



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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.**

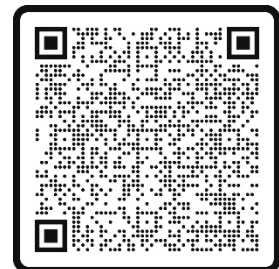
**File No.: ZBA-46/24**

**Roll No.: 2-11-054**

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

<b>Owner:</b>	Andrea Whatmore 446 Chamberlain Lane Oakville, ON., L6J 4H5		
<b>Address &amp; Description:</b>	1210 Dawson Road Lot 25, Concession 6 & 7, Parts 1-3, 5, 6 & 8, Plan 35R-8993 (Watt)		
<b>Zoning:</b>	Waterfront Residential (WR4)	Lake Rosseau (Category 1 Lake)	Schedule: 23
<b>Meeting Date: Thursday, March 13<sup>th</sup>, 2025 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 (ZBA-46/24) has been submitted to demolish an existing one-storey boathouse with an attached dock and to construct a new one-storey boathouse (no rooftop sundeck) with an attached dock and a one-storey accessory garage. The applicant proposes to redefine the straight-line projection of the westerly side lot line and proposes to recognize the lot as a 'building lot'.



Notice of Public Meeting  
ZBA-46/24, Whatmore

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	11.168	Definition of Straight-Line Projection of a Lot Line	-	Redefine the Straight-line Projection of the Westerly Side Lot Line	-	Re-define the Straight-line Projection of the Westerly Side Lot Line
B	4.1.7, 4.1.7.1	Minimum Side Yard Setback	30 ft.	17.5 ft.	12.5 ft.	Construct a New Dock Within the Required Setback from the Re-defined Straight-line Projection of the Westerly Side Lot Line
C	4.1.7, 4.1.7.1	Minimum Side Yard Setback (Boathouse)	30 ft.	27.5 ft.	2.5 ft.	Construct a New One-Storey Boathouse Within the Required Setback from the Re-defined Straight-line Projection of the Westerly Side Lot Line
D	4.1.3	Minimum Exterior Side Yard Setback	30 ft.	0.5 ft.	29.5 ft.	Construct a Dock Within the Required Setback from the Exterior Side Lot Line
E	4.1.3	Minimum Exterior Side Yard	30 ft.	16.5 ft.	13.5 ft.	Construct a New One-Storey



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ZBA-46/24, Whatmore

		Setback (Boathouse)				Boathouse Within the Required Setback from the Exterior Side Lot Line
F	3.23.1	Minimum Required Setback from a Lot Line Abutting an Unopened Road Allowance	25 ft.	0.5 ft.	24.5 ft.	Construct a New Dock within the Required Setback from an Unopened Road Allowance
G	3.23.1	Minimum Required Setback from a Lot Line Abutting an Unopened Road Allowance	25 ft.	16.5 ft.	8.5 ft.	Construct a New One- Storey Boathouse within the Required Setback from an Unopened Road Allowance
H	4.1.7 & 4.1.7.9	Maximum Single Storey Boathouse Length	50 ft.	57.2 ft.	7.2 ft.	Construct a New One- Storey Boathouse Exceeding the Maximum Permitted Length Requirement
I	4.1.7 & 4.1.7.12	Maximum Cumulative Width	24.5 ft.	29 ft.	4.5 ft.	Construct a New Dock Within the Limits of Existing and Re-defined Straight-line Projections



