



1 Bailey Street  
Port Carling, ON P0B 1J0

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## 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.**

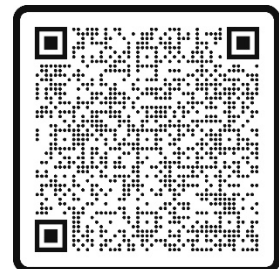
**File No.: ZBA-36/24**

**Roll No.: 4-24-003**

**By-law No.: To Be Assigned**

<b>Owners:</b>	Janet Mackinnon & Sara Knill Unit 248 Broadway Ave Toronto, ON., M4P 1V9		
<b>Address &amp; Description:</b>	1 Island J47 Island Crane		
<b>Zoning:</b>	Waterfront Residential (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 28
<b>Meeting Date: Thursday, November 14th, 2024 at 9:00 a.m.</b>			

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 (referred to as the 'Lower Dwelling') and to construct a new, larger dwelling; and to construct a dwelling addition to an existing dwelling (referred to as 'Upper Dwelling'); and to construct a dock addition. The applicant also proposes to construct a compliant unenclosed covered porch addition to an existing dwelling (referred to as 'Upper Dwelling') and a compliant shed.



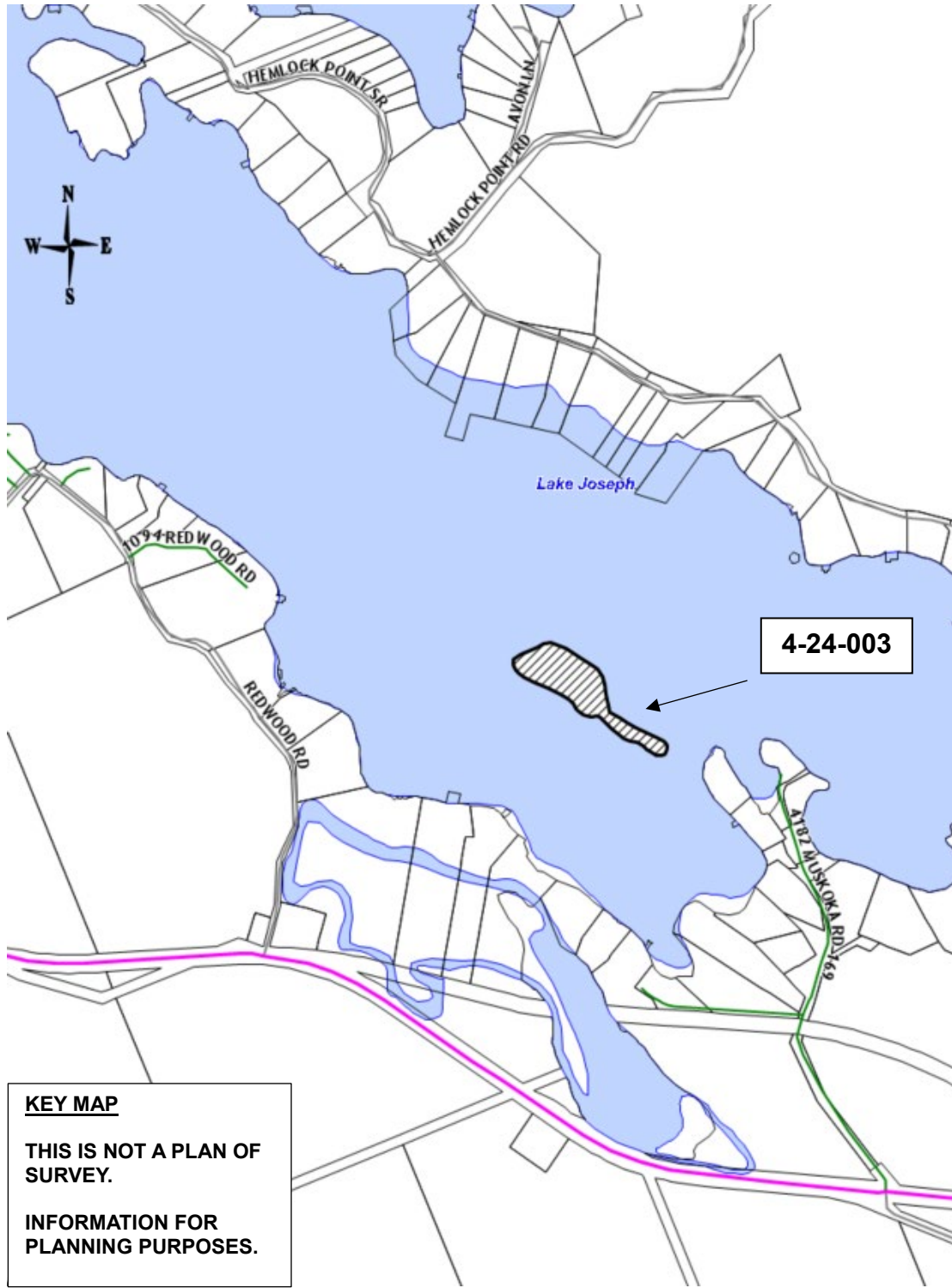
Notice of Public Meeting  
ZBA-36/24, Mackinnon & Knill

