

**EXPLANATION OF THE PURPOSE AND EFFECT OF  
ZONING BY-LAW AMENDMENT**

**ZBA-68/21, BY-LAW 2021-207, SKELETON LAKE MARINA LTD., Roll #'s 2-20-036  
and 2-20-035**

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The lands affected by this amendment are described as:

- Lot 28, Concession B, Lot 13, Plan 16, (in the former Township of Watt), now in the Township of Muskoka Lakes. The subject land has no assigned civic address and is currently in the ownership of Skeleton Lake Marina Ltd.
- Part of Lot 29, Concession B, Parts 1 and 2, Plan 35R-14298, (in the former Township of Watt), now in the Township of Muskoka Lakes. The subject land is known municipally as 1008 Skeleton Lake Road and is currently in the ownership of Skeleton Lake Marina Ltd.

The first property described above is vacant. The applicant proposes to rezone the property from the Rural Residential (RUR) Zone to the Waterfront Commercial – Marina (WC2) Zone to facilitate the construction of a parking area for patrons of Skeleton Lake Marina. The applicant proposes to permit only an accessory parking area on this property.

The second property described above fronts onto Skeleton Lake, is within the Waterfront Commercial – Marina (WR2) Zone, and is used for a commercial marina operation. The property contains a commercial marina building, parking areas used for parking and boat storage, and several docks. The applicant proposes to construct a dock addition to provide 14 additional boat slips.

The purpose of By-law 2021-207 is to provide an exemption from Section 4.2.8 a. i. of By-law 2014-14, as amended, being the maximum permitted dock length of 80 feet from the high water mark. The proposed dock addition will increase the length of one of the existing docks to 240 feet.

In summary, By-law 2021-207 will have the effect of rezoning a property from Rural Residential (RUR) to Waterfront Commercial – Marina (WC2) to facilitate the construction of a parking area for use in conjunction with a marina and of permitting a dock with a length of 240 feet.

See Key Map on the Next Page

**KEY MAP**