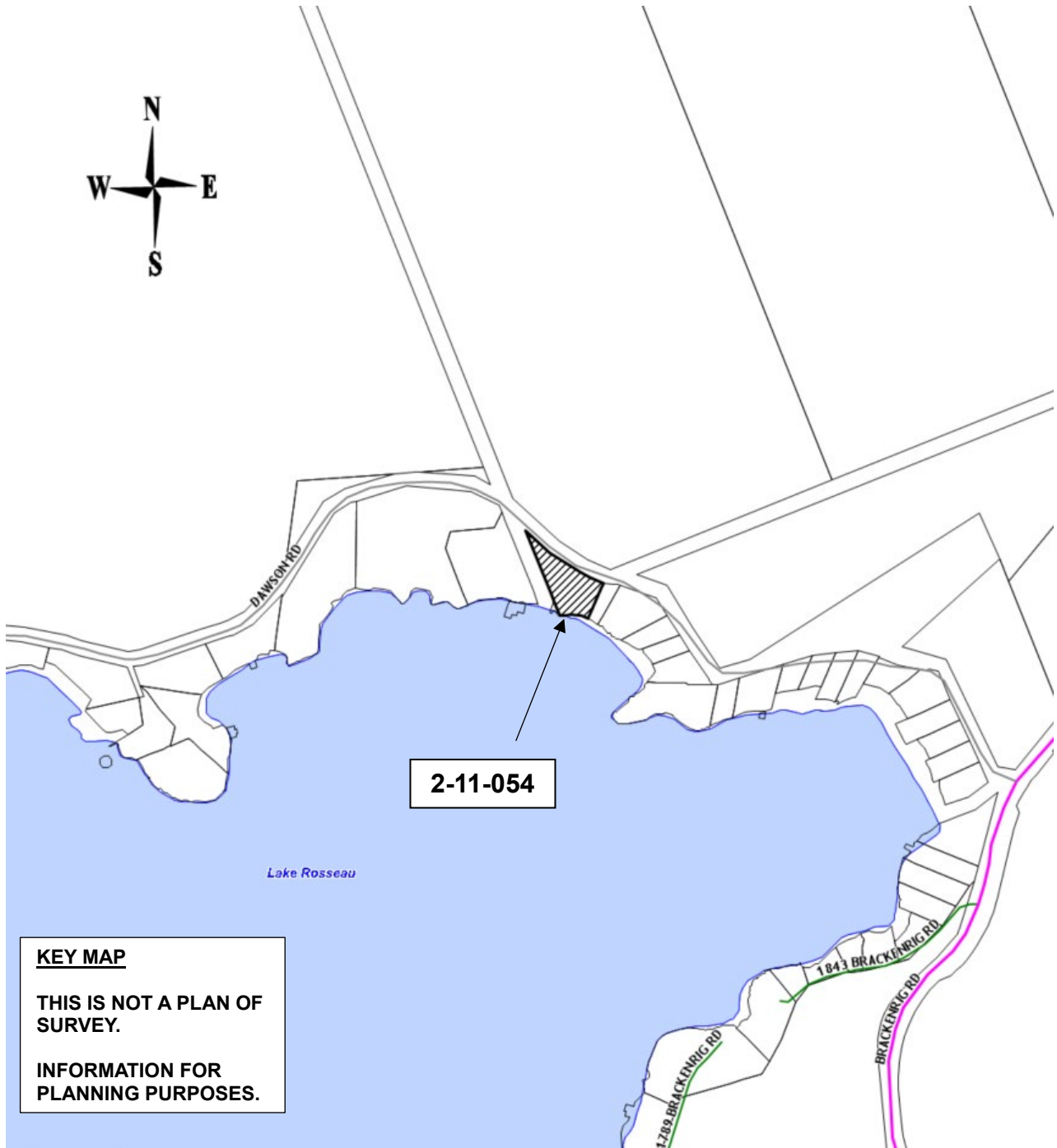
Notice of Public Meeting  
ZBA-46/24, Whatmore

J	3.4.1. e.	Minimum Lot Frontage Requirement	100 ft.	98ft.	2 ft.	Deem the Subject Property a Building Lot
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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](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. For correspondence to be included on the Agenda, please submit your comments by **March 6<sup>th</sup>, 2025**.

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.

