



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.**

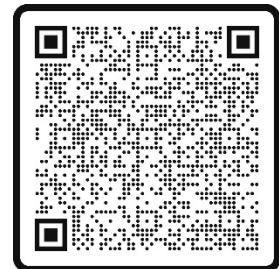
File No.: ZBA-47/24

Roll No.: 4-16-007-02

By-law No.: To Be Assigned

Owner:	Marie & Pierre Productions Inc. Suite 2005 - 55 Scollard St Toronto, ON., M5R 0A1		
Address & Description:	1529 Juddhaven Road Lots 32 and 33, Concession 13, Parts 1 and 2, Plan 35R-11943, (Medora)		
Zoning:	Waterfront Residential (WR1-7) & Open Space - Private (OS2)	Lake Rosseau (Category 1 Lake)	Schedule: 14
Meeting Date: Friday, January 17th 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 (ZBA-47/24) has been submitted to deem a waterfront parcel and a backlot parcel separated by a road allowance associated with Juddhaven Road as one lot for planning purposes, and to convert a dwelling unit in a two-storey boathouse to a sleeping cabin. An existing sleeping cabin on the backlot parcel is proposed to be demolished and a dwelling unit is proposed to be constructed on the backlot parcel in the future.



Notice of Public Meeting
ZBA-47/24, Marie & Pierre Productions Inc.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	11.88	Definition of a Lot		Deem the Waterfront and Backlot Parcels as One for Planning Purposes	-
B	3.5.1 & 4.1.2	Construction Sequence	No Accessory Building or Structure Shall be Erected Prior to the Establishment of a Main Building, Structure, or Use	Establishment of an Accessory Building/Use Prior to a Main Use (Dwelling)	Convert a Dwelling Unit in a Two Storey Boathouse to a Sleeping Cabin
C	3.23.1	Minimum Setback from a Lot Line Abutting a Street and Unopened Road Allowance	25 ft.	1 ft.	
D	4.1.7, 4.1.7.7 & 4.1.7.10	Minimum Lot Frontage Requirement for a Two Storey Boathouse	300 ft.	252 ft.	Convert a Dwelling Unit in a Two Storey Boathouse to a Sleeping Cabin in Accordance with Zoning Provisions Applicable to a Lot with 300 Feet of Lot Frontage

E	4.1.7 & 4.1.7.7	Maximum Permitted Sleeping Cabin Floor Area	650 sq. ft.	809 sq. ft.	Convert a Dwelling Unit in a Two
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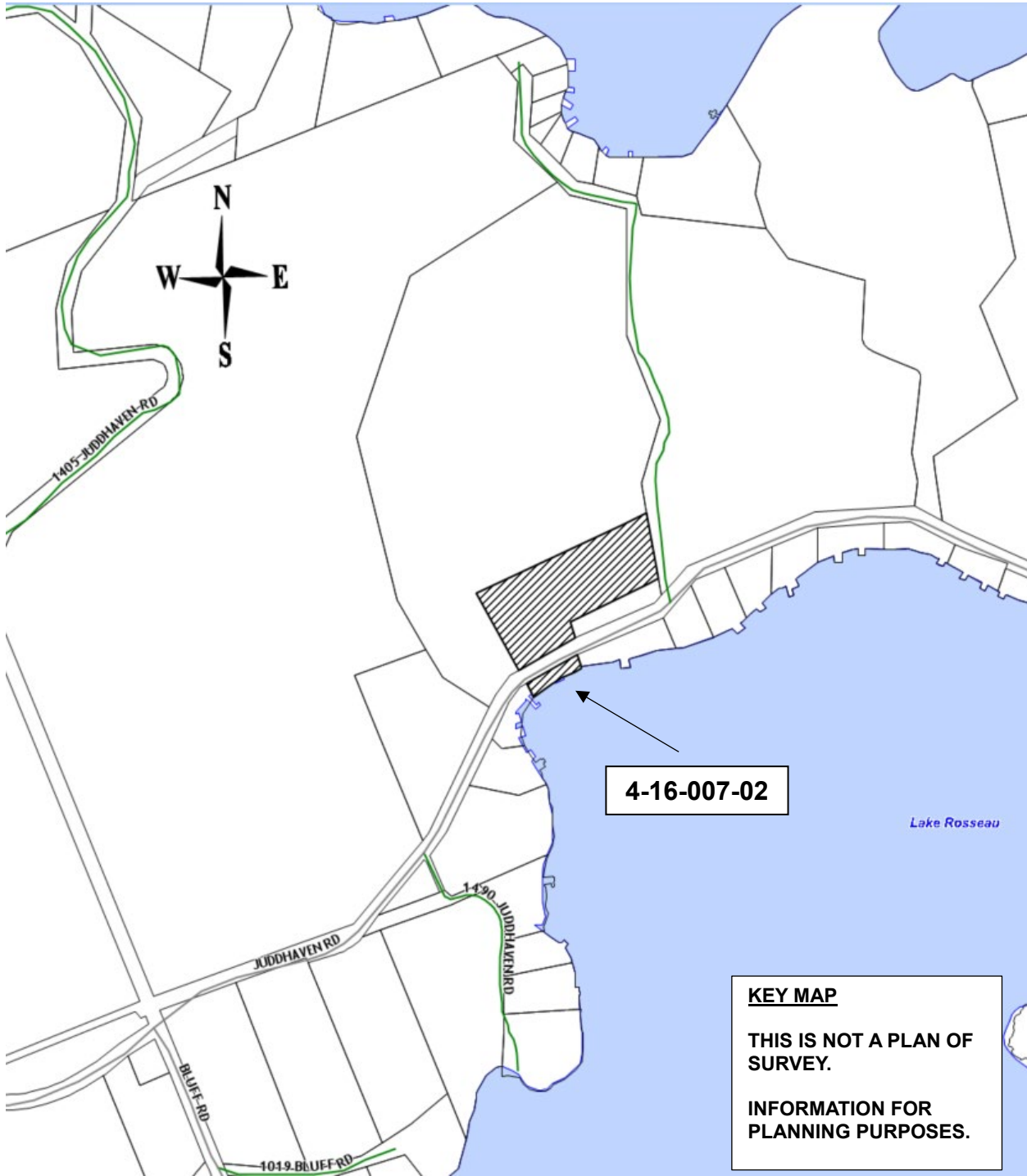
Notice of Public Meeting
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					Storey Boathouse to a Sleeping Cabin
F	4.1.7 & 4.1.7.16	First Storey Boathouse Use	<p>The Berthing and Sheltering of Boats or Other Marine Related Equipment;</p> <p>A Washroom, Utility Room for Electrical Panels, Water Supply Equipment, Plumbing Related to Sewage Disposal, or Other Similar Purpose, and Sauna, Which do not Cumulatively Exceed 100 sq. ft. in Floor Area; and</p> <p>The Washroom, Sauna and Utility Room Noted Above are the Only Permitted Separate Rooms in the First Storey of a Boathouse.</p>	A Two-Storey Sleeping Cabin within the Existing Boathouse, 459 sq. ft. of Which is Located on the First Storey	Convert a Dwelling Unit in the First and Second Stories of a Two Storey Boathouse to a Sleeping Cabin

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 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 18th day of December, 2024.

