



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

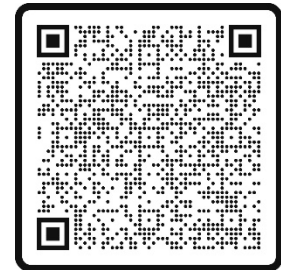
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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-25/24
Roll No's.: 8-4-050 & 8-4-050-01
By-law No.: To Be Assigned

Owner:	Maple Leaf Marinas Holdings Inc., P.O. Box 99, Station Main, Midland, ON, L4R 4K6		
Address & Description:	1035 Marina Road Lot 9, Concession 3, Parts 3 and 5, Plan 35R-3779, (Wood) 1043 Marina Road Part of Lot 9, Concession 3, Part 4 and 6, Plan 35R-3779, (Wood)		
Zoning:	Waterfront Commercial - Marina (WC2)	Lake Muskoka (Category 1 Lake)	Schedule: 43
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:

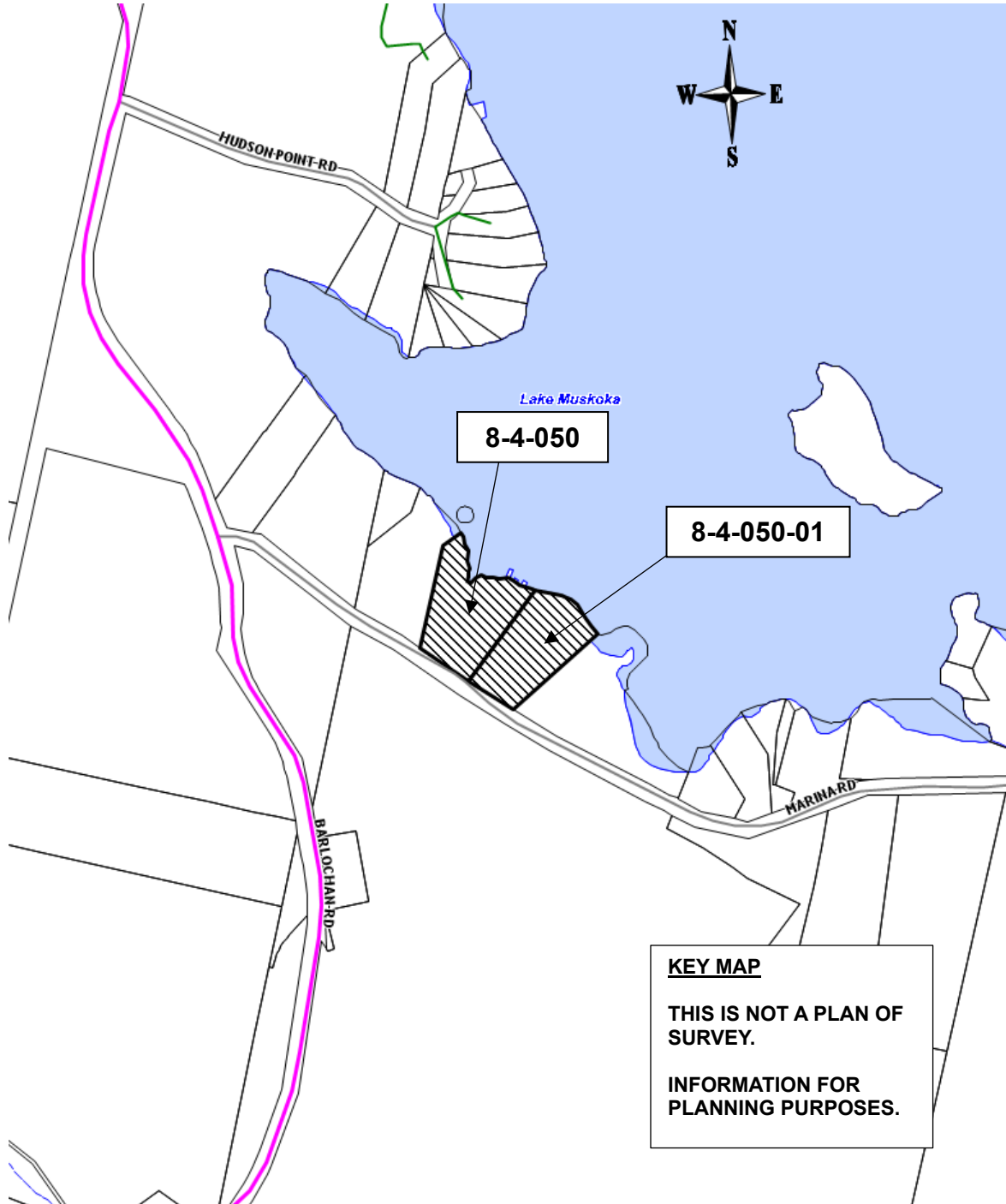
A Zoning By-law Amendment Application has been submitted to facilitate the construction of two (2) commercial dock additions.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Description
A	4.2.8.a. i.	Maximum Permitted Dock Length	80 ft.	206 ft.	126 ft.	Construct Two (2) Over-length Dock Additions to Docks 'E' and 'F'



