

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.**

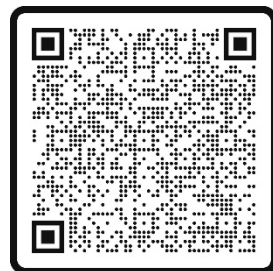
File No.: ZBA-54/24

Roll No.: 6-7-059

By-law No.: To Be Assigned

Owners:	Michele & Frances Badali 403 St Clements Ave Toronto ON., M5N 1M2		
Address & Description:	1154 Clear Lake Road Lot 20, Concession 8, Lot 17 & 18, Plan M-271, Parts 2 to 4 and Part 6, Plan 35R-9551, Wood		
Zoning:	Waterfront Residential (WR4)	Clear Lake (Category 4 Lake)	Schedule: 48
Meeting Date: Thursday, December 11th, 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:

The subject lands consist of a waterfront parcel and a backlot parcel separated by the original road allowance associated with Clear Lake Road. This application was previously heard at the April 17, 2025, Planning Committee meeting where it was deferred to address comments made by the Township's Operational Services Department and Building Division. The applicants have since worked with both departments and adjusted the location of the sleeping cabin.

The applicants propose to construct a dwelling addition on the waterfront parcel and a new sleeping cabin on the backlot parcel. A Zoning By-law Amendment Application has been submitted to deem the waterfront and backlot parcels as one lot for planning purposes together with several other necessary exemptions. The applicant is also proposing a 32.8 foot (10 m) rear yard setback, as recommended by the Environmental Impact Study completed as part of the application. The proposed exemptions are detailed in the table below.



