



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.**

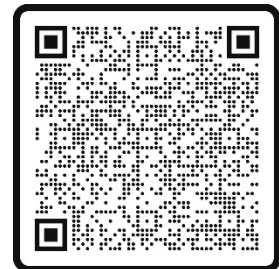
File No.: ZBA-55/24

Roll No.: 9-9-011 & 9-9-011-02

By-law No.: To Be Assigned

Owners:	Ronald Paul Sarjeant & Judith Arlene Sarjeant 1211 Milford Bay Rd. Muskoka Lakes, ON., P0B 1E0		
Address & Description:	1211 Milford Bay Rd. Part Lot 25 & 26, Concession 9, Part 5, Plan 35R-16337 (Monck)		
Zoning:	Community Commercial – Highway (C4) and Institutional (I)	Lake: N/A	Schedule: 62
Meeting Date: Thursday, March 13th, 2025 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 rezone the subject property from Community Commercial – Highway (C4) and Institutional (I) to Community Commercial – Mixed Use (C5) to permit dry land marina storage and an accessory multiple unit dwelling with three units. Zoning exemptions from servicing requirements and interior side yard setback requirements are also proposed. The proposed rezoning and exemptions are detailed below.



Community Commercial – Highway (C4) Permitted Uses	Institutional (I) Permitted Uses	Community Commercial – Mixed Use (C5)
<p>Main Use:</p> <ul style="list-style-type: none"> ▪ Automobile sales establishment ▪ Automobile service station ▪ Automobile washing establishment ▪ Building supply yard ▪ Clinic ▪ Contractors yard ▪ Convenience store ▪ Gas bar ▪ Marina ▪ Motel ▪ Office ▪ Place of amusement, ▪ Recreational establishment ▪ Recreational vehicle and equipment centre ▪ Restaurant ▪ Service shop ▪ Tavern 	<p>Main Use:</p> <ul style="list-style-type: none"> ▪ Public use ▪ Nursing home ▪ Retirement home ▪ Home for the aged ▪ Arena ▪ Curling club ▪ Service club ▪ Church ▪ Place of worship ▪ Educational institutions ▪ Nursery school ▪ Hospital ▪ Nursing station 	<p>Main Use:</p> <ul style="list-style-type: none"> ▪ Automobile sales establishment ▪ Automobile service station ▪ Automobile washing establishment ▪ Building supply yard ▪ Clinic ▪ Contractors yard ▪ Convenience store ▪ Financial Business ▪ Gas bar ▪ Marina ▪ Motel ▪ Office ▪ Personal Service Shop ▪ Place of amusement, ▪ Recreational establishment ▪ Recreational vehicle and equipment centre ▪ Restaurant ▪ Retail store ▪ Service shop ▪ Tavern
<p>Accessory Use:</p> <ul style="list-style-type: none"> ▪ Residential - dwelling unit ▪ Office ▪ Place of amusement ▪ Staff Quarters 	<p>Accessory Use:</p> <ul style="list-style-type: none"> ▪ Residential Use 	<p>Accessory Use:</p> <ul style="list-style-type: none"> ▪ Artist Studio ▪ Cultural Centre ▪ Residential - dwelling unit ▪ Residential – multiple dwelling ▪ Office ▪ Place of amusement ▪ Staff Quarters



