



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.**

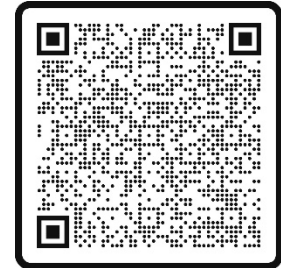
File No.: ZBA-35/24

Roll No.: 8-2-030

By-law No.: To Be Assigned

Owner:	Kyla Bowman, 453 Heath St East, East York, ON., M4G 1B8		
Address & Description:	1434 Barlochan Road, Unit #2 Part of Lot 16, Concession 1, Part 2, Plan 35R-21723, Wood		
Zoning:	Waterfront Residential - WR5-7	Lake Category: Category 1 – Lake Muskoka	Schedule: 43
Meeting Date: Thursday, September 12th, 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 demolish an existing dwelling and to construct a new, larger dwelling. Please note that Township Council approved By-law 2001-183 in 2001 to permit a minimum front yard setback of 30 feet for a dwelling in a specific envelope. This application seeks to change that envelope.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	By-law 2001-183 (ii)	Minimum Permitted Front Yard Setback for a Dwelling	30 ft.	Repeal Subsection ii) of By-law 2001-183.	Repeal Subsection ii) of By-law 2001-183 and Gain a New Exemption from the Minimum Front Yard Setback For a Dwelling Set Back Greater Than



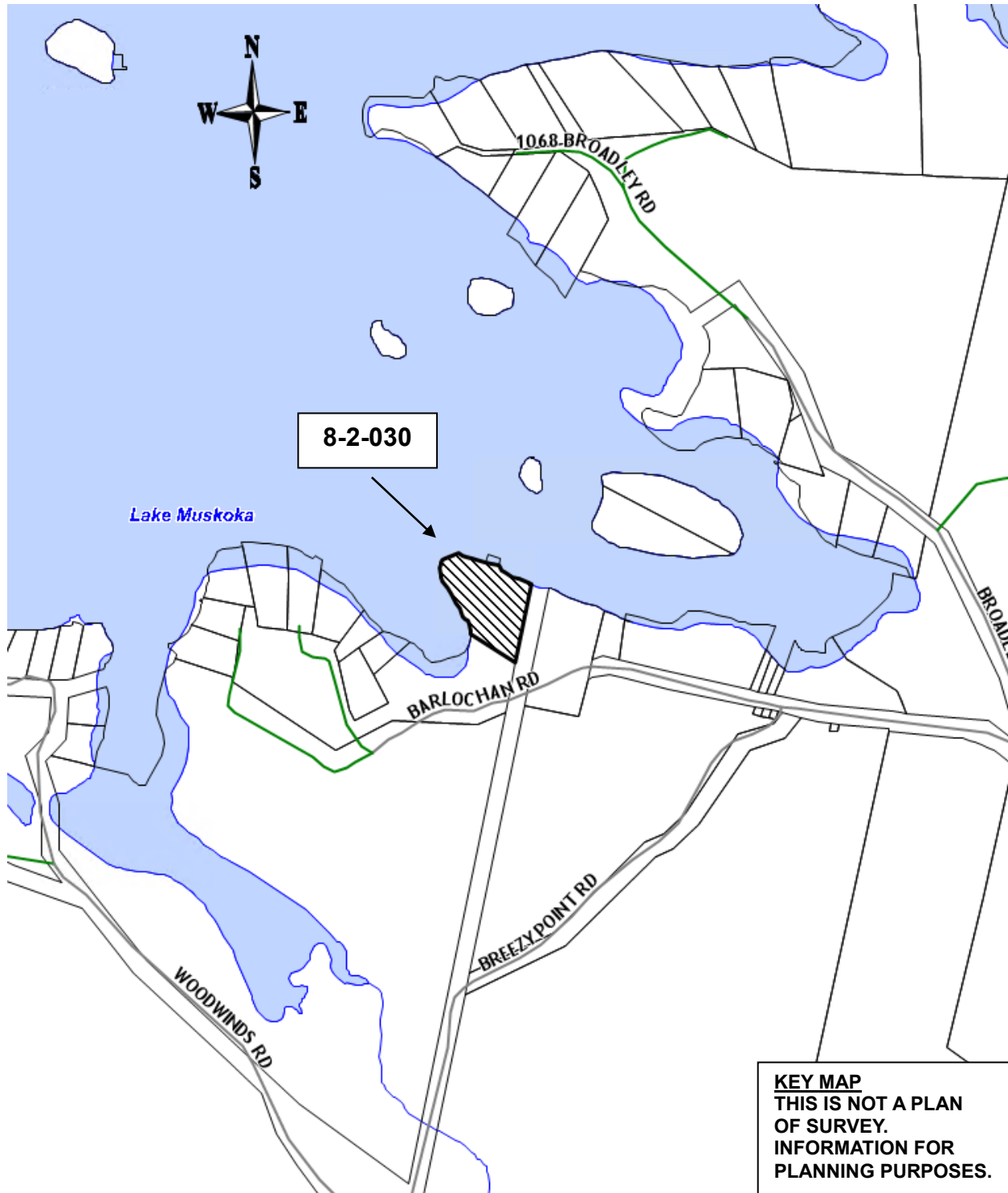
Notice of Public Meeting
ZBA-35/24, Bowman