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	3.2 a. i.	Increase in Floor Area Where More Than One Dwelling Exists	Existing Gross Floor Area	An Increase in Floor Area	Increase in Floor Area of a Dwelling on a Lot Containing Two Dwellings	Demolish 'Lower Dwelling' and Replace with a New, Larger Dwelling and Construct an Addition to the 'Upper Dwelling'
B	3.45	Maximum Number of Habitable Buildings on a Lot	1 Sleeping Cabin and 1 Dwelling	2 Dwellings		
C	4.1.3 & 4.1.3.5	Minimum Required Front Yard Setback for a Dwelling	50 ft.	2 ft.	48 ft.	Demolish 'Lower Dwelling' and Replace with a New, Larger Dwelling
D	4.1.7 & 4.1.7.12 a.	Maximum Permitted Cumulative Dock Width	75 ft.	122 ft.	47 ft.	Construct a Dock Addition

A key map of the subject property, the applicant's zoning sketch, 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](mailto: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](mailto: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.

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### **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](http://www.muskokalakes.ca/zoom)

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled meeting.

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### **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](http://www.muskokalakes.ca)

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**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](mailto:planning@muskokalakes.ca).

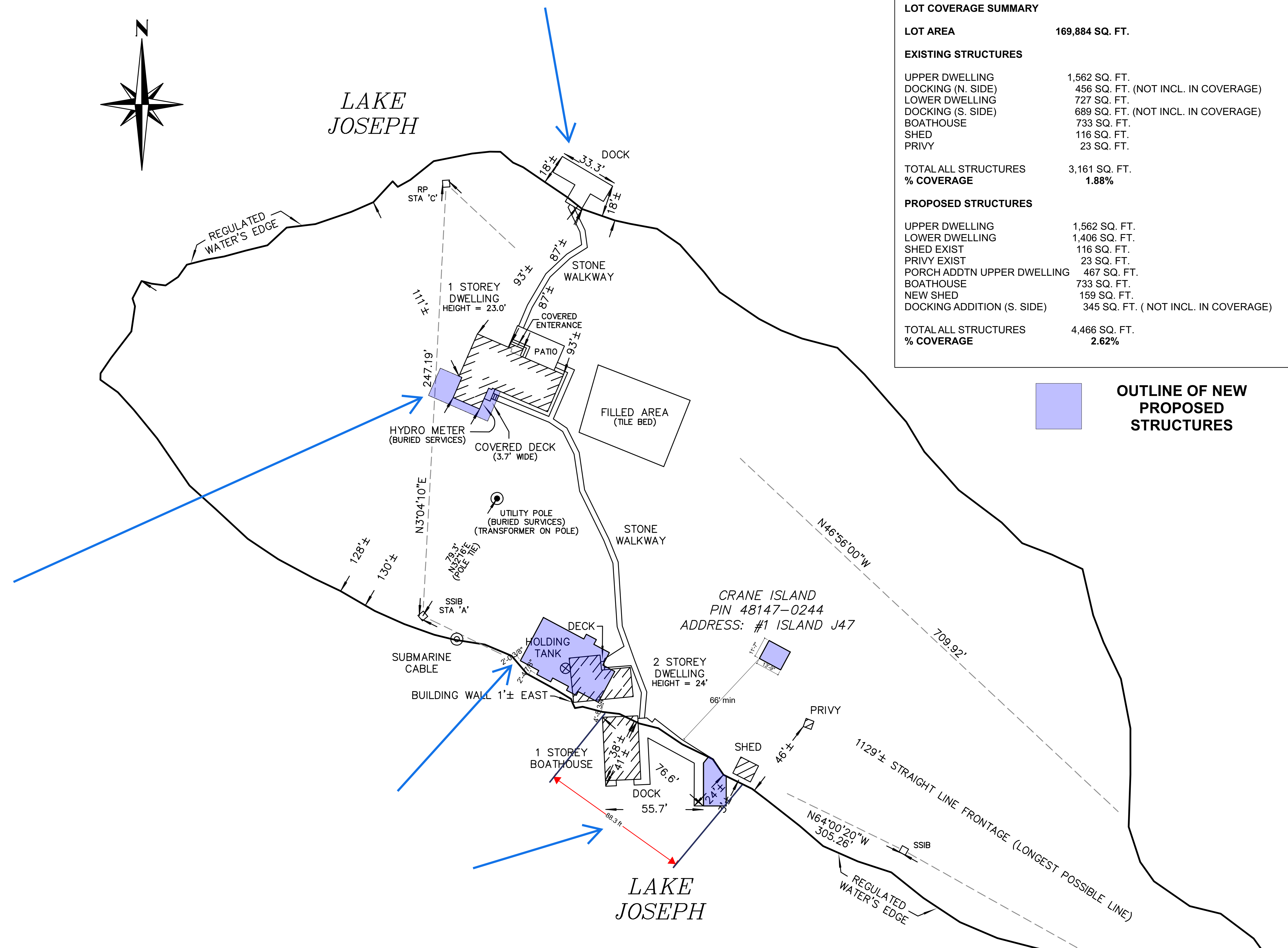
Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka 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 25th day of October, 2024.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes