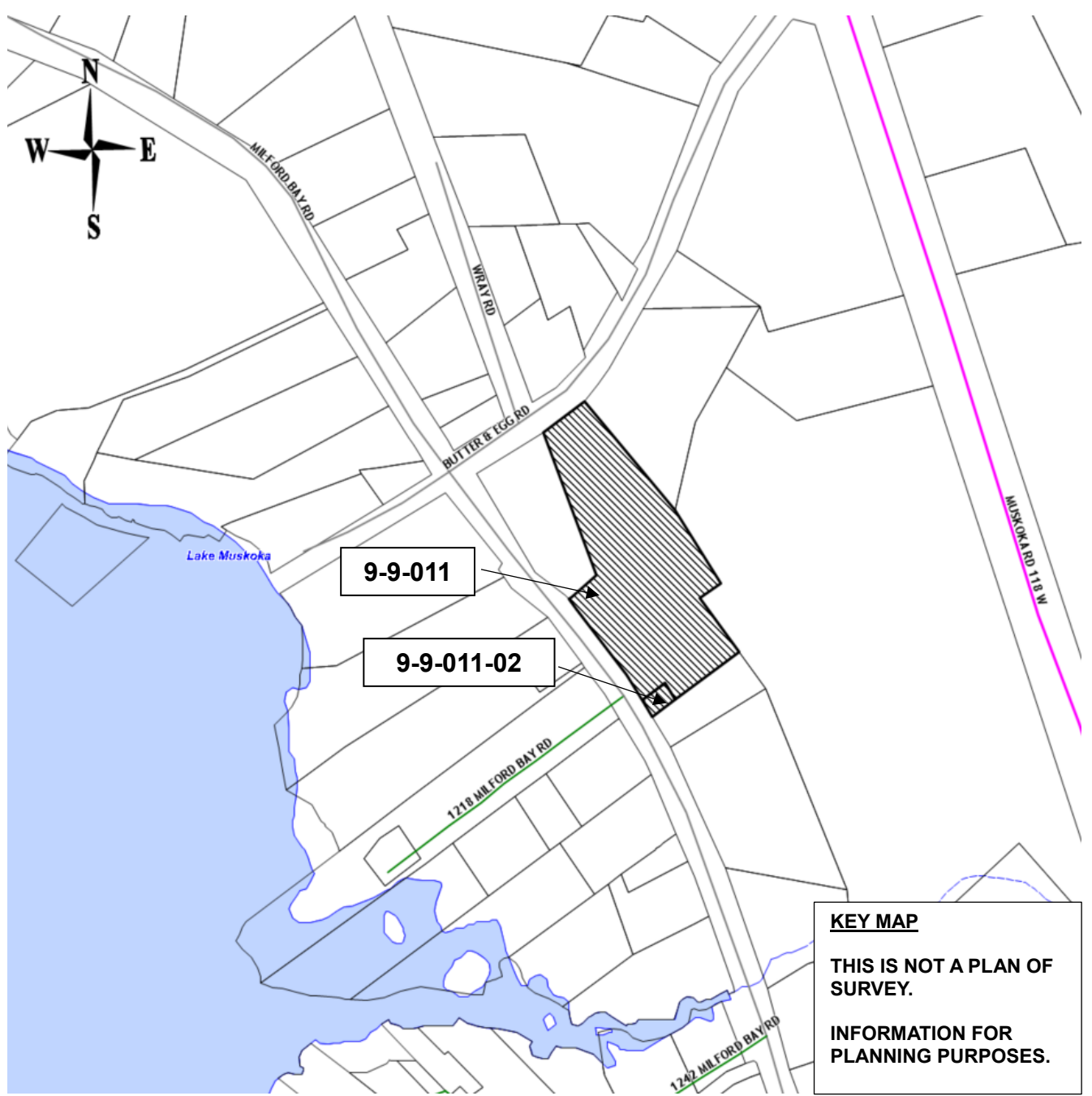
Notice of Public Meeting
ZBA-55/24, SARJEANT

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Summary
A	5.2.15 b) i.	Multiple Dwelling Units are Required to be Connected to Municipal Sewer and Water Services	-	Recognize a Multiple Unit Dwelling with 3 units on Private Services	-	Recognize a Multiple Unit Dwelling with 3 units on Private Services
B	5.2.3	Minimum Interior Side Yard Setback	20 ft.	12 ft.	8 ft.	Recognize an As-built Covered Deck/Porch
C				6 ft.	14 ft.	Recognize an As-built Gazebo

A key map of the subject property, the applicant's site plan, 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. For correspondence to be included on the Agenda, please submit your comments by: March 6th, 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.

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.