					39 Feet From The High Water Mark
B	4.1.3	Minimum Required Front Yard Setback for a Dwelling	66 ft.	39 ft.	27 ft.

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

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



ZONING SKETCH - EXISTING

NOT TO SCALE



DE KONING GROUP

Mail: 36 Beach Road
 Utterson, Ontario
 POB 1M0

Office: 3-1A Lee Valley Drive
 Port Carling, Ontario
 POB 1J0

705.646.3800
 info@dekoninggroup.com

No.	Revision/Issue Column	Date
1	ISSUED FOR REVIEW	JULY XX 2024

CLIENT

KYLA BOWMAN

PROJECT

BOWMAN COTTAGE
 1434 BARLOCHAN RD. UNIT #2
 TOWNSHIP OF MUSKOKA LAKES
 LAKE MUSKOKA

DRAWING

SITE PLAN

APPROVED

DATE JUNE 2024

PROJECT 21-288-01

DRAWN HG

REVIEWED NAK

SCALE AS SHOWN

SHEET

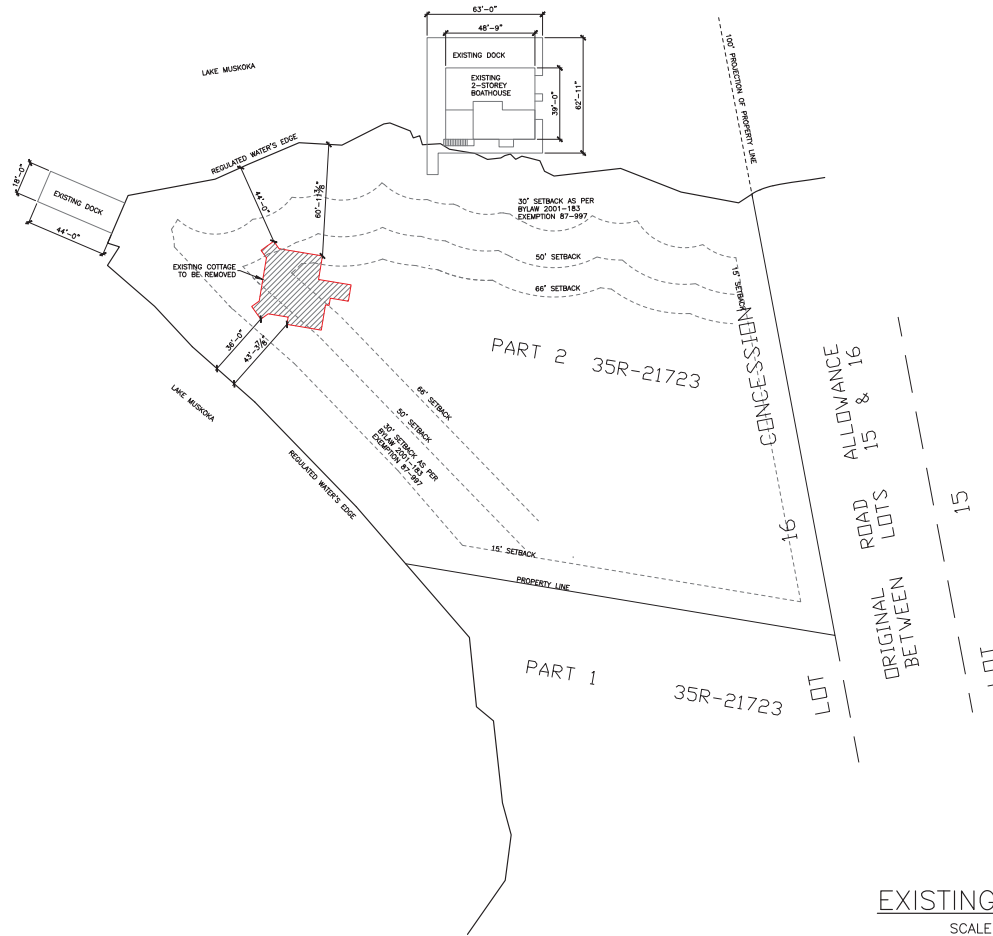
SP6

ZONING DETAILS	
ZONING	WRS-7
LOT AREA	70,403 ft ²
AREA WITHIN 200' OF HW MARK	70,403 ft ²
MAX. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	66'
MIN. INT. SIDE YARD SETBACK	15'
MIN. EXT. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	15'
MAX. HEIGHT	35'
MAX. HEIGHT ACCESSORY	20'
LAKE CLASS	CATEGORY 1

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
STRAIGHT LINE FRONTAGE	650'-0"