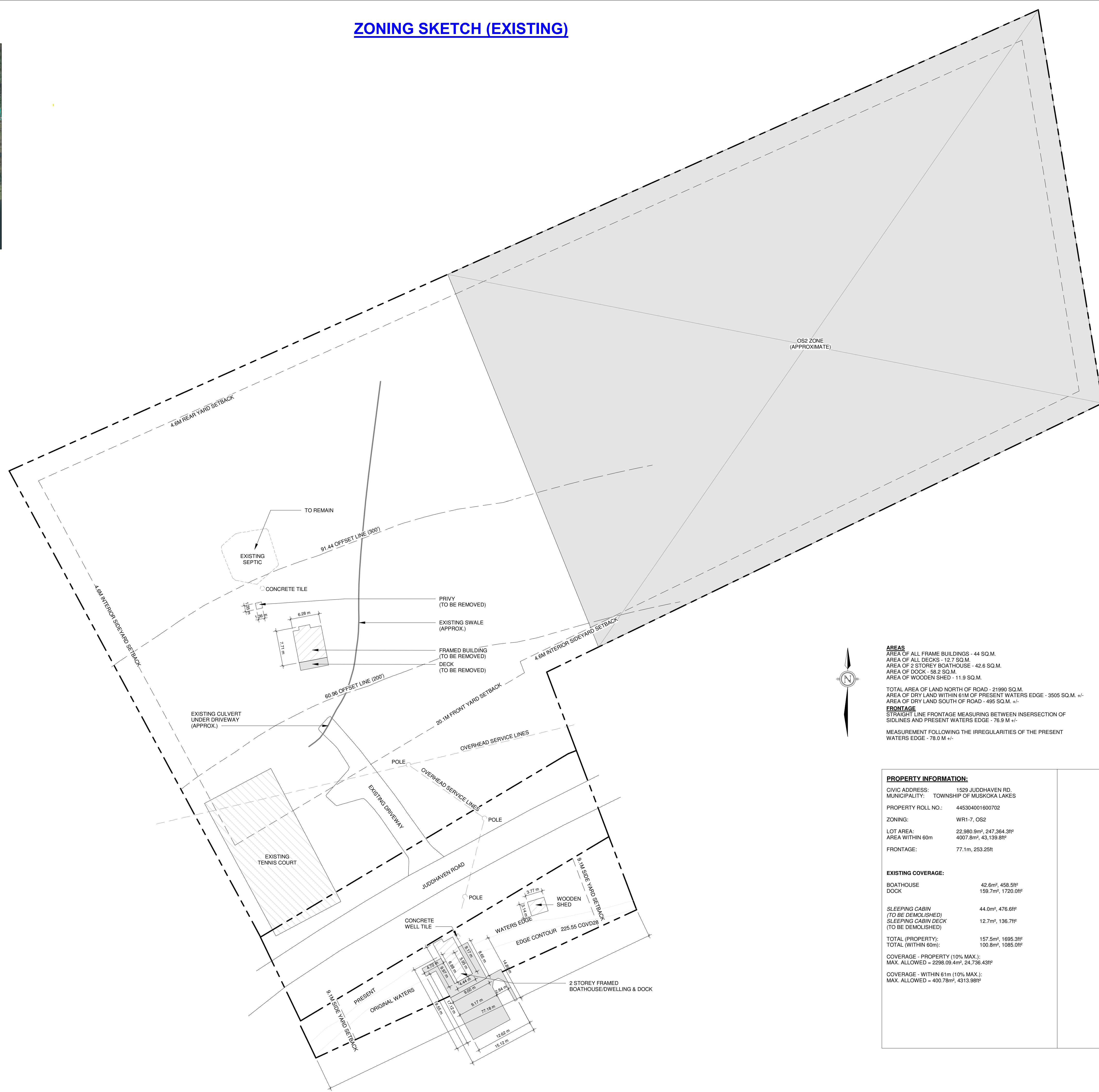
Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



ZONING SKETCH (EXISTING)



1 KEY PLAN
A-1.1 1/16" = 1'-0"



AREAS
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 AREA OF ALL DECKS - 12.7 SQ.M.
 AREA OF 2 STOREY BOATHOUSE - 42.6 SQ.M.
 AREA OF DOCK - 58.2 SQ.M.
 AREA OF WOODEN SHED - 11.9 SQ.M.

TOTAL AREA OF LAND NORTH OF ROAD - 21980 SQ.M.
 AREA OF DRY LAND WITHIN 61M OF PRESENT WATERS EDGE - 3505 SQ.M. +/-
 AREA OF DRY LAND SOUTH OF ROAD - 495 SQ.M. +/-

FRONTAGE
 STRAIGHT LINE FRONTAGE MEASURING BETWEEN INTERSECTION OF SIDELINES AND PRESENT WATERS EDGE - 76.9 M +/-
 MEASUREMENT FOLLOWING THE IRREGULARITIES OF THE PRESENT WATERS EDGE - 78.0 M +/-

PROPERTY INFORMATION:
 CIVIC ADDRESS: 1529 JUDDHAVEN RD.
 MUNICIPALITY: TOWNSHIP OF MUSKOKA LAKES
 PROPERTY ROLL NO.: 445304001600702
 ZONING: WR1-7, OS2
 LOT AREA: 22,980.9m², 247,364.3ft²
 AREA WITHIN 60m: 4907.8m², 43,139.8ft²
 FRONTAGE: 77.1m, 253.25ft

EXISTING COVERAGE:

BOATHOUSE	42.6m², 458.5ft²
DOCK	159.7m², 1720.0ft²
SLEEPING CABIN (TO BE DEMOLISHED)	44.0m², 476.6ft²
SLEEPING CABIN DECK (TO BE DEMOLISHED)	12.7m², 136.7ft²
TOTAL (PROPERTY):	157.5m², 1695.3ft²
TOTAL (WITHIN 60m):	100.8m², 1085.0ft²

