



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-21/24

Roll No.: 4-15-011

By-law: To be assigned.

Owners:	Marilyn & Robert Clarke		
Address & Description:	1140 Morinus Rd, Unit 6 Part of Lot 27, Concession 10, Parts 5 and 6, Plan 35R-24652, (Medora)		
Zoning:	Waterfront Residential (WR1)	Lake Rosseau Category 1 Lake	Schedule: 21
Meeting Date: Thursday, July 11th, 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 permit a recreation and leisure space within a portion of an existing single storey boathouse.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed
A	3.45	Maximum Number of Habitable Buildings	A Dwelling and a Sleeping Cabin	A Dwelling, a Two Storey Boathouse with an Accessory Sleeping Cabin in the Second Storey, and a Single Storey Boathouse Containing a Partial Accessory



				Recreational and Leisure Space
B	4.1.3	Waterfront Residential Zone Provisions	--	Limit the Maximum Permitted Gross Floor Area of a Recreational and Leisure Space Within the First Storey of a Single Storey Boathouse to 565.1 sq. ft.
C	4.1.7 & 4.1.7.16	Permitted Uses Within the First Storey of a Boathouse	<p>Berthing and sheltering of boats or other marine related equipment;</p> <p>A washroom, utility room for electrical panels, water supply equipment, plumbing related to sewage disposal, or other similar purpose, and sauna, which do not cumulatively exceed 100 sq. ft. in floor area; and</p> <p>The washroom, sauna and utility room noted above are the only permitted separate rooms in the first storey of a boathouse.</p>	Permit a Partial Recreational and Leisure Space Within the First Storey of a Single Storey Boathouse in Addition to Existing Permitted Uses
D	11	Zoning Definitions	--	Amend to Include a Definition of an Accessory Recreational and Leisure Space, as Follows: A Habitable Accessory Space Used for



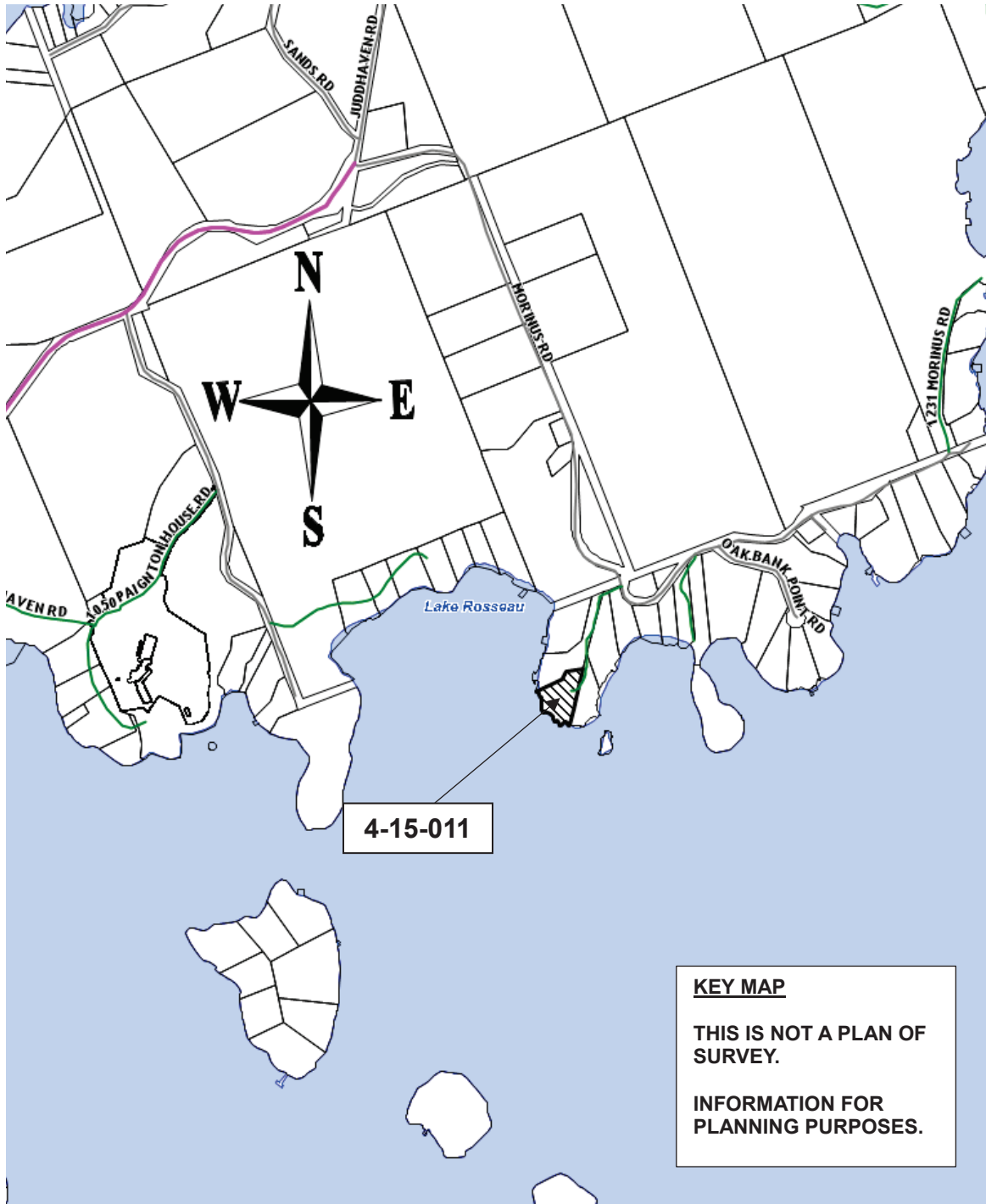
Notice of Public Meeting
ZBA-21/24, Clarke