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH	75'
MIN. SIDE YARD SETBACK	30'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH	16%
HABITABLE FLOOR AREA	YES
MAX. SIZE 2ND STOREY	650ft ²
LOCATION OF 2ND STOREY	NA
MAX. HEIGHT	25'
MIN. SIDE YARD SETBACK (1 STOREY)	30'
MIN. SIDE YARD SETBACK (1 STOREY w/ SUNDECK)	45'

EXISTING LOT FRONTAGE DETAILS		
DEFINITION	CUMULATIVE WIDTH	% COVERAGE
STRAIGHT LINE FRONTAGE	650'-0"	-
EXISTING DOCK 1	18'-0"	2.7%
EXISTING DOCK 2	63'-0"	9.6%
EXISTING DOCK TOTAL	81'-0"	12.4%
EXISTING BOATHOUSE	48'-9"	7.5%

LOT AREA DETAILS		
DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	70,403	-
AREA WITHIN 200' OF HW MARK	70,403	-
EXISTING STRUCTURES		
BOATHOUSE	1,931	2.7%
DWELLING	1,459	2.1%
EXISTING TOTAL	3,390	4.8%



EXISTING SITE PLAN

SCALE: 1/32" = 1'-0"

ZONING SKETCH - PROPOSED

NOT TO SCALE



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 Utterson, Ontario Port Carling, Ontario
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No.	Revision/Issue Column	Date
4	ISSUED FOR ZONING BYLAW AMENDMENT	AUG.23.2024
3	ISSUED FOR ZONING BYLAW AMENDMENT	AUG.21.2024
2	ISSUED FOR REVIEW	AUG.08.2024
1	ISSUED FOR REVIEW	APR.01.2024