COVERAGE - PROPERTY (10% MAX.):
 MAX. ALLOWED = 2298.09.4m², 24,736.43ft²

COVERAGE - WITHIN 61m (10% MAX.):
 MAX. ALLOWED = 400.78m², 4313.98ft²

SITE PLAN ILLUSTRATION OF STRUCTURES LOCATED ON
 LOTS 32 AND 33
 CONCESSION 13

GEOGRAPHIC TOWNSHIP OF MEDORA
 NOW IN THE
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

NOTE:
 THIS DRAWING IS FOR SITE PLANNING PURPOSES ONLY.
 SITE INFORMATION OBTAINED FROM:
 RAIKES GEOMATICS,
 205 MANITOBA STREET, UNIT 2
 BRACEBRIDGE, ON, P1L 1S3
 705 645 1732
 INFO@SURVEY4U.COM



MADISON TAYLOR INC.
 11 FEAR MILL RD.
 MEDORA, ON
 L9R 9R7
 TEL: 905 232
 HELL@MADISONTAYLORDESIGN.COM
 WWW.MADISONTAYLORDESIGN.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024.10.09

GENERAL NOTES:

- VERIFY ALL MATERIAL, DIMENSIONS AND STRUCTURAL REQUIREMENTS ON SITE. ANY AND ALL DIMENSIONS ARE TO BE MEASURED TO THE SURFACE UNLESS OTHERWISE NOTED.
- DRAWINGS NOT TO BE SCALED. ALL CONSTRUCTION TO BE EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS PER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE.
- ALL WORK TO CONFORM TO APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES AND REQUIREMENTS.
- ALL EXISTING DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

ISSUED FOR PERMIT

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS TO MEET THE REQUIREMENTS PER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE

DATE	2024.10.09
NAME	ALEX CSOGOR
NAME	MADISON TAYLOR DESIGN
FIRM	MADISON TAYLOR DESIGN

DRAWN BY: AC
 CHECKED BY: MTD
 SCALE: As indicated

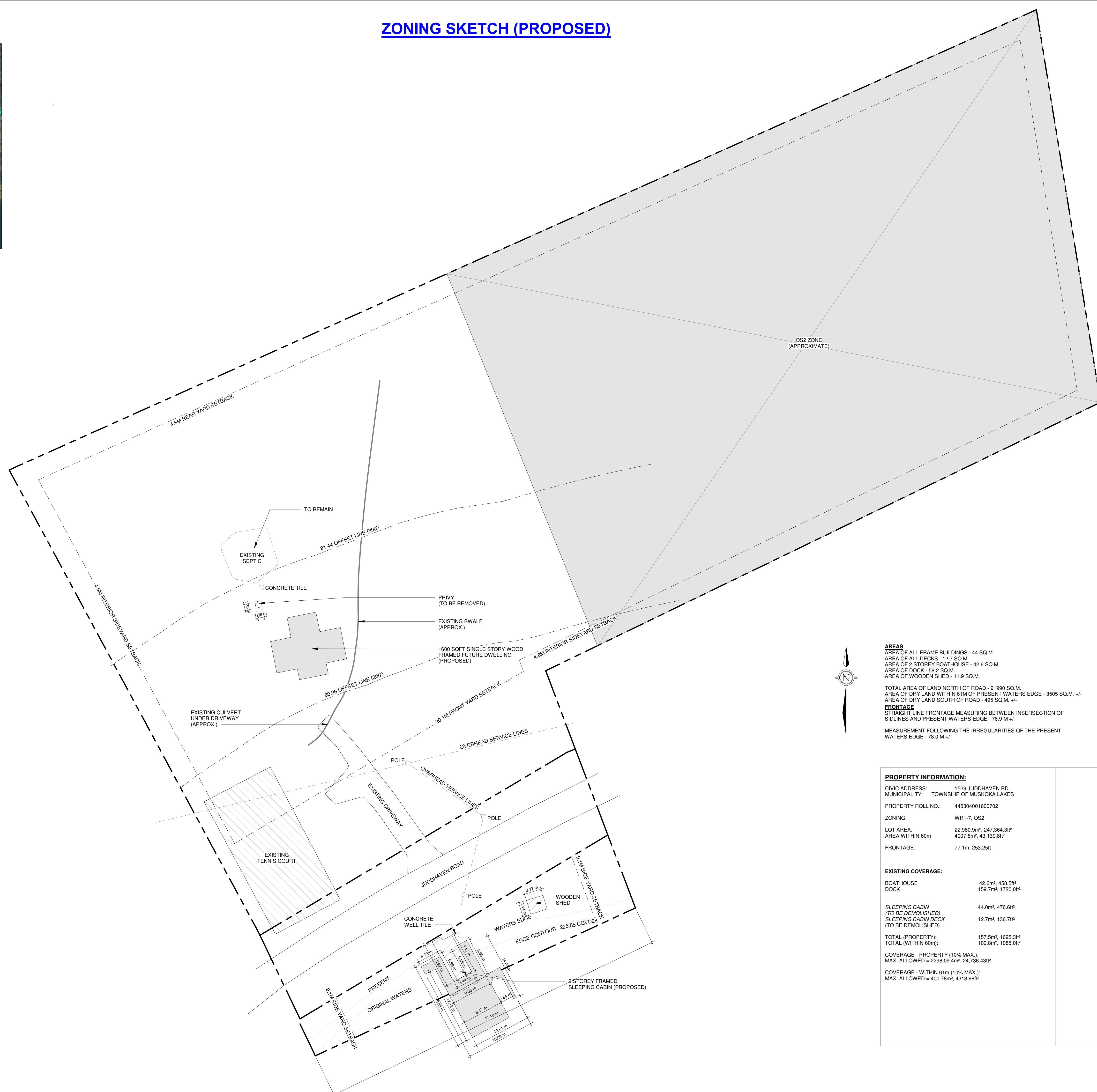
NOT TO SCALE

2 SITE (EXISTING)
A-1.1 1:400

ZONING SKETCH (PROPOSED)



1 KEY PLAN Copy 1
A-1.2 1/16" = 1'-0"



SITE PLAN ILLUSTRATION OF STRUCTURES LOCATED ON
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 GEOGRAPHIC TOWNSHIP OF MEDORA
 NOW IN THE
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 INFO@SURVEY4U.COM

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NOT TO SCALE

2 SITE (PROPOSED)
A-1.2 1:400

24-039
 Piazza Guest Cabin

MADISON TAYLOR INC.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024.10.09
2	ISSUED FOR PERMIT	2024.10.09