				Recreation, Fitness, Exercise, Relaxation, Games, and Includes a Bar, a Washroom, and Mechanical and Storage Areas. A Recreational and Leisure Space Does Not Include Bedroom(s), Overnight Accommodation(s) or a Kitchen.
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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

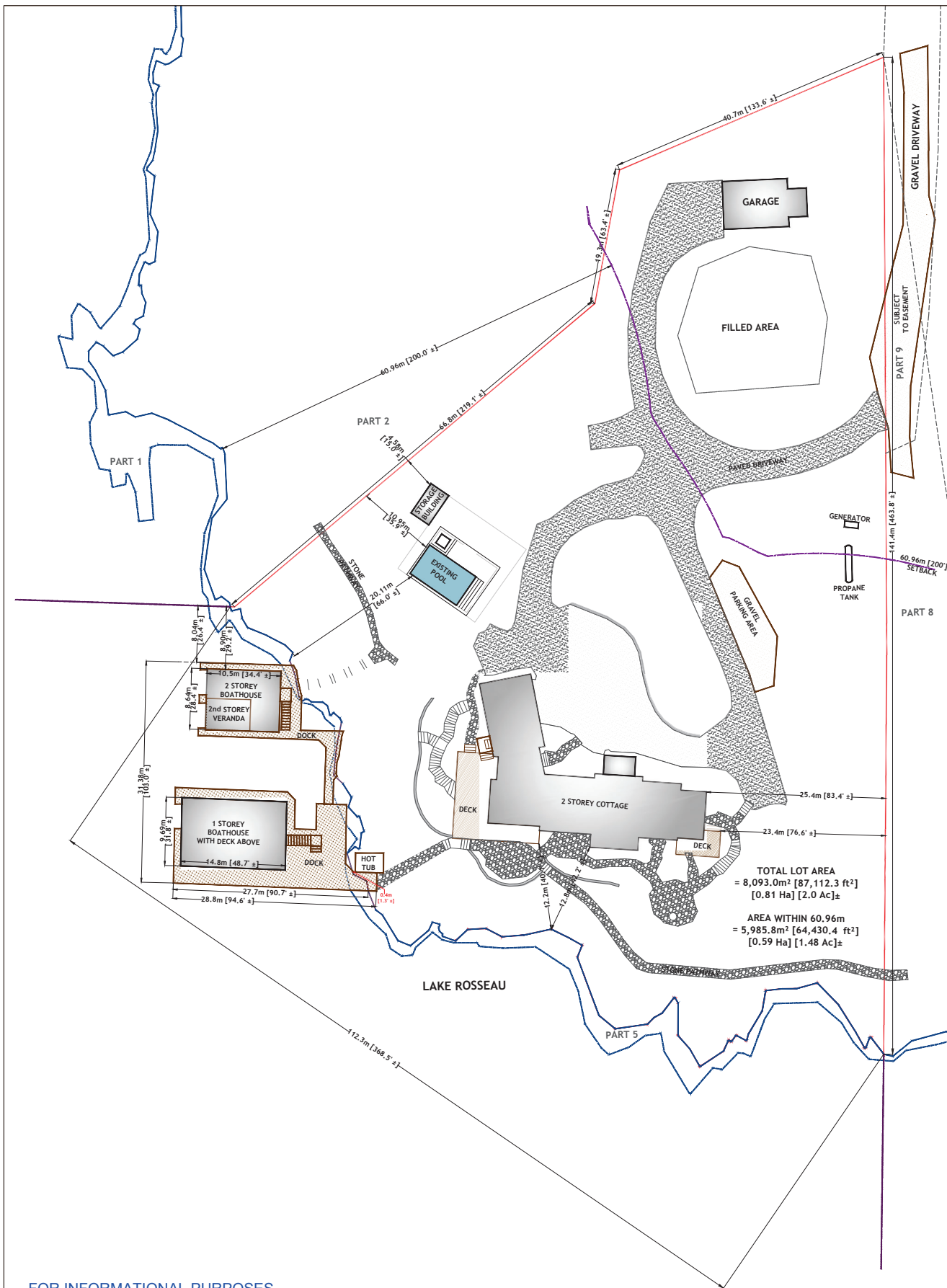
FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