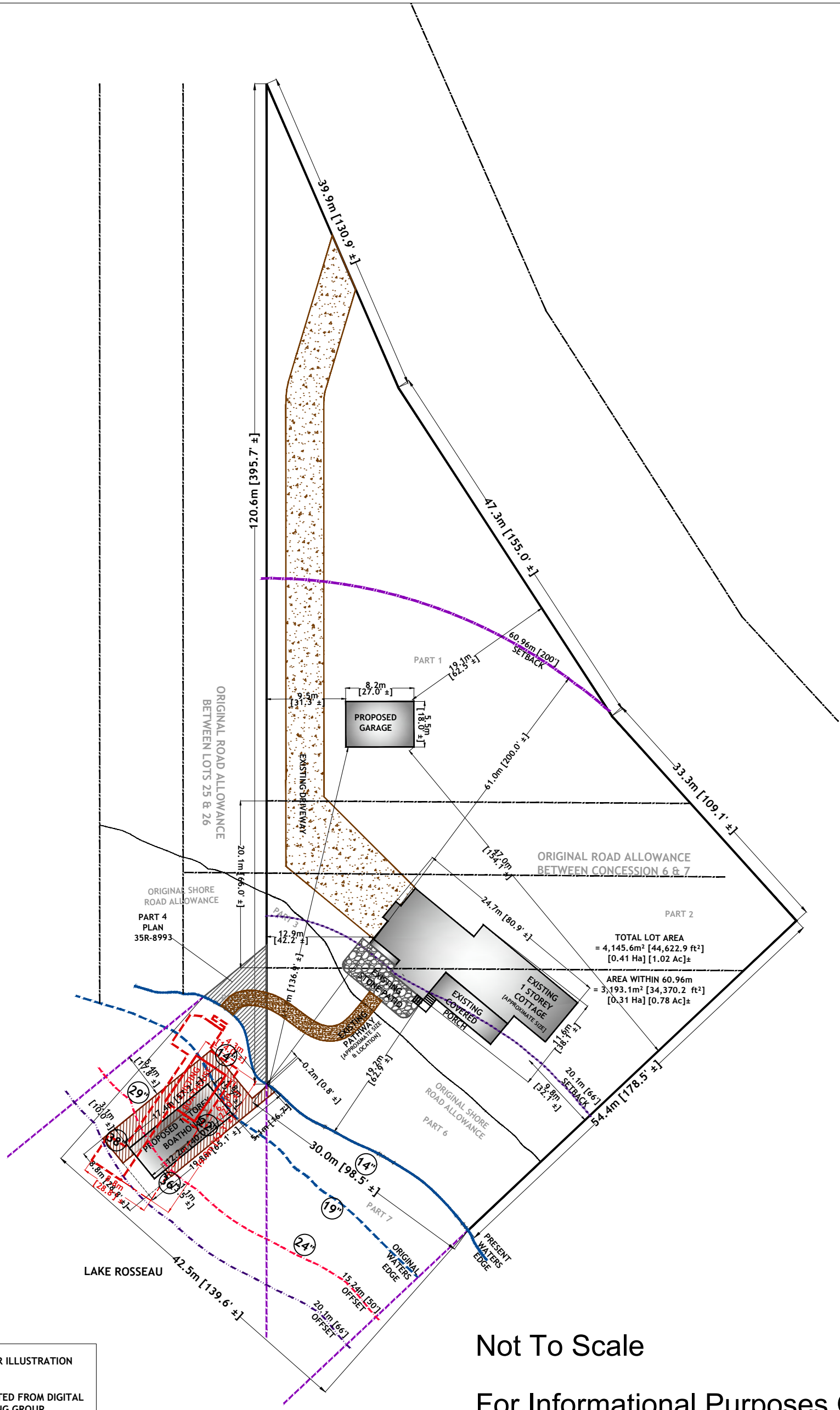
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 19<sup>th</sup> day of February, 2025.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes



# SITE PLAN - ENTIRE PROPERTY



TOTAL LOT AREA = 4,145.6m<sup>2</sup> [44,622.9 ft<sup>2</sup>] [0.41 Ha] [1.02 Ac]±  
 AREA WITHIN 60.96m = 3,193.1m<sup>2</sup> [34,370.2 ft<sup>2</sup>] [0.31 Ha] [0.78 Ac]±

Not To Scale  
 For Informational Purposes Only

**DISCLAIMER**  
 THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.  
 BASE MAPPING CREATED FROM DIGITAL PLAN 35R-8993 & DE KONING GROUP.  
 ALL INFORMATION CONTAINED WITHIN IS APPROXIMATE.  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE TREATED AS SUCH.

