



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.**

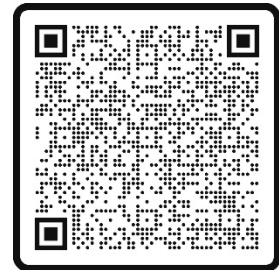
File No.: ZBA-23/24

Roll No.: 2-24-066

By-law: To be assigned.

Owner:	Brett Lindros		
Address & Description:	1230 Purdy Road Part of Lot 32, Concession 9, Parts 3 to 8, Plan 35R-11692, Parts 1 to 5 and 9 to 11, Plan 35R-26986 (Watt)		
Zoning:	Waterfront Residential (WR1-7)	Lake Rosseau (Category 1 Lake)	Schedule: 22
Meeting Date: Thursday, August 15th, 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 recognize an as-built sunroom addition to an existing dwelling and to recognize the as-built redevelopment and enlargement of a sleeping cabin (one of 4 sleeping cabins on the subject property).

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	3.2 a) ii.	Increase in Floor Area of a Dwelling and Sleeping Cabin on a Lot with More Than One Sleeping Cabin	No Increase	Dwelling Addition (increase of 348 sq. ft.) & Enlargement of Sleeping Cabin #2	Recognize an Increase in Floor Area of a Dwelling and a Reconstructed and Enlarged



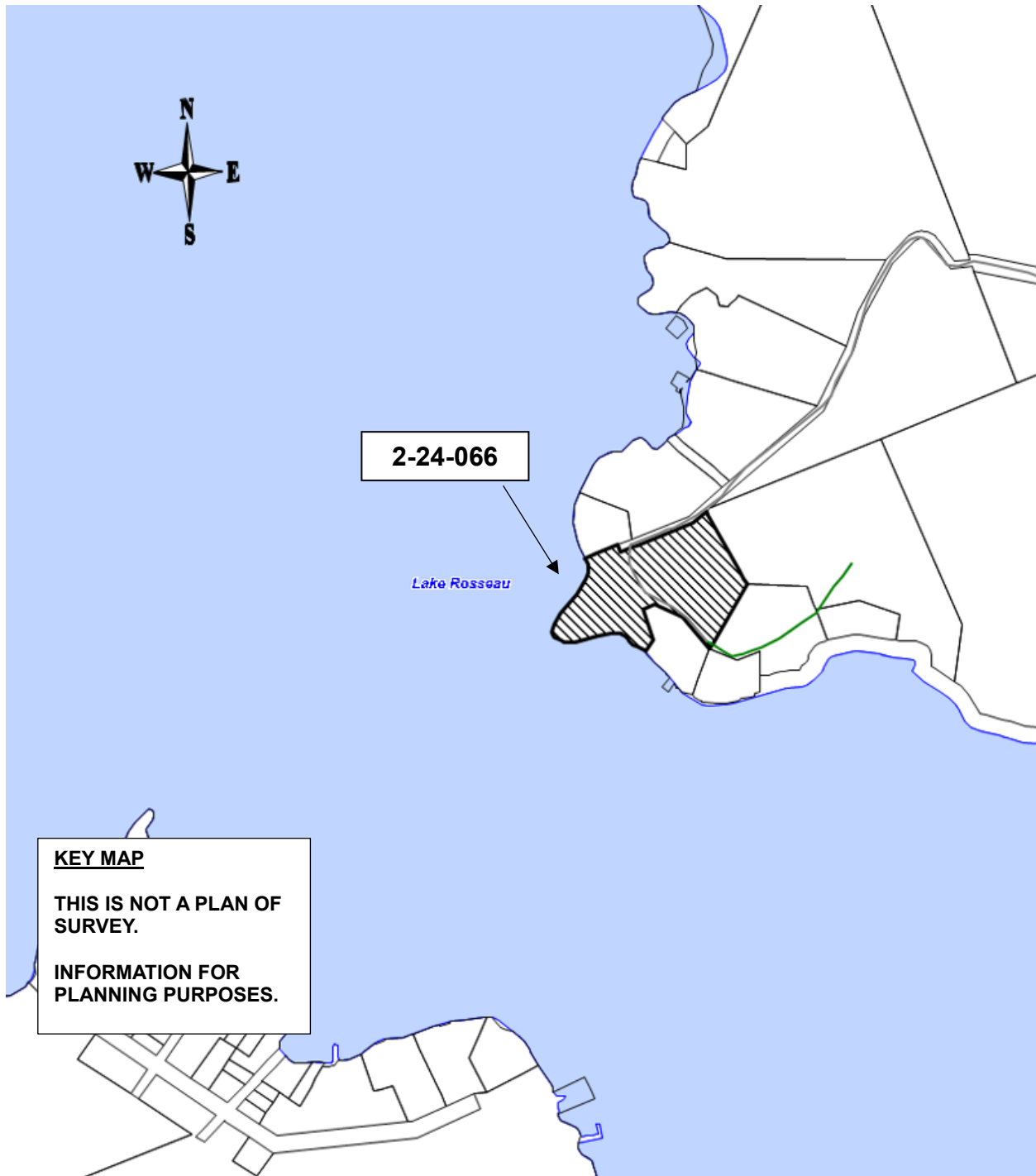
Notice of Public Meeting
ZBA-23/24, Lindros