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.

Dated at the Township of Muskoka Lakes this 20th day of June, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes





FOR INFORMATIONAL PURPOSES

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SITE PLAN
1140 MORINUS ROAD - UNIT 6
PARTS 5 & 6, PLAN 35R-24652
PART LOT 27, CONCESSION 10
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

CLARKE

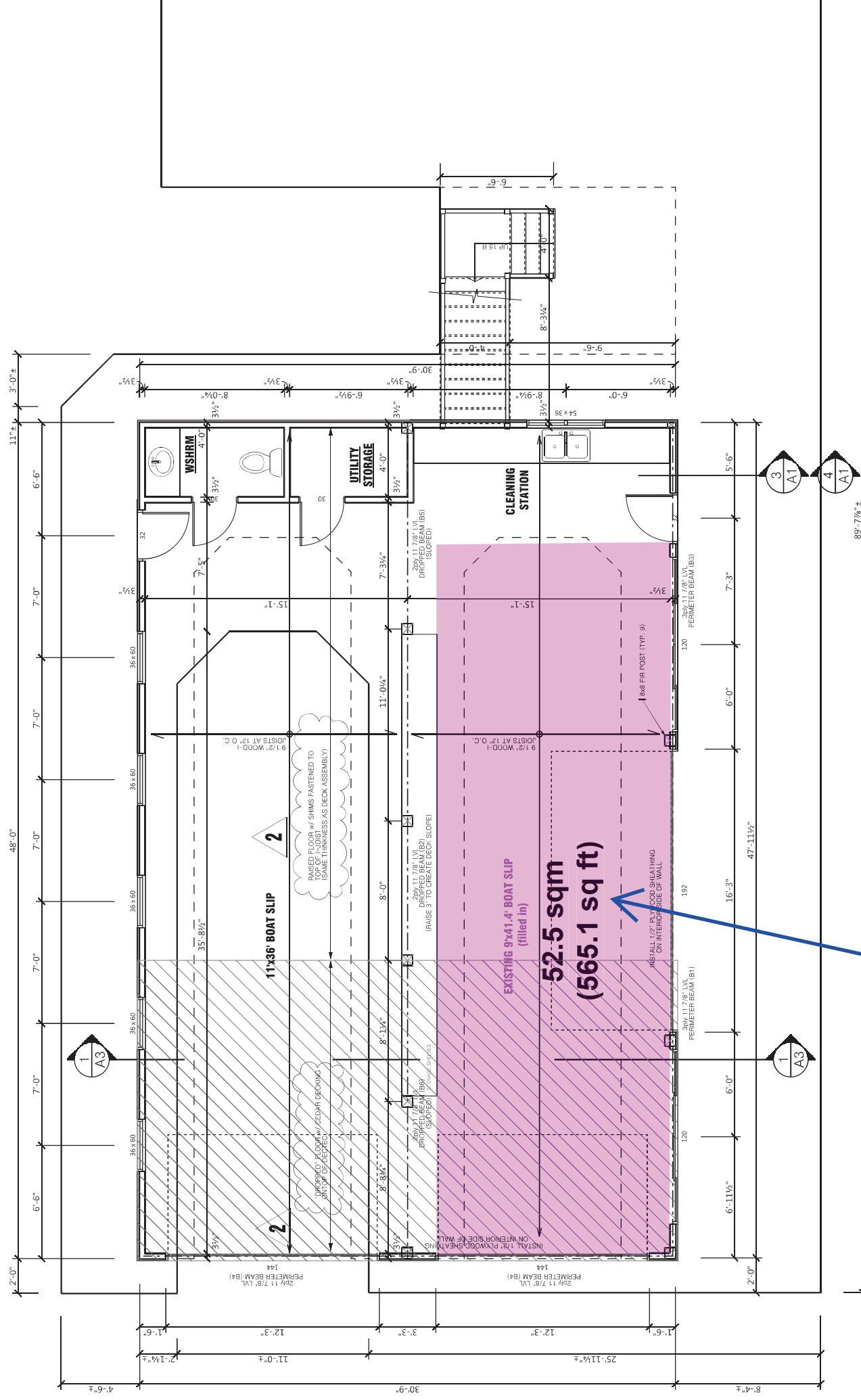
NO.	DATE	REVISIONS	BY
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PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE: 1 : 500
PROJECT NO.: 622000
DATE INITIATED: MAY 1, 2024
BY: JT

BASE MAP SOURCE:
COOTE, HILEY, JEMMETT LIMITED - 2017

SINGLE STOREY BOATHOUSE FLOOR PLAN



DOCK LEVEL FLOOR PLAN SCALE: 1/4"=1'-0"

PORTION OF BOATHOUSE PROPOSED TO BE RECREATION AND LEISURE SPACE

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. 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 Part of Lot 27, Concession 10 (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 5 and 6 on Plan 35R-24652, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 3.45 of Zoning By-law 2014-14, as amended, for those lands described above, the following habitable buildings shall be permitted: 1. A Dwelling, 2. A Two Storey Boathouse with a Second Storey Sleeping Cabin, and 3. A Single Storey Boathouse with a Partial First Storey Recreational and Leisure Space, as shown in the location and extent on Schedules II and III to By-law 2024-XXX.
 - iii) Despite the provisions of Section 11 of By-law 2014-14, as amended, for those lands described above, a Recreational and Leisure Space shall be defined as:

A habitable accessory space used for recreation, fitness, exercise, relaxation, games, and includes a bar, a washroom, and mechanical and storage areas. A *Recreational and Leisure Space* does not include bedroom(s), overnight accommodation(s), or a kitchen.
 - iv) Despite the provisions of Section 4.1.7 of By-law 2014-14, as amended, for those lands described above, the maximum permitted gross floor area of a Recreational and Leisure Space within the first storey of a single storey boathouse shall be 565.1 square feet, as shown in the location and extent on Schedules II and III to By-law 2024-XXX.
 - v) Despite the provisions of Sections 4.1.7 and 4.1.7.16 of By-law 2014-14, as amended, for those lands described above, a Recreational and Leisure Space shall be permitted within the first storey of a boathouse, as shown in the location and extent on Schedules II and III to By-law 2024-XXX.
2. Schedules I, II and III 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 2024-XXX and By-law 2014-14, as amended, the provisions of By-law 2024-XXX shall apply.

