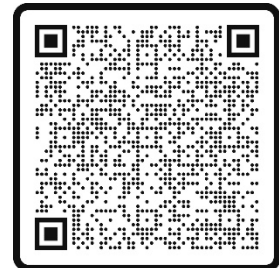
File No.: ZBA-16/24

Roll No.: 6-27-020

By-law: To be assigned.

Owners:	Neil & Susan Christie		
Address & Description:	1 Island M25A Island Duck (Medora)		
Zoning:	Open Space – Private Open Space Islands (OS4)	Lake Muskoka (Category 1 Lake)	Schedule: 42
Meeting Date: Thursday, June 13th, 2024 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 has been submitted to rezone the subject land from Open Space – Private Open Space Islands (OS4) to Waterfront Residential – Water Access (WR3) and to construct a dock and single storey boathouse.

Existing Zoning (OS4) Permitted Uses	Proposed Zoning (WR3) Permitted Uses
<ul style="list-style-type: none"> • Conservation • Open Space Recreation 	<ul style="list-style-type: none"> • Residential (Main) • Bed and Breakfast (Accessory) • Home Based Business (Accessory) • Sleeping Cabin (Accessory) • Accessory Uses (Accessory)



Notice of Public Meeting
ZBA-16/24, Christie

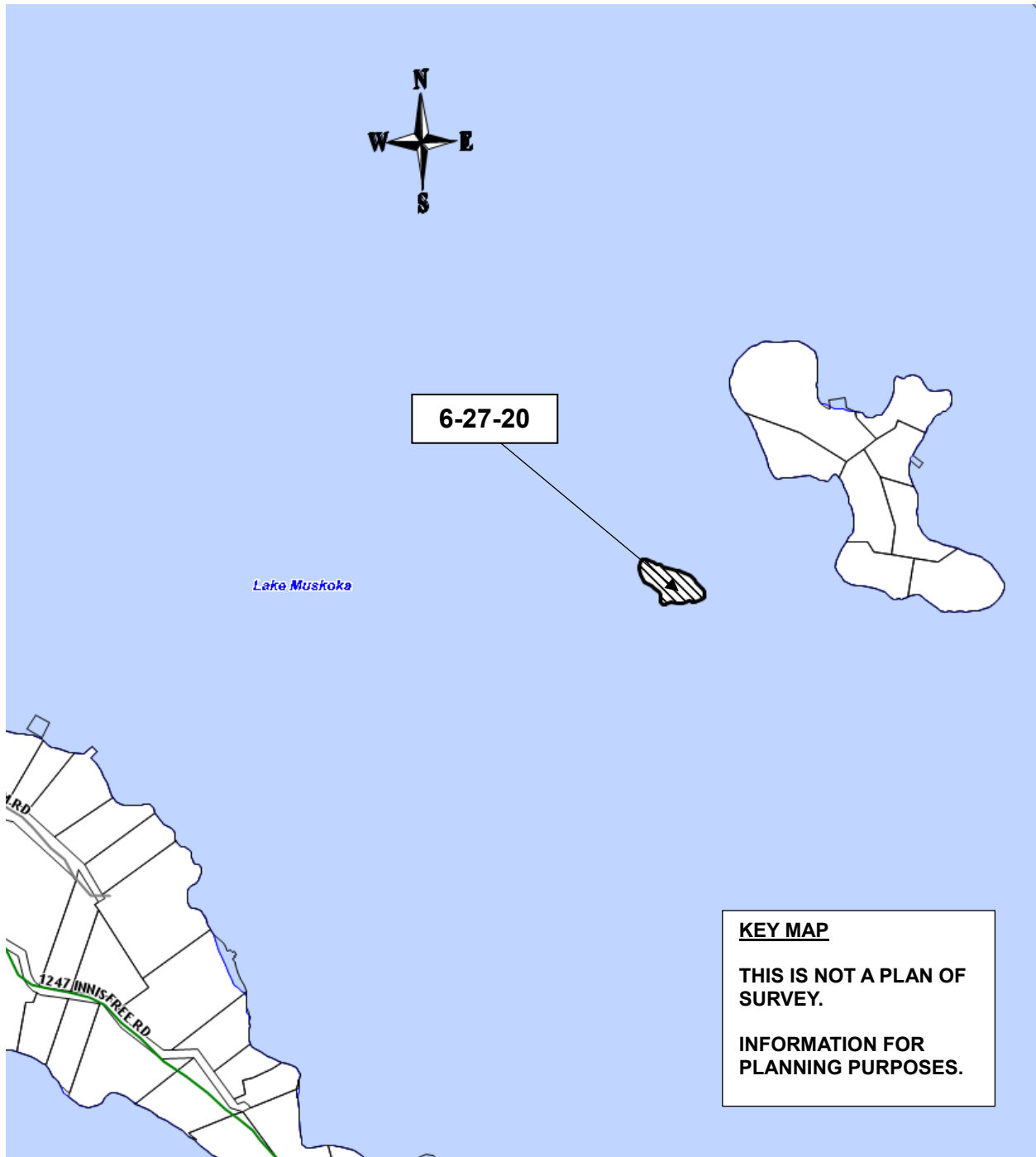
Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	3.4.1 f.	Minimum Lot Area	2 ac.	0.40 ac.	To Construct a Single Storey Boathouse and Dock on an Undersized Lot forming all of Duck Island
B	4.1.3 & 4.1.3.6	Maximum Lot Coverage (Entire Lot) – Waterfront Residential (WR3), Category 1 Lake	10% (1,804 sq. ft.)	11% (1,985 sq. ft.)	181 sq. ft.
C	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width	67.9 ft. (25%)	75.1 ft. (27.7%)	7.2 ft.