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.

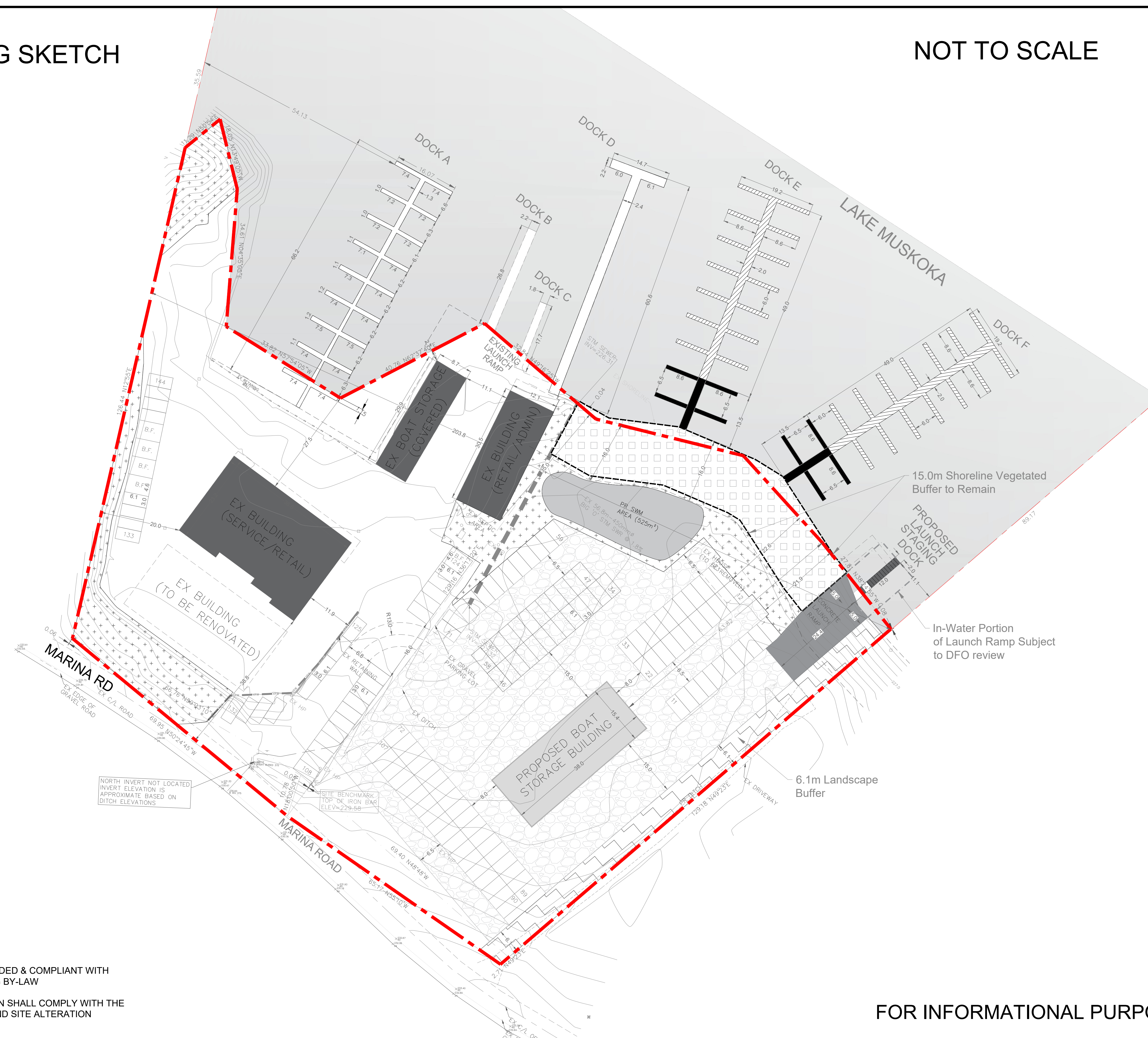
Dated at the Township of Muskoka Lakes this 21st day of June, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