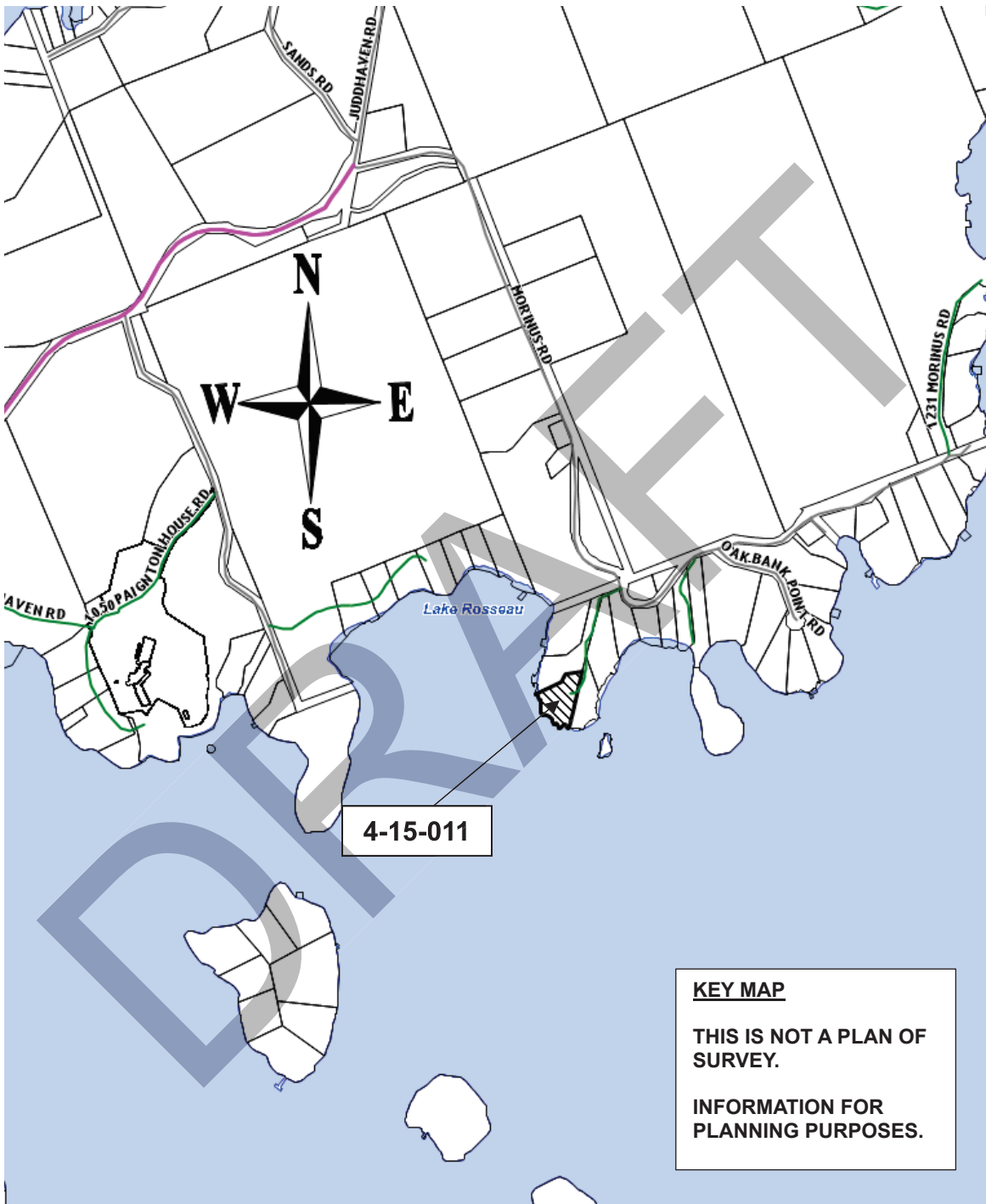
Read a **first, second and third time** and **finally passed** this day of , 2024.