**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:

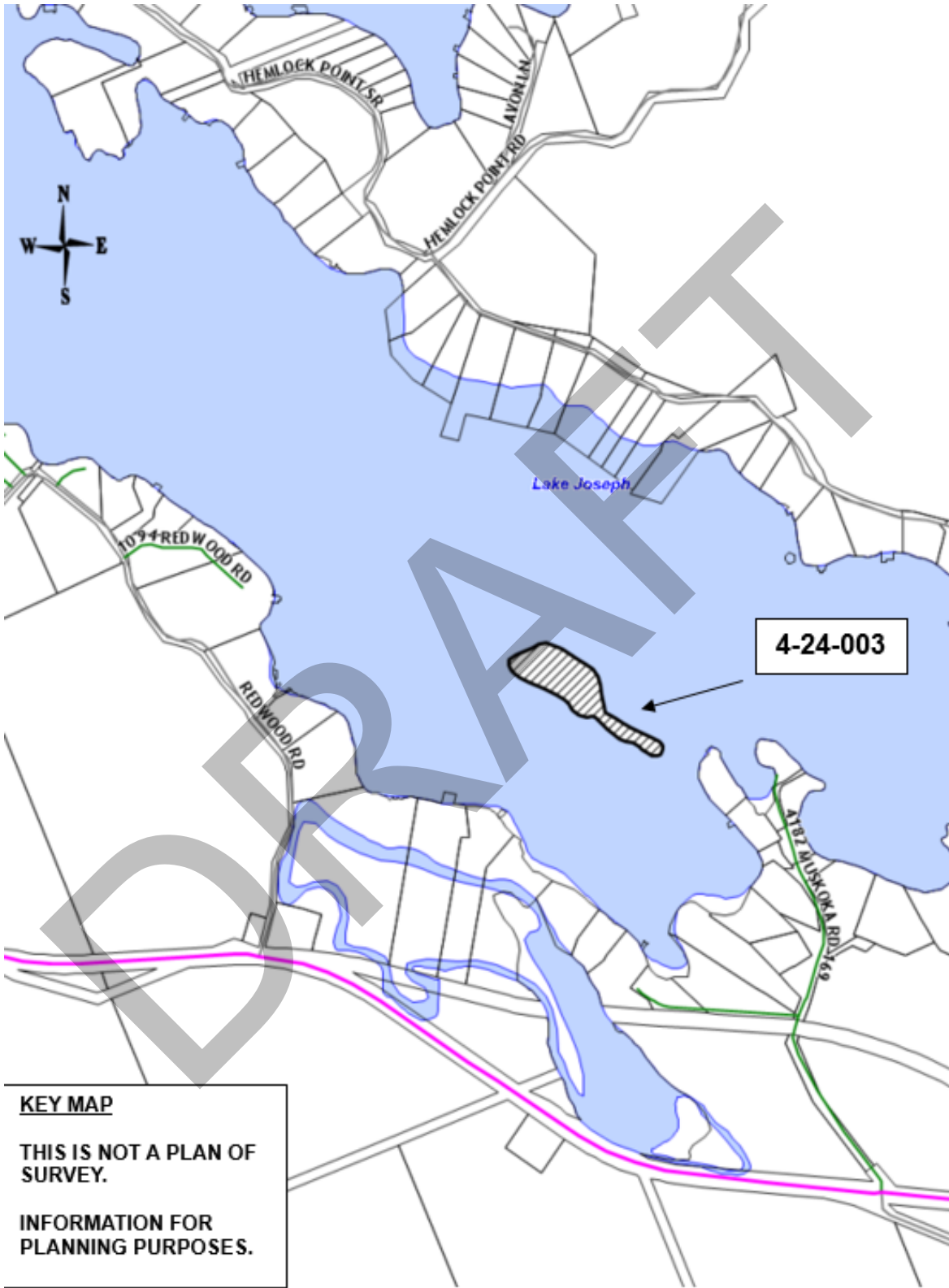
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
  - 87-XXXX i) The lands affected by this amendment are described as Island Crane, in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2024-XXX.
  - ii) Despite the provisions of Sections 3.2 a. i. and 3.45 of Zoning By-law 2014-14, as amended, for those lands described above, an increase in floor area of a dwelling (referred to as 'Lower Dwelling'), on a lot where more than one dwelling exists shall be permitted, 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 4.1.3.5 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum front yard setback for a Dwelling (referred to as 'Lower Dwelling') shall be 2 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 Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width shall be 122 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.