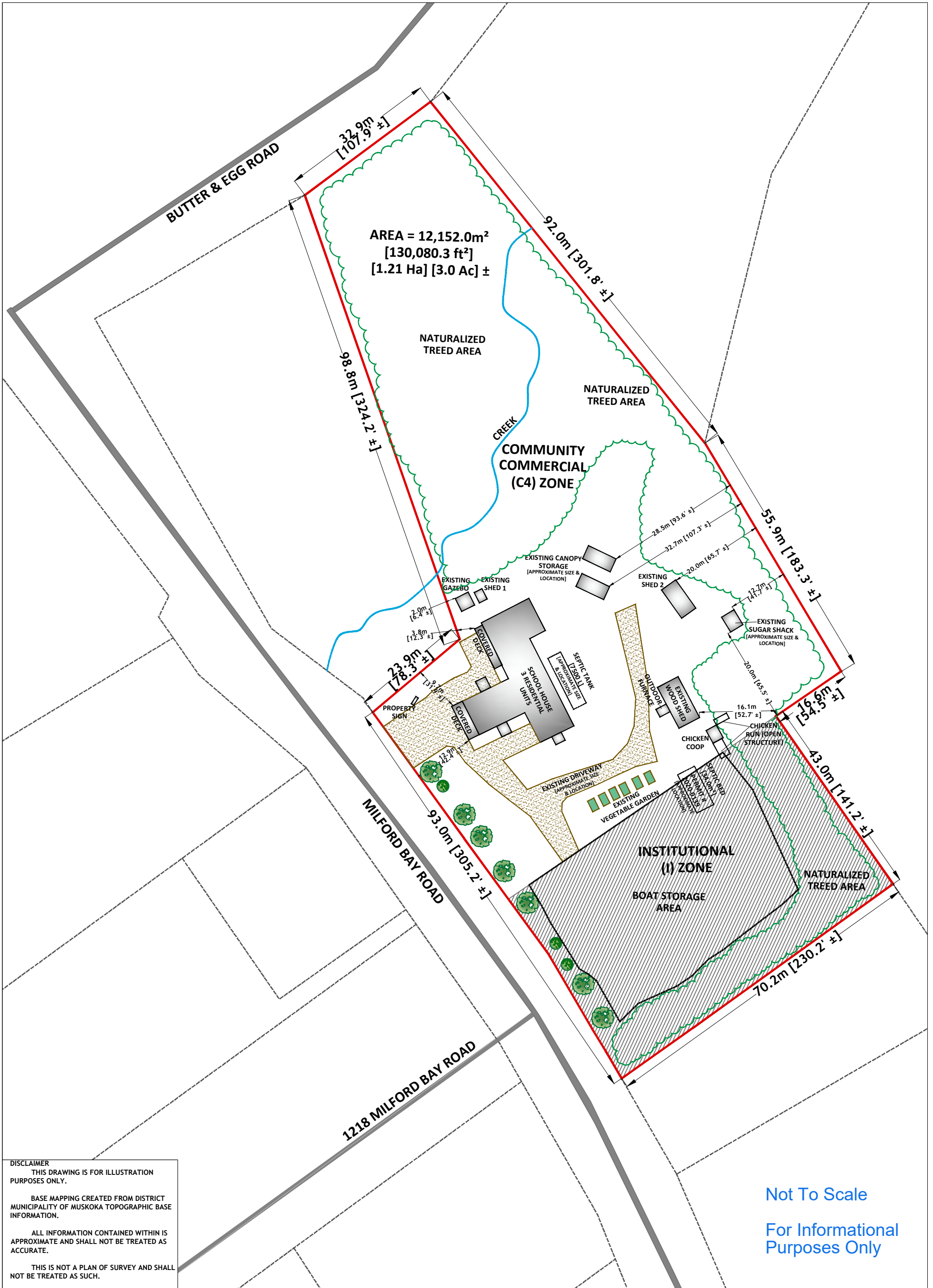
Dated at the Township of Muskoka Lakes this 13th day of February, 2025.

Crystal Paroschy, Clerk

Corporation of the Township of Muskoka Lakes



ZONING SKETCH



DISCLAIMER
 THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.

BASE MAPPING CREATED FROM DISTRICT MUNICIPALITY OF MUSKOKA TOPOGRAPHIC BASE INFORMATION.

ALL INFORMATION CONTAINED WITHIN IS APPROXIMATE AND SHALL NOT BE TREATED AS ACCURATE.

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE TREATED AS SUCH.

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ZONING AMENDMENT SKETCH

1211 MILFORD BAY ROAD
 PART OF LOT 25, CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF MONCK
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SARJEANT

EXISTING DEVELOPMENT INFORMATION (APPROXIMATE)

- WOODSHED = 47.5m² [511.3 ft²]
- SUGAR SHACK = 11.1m² [119.5 ft²]
- SHED 1 = 4.4m² [47.4 ft²]
- SHED 2 = 26.7m² [287.4 ft²]
- GAZEBO = 9.3m² [100.1 ft²]
- CHICKEN COOP = 7.4m² [80.0 ft²]
- STORAGE CANOPIES = 38.6m² [415.5 ft²]
- SCHOOL HOUSE = 332.3m² [3,576.8 ft²]
- COVERED DECKS = 36.5m² [392.9 ft²]
- COVERED ENTRIES = 15.6m² [167.9 ft²]
- TOTAL DEVELOPMENT = 529.4m² [5,698.8 ft²]
- COVERAGE = 529.4m² / 12,152.0m² *100 = 4.35%