CLIENT
KYLA BOWMAN

PROJECT
BOWMAN COTTAGE
 1434 BARLOCHAN RD. UNIT #2
 TOWNSHIP OF MUSKOKA LAKES
 LAKE MUSKOKA

DRAWING
SITE PLAN

APPROVED

DATE	FEBRUARY, 2024
PROJECT	21-208-01
DRAWN	JTL
REVIEWED	N&K
SCALE	AS SHOWN
SHEET	SP5

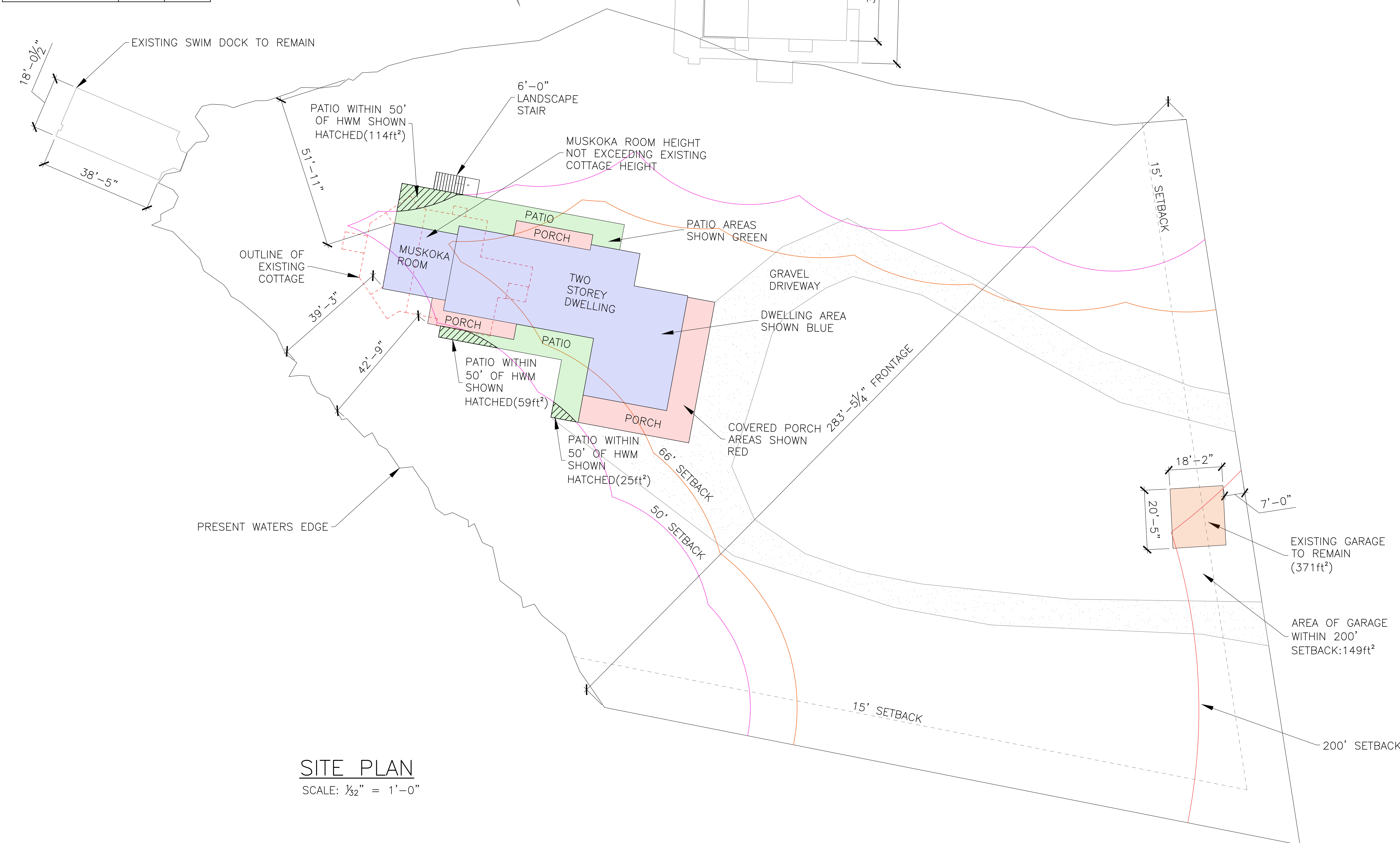
ZONING DETAILS		STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1		
STRAIGHT LINE FRONTAGE	283'-5/4"		

LOT AREA DETAILS		
DEFINITION	AREA (ft²)	% COVERAGE
TOTAL LOT AREA	71,148	-
AREA WITHIN 200' OF HW MARK	67,938	-
EXISTING STRUCTURES WITHIN 200'		
BOATHOUSE	1,931	2.84%
GARAGE	149	0.22%
PROPOSED STRUCTURES WITHIN 200'		
DWELLING	4,400	6.48%
PROPOSED TOTAL WITHIN 200'	6,480	9.54%

LAKE ELEVATION: 225m

LAKE ELEVATION AT SAME ELEVATION AS REGULATED WATERS EDGE

LAKE MUSKOKA



SITE PLAN
 SCALE: 1/32" = 1'-0"

ELEVATIONS SUBJECT TO CHANGE - MUSKOKA ROOM TO HEIGHT TO REMAIN LESS THAN EXISTING COTTAGE (APPROXIMATE HEIGHT:16')



ELEVATIONS SUBJECT TO CHANGE - MUSKOKA ROOM TO HEIGHT TO REMAIN LESS THAN EXISTING COTTAGE (APPROXIMATE HEIGHT:16')



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 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:

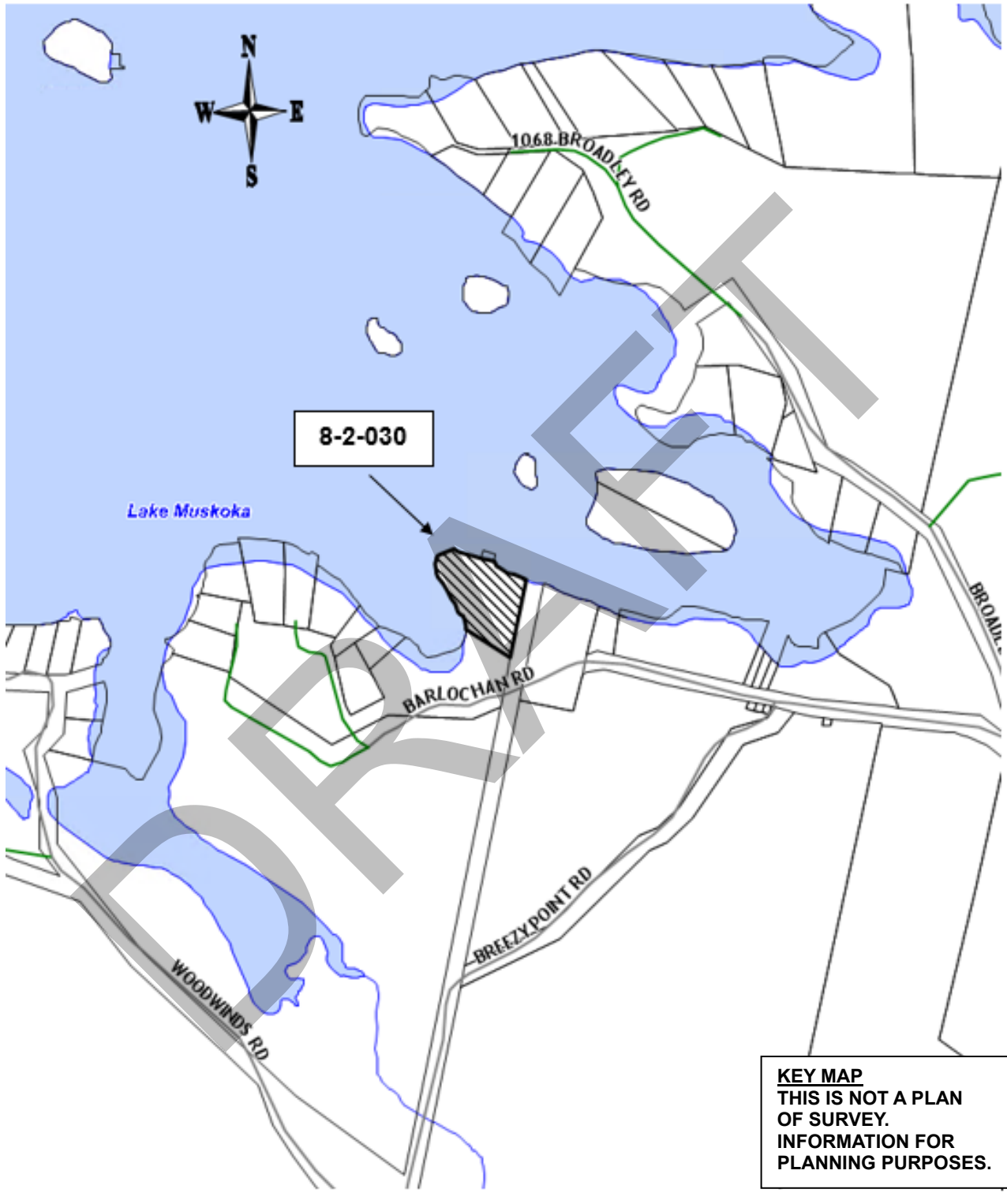
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The lands affected by this amendment are described as Part of Lot 16, Concession 1 (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Part 2 on Registered Plan 35R-21723, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted front yard setback for a dwelling shall be 39 feet, as shown in the location and extent on Schedule II to By-law 2024-XXX.
 - iii) That subsection ii) of By-law 2001-183 be repealed.
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.