				(increase of 346 sq. ft.)	Sleeping Cabin
B	3.45	Maximum Number of Habitable Buildings Per Lot	2 (One Dwelling and One Sleeping Cabin)	5 (One Dwelling and Four Sleeping Cabins)	Recognize the As-built Enlargement of a Sleeping Cabin
C	4.1.3 & 4.1.6 i.	Maximum Number of Sleeping Cabins Per Lot	1	4	
D	4.1.3 and 4.1.3.5	Minimum Front Yard Setback (Dwelling Addition)	50 ft.	35 ft.	15 ft.

A key map of the subject property, the applicants 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.

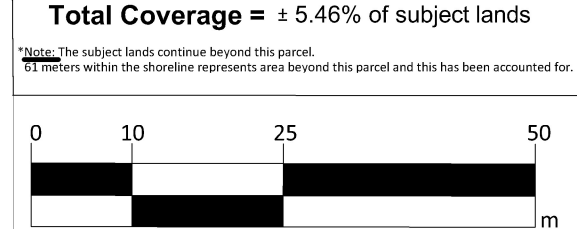
Dated at the Township of Muskoka Lakes this 26th day of July, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



Total Lot Area: 2.2 ha (5.4 ac)		
Structure (Excludes Open Patios and Breezeways)	Floor Area	Coverage (% Within 61 m of Shoreline)
Lot Area <small>(*Within 61 Meters of Shoreline)</small>	±10,348.3 m ² (±1,187,778 ft ²)	± 100%
Main Dwelling	±152.0 m ² (±1755 ft ²)	±1.47%
Sunroom Addition	±32.3 m ² (±348 ft ²)	± 0.31%
Sleeping Cabin 1	±10.7 m ² (±115 ft ²)	± 0.10%
Pump House	±2.3 m ² (±25 ft ²)	± 0.02%
Boathouse <small>(1st Storey)</small>	±230.9 m ² (±2485.4 ft ²)	± 2.23%
Sleeping Cabin 2 <small>(Proposed)</small>	±53.5 m ² (± 580 ft ²)	± 0.52%
Annex <small>(Building Connected by Breezeway)</small>	±66.8 m ² (±719 ft ²)	± 0.65%
Breezeway	±17.0 m ² (±183.0 ft ²)	± 0.16%

Height Dimensions	
Structure	Height
Main Dwelling	±6.17 m (20 ft)
Annex	±5.79 m (19 ft)
Shed	±3.96 m (13 ft)
Treehouse	±3.96 m (13 ft)
Boathouse	±7.82 m (25 ft)
Sleeping Cabin 1	±4.6 m (15 ft)
Sleeping Cabin 2	±4.6 m (15 ft)
Sunroom Addition	±6.17 m (20 ft)



PLAN OF SURVEY OF PART OF LOT 32, CONCESSION 9 AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 32, CONCESSION 9

TOWNSHIP OF MUSKOKA LAKES

SCALE 1:300

RAIKES GEOMATICS INC. 2024

(GEOGRAPHIC TOWNSHIP OF WATT)
DISTRICT MUNICIPALITY OF MUSKOKA

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99975

LEGEND

- DENOTES MONUMENT FOUND
- SSB DENOTES SHORT STANDARD IRON BAR (15x3)
- (C&U) DENOTES COOTE, HILEY AND JEMMETT LTD.
- WT. DENOTES WITNESS
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- P1 DENOTES PLAN 35R-26986
- P2 DENOTES PLAN 35R-11692
- BB DENOTES BELL BOX

NOTE

LAKE ROSSEAU IS ARTIFICIALLY REGULATED TO AN ELEVATION OF 225.95 CGVD28.

ELEVATION NOTE

ELEVATIONS ARE TRANSFERRED BY GNSS FROM THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CGVD28 (HTV2.0) DATUM.