Notice of Public Meeting
ZBA-54/24, Badali

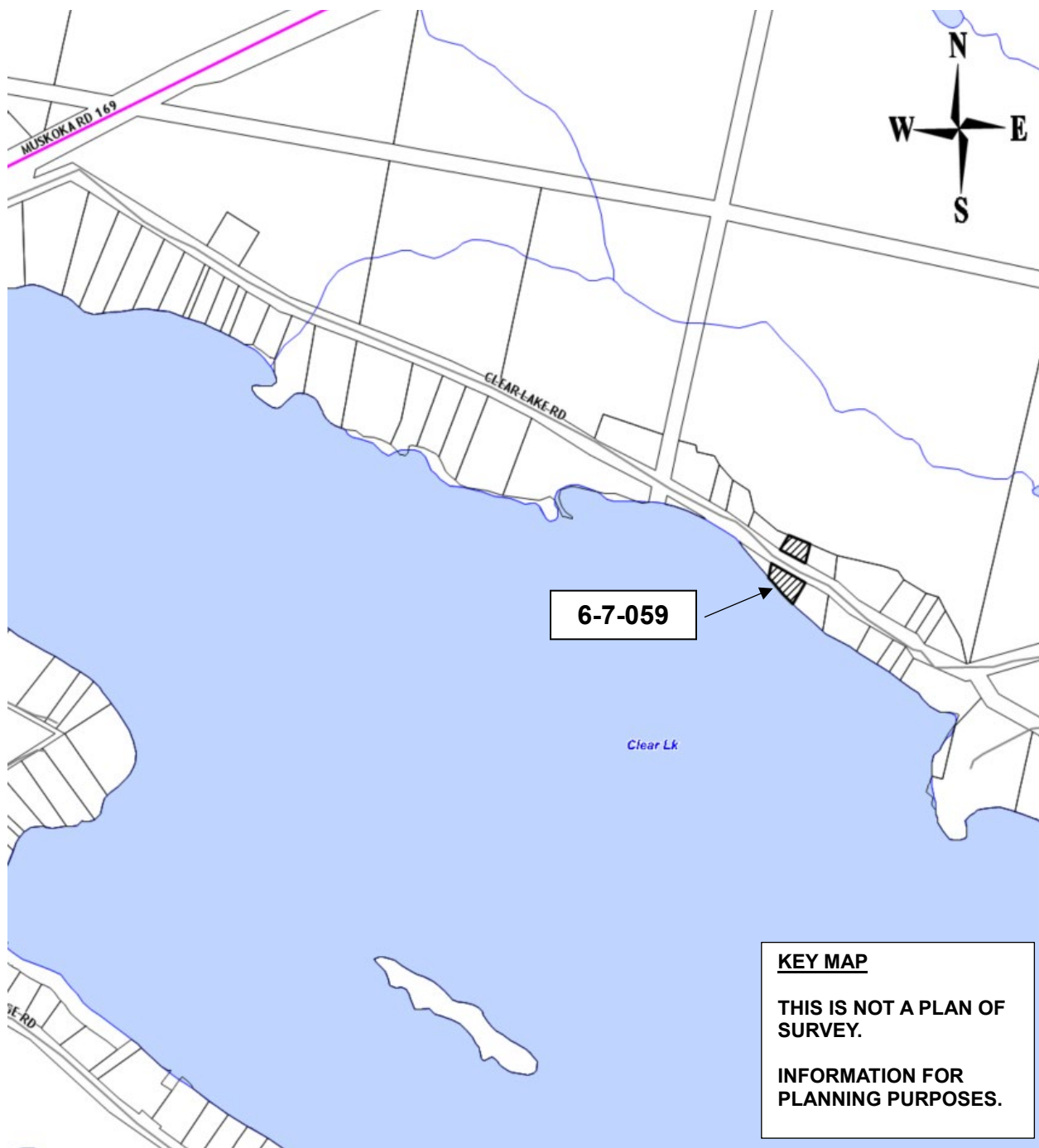
Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	11.88	Definition of a Lot	-	Deem the Waterfront and Backlot Parcels as One Lot for Planning Purposes	-	Deem the Waterfront and Backlot Parcels as One Lot for Planning Purposes
B	3.4.1	Minimum Lot Area	15,000 sq. ft.	13,745 sq. ft.	-	Construct a Sleeping Cabin on an Undersized Lot
C*	4.1.3 & 4.1.3.6	Maximum Permitted Total Lot Coverage	8% (1,099 sq. ft.)	8.5% (1,165 sq. ft.)	0.5% (66 sq. ft.)	Construct a Sleeping Cabin and Dwelling Addition
D*	4.1.3	Minimum Interior Side Yard Setback (Easterly)	15 ft.	3 ft.	12 ft.	Construct a Sleeping Cabin
E*	3.23.1	Minimum Setback from a Lot Line Abutting a Street	25 ft.	15.7 ft.	9.3 ft.	
F				18.5 ft.	6.5 ft.	Construct a Dwelling Addition
G	4.1.3.5	Minimum Front Yard Setback	50 ft.	9.5 ft.	40.5 ft.	
H	4.1.3	Minimum Interior Side Yard Setback (Westerly)	15 ft.	12 ft.	3 ft.	
I	4.1.3	Minimum Rear Yard Setback	15 ft.	32.8 ft.	-	Impose a 32.8 ft. setback from rear yard and adjacent wetland.

*Exemptions that have been added or changed.

A key map of the subject property, the applicant's site plan and 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 November 18th, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

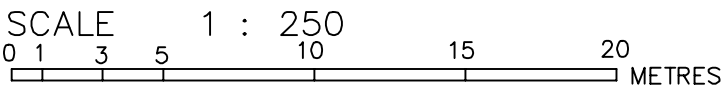


SITE PLAN

SKETCH FOR DEVELOPMENT PURPOSES

(1154 CLEAR LAKE ROAD)