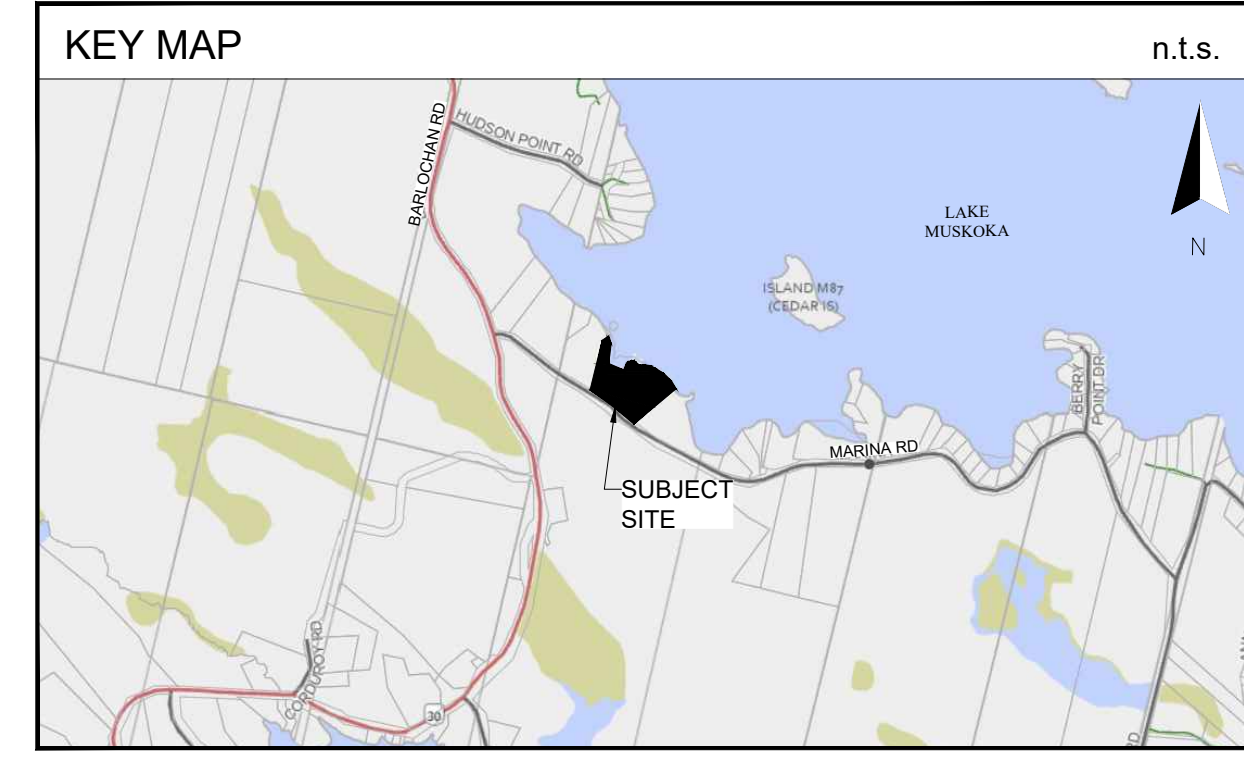
ZONING SKETCH

NOT TO SCALE



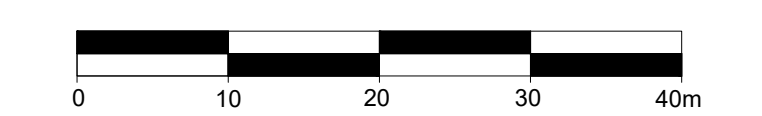
- ALL EXTERIOR LIGHTING TO BE SHIELDED & COMPLIANT WITH THE TOWNSHIP'S DARK SKY LIGHTING BY-LAW
- TREE REMOVAL AND SITE ALTERATION SHALL COMPLY WITH THE TOWNSHIP'S TREE PRESERVATION AND SITE ALTERATION BY-LAWS.

FOR INFORMATIONAL PURPOSES



SITE PLAN

1035 Marina Road,
Gravenhurst, ON



- LEGEND**
- Walkers Point Marina (2.0ha)
 - Proposed Storage Building
 - Existing Buildings
 - Existing Boat Slips
 - Approved Boat Slips
 - Proposed Boat Slips Extension - 56 slips (subject to MNR review and approval)
 - Parking Lot Expansion
 - Landscaped Areas
 - 6.1m Landscape Buffer
 - S.W.M.
- Total Parking Spaces: 144
 - Total Lot Coverage: 10%
 - Total G.F.A.: 3,153.5m² (33,943.9ft²)

WATERFRONT COMMERCIAL (WC2) ZONE		
Provisions	Required	Provided
Min. Lot Frontage	76.2m (high water mark)	203.8m (high water mark)
Min. Lot Area	0.8ha	2.0ha
Min. Front Yard Setback	--	2.7m (existing covered boat storage)
Min. Interior Side Yard Setback	9.1m	20.0m (existing retail / service bldg.)
Min. Exterior Side Yard Setback	20.1m	N.A.
Min. Rear Yard Setback	15.2m	38.8m (existing retail / service bldg.)
Max. Bldg. Height	10.7m	< 10.7m
Required Parking: Marina	138 spaces - retail: 9 spaces - boat slips: 129 spaces (1 space / 20.0m ² of total retail G.F.A. + 1 space / boat slip)	144 spaces