SURVEYOR'S CERTIFICATE

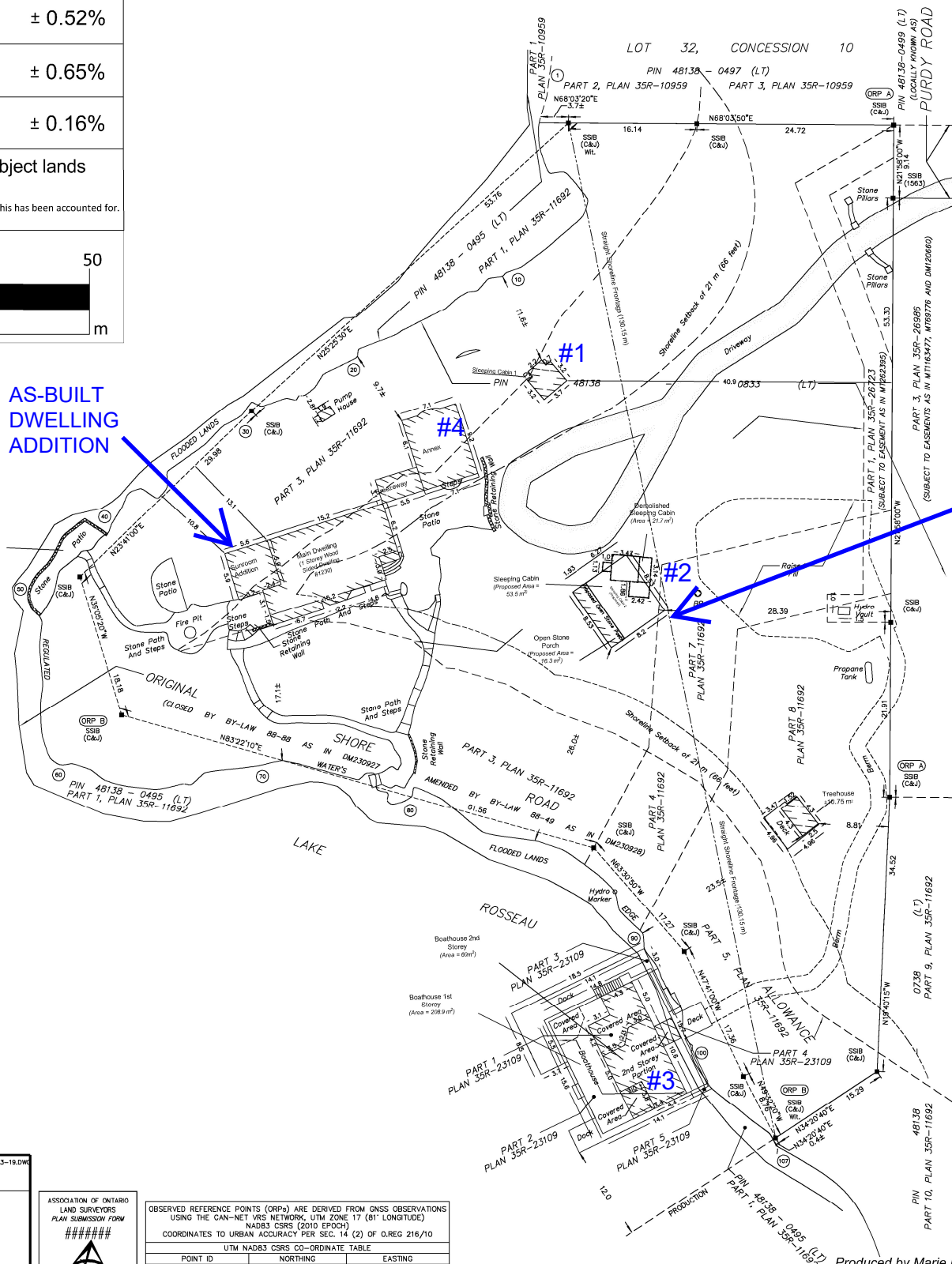
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE xxth DAY OF xxxxx 2024.

PRELIMINARY

DATE: PETER T. RAIKES, B.S.L., C.L.S., M.R.C.S. ONTARIO LAND SURVEYOR

ADDITIONAL COPIES AVAILABLE AT "www.landsurveyrecords.com" COPYRIGHT RAIKES GEOMATICS INC., 2024



C:\USERS\OWNER\DESKTOP\MAEVE\1230 PURDY ROAD_LINDROS_ADDITION\RAIKES\2024-05-19.DWG

DRAWN BY: J. ROBICHAUD

CHECKED BY: P. DUPUIS

20129

MIDLAND: 705.526.7552 · 670 Balm Beach Road E, Unit 1, Midland, ON L4R 4K4
BRACEBRIDGE: 705.643.1732 · 205 Manitoba Street, Unit 2 Bracebridge, ON P1L 1S3
OWEN SOUND: 519.371.9420 · 870 2nd Ave W, Owen Sound, ON N4K 4M5
BARRE: 705.222.6222
MUSKOKA/PARRY SOUND: 705.640.7552
INFO@SURVEY4U.COM

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1028, SECTION 26(3).