**ZONING AMENDMENT SKETCH**  
 1210 DAWSON ROAD  
 PLAN 35R-8993  
 PART OF LOT 25, CONCESSIONS 6 & 7  
 GEOGRAPHIC TOWNSHIP OF WATT  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 SAVAGE

LOT AREA = 4,145.6m<sup>2</sup> [44,622.9 ft<sup>2</sup>] [0.41 Ha] [1.02 Ac] ±  
 AREA WITHIN 60.96m [200'] = 3,193.1m<sup>2</sup> [34,370.2 ft<sup>2</sup>] [0.31 Ha] [0.78 Ac] ±  
**EXISTING DEVELOPMENT INFORMATION**  
 COTTAGE = 186.3m<sup>2</sup> [2,005.3 ft<sup>2</sup>]  
 COVERED PORCH = 31.2m<sup>2</sup> [335.8 ft<sup>2</sup>]  
 BOATHOUSE = 28.6m<sup>2</sup> [307.8 ft<sup>2</sup>]  
**PROPOSED DEVELOPMENT INFORMATION**  
 GARAGE = 45.1m<sup>2</sup> [485.5 ft<sup>2</sup>]  
 BOATHOUSE = 58.2m<sup>2</sup> [626.4 ft<sup>2</sup>]

**TOTAL DEVELOPMENT**  
 = 320.8m<sup>2</sup> [3,453.1 ft<sup>2</sup>]  
**COVERAGE WITHIN 60.96m**  
 = 320.8m<sup>2</sup> / 3,193.1m<sup>2</sup> \* 100 = 10.0%  
 24" WATER DEPTHS

NO.	DATE	REVISIONS	BY
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**PLANSCAPE**  
 BUILDING COMMUNITY THROUGH PLANNING

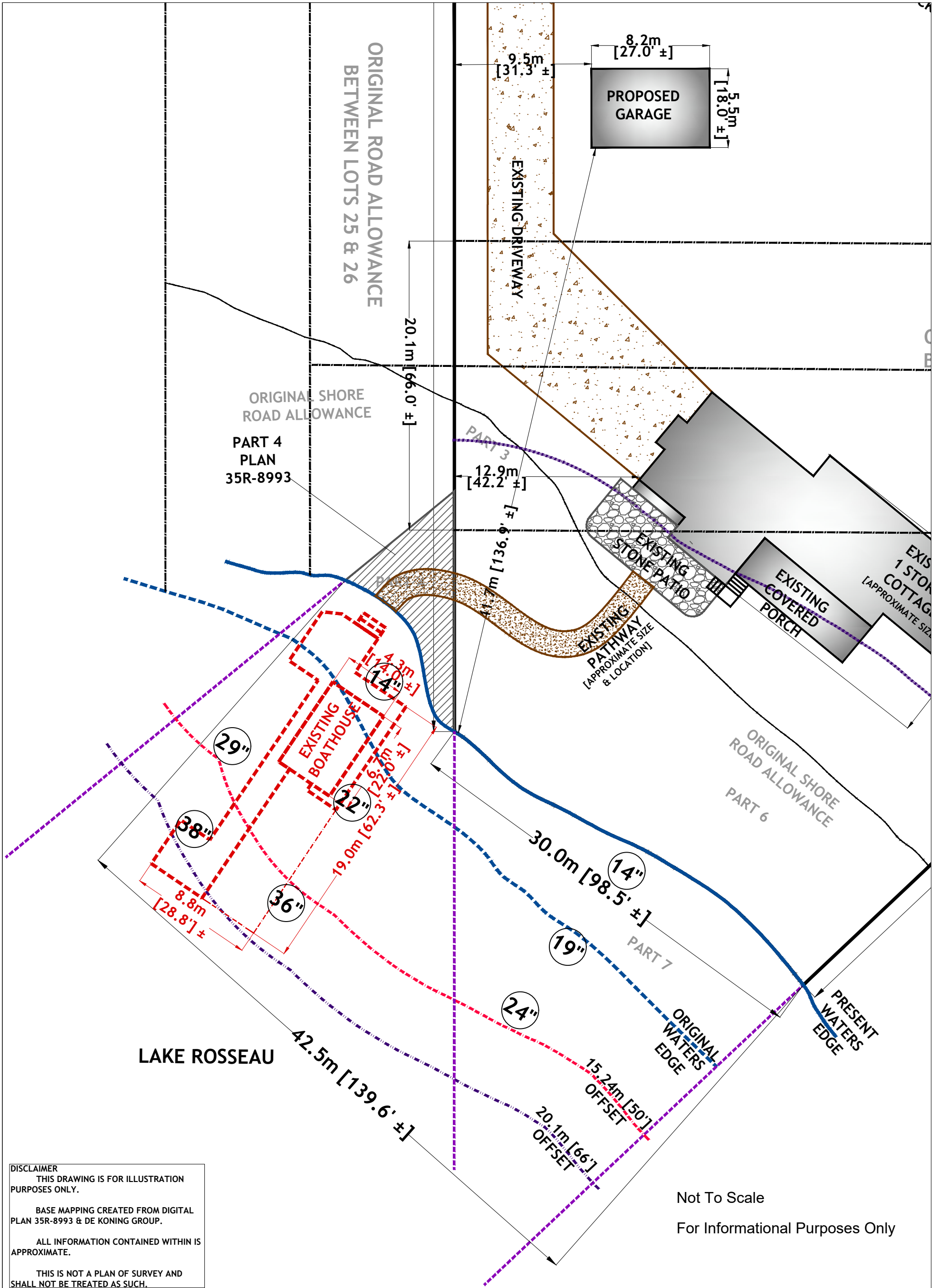
SCALE: 1 : 500  
 PROJECT NO.: 171400  
 DATE INITIATED: OCTOBER 8, 2024  
 BY: JT