GENERAL NOTES:
 1. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL REQUIREMENTS ON SITE. ANY AND ALL DIMENSIONS ARE TO BE REFERENCED TO THE ORIGINAL SURVEY DATA UNLESS OTHERWISE NOTED.
 2. DRAWINGS NOT TO BE SCALED. ALL CONSTRUCTION IS TO BE EXECUTED IN ACCORDANCE WITH THE FABRICTION WITH MATERIALS AND DETAIL SUITABLE FOR THE INTENDED PURPOSE.
 3. ALL WORK TO CONFORM TO APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES AND REGULATIONS.
 4. ALL EXISTING DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

Version Plans
 1529 Juddhaven Rd.
 Port Carling, ON

ISSUED FOR PERMIT

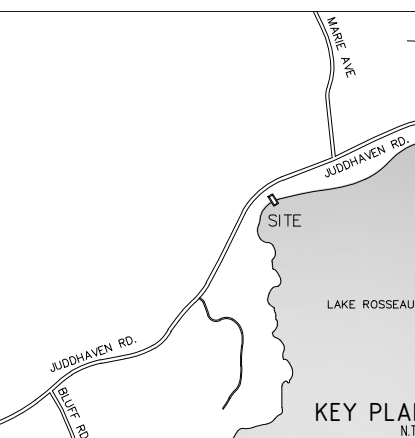
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS TO MEET THE REQUIREMENTS PER SUBSECTION 3.2.4 OF DIVISION G, OF THE ONTARIO BUILDING CODE

DATE	2024.10.09
NAME	ALEX CSOGOR
BCIN	120485
FIRM	MADISON TAYLOR DESIGN
BCIN	102883

DRAWN BY: AC
 CHECKED BY: MTD
 SCALE: As Indicated

SITE PLAN
 PROPOSED
 A-1.2

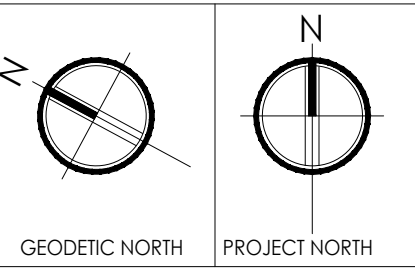
FLOOR PLANS



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DO NOT SCALE DRAWING. CONTRACTOR TO CHECK AND VERIFY DIMENSIONS ON SITE PRIOR TO EXECUTION OF THE WORK.

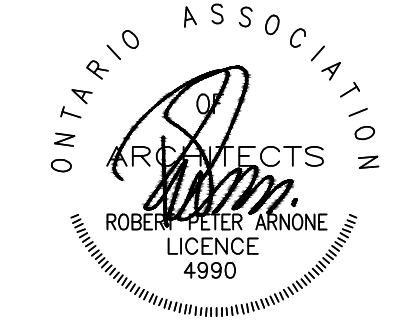


OWNER INFORMATION:
NAME: VANESSA PIAZZA
ADDRESS: 1529-1530 JUDDHAVEN RD
MUSKOKA LAKES, ON
PHONE NO.: 000 000 0000

APPLICANT INFORMATION:
NAME: VANESSA PIAZZA
ADDRESS: 1529-1530 JUDDHAVEN RD
MUSKOKA LAKES, ON
PHONE NO.: 000 000 0000
E-MAIL: xxxxxxxx@xxxxxxxx.com

Rev	Description	Date
1	ISSUED FOR PERMIT	04/03/2019

Issues/Revisions



R.H. CARTER ARCHITECTS INC.
5040 DUNDAS ST. WEST
TORONTO ONTARIO
TEL: 416 233 5583
FAX: 416 233 5585
www.rhcarter.com

RENOVATION TO:

PIAZZA BOATHOUSE

JUDDHAVEN RD.
MUSKOKA LAKES, ON

FLOOR PLANS

PROJECT No.: 2018.017

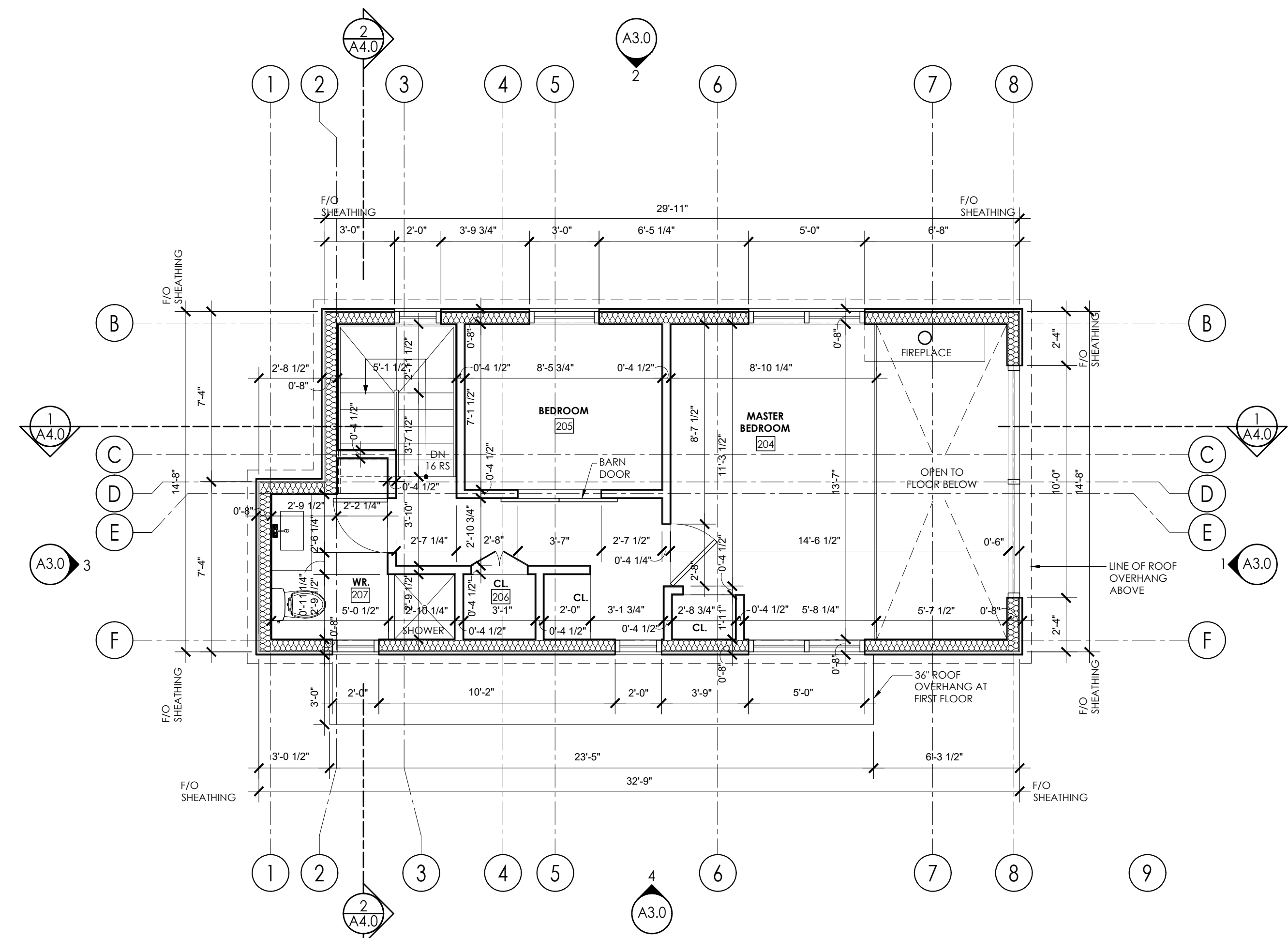
SCALE: 1/4" = 1'-0"