Required B.F. Parking	5 B.F. spaces (1 space / 25 spaces)	5 B.F. spaces
Landscaped Buffer (4.2.7)	6.1m abutting residential zone	6.1m
Structures Over Water (4.2.8)	No part of any dock shall extend beyond 24.4m from the high water mark abutting the lot No part of any dock shall be erected within 9.1m of the side or rear lot line or any 30.1m straight line projection thereof from the high water mark; or when a commercial lot abuts another commercial lot such side yard may be a min. of 4.8m A dock is permitted to extend or be located within the front yard of a lot max. of 3.0m The total cumulative width of docks and boathouses on a lot shall not exceed 75% of the lot frontage	- 66.2m (existing) - 62.5m (proposed dock extensions 'E' & 'F') > 9.1m < 3.0m 40.1% (incl. dock and dock fingers)
Tile Bed and Mantle (3.46)	Shall not be permitted within 30.0 of the waterbody	39.2m
Front Yard Exceptions (4.2.5(i))	Landings, ramps and stairs	Landings, ramps and stairs
Parking Area Location (3.28(i))	No parking area is to be located closer than 20.1m to the high water mark.	21.9m

Source: The Corporation of the Township of Muskoka Lakes, Comprehensive Zoning By-Law 2014-14
Topographic Map, ESRI, 2018 Imagery
Note: Information shown in approximate and subject to change

SITE PLAN

WALKERS POINT MARINA, TOWNSHIP OF MUSKOKA

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: Oct. 6, 2023 Drawn By: A.S.
 File: 21-1120 Checked: N.S.