ISSUED OCTOBER 23, 2025

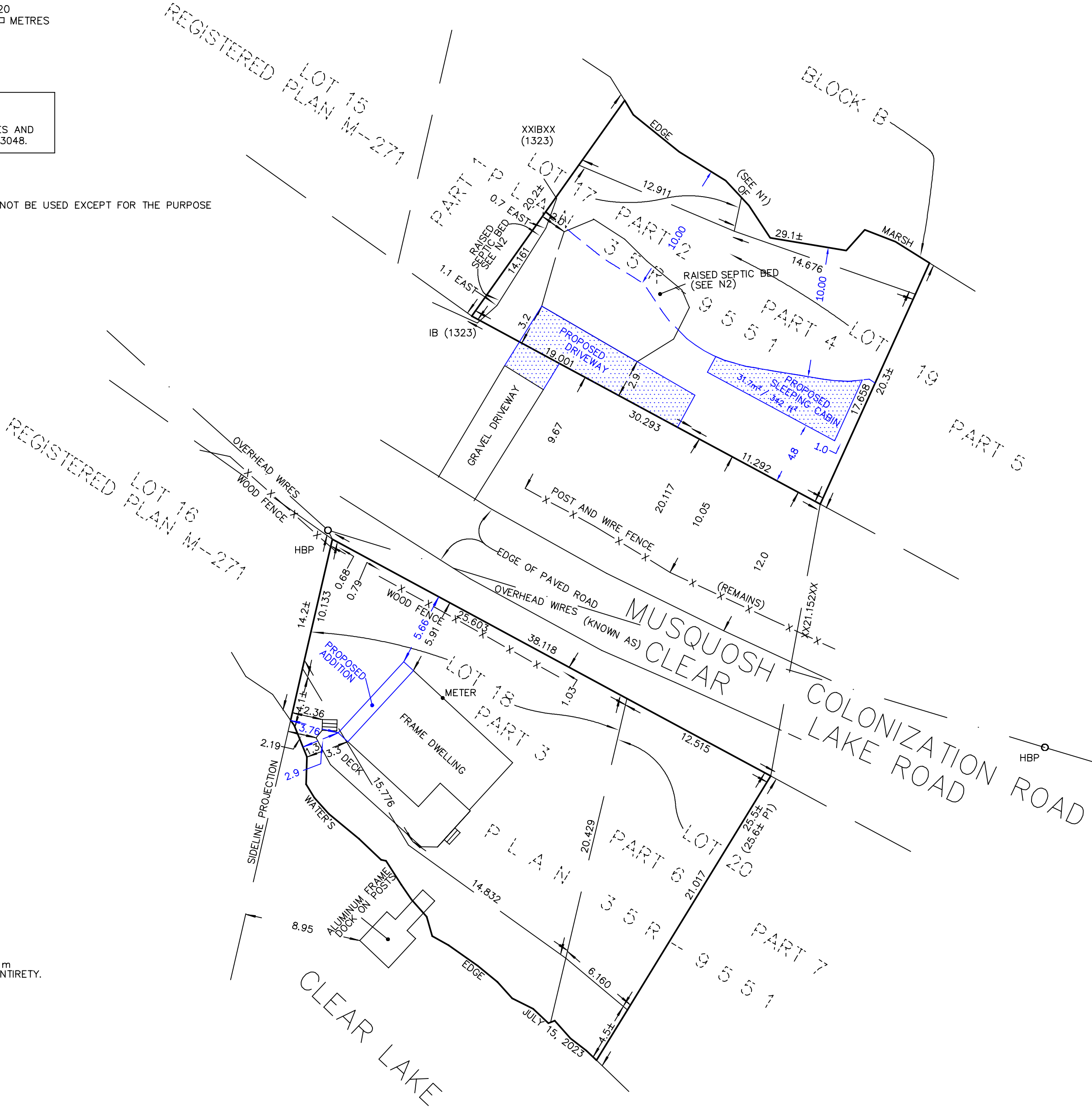


METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION

- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©



LEGEND

- SSIB DENOTES SHORT STANDARD IRON BAR (0.025mX0.025mX0.60m)
- IB DENOTES IRON BAR (0.016mX0.016mX0.60m)
- RP DENOTES ROCK POST (BOLT IN ROCK WITH CAP)
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- N1 BOTTOM OF BANK USED TO DEFINE MARSH LIMIT SINCE THE MARSH WAS DRY AT THE TIME OF THE SURVEY
- N2 SURVEY MEASUREMENT WAS TAKEN TO THE TOE OF THE SLOPE OF THE RAISED SEPTIC BED

NOTES

INFORMATION SHOWN HEREON IS FROM A PLAN OF SURVEY BY T.A. BUNKER DATED SEPTEMBER 12, 2023. PLAN SUBMISSION NUMBER V-51783.