DATE: MAR. 2019

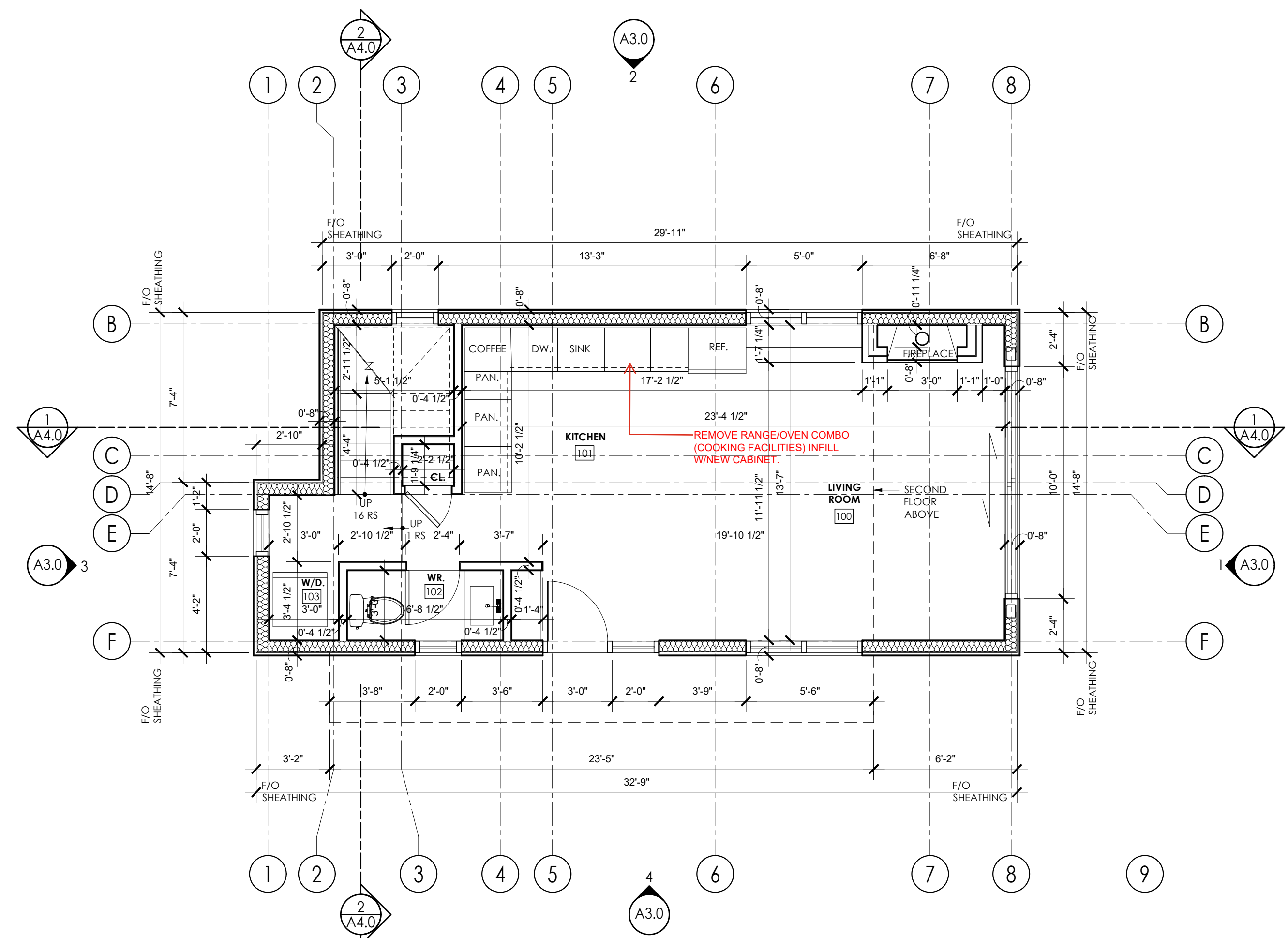
FILE:

DWG. No.: **A2.0**

SITE PLAN APPLICATION NO.: xxxxxxxx



2 SECOND FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"



1 GROUND FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES

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 Lots 32 & 33, Concession 13, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1 & 2, Plan 35R-11943, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 11.88 of By-law 2014-14, as amended, for those lands described above, the waterfront and backlot parcels as shown hatched and labelled on Schedule I to By-law 2024-XXX, shall be deemed as one lot for planning purposes.
 - iii) Despite the provisions of Sections 3.5.1 and 4.1.2 of Zoning By-law 2014-14, as amended, for those lands described above, a two-storey boathouse containing a sleeping cabin (accessory use) shall be permitted prior to the establishment of a dwelling (main use), as shown in the location and extent on Schedule II to By-law 2024-XXX.
 - iv) Despite the provisions of Section 3.23.1 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted setback from a lot line abutting a public street for a two-storey boathouse containing a sleeping cabin shall be 1-foot, as shown in the location and extent on Schedule II to By-law 2024-XXX.
 - v) Despite the provisions of Sections 4.1.7, 4.1.7.7, and 4.1.7.10 of Zoning By-law 2014-14, as amended, for those lands described above, a two-storey boathouse containing a sleeping cabin shall be permitted on a lot with less than 300 feet of lot frontage in accordance with the applicable zoning provisions for a two storey boathouse on a lot with 300 feet of lot frontage, as shown in the location and extent on Schedule II to By-law 2024-XXX.
 - vi) Despite the provisions of Sections 4.1.7 and 4.1.7.7

of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted floor area for a sleeping cabin within a two-storey boathouse shall be 809 sq. ft., as shown in the location and extent on Schedules II and III to By-law 2024-XXX.

vii) Despite the provisions of Sections 4.1.7 and 4.1.7.16 of Zoning By-law 2014-14, as amended, for those lands described above, part of a sleeping cabin shall be permitted on the first storey of a two-storey boathouse, as shown in the location and extent on Schedules II and III to By-law 2024-XXX.