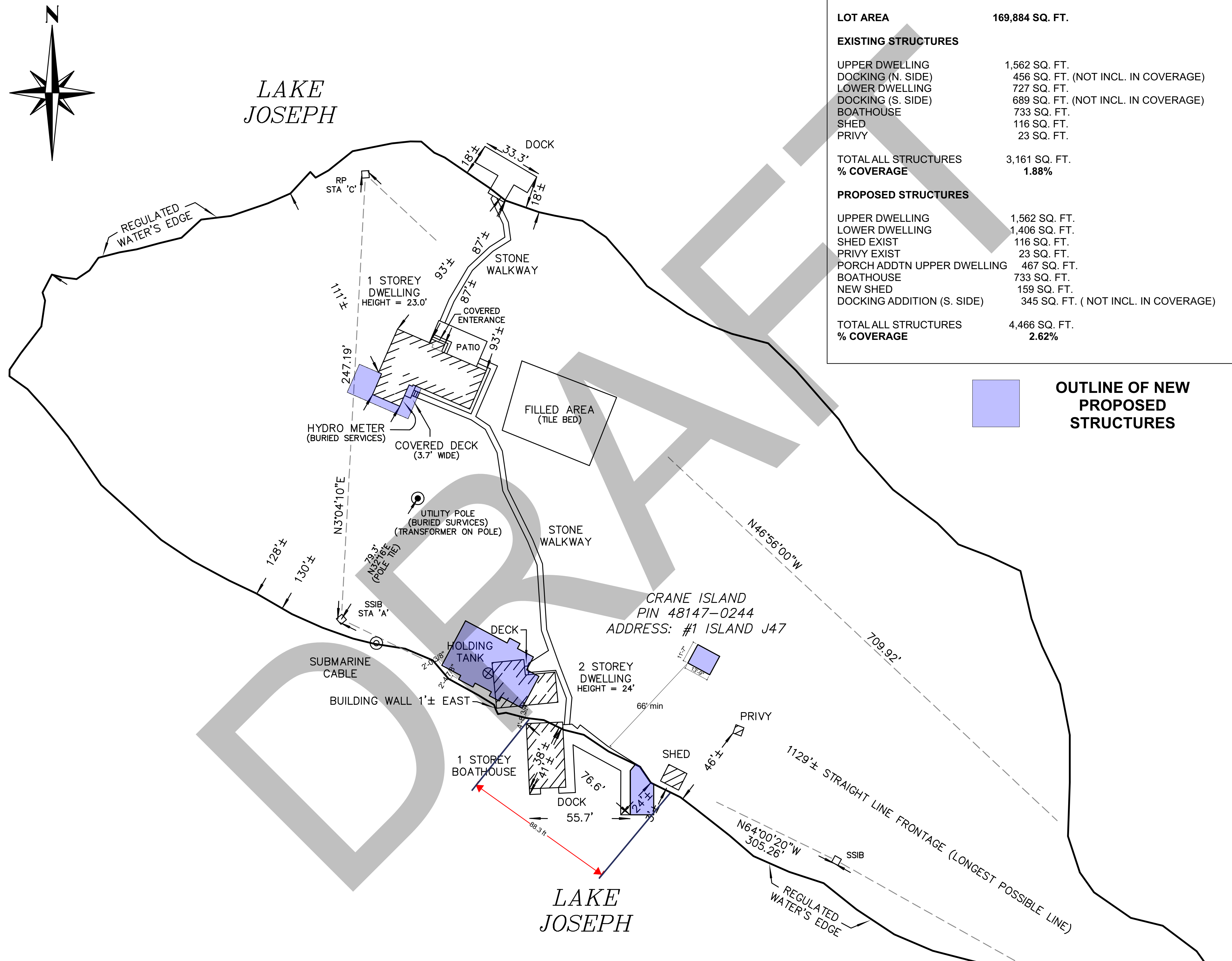
Read a **first, second and third time** and **finally passed** this \_\_\_\_\_ **day of** \_\_\_\_\_, **2024.**

\_\_\_\_\_  
Peter Kelley, Mayor

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Crystal Paroschy, Clerk

**SCHEDULE I TO DRAFT BY-LAW 2024-XXX**





**LOT COVERAGE SUMMARY**

LOT AREA		169,884 SQ. FT.
<b>EXISTING STRUCTURES</b>		
UPPER DWELLING	1,562 SQ. FT.	
DOCKING (N. SIDE)	456 SQ. FT. (NOT INCL. IN COVERAGE)	
LOWER DWELLING	727 SQ. FT.	
DOCKING (S. SIDE)	689 SQ. FT. (NOT INCL. IN COVERAGE)	
BOATHOUSE	733 SQ. FT.	
SHED	116 SQ. FT.	
PRIVY	23 SQ. FT.	
<b>TOTAL ALL STRUCTURES</b>	<b>3,161 SQ. FT.</b>	
<b>% COVERAGE</b>	<b>1.88%</b>	
<b>PROPOSED STRUCTURES</b>		
UPPER DWELLING	1,562 SQ. FT.	
LOWER DWELLING	1,406 SQ. FT.	
SHED EXIST	116 SQ. FT.	
PRIVY EXIST	23 SQ. FT.	
PORCH ADDTN UPPER DWELLING	467 SQ. FT.	
BOATHOUSE	733 SQ. FT.	
NEW SHED	159 SQ. FT.	
DOCKING ADDITION (S. SIDE)	345 SQ. FT. (NOT INCL. IN COVERAGE)	
<b>TOTAL ALL STRUCTURES</b>	<b>4,466 SQ. FT.</b>	
<b>% COVERAGE</b>	<b>2.62%</b>	

 **OUTLINE OF NEW PROPOSED STRUCTURES**