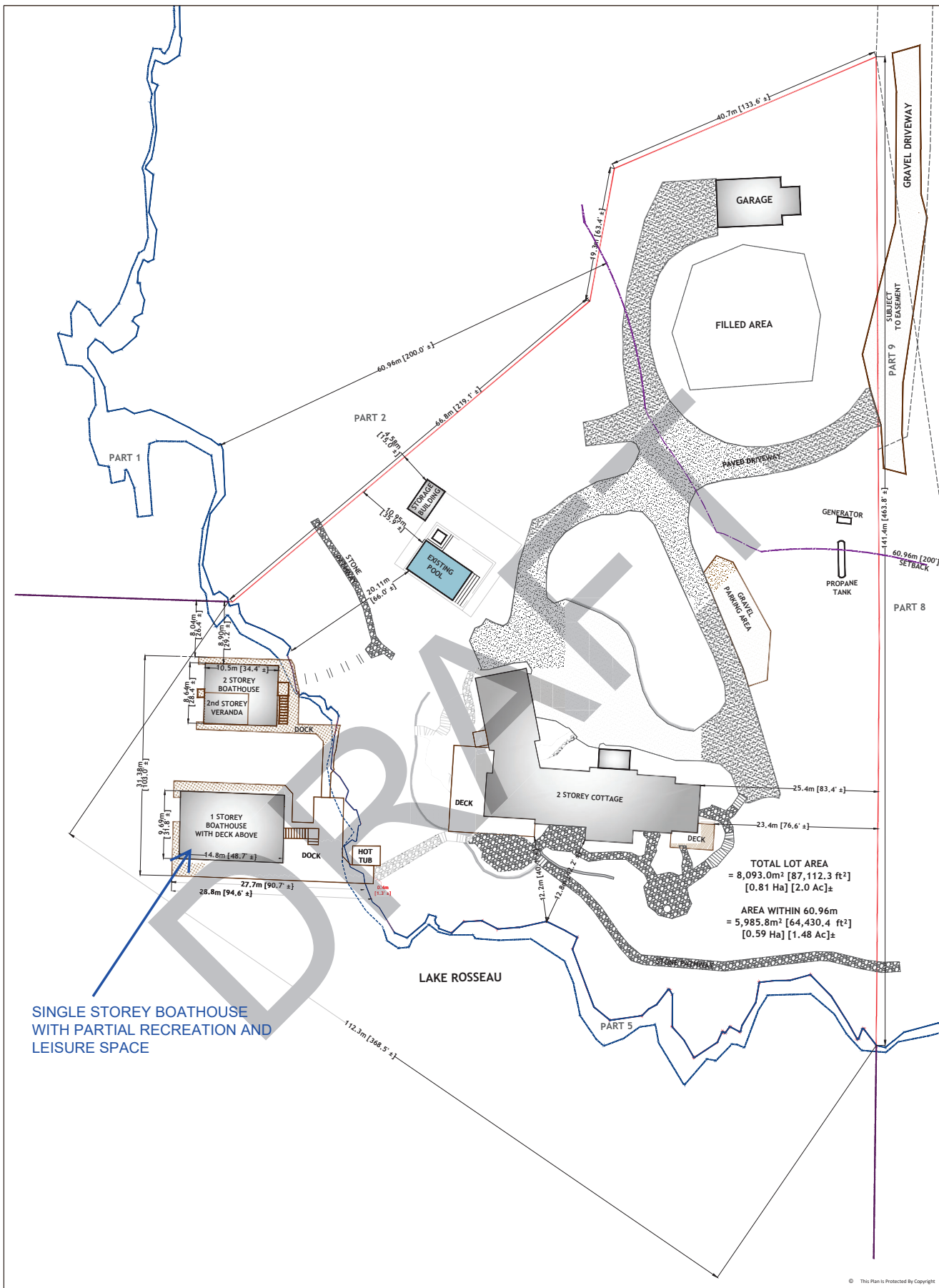
Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2024-XXX