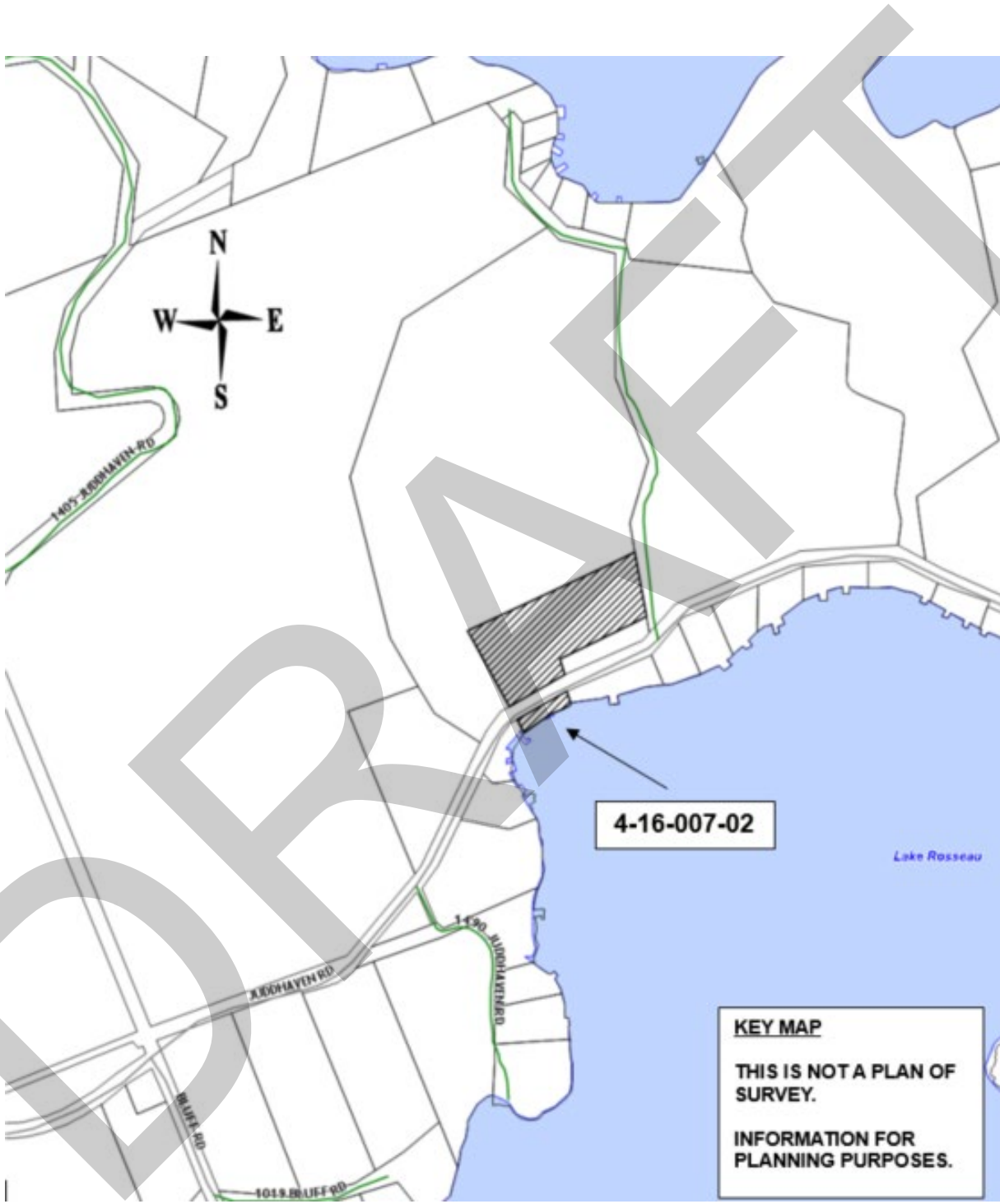
2. Schedules I, II and III attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2024-XXX and By-law 2014-14, as amended, the provisions of By-law 2024-XXX shall apply.