Please note that Exemption 'A' will not deem the subject land a 'building lot', but rather, will permit the construction of a new single storey boathouse and dock on an undersized lot.

A key map of the subject property, the applicant's zoning sketch 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 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.

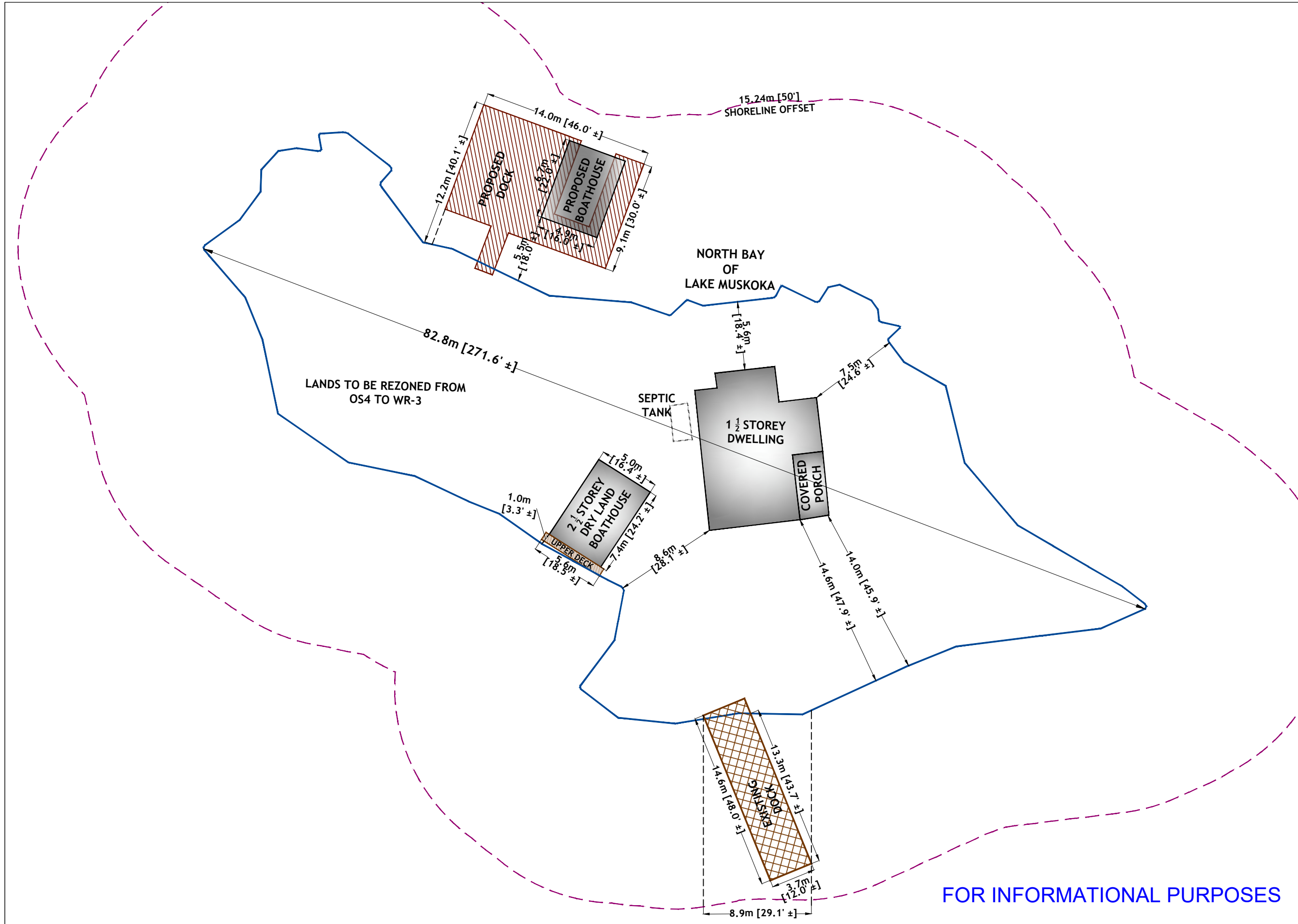
Dated at the Township of Muskoka Lakes this 23rd day of May, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