SCHEDULE II TO DRAFT BY-LAW 2024-XXX

NOT TO SCALE



DE KONING GROUP

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DRAWN JTL

REVIEWED N&K

SCALE AS SHOWN

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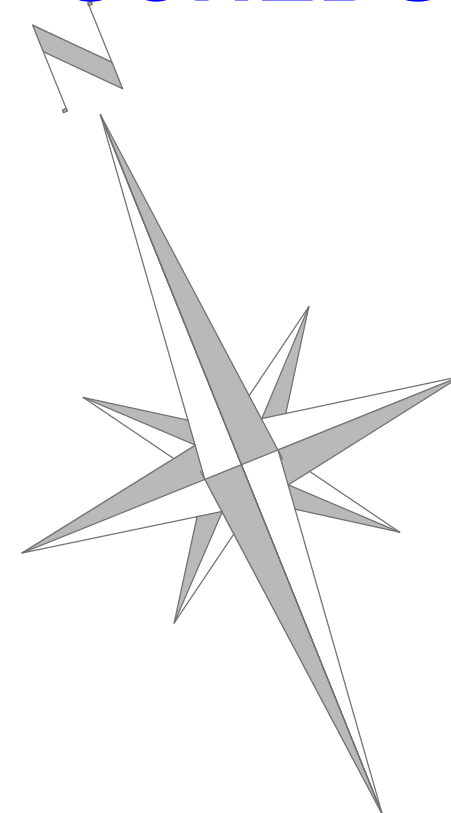
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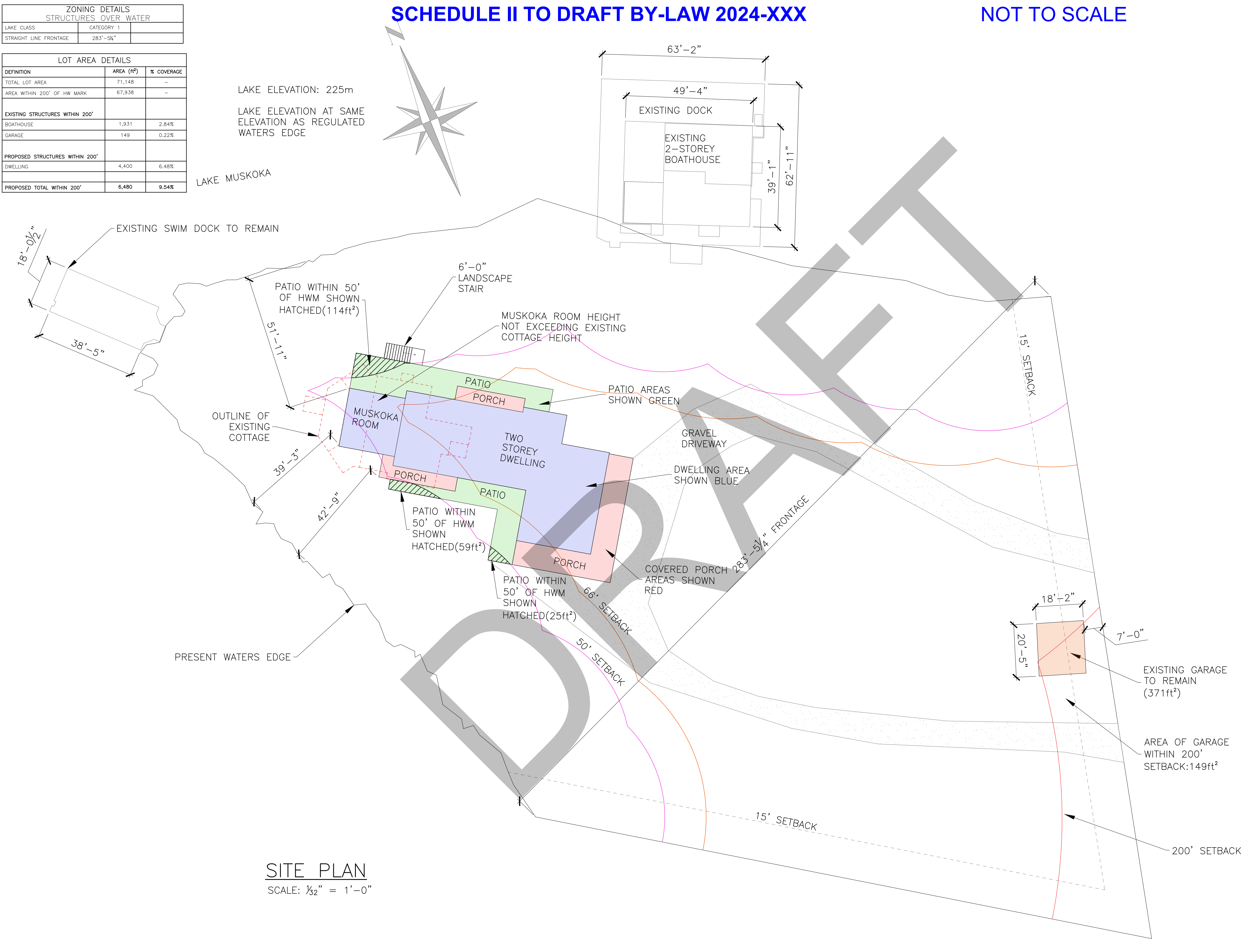
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LAKE MUSKOKA



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