SINGLE STOREY BOATHOUSE WITH PARTIAL RECREATION AND LEISURE SPACE

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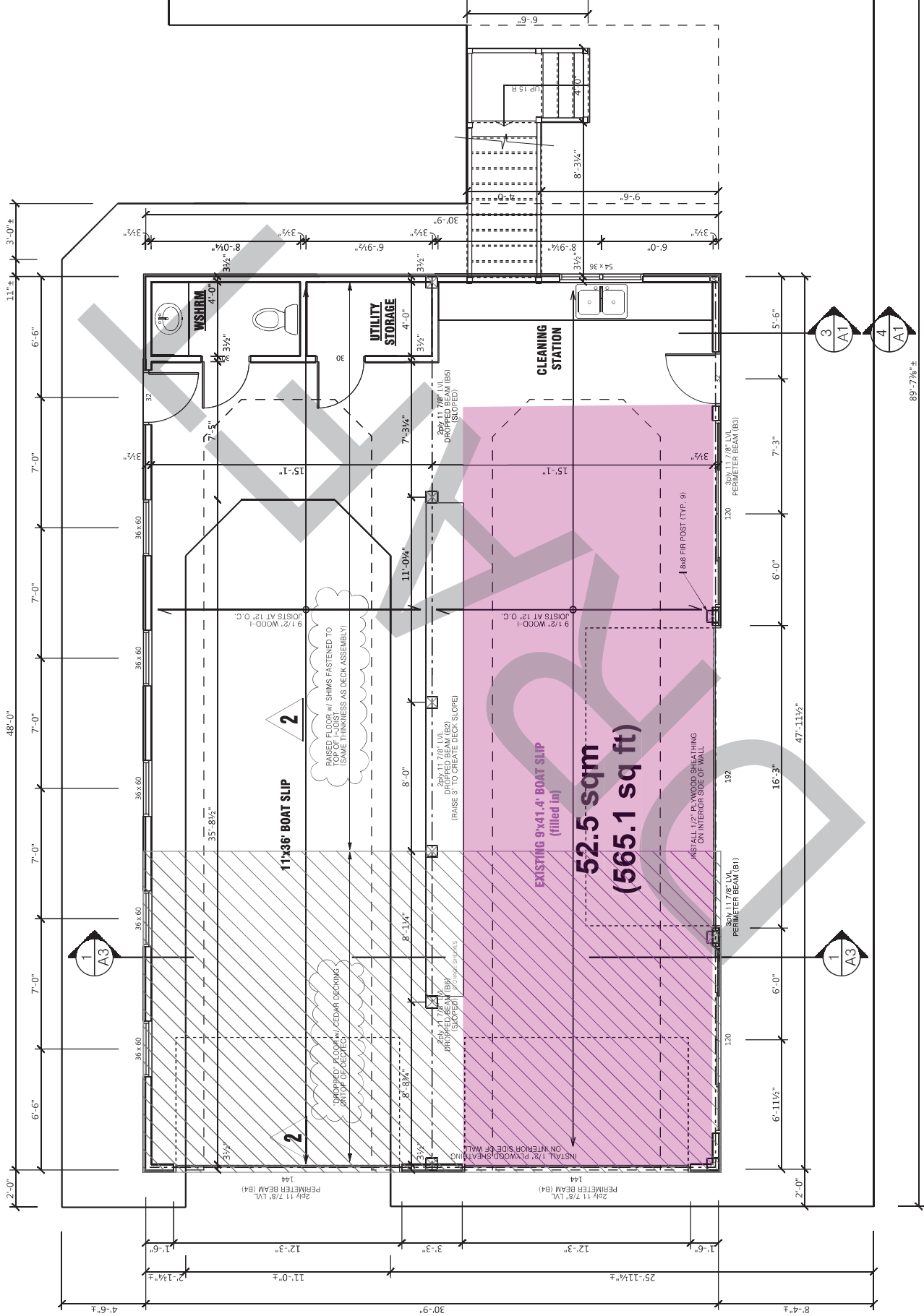
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