ZONING SKETCH

NOT TO SCALE



ZONING AMENDMENT SKETCH

DUCK ISLAND
IN NORTH BAY OF LAKE MUSKOKA
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

CHRISTIE

LOT AREA = 1,676.4m² [18,044.6 ft²]
[0.16 Ha] [0.41 Ac] ±

DEVELOPMENT INFORMATION
DWELLING = 101.8m² [1,095.8 ft²]
COVERED PORCH = 13.0m² [140.0 ft²]

DRYLAND BOATHOUSE = 36.9m² [397.2 ft²]
UPPER DECK = 3.9m² [42.0 ft²]

PROPOSED DEVELOPMENT
BOATHOUSE = 32.7m² [352.0 ft²]
DOCK = 114.5m² [1,232.5 ft²]

DOCK = 55.8m² [600.6 ft²]

COVERAGE = 184.4m² / 1,676.4m² *100
= 10.99%

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SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 300	625000	FEBRUARY 15, 2024	JT

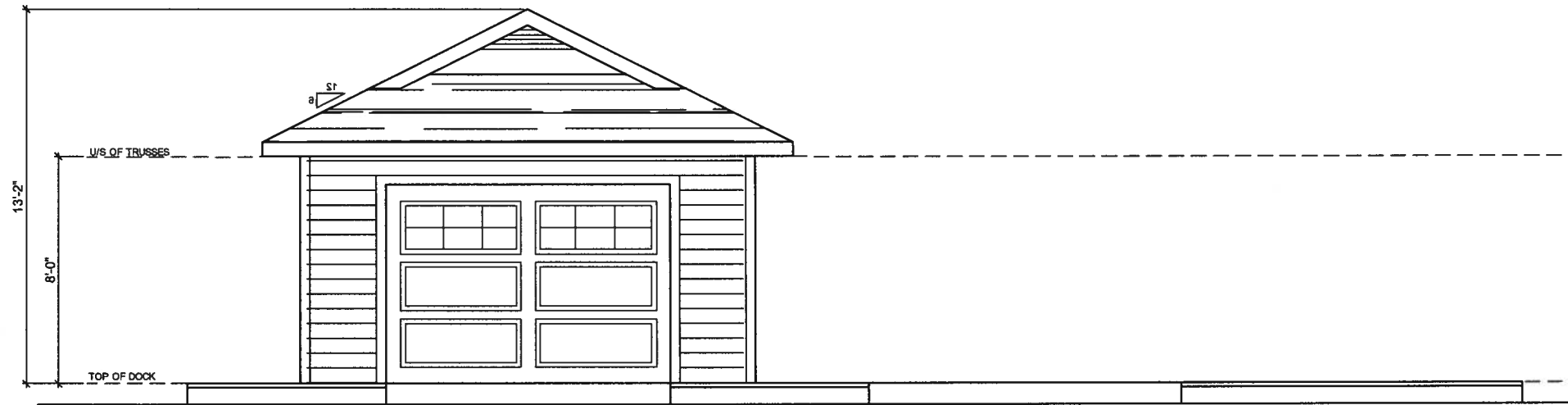
NO.	DATE	REVISIONS	BY
1.	01-APR-2024	ADD ADDITIONAL DIMENSIONS	JT
2.			
3.			
4.			