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:

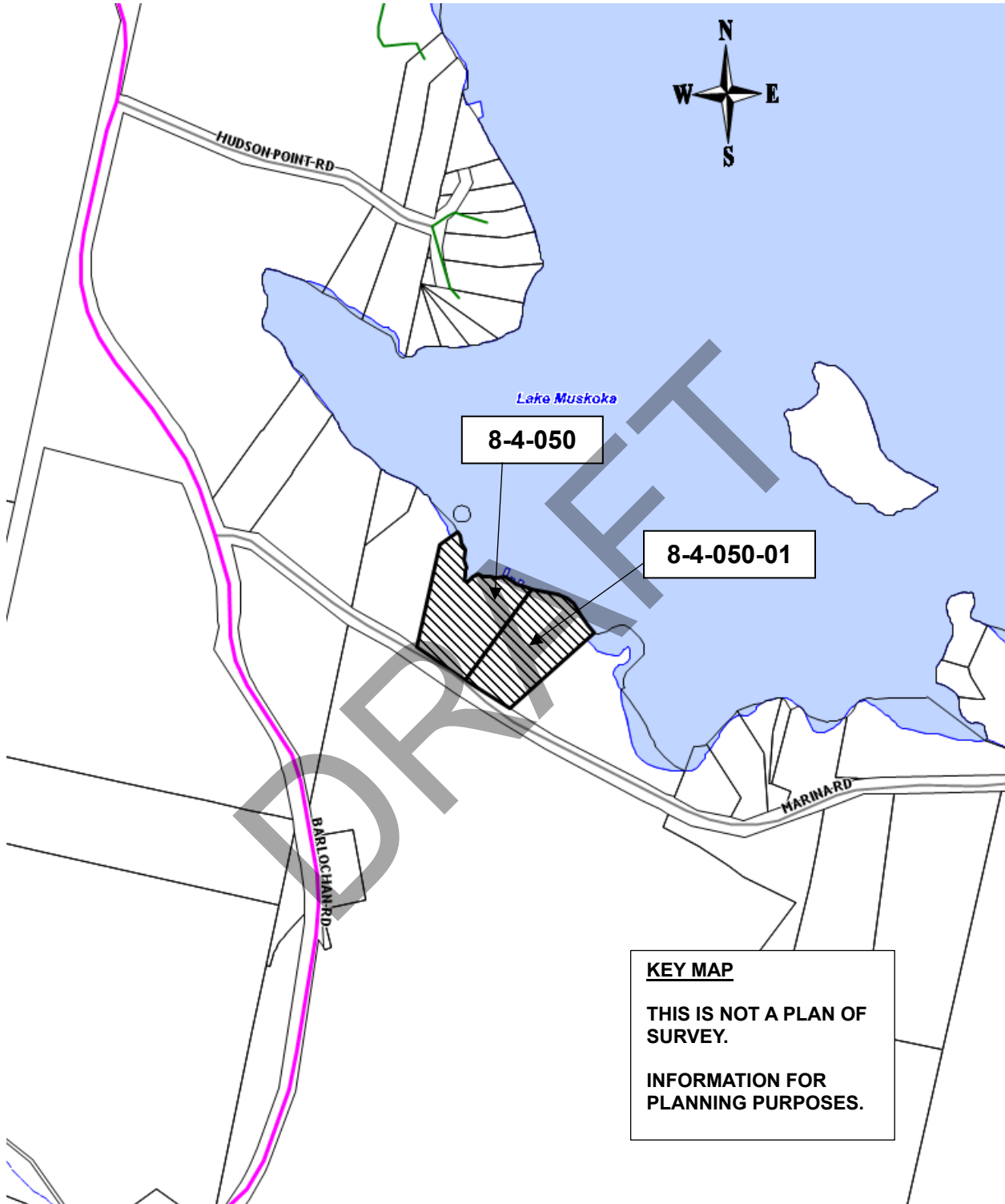
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The lands affected by this amendment are described as Lot 9 and Part of Lot 9, Concession 3, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Parts 3 and 6, Plan 35R-3779, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 4.2.8.a. ii. of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted length of Docks 'E' and 'F' shall be 206 feet as shown in the location and extent on Schedule II to By-law 2024-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 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.