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			



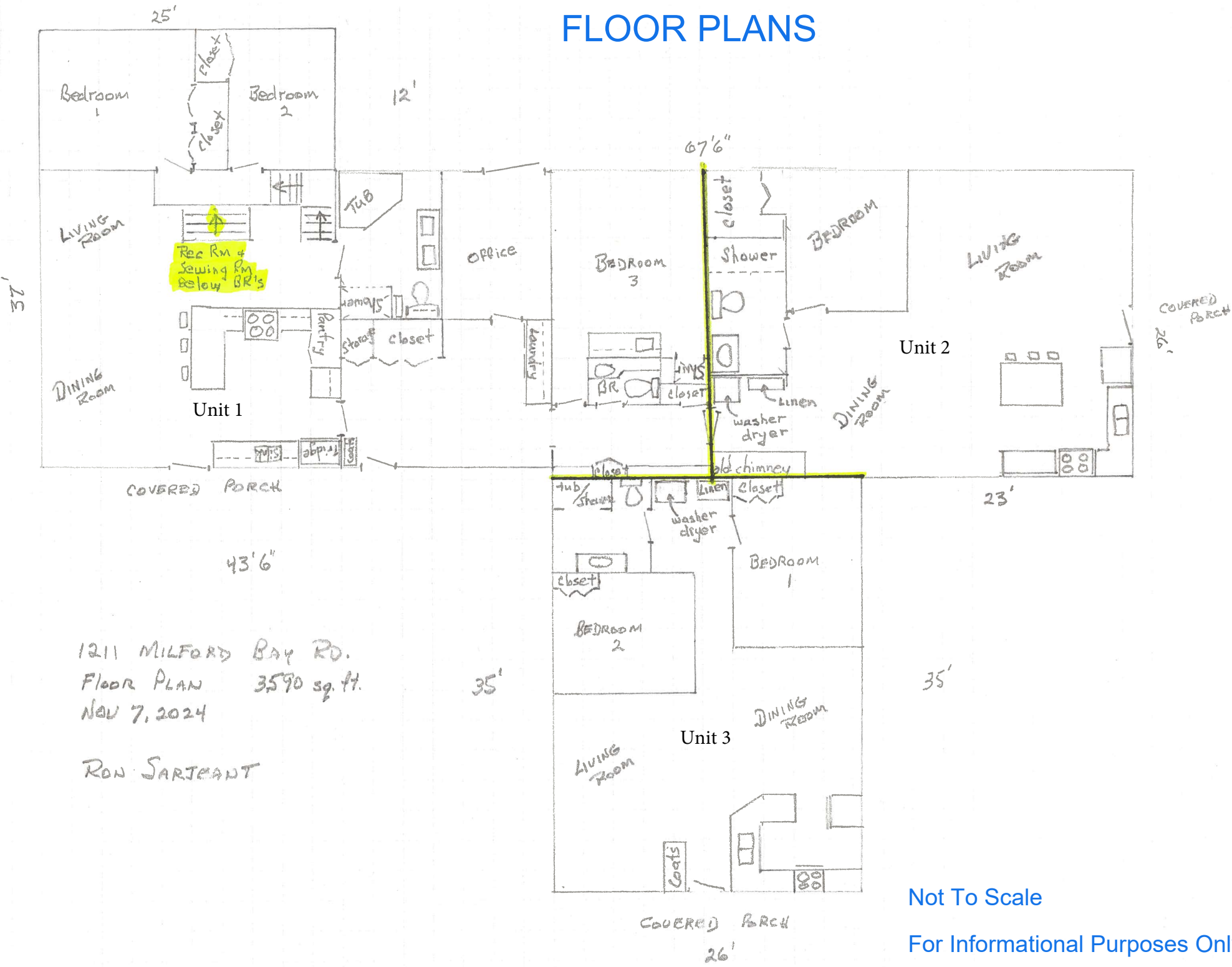
SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 750	175900	NOVEMBER 26, 2024	JT

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BASE MAP SOURCE:
 DISTRICT MUNICIPALITY OF MUSKOKA -
 TOPOGRAPHIC BASE INFORMATION