BASE MAP SOURCE:  
 DEKONING GROUP  
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# EXISTING SITE PLAN - ENLARGED



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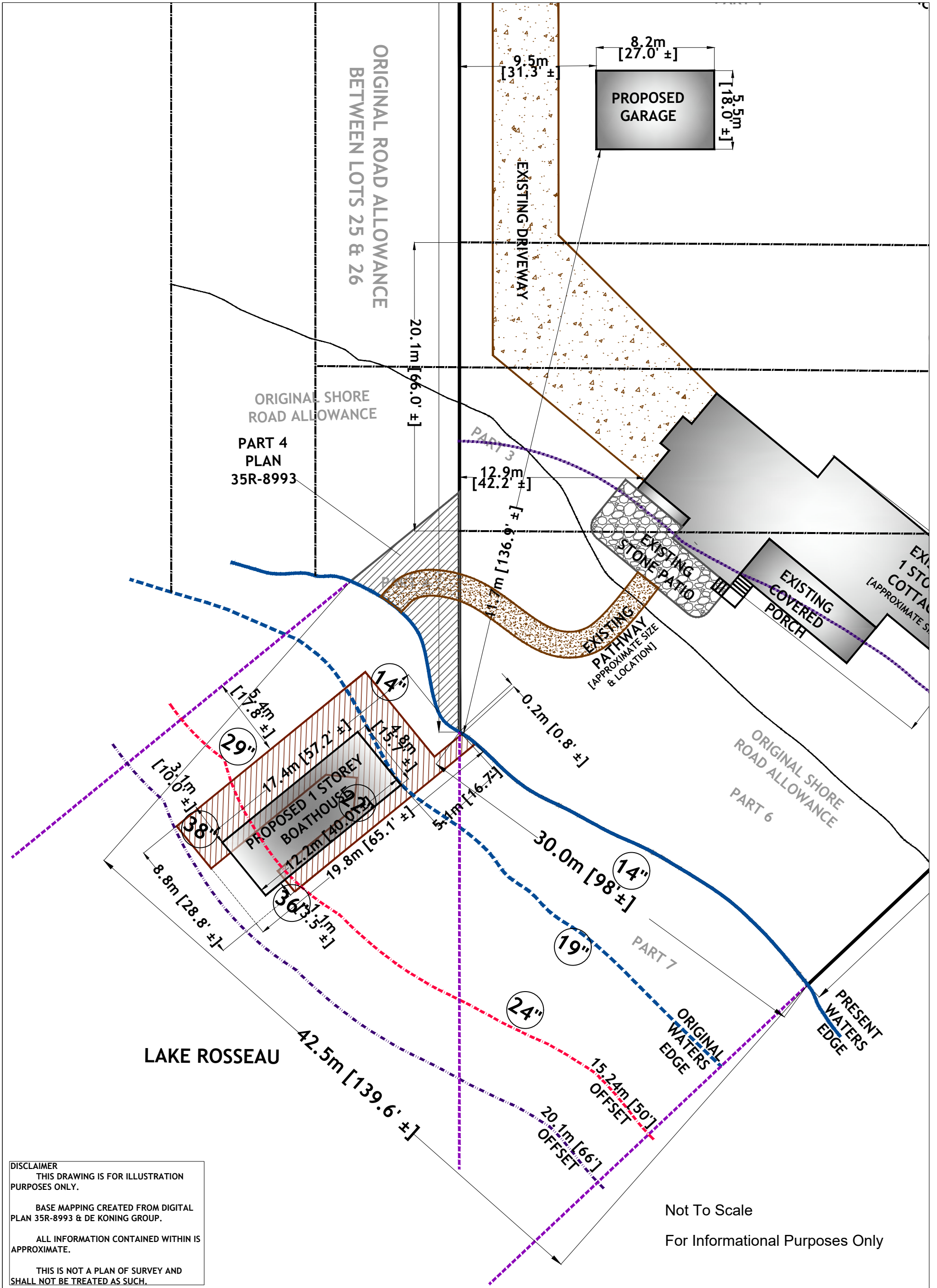
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SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 250	171400	OCTOBER 1, 2024	JT