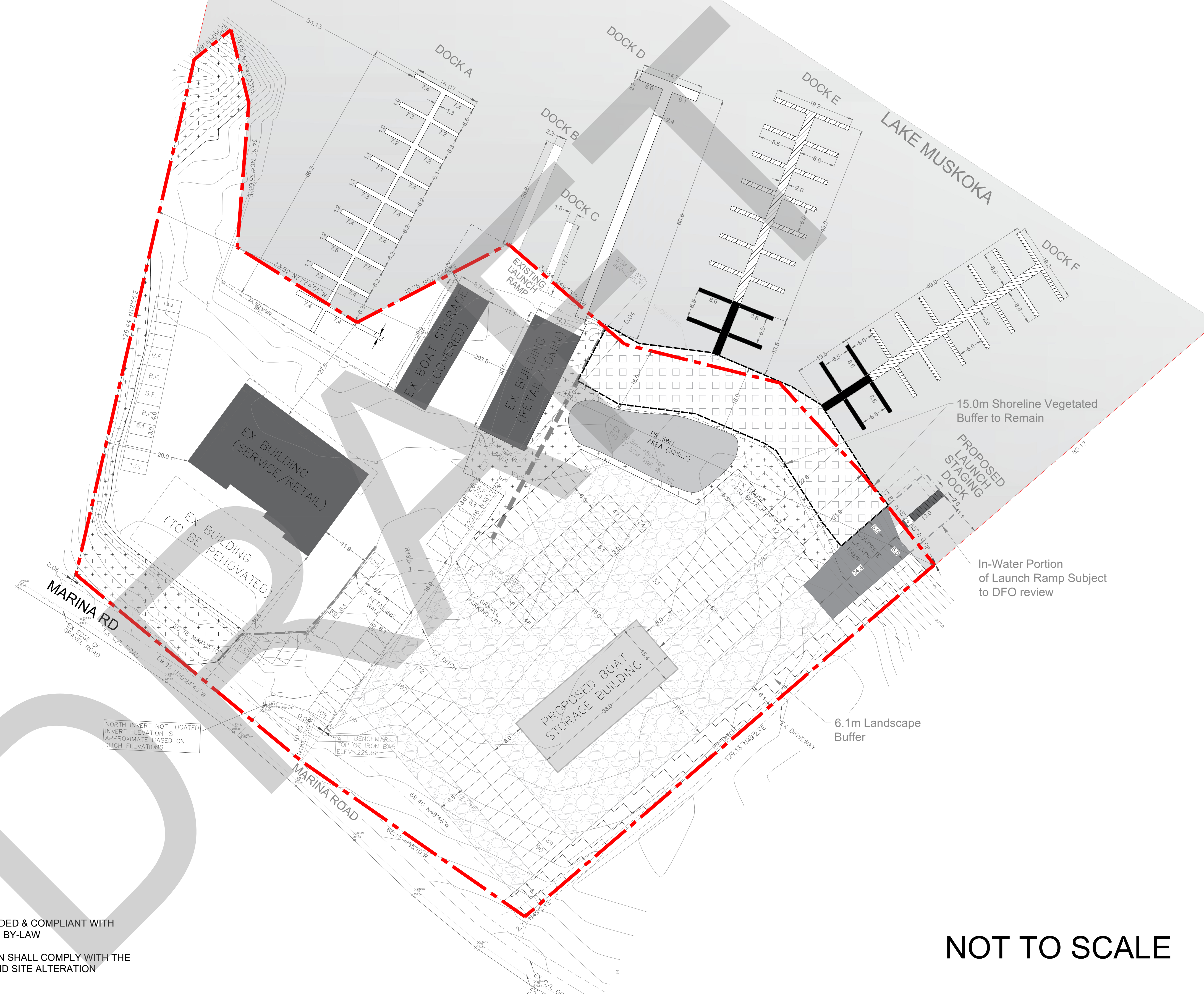
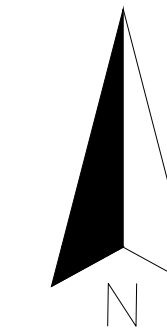
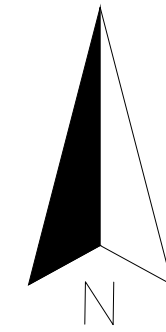
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO DRAFT BY-LAW 2024-XXX