THIS SKETCH IS ONLY ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL, OR CERTIFIED IN AN ELECTRONIC VERSION OF THE PLAN.

THE SLEEPING CABIN WILL NOT EXCEED 60.3 SQ M (650 SQ FT) IN AREA.

THE NORTH AND SOUTH LOTS ARE BOTH WITHIN 61m OF THE WATER'S EDGE OF CLEAR LAKE IN THEIR ENTIRETY.

IRREGULAR FRONTAGE=36.7
CHORD FRONTAGE=35.0

AREA TABLE	
DESCRIPTION	AREA
LOT - SOUTH	749 Sq.m.
LOT - NORTH	528 Sq.m.
FRAME DWELLING	69.1 Sq.m.
DECKS - DWELLING	34.9 Sq.m.
DOCKS	13.1 Sq.m.
COVERED STORAGE	to be removed
PROPOSED STRUCTURES	
SLEEPING CABIN	31.7 Sq.m.
DWELLING ADDITION	7.4 Sq.m.

CLEAR LAKE

THE LIMIT DENOTED HEREON AS 'WATER'S EDGE JULY 15, 2023' OF CLEAR LAKE IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WOOD.

Not To Scale

For Informational Purposes Only



T. A. BUNKER SURVEYING LTD.

150 JOHN ST. N. GRAVENHURST, ONTARIO. P. O. BOX 1180, P1P 1V4

705-687-5883 surveys@BunkerSurveying.ca

www.BunkerSurveying.ca FB 367/35 FILE 5449SP

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 20, Concession 8, Lot 17 & 18, Plan M-271, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Parts 2 to 4 and Part 6, Plan 35R-9551, as shown hatched on Schedule I to By-law 2025-XXX.
 - ii) Despite the provisions of Section 11.88 of Zoning By-law 2014-14, as amended, for those lands described above, the waterfront and backlot parcels, as shown hatched and crosshatched respectively on Schedule I to By-law 2025-XXX, shall be deemed as one lot for planning purposes only.
 - iii) Despite the provisions of Section 3.4.1 of Zoning By-law 2014-14, as amended, for those lands described above, a sleeping cabin is permitted on an undersized lot as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - iv) Despite the provisions of Section 4.1.3 & 4.1.3.6 of Zoning By-law 2014-14, as amended, for those lands described above the maximum permitted lot coverage on the entire lot shall be 1,165 sq. ft. (8.5%), as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - v) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above a sleeping cabin is permitted to be setback 3 feet from the easterly interior side lot line, as shown in the location and extent on Schedule II to By-law 2025-XXX.
 - vi) Despite the provisions of Section 3.23.1 of Zoning By-law 2014-14, as amended, for those lands described above a sleeping cabin and dwelling addition are permitted to be set back 15.7 feet and 18.5 feet, respectively, from a lot line abutting a street, as shown in the location and extent on Schedule II to By-law 2025-XXX.

- vii) Despite the provisions of Section 4.1.3.5 of Zoning By-law 2014-14, as amended, for those lands described above, a dwelling addition is permitted to be set back 9.5 feet from the highwater mark, as shown in the location and extent on Schedule II to By-law 2025-XXX.
- viii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above a dwelling addition is permitted to be set back 12 feet from the westerly interior side lot line, as shown in the location and extent on Schedule II to By-law 2025-XXX.
- ix) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted rear yard setback shall be 32.8 feet.