BASE MAP SOURCE:
CHAPPLE, GALBRAITH SURVEYORS LTD. - 2013

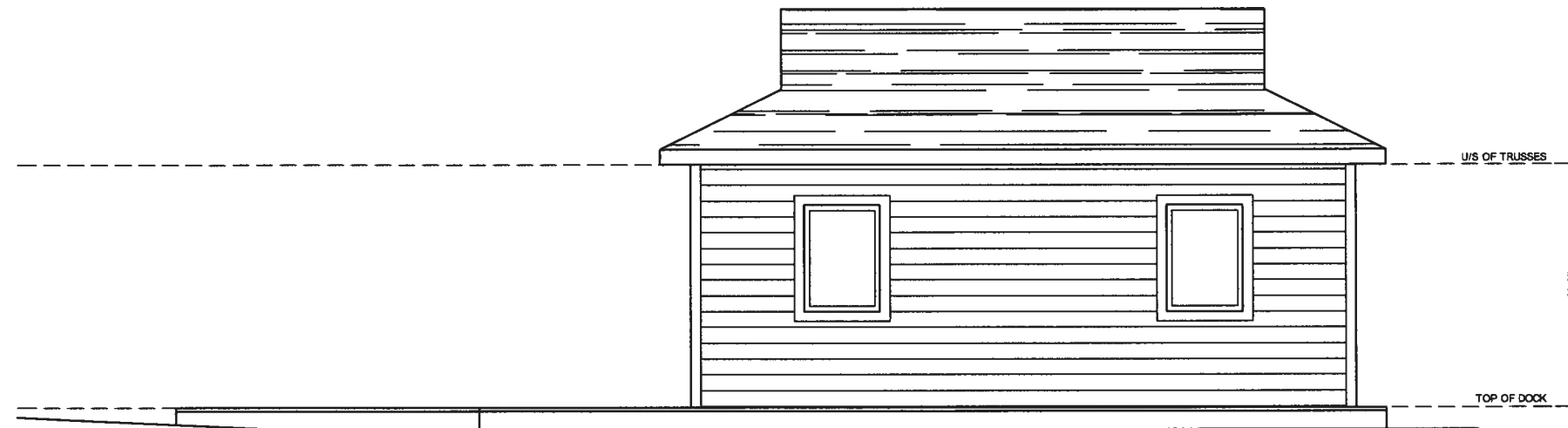
FOR INFORMATIONAL PURPOSES

BOATHOUSE ELEVATION DRAWINGS

NOT TO SCALE



○ EAST ELEVATION



○ SOUTH ELEVATION

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.

P 705.765.5428 F 705.765.1334
 187 Medora Street
 Port Carling ON P0B 1J0
 BCIN # 27436



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

CHRISTIE BOATHOUSE
 DUCK ISLAND
 TOWNSHIP OF
 MUSKOKA LAKES

MARK	DATE	DESCRIPTION
SCALE: 3/16" = 1'-0"		
PROJECT NO: TL-13-1003CH		
CAD DWG FILE: CHRISTIE-BOATHOUSE		
DRAWN BY: TERRY LEDGER		
CHECKED BY:		

SHEET TITLE

EXTERIOR ELEVATIONS

A2

FOR INFORMATIONAL PURPOSES

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2024-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:

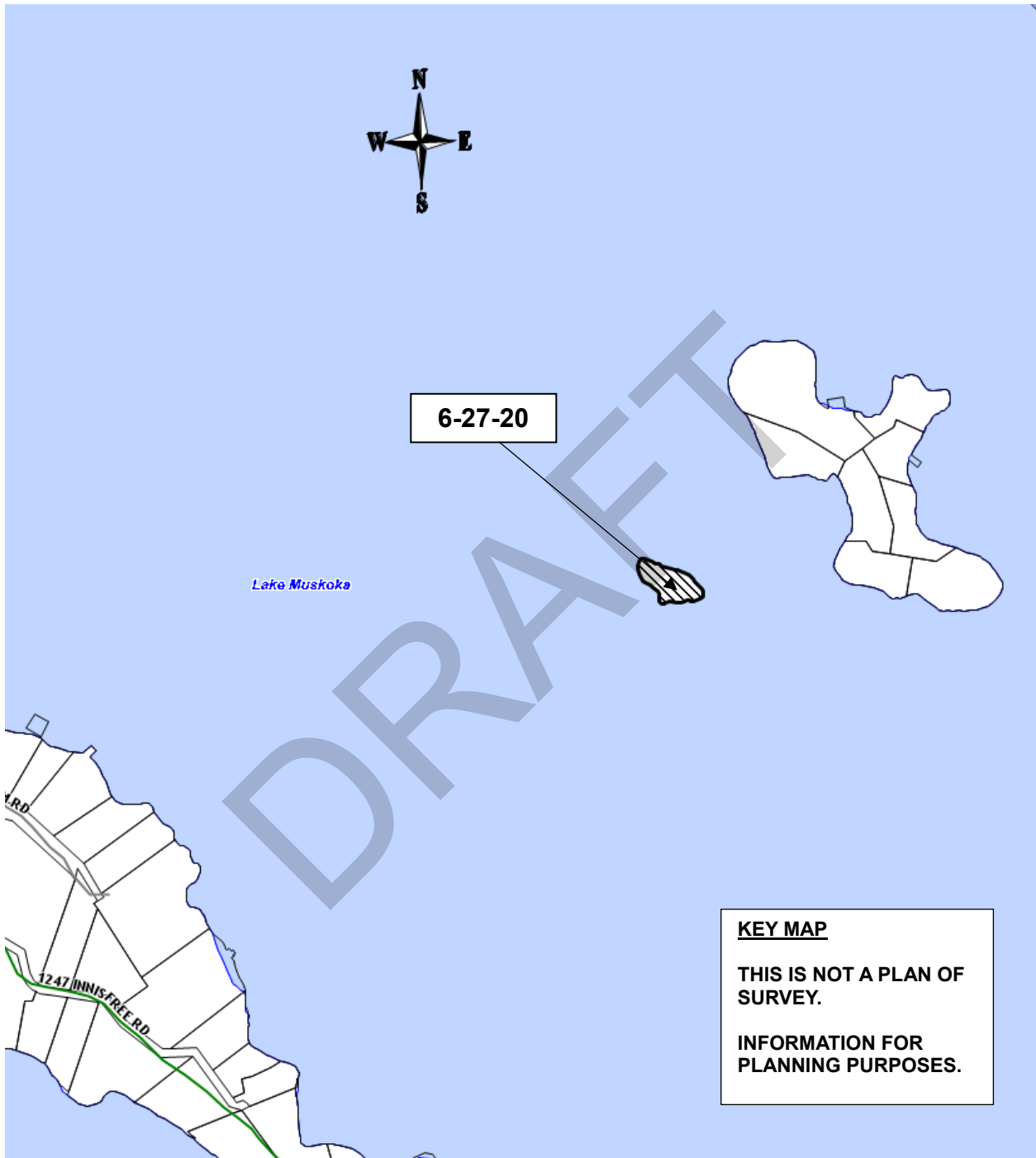
1. Schedule 42 of Zoning By-law 2014-14, as amended, is further amended by rezoning the lands described as Island Duck, described as Parcel 732 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2024-XXX, from Open Space – Private Open Space Islands (OS4) to Waterfront Residential – Water Access (WR3).
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The land affected by this amendment is described as Island Duck (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 3.4.1 f. of By-law 2014-14, as amended, for those lands described above, a single storey boathouse and a dock are permitted on an undersized lot as shown in the location and extent on Schedule II to By-law 2024-XXX.
 - iii) 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 1,985 square feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.
 - iv) Despite the provisions of Sections 4.1.7 and 4.1.7.12 a. of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width shall be 75.1 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.
3. Schedules I and II attached hereto are hereby made part of this By-law.
4. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2024-XXX and By-law 2014-14, as amended, the provisions of By-law 2024-XXX shall apply.

