

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2021-116

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 the following By-law;

1. Section 3.2 b) of By-law 2014-14 is hereby replaced with:

3.2 b) Exterior Extension, Undersized Lot

A dwelling or sleeping cabin which is located on a *lot* which does not comply with the minimum *frontage* and/or *area* requirement for the Zone within which it is located, may not be increased in *floor area*.

A building or structure which does not contain a *habitable room* and is located on a *lot* which does not comply with the minimum *frontage* and/or *area* requirement for the Zone within which it is located, may be enlarged, extended, or otherwise structurally altered, if the *building or structure* and *use* will continue to comply with all other requirements of this By-law.

2. Sections 3.2 c) and g) of By-law 2014-14 are hereby removed and replaced with:

3.2 c) Exterior Extension, Required Yards

Nothing in this By-law shall prevent an increase in *floor area* and/or *height* of any lawful *non-complying building or structure*, or part thereof, provided that the increase in *floor area* and/or *height* complies with all of the requirements of this By-law.

3. Section 3.2 d) of By-law 2014-14 is hereby replaced with:

3.2 d) Second Storey Additions to Buildings and Structures on a Lot where the maximum Lot Coverage is exceeded

A building or structure on a *lot*, where the maximum *lot coverage* is already exceeded may not be added to by way of a second storey.

4. Section 3.2 h) of By-law 2014-14 is hereby replaced with:

3.2 h) Shoreline Structures Exceeding Maximum Cumulative Width

Where *docks* or *boathouses* are legal *non-complying* due to the requirements of the maximum *cumulative width* of *docks* and *boathouses*, additions are not permitted, unless the resultant *docks* and/or *boathouses* comply with *cumulative width* and all other requirements of this By-law.

5. Table 4.1.3 of By-law 2014-14 is hereby amended with the addition of a footnote (16) in Row 9 (Maximum Height – Accessory Bldg.) to state, “See 4.1.7”.

6. Section 4.1.4 of By-law 2014-14 is hereby amended with the following additional subsection:

4.1.4 FRONT YARD SETBACK EXEMPTIONS

- v. A *pumphouse*, sauna or *gazebo* constructed in accordance with this section and that are exempt from the *front yard setback* requirements, shall not contribute to the accessory *building* amount limitation referenced in Section 4.1.7.

7. Section 4.1.6 of By-law 2014-14 is hereby amended with the following additional subsection:

4.1.6 SLEEPING CABINS

vii. Section 4.1.7 applies to the maximum *height* of a *sleeping cabin* forming part of a detached *private garage*.

8. By-law 2014-14 is hereby amended with the addition of the following Section and following Sections renumbered accordingly:

4.1.7 MAXIMUM NUMBER OF ACCESSORY BUILDINGS PER LOT

Where accessory buildings are permitted by this By-law, a maximum of two single *storey* accessory *buildings* not exceeding a combined *ground floor area* of 92.9 sq. m. (1,000 sq. ft.) are permitted on the *lot*, excluding any permitted *boathouse(s)*, *sleeping cabin(s)*, *attached garage(s)*, and *privy(s)*, and any permitted *pumphouse(s)*, *sauna(s)* and *gazebo(s)* constructed in accordance with the applicable front yard exemptions of Section 4.1.4. The single *storey* limitation does not apply to one of the two permitted accessory *buildings* referenced above where it consists of a detached *private garage* with a second *storey* *sleeping cabin*, which shall be limited to a maximum height of 6.7 m (22 ft.). Section 4.1.6 applies to applies to the construction of any building containing a sleeping cabin.

READ A FIRST AND SECOND TIME this ____ day of _____, 2021.

READ A THIRD TIME AND FINALLY PASSED this ____ day of _____, 2021.

Phil Harding, Mayor

Cheryl Mortimer, Clerk