POINT ID	NORTHING	EASTING
ORP A	5003463.25	612354.76
ORP B	5003436.10	612261.65

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

Produced by Marie Poirier Planning & Associates Inc.
Source of Boundaries: Raikes Geomatics Inc.

DISCLAIMER
The information contained herein is intended for information and discussion purposes. It does not represent a plan of survey.

SITE PLAN BASED OFF SURVEY

Address: 1230 Purdy Road, Township of Muskoka Lakes

Owner: Brett Lindros

Date: 2024-05-01 **Rev #:** 5

Drawn By: Maeve Crowne

MARIE POIRIER
PLANNING & ASSOCIATES INC.

44-A King William Street, Huntsville, ON, P1H 1G3
Ph: 705-789-9860 E: marie@mpplanning.com

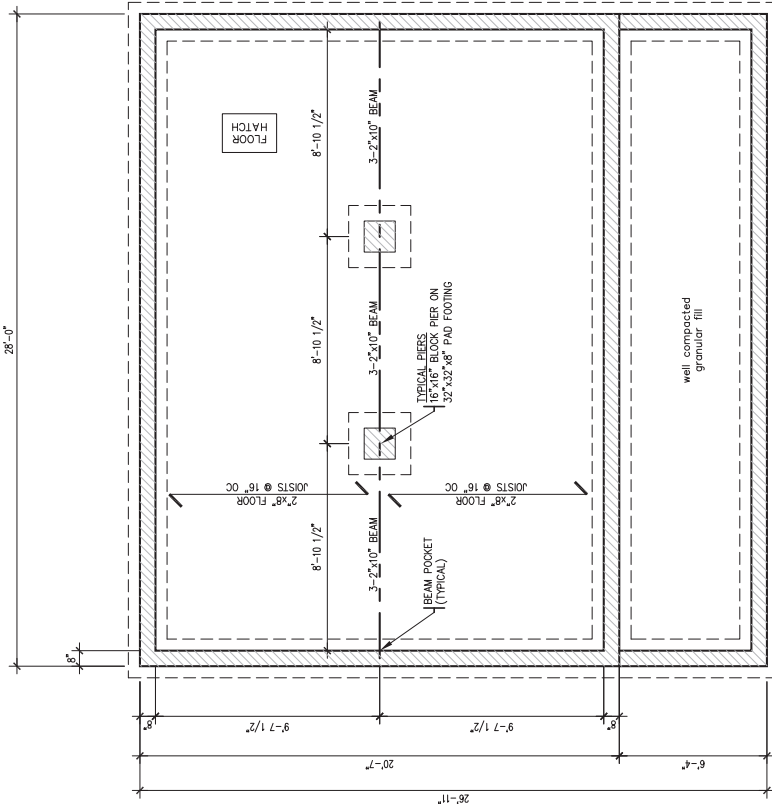
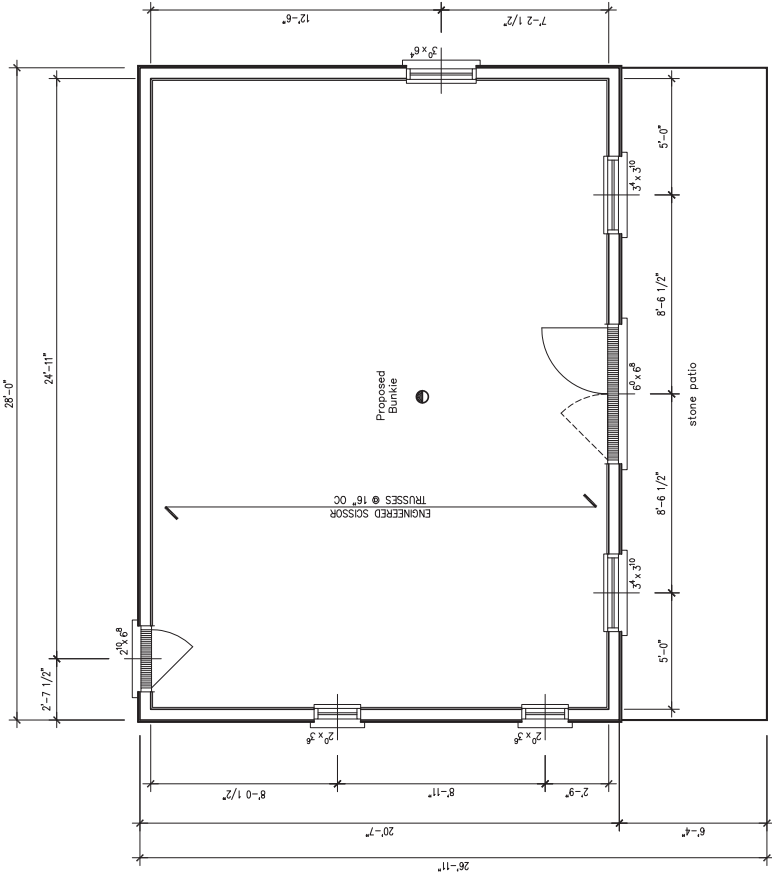
SLEEPING CABIN FLOOR PLAN