FLOOR PLANS



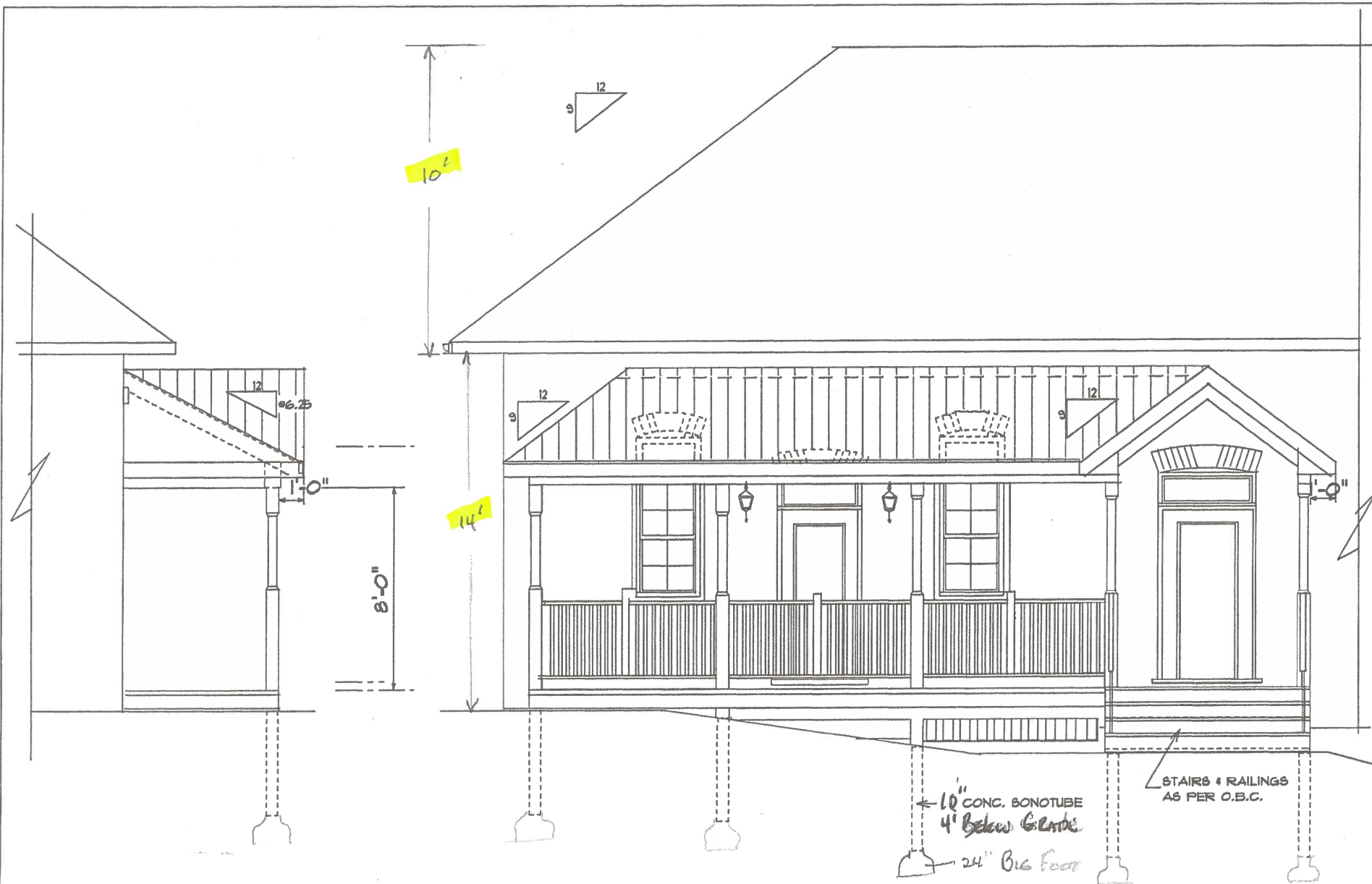
1211 MILFORD BAY RD.
 FLOOR PLAN 3590 sq. ft.
 NOV 7, 2024

RON SARGEANT

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FRONT LEFT ELEVATION DRAWINGS

1211 MILFORD BAY RD.



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

PARTIAL FRONT ELEVATION (LEFT)

SCALE: 3/16" = 1'-0"