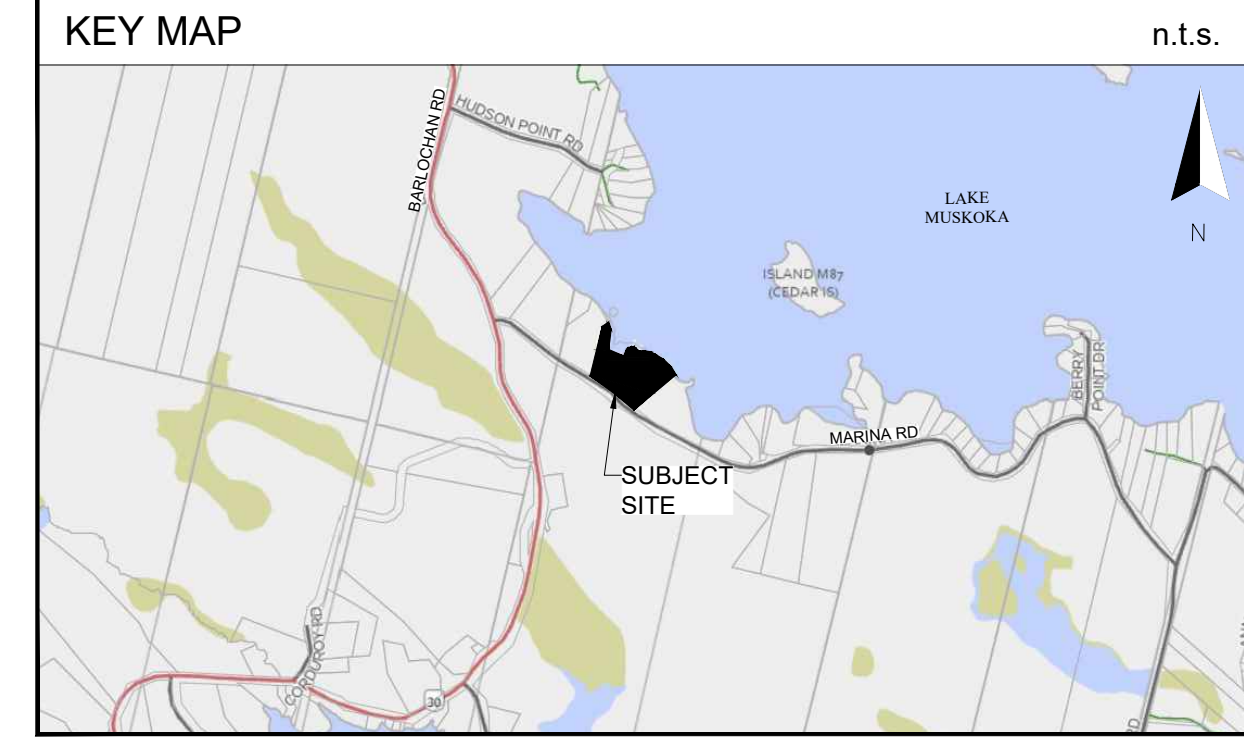
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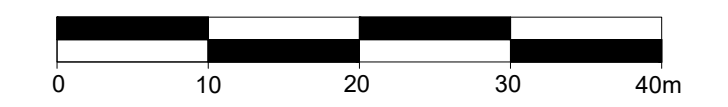
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SITE PLAN WALKERS POINT MARINA, TOWNSHIP OF MUSKOKA



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	No part of any dock shall be erected within 9.1m of the side or rear lot line or any 30.1m straight line projection thereof from the high water mark; or when a commercial lot abuts another commercial lot such side yard may be a min. of 4.6m	> 9.1m
	A dock is permitted to extend or be located within the front yard of a lot max. of 3.0m	< 3.0m
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tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: Oct. 6, 2023 Drawn By: A.S.
File: 21-1120 Checked: N.S.