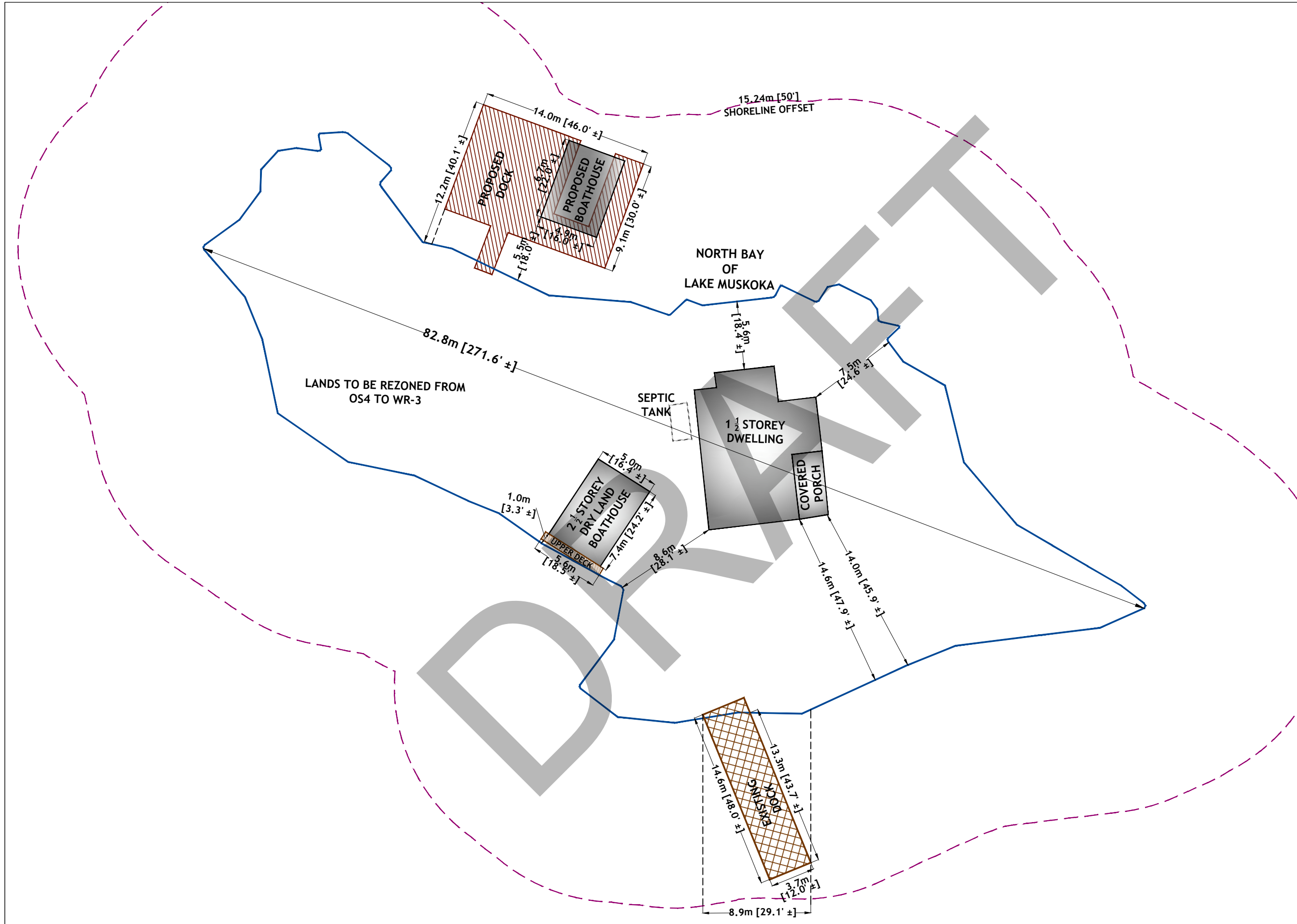
Read a **first, second and third time** and **finally passed** this ___ day of _____, 2024.

Peter Kelley, Mayor

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2024-XX





ZONING AMENDMENT SKETCH

DUCK ISLAND
 IN NORTH BAY OF LAKE MUSKOKA
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
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