NOT TO SCALE

M=E LEGEND
 - AUDIBLE AND VISUAL
 INTERRUPTED
 SHOWN TO SCALE



1. We warrant that the design and drawings are prepared by a professional engineer or architect registered in the State of Montana. We warrant that the design and drawings are prepared in accordance with the applicable codes and regulations. We warrant that the design and drawings are prepared in accordance with the applicable codes and regulations. We warrant that the design and drawings are prepared in accordance with the applicable codes and regulations.



FLOOR PLAN

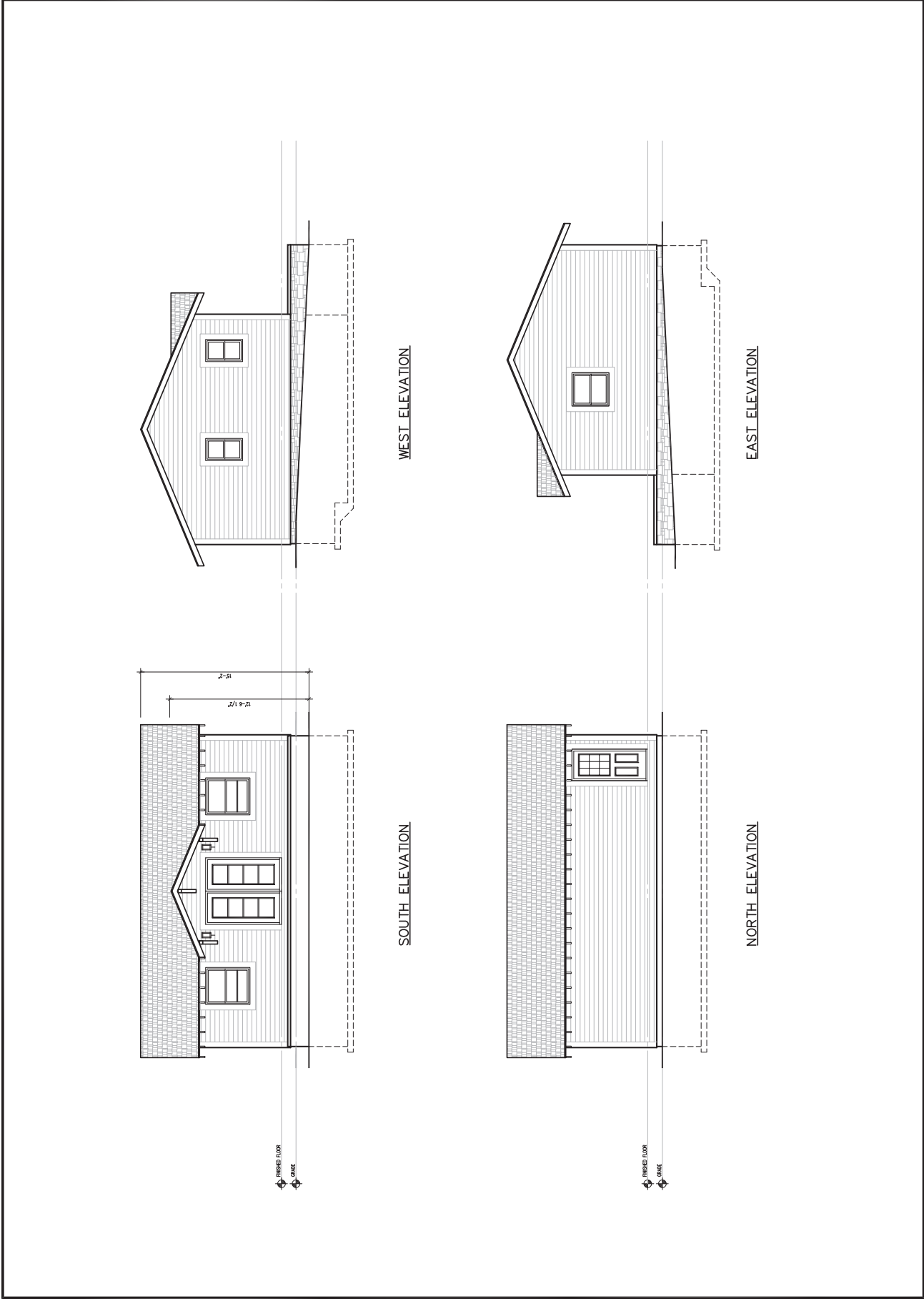
FOUNDATION/CRAWL SPACE PLAN

PROJECT	1230 Purdy Road, Muskoka Lakes
TITLE	Replace Existing Bunkie Foundation Plan
SHEET No.	2 OF 5
STATUS:	Preliminary
PLOTTED:	
SCALE:	3/16"=1'-0"
DWN BY:	WCN
DATE:	December 2023
REV:	

FOR INFORMATIONAL PURPOSES

SLEEPING CABIN ELEVATIONS

NOT TO SCALE



1. Warren Northcott review and take responsibility for the design work on behalf of our firm.
Sunrise Drafting registered under Division C, Part 3 (2.4) of the Building Code. I am qualified and registered in the appropriate classes/categories.
Design Firm BCIN: 100930
Individual BCIN: 40478
Signed: [Signature]

STATUS: Preliminary
PLOTTED:
SCALE: 1/8"=1'-0"
DWN BY: WCN
DATE: December 2023
REV:

Replace Existing Bunkie
1230 Purdy Road, Muskoka Lakes

Elevations

PROJECT SHEET No. 3 OF 5

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO SUNRISE DRAFTING BEFORE PROCEEDING WITH THE WORK.

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 32, Concession 9, (in the former Township of Watt), now in the Township of Muskoka Lakes, more particularly described as Parts 3 to 8, Plan 35R-11692, and Parts 1 to 5 and 9 to 11, 35R-26986, as shown hatched on Schedule I to By-law 2024-XXX.

ii) Despite the provisions of Sections 3.2 a) ii., 3.45, and 4.1.6 i. of By-law 2014-14, as amended, for those lands described above, a dwelling addition and the enlargement of a sleeping cabin shall be permitted, as shown in the location and extent on Schedule II to By-law 2024-XXX.