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**24" WATER DEPTHS**

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**PLANSCAPE**  
BUILDING COMMUNITY THROUGH PLANNING

SCALE: 1 : 250  
PROJECT NO.: 171400  
DATE INITIATED: OCTOBER 1, 2024  
BY: JT

BASE MAP SOURCE:  
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**THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES**

**BY-LAW NUMBER 2025-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 25, Concession 6 & 7, (in the former Township of Watt) now in the Township of Muskoka Lakes, more particularly described as Parts 1-3, 5, 6 & 8 on Plan 35R-8993, as shown hatched on Schedule I to By-law 2025-XXX.
  - ii) Despite the provisions of Section 11.168 of Zoning By-law 2014-14, as amended, for those lands described above, the straight-line projection of the westerly side lot line shall be as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - iii) Despite the provisions of Sections 4.1.7 and 4.1.7.1 of By-law 2014-14, as amended, for those lands described above, the minimum required setbacks for a dock and single-storey boathouse from the straight-line projection of the westerly side lot line shall be 17.5 feet and 27.5 feet respectively, as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - iv) Despite the provisions of Section 4.1.3 of By-law 2014-14, as amended, for those lands described above, the minimum required setbacks for a dock and single-storey boathouse from the exterior side lot line shall be 0.5 feet and 16.5 feet respectively, as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - v) Despite the provisions of Section 3.23.1 of By-law 2014-14, as amended, for those lands described above, the minimum required setback for a dock and single-storey boathouse from a lot line abutting an unopened road allowance shall be 0.5 feet and the minimum setback for a boathouse shall be 16.5 feet respectively, as shown in the location and extent on Schedule II to By-law 2025-XXX.

