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OUR FILE 2-9-059

April 4, 2018



Bryce Sharpe, BSc., MSc.  
Development Planner

Re: Zoning, Concession 5, Lot 28, (Watt), Plan M362, Lot 22, Roll # 2-9-059

We offer the following in response to your correspondence received March 25, 2018.

The subject property referenced above is zoned Waterfront Residential (WR5-7) and Environmental Protection (EP1). The permitted main use in the WR5 zone is residential. The EP1 zone does not permit residential development.

Section 4.0 of the Zoning By-law contains the applicable provisions for the WR5 zone. Section 4.1.7 applies to accessory structures over water. Based on your questions and the survey provided we can offer the following comments:

1. The property meets the requirements of Section 3.4.1 of Zoning By-law 2014-14 for an undersized lot of record and is considered to be a "building lot".
2. The maximum permitted lot coverage is 10% of the total lot area and 10% of the lot area located within 200 feet of the high water mark. The footprint of all roofed structures, on land and over water, are included in lot coverage.
3. One residential dwelling, one sleeping cabin, and a detached garage are permitted in the WR5 zone, in accordance with the requirements of the Zoning By-law (i.e. setbacks, coverage, height, floor area, etc.).
4. A dock and boathouse are permitted over water and outside the EP1 zone in accordance with the requirements of the Zoning By-law (i.e. setbacks, width, length, height, etc.).

The Waterfront Residential section of the Zoning By-law is enclosed for your reference. The complete Zoning By-law is available on the Township's website:  
<http://www.muskokalakes.ca/content/planning>

Please note that the property must be able to accommodate a sewage system for any proposed development, that a Site Plan Agreement must be entered into, an entrance permit be issued by the District Municipality of Muskoka, and compliance with all requirements of the Zoning By-law and Ontario Building Code be met prior to the issuance of a building permit.