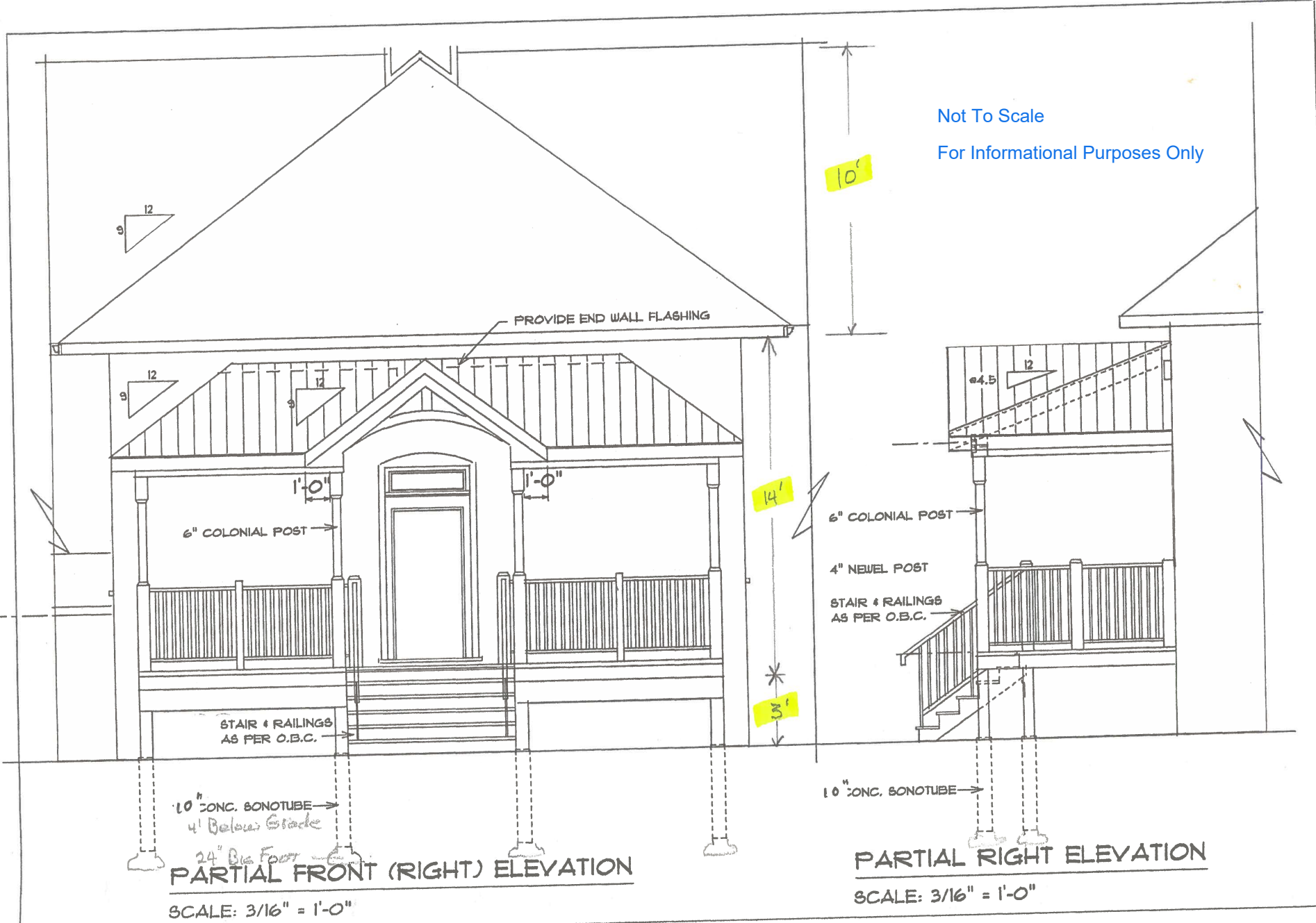
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FRONT RIGHT ELEVATION DRAWINGS

1211 MILFORD BAY RD.

Not To Scale
For Informational Purposes Only



PARTIAL FRONT (RIGHT) ELEVATION
SCALE: 3/16" = 1'-0"

PARTIAL RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

DRAFT 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:

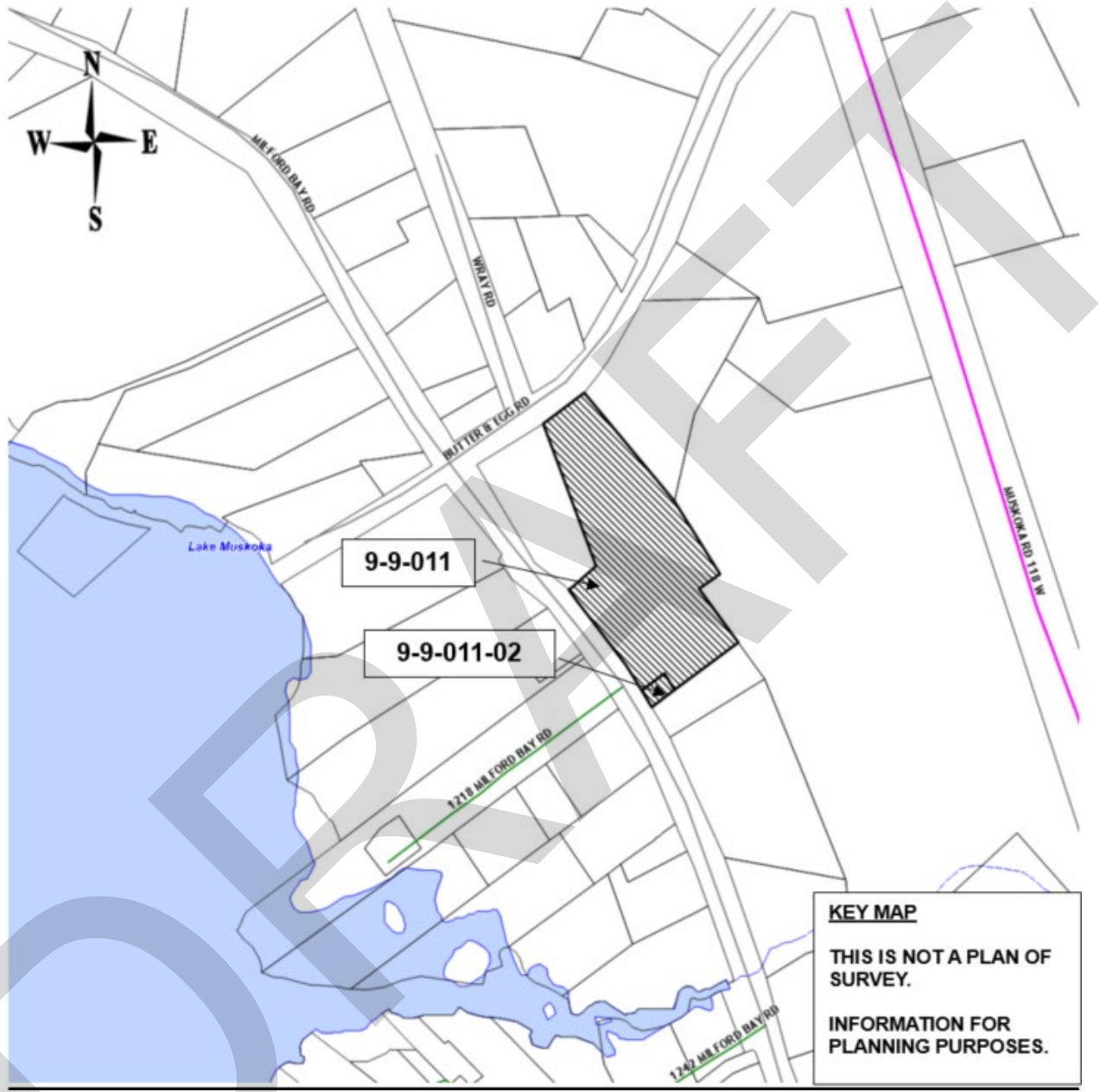
1. Schedule 62 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 25 and 26, Concession 9, Part 5, Plan 35R-16337 (in the former Township of Monck), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XX, from Community Commercial – Highway (C4) and Institutional (I) to Community Commercial – Mixed Use (C5).
2. 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 25 and 26, Concession 9 (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Part 5, Plan 35R-16337, as shown hatched on Schedule I to By-law 2025-XXX.
 - ii) Despite the provisions of Section 5.2.15 b) i. of Zoning By-law 2014-14, as amended, for those lands described above, a dwelling containing three units is permitted on private services, in the location and extent shown on Schedule II to By-law 2025-XXX.
 - iii) Despite the provisions of Section 5.2.3 of Zoning By-law 2014-14, as amended, for those lands described above, a covered deck/porch and a gazebo are permitted to be located 12 feet and 6 feet from an interior side lot line, respectively, as shown on Schedule II to By-law 2025-XXX.
3. Schedules I and II attached hereto are hereby made part of this By-law.
4. 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**.