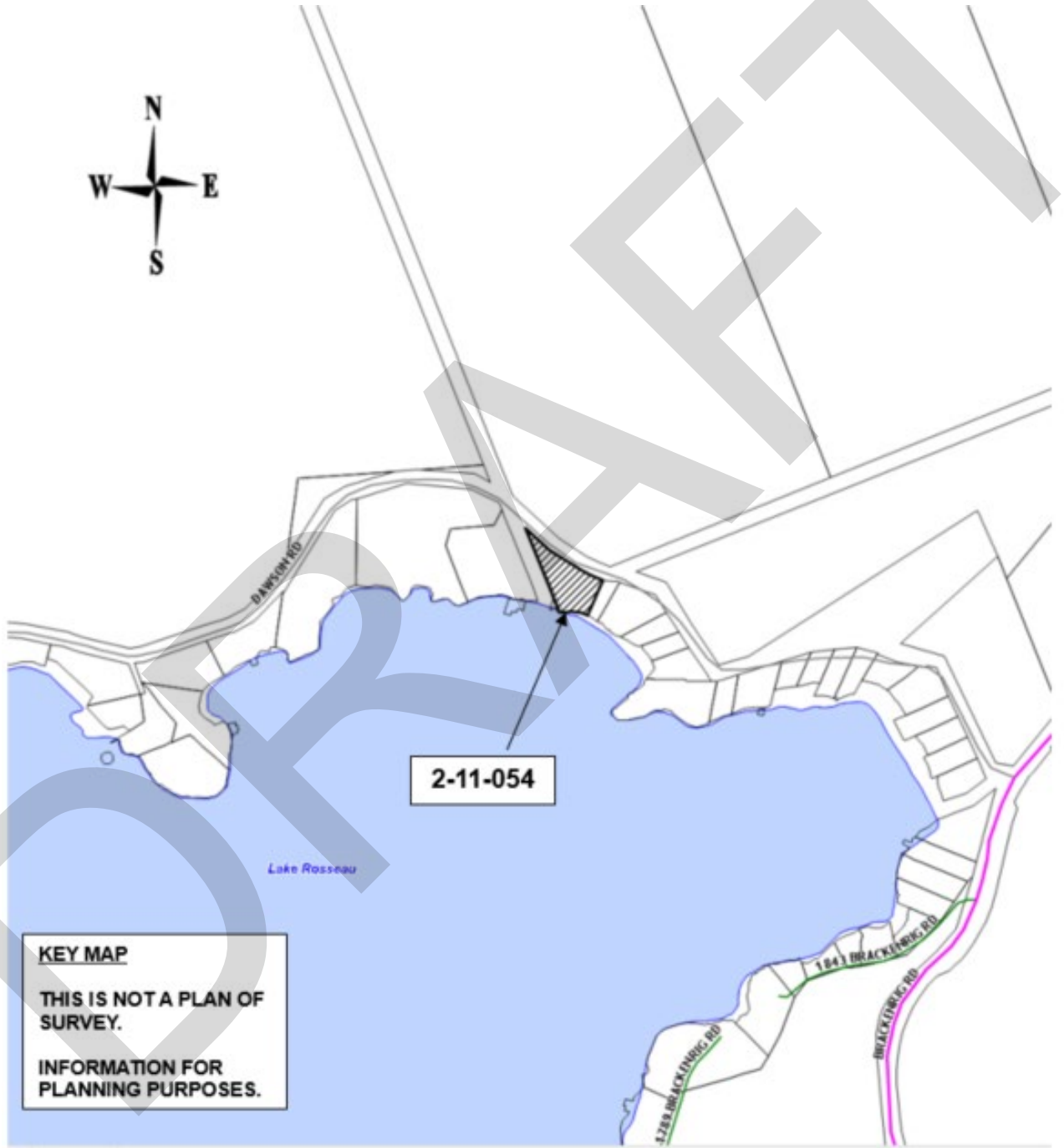
- vi) Despite the provisions of Sections 4.1.7 and 4.1.7.9 of By-law 2014-14, as amended, for those lands described above, the maximum permitted single-storey boathouse length shall be 57.2 feet, as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - vii) Despite the provisions of Sections 4.1.7 and 4.1.7.12 of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width shall be 29 feet, as shown in the location and extent on Schedule II to By-law 2025-XXX.
  - ii) Despite the provisions of Section 3.4.1 e) of By-law 2014-14, as amended, for those lands described above, the minimum required lot frontage shall be 98 feet.
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 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.