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

Peter Kelley, Mayor

Crystal Paroschy, Clerk

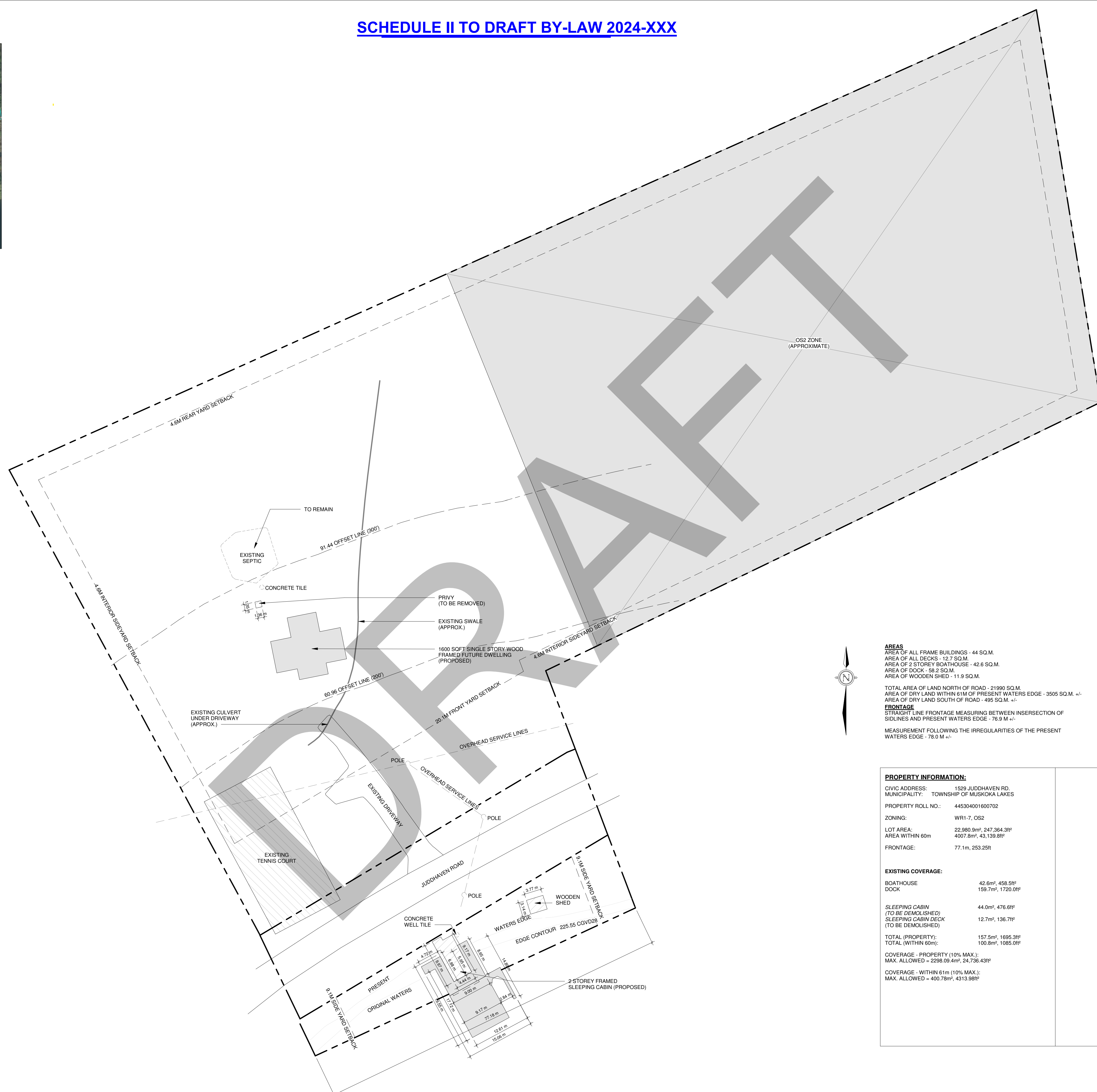
SCHEDULE I TO DRAFT BY-LAW 2024-XXX



SCHEDULE II TO DRAFT BY-LAW 2024-XXX



1 KEY PLAN Copy 1
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MT MADISON TAYLOR

MADISON TAYLOR INC
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 MEDFORD, ON
 L9R 8Y7
 TEL: 905 232 5550
 WWW.MADISONTAYLORDESIGN.COM

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- VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL REQUIREMENTS ON SITE. ANY AND ALL DIMENSIONS ARE TO BE REFERENCED TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE.
- DRAWINGS NOT TO BE SCALED. ALL CONSTRUCTION IS TO BE EXECUTED IN ACCORDANCE WITH THE FABRICTION WITH MATERIALS AND DETAIL SUITABLE FOR THE INTENDED PURPOSE.
- ALL WORK TO CONFORM TO APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES AND REGULATIONS.
- ALL GEOMETRIC DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

Version Plans

1021 Juddhaven Rd.
 Port Carling, ON

ISSUED FOR PERMIT

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS TO MEET THE REQUIREMENTS PER SUBSECTION 3.2.4 OF DIVISION G, OF THE ONTARIO BUILDING CODE

2024.10.09
 DATE

ALEX CSOGOR 120485
 NAME BCIN

MADISON TAYLOR DESIGN 102883
 FIRM BCIN

DRAWN BY: AC CHECKED BY: MTD

SCALE: As indicated

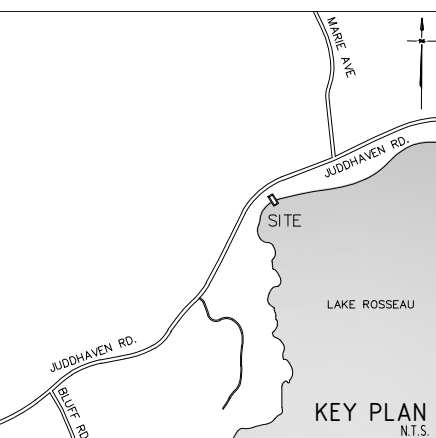
SITE PLAN PROPOSED
A-1.2

NOT TO SCALE

2 SITE (PROPOSED)
A-1.2 1:400

24-039
Piazza Guest Cabin

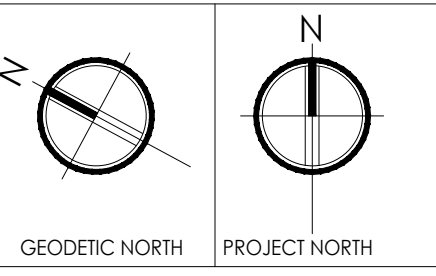
SCHEDULE III TO DRAFT BY-LAW 2024-XXX



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DO NOT SCALE DRAWING. CONTRACTOR TO CHECK AND VERIFY DIMENSIONS ON SITE PRIOR TO EXECUTION OF THE WORK.



OWNER INFORMATION:
NAME: VANESSA PIAZZA
ADDRESS: 1529-1530 JUDDHAVEN RD
MUSKOKA LAKES, ON
PHONE NO.: 000 000 0000

APPLICANT INFORMATION:
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ADDRESS: 1529-1530 JUDDHAVEN RD
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PHONE NO.: 000 000 0000
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Rev	Description	Date
1	ISSUED FOR PERMIT	04/03/2019

Issues/Revisions



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TEL: 416 233 5583
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RENOVATION TO:

PIAZZA BOATHOUSE

JUDDHAVEN RD.
MUSKOKA LAKES, ON

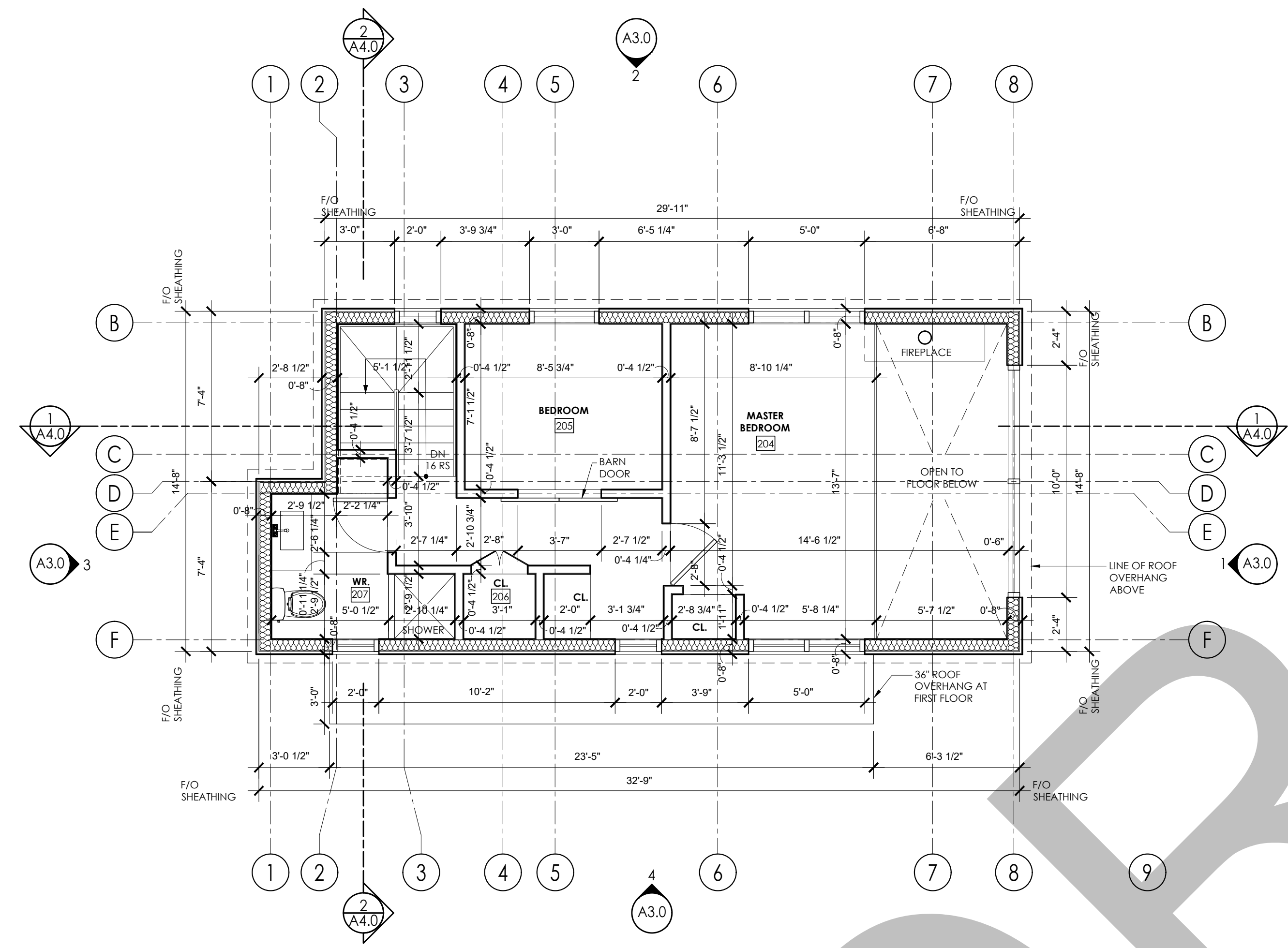
FLOOR PLANS

PROJECT No.: 2018.017

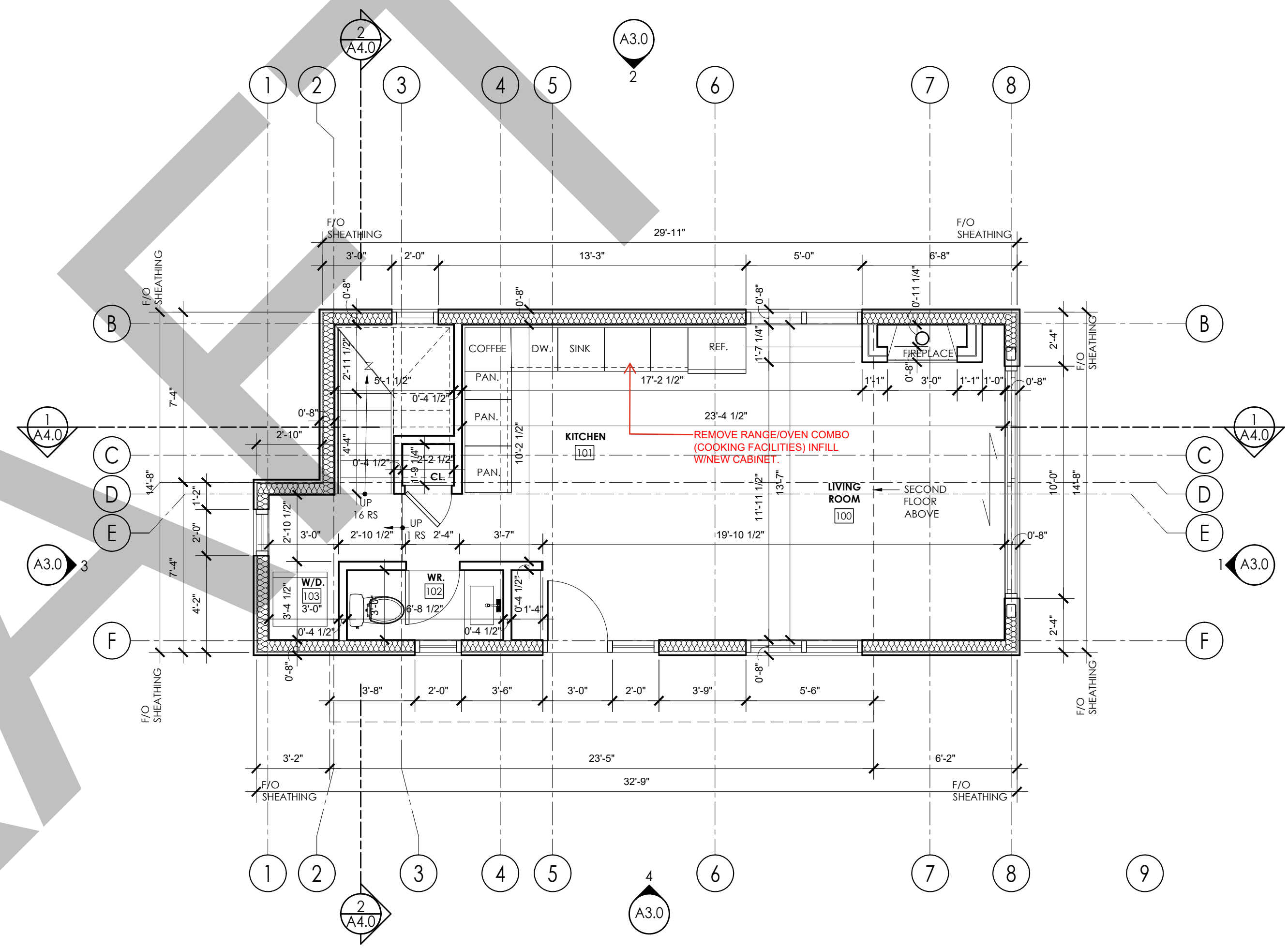
SCALE: 1/4" = 1'-0"

DATE: MAR. 2019

FILE:
DWG. No.: **A2.0**
SITE PLAN APPLICATION NO.: xxxxxxxx



2 SECOND FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"



1 GROUND FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"

NOT TO SCALE