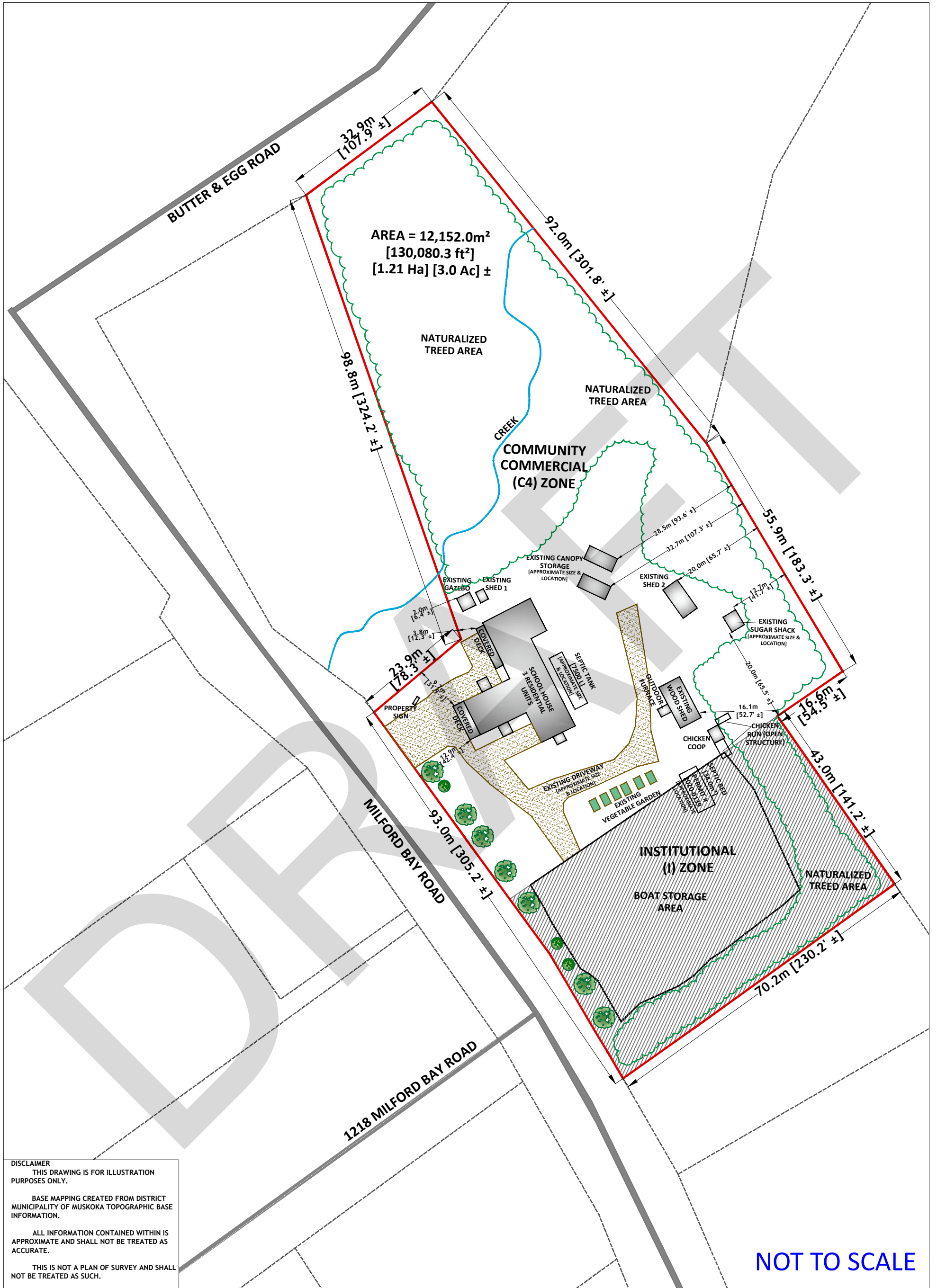
Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO DRAFT BY-LAW 2025-XXX



SCHEDULE II TO DRAFT BY-LAW 2025-XXX



ZONING AMENDMENT SKETCH

1211 MILFORD BAY ROAD
 PART OF LOT 25, CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF MONCK
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SARJEANT

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
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SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 750	175900	NOVEMBER 26, 2024	JT



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