Read a **first, second and third time** and **finally passed** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

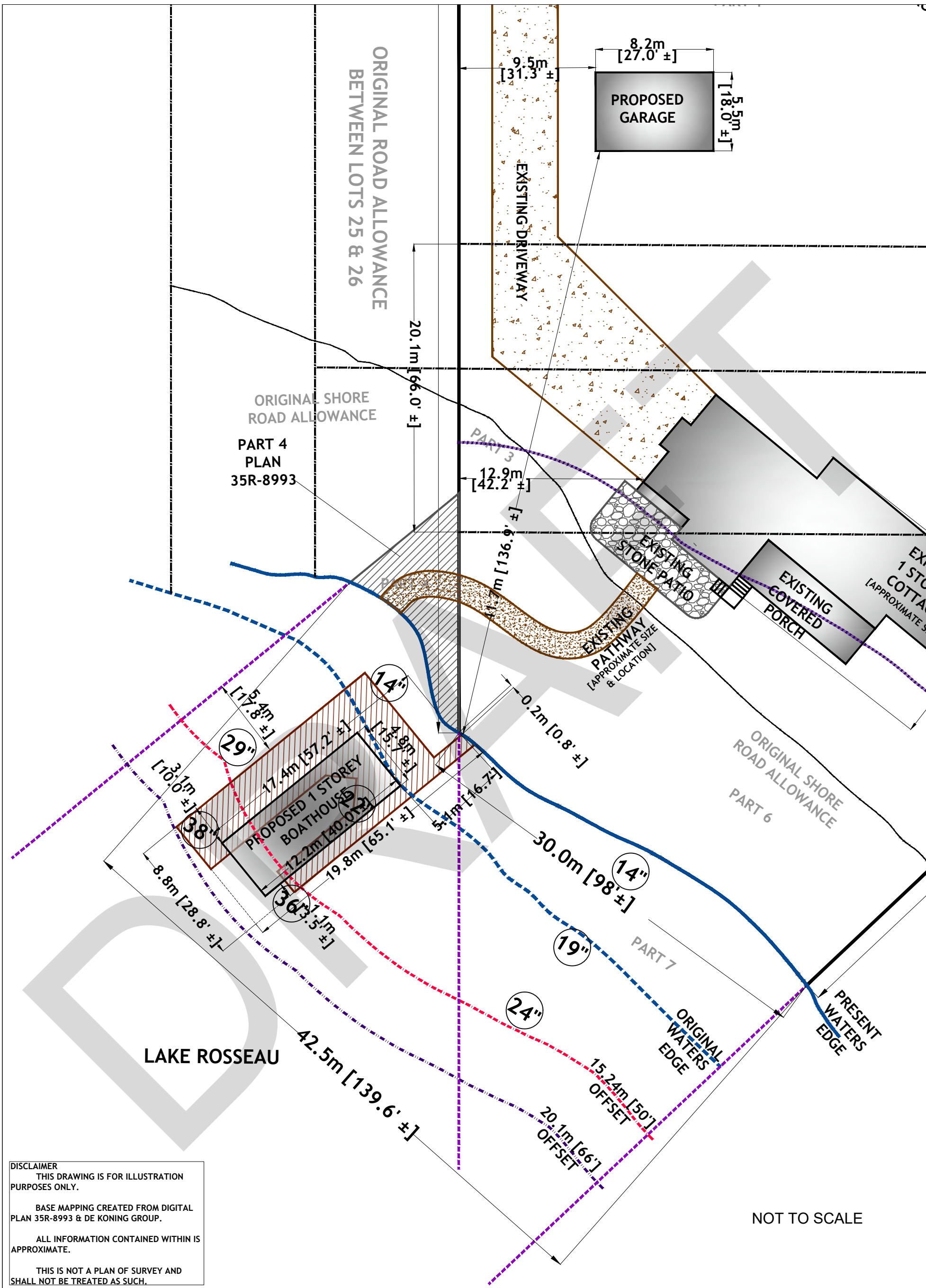
\_\_\_\_\_  
Crystal Paroschy, Clerk

**SCHEDULE I TO DRAFT BY-LAW 2025-XXX**



**KEY MAP**  
**THIS IS NOT A PLAN OF SURVEY.**  
**INFORMATION FOR PLANNING PURPOSES.**

# SCHEDULE II TO DRAFT BY-LAW 2025-XXX



NOT TO SCALE

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**24" WATER DEPTHS**

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