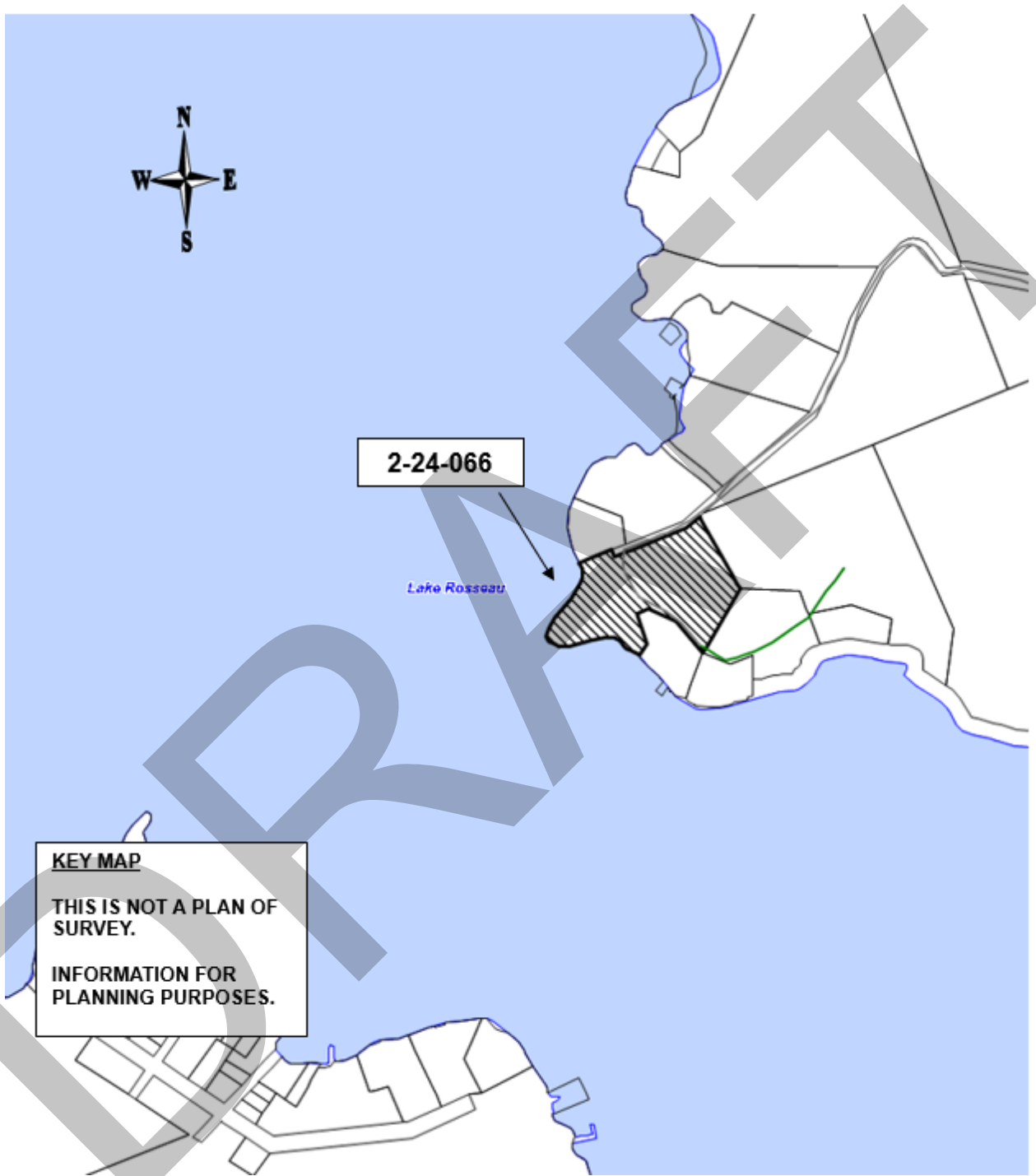
iii) Despite the provisions of Section 4.1.3 and 4.1.3.5 of By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a dwelling addition shall be 35 feet (at the closest point), as shown in the location and extent on Schedule II to By-law 2024-XXX.
2. 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



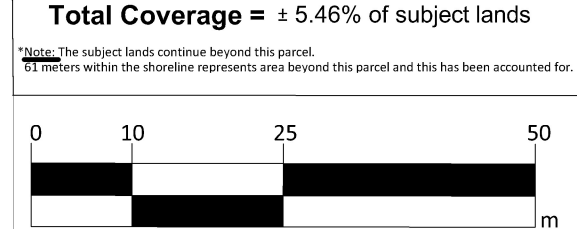
KEY MAP

THIS IS NOT A PLAN OF SURVEY.

INFORMATION FOR PLANNING PURPOSES.

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TOWNSHIP OF MUSKOKA LAKES

SCALE 1 : 300

RAIKES GEOMATICS INC. 2024

(GEOGRAPHIC TOWNSHIP OF WATT) DISTRICT MUNICIPALITY OF MUSKOKA

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LEGEND

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- SSB DENOTES SHORT STANDARD IRON BAR (15x3)
- W.L. DENOTES WALKER LAND SURVEYING (C&G)
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- P1 DENOTES PLAN 35R-26986
- P2 DENOTES PLAN 35R-11692
- BB DENOTES BELL BOX