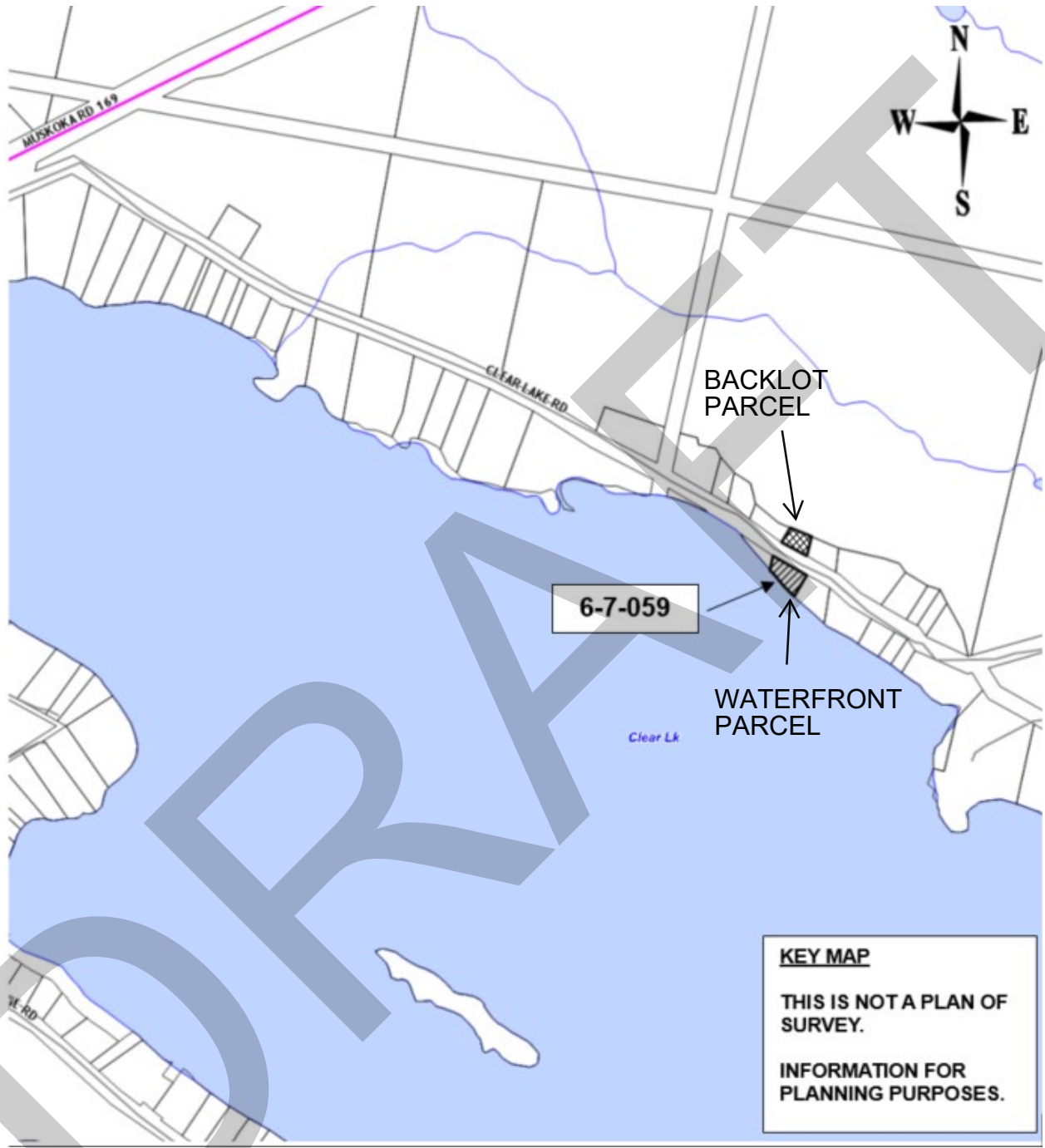
- 2. Schedules I and II attached hereto are hereby made part of this By-law.
- 3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.

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

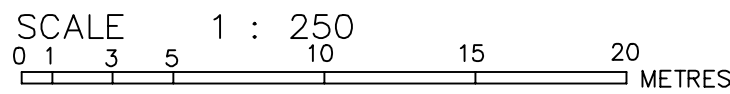


SCHEDULE II TO DRAFT BY-LAW 2025-XXX

SKETCH FOR DEVELOPMENT PURPOSES

(1154 CLEAR LAKE ROAD)

ISSUED OCTOBER 23, 2025



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