NOTE

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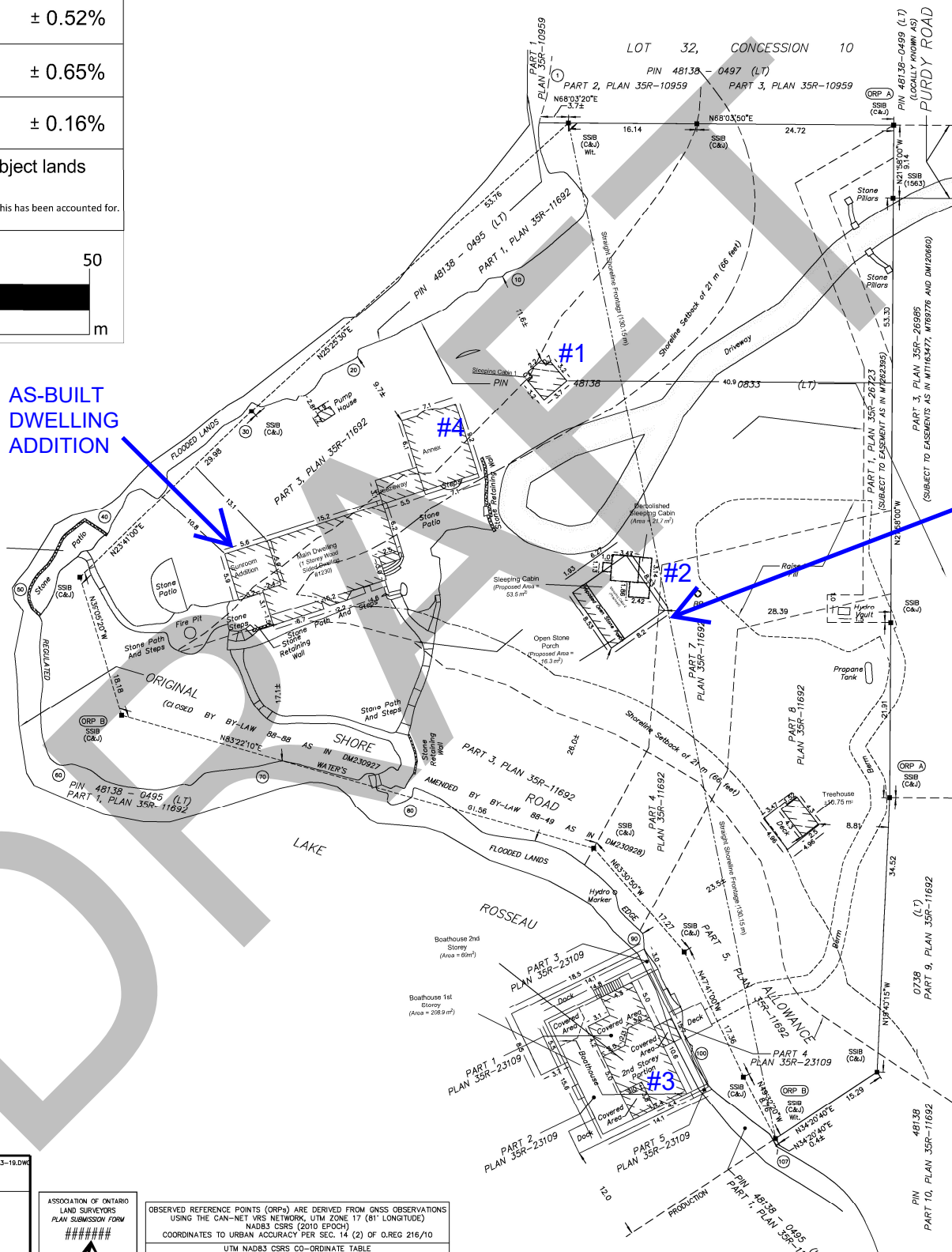
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SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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- THE SURVEY WAS COMPLETED ON THE xxth DAY OF xxxxx 2024.



PRELIMINARY

DATE: PETER T. RAIKES, BScL, CLS., M.R.C.S. ONTARIO LAND SURVEYOR

ADDITIONAL COPIES AVAILABLE AT "www.landsurveyrecords.com" COPYRIGHT RAIKES GEOMATICS INC., 2024

C:\USERS\OWNER\DESKTOP\RAIKES\1230 PURDY ROAD_LINDROS_ADDITION\RAIKES\2024-05-19.DWG

DRAWN BY: J. ROBICHAUD 20129

CHECKED BY: P. DUPUIS

MIDLAND: 705.526.7552 · 670 Balm Beach Road E, Unit 1, Midland, ON L4R 4K4
BRIDGEVILLE: 705.640.1732 · 205 Manitoba Street, Unit 2, Bridgeville, ON P1L 1S3
OWEN SOUND: 519.371.9420 · 870 2nd Ave W, Owen Sound, ON N4K 4M5
BARRE: 705.722.6222
MUSKOKA/PARRY SOUND: 705.640.7552
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ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM

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POINT ID	NORTHING	EASTING
ORP A	5003463.25	612354.76
ORP B	5003436.10	612261.65

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OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 (81° LONGITUDE) NAD83 CSRS (2010 EPOCH) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG 216/10

Produced by Marie Poirier Planning & Associates Inc. Source of Boundaries: Raikes Geomatics Inc.

DISCLAIMER

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SITE PLAN BASED OFF SURVEY

Address: 1230 Purdy Road, Township of Muskoka Lakes

Owner: Brett Lindros

Date: 2024-05-01 **Rev #:** 5

Drawn By: Maeve Crowne

MARIE POIRIER
PLANNING & ASSOCIATES INC.

44-A King William Street, Huntsville, ON, P1H 1G3
Ph: 705-789-9860 E: marie@mpplanning.com