SHORELINE DEVELOPMENT IN MUSKOKA

A BRIEF OVERVIEW OF LOCAL BY-LAWS AFFECTING COMMON ZONES

	Township of Muskoka Lakes WR1 zones, Category 1 Lakes (Joseph, Rosseau, & Muskoka)*	Seguin Township SR1 zones, Lakes Joseph and Rosseau*
How long can my dock be?	20.1m (66')	15m (49')
How wide can my docks be?	25% of frontage (max. of 22.9m/75') - includes boathouse docks	25% of frontage (max. of 23m/75.5') - includes docks for boathouse
How close can my dock be to my side lot line?	9.1m (30')	Varies from 6m(19.7') to 20m(65.5') depending on lot frontage
Do I have enough frontage for a boathouse?	No minimum frontage requirement	Minimum frontage required is 60m (197')
How long can my single-storey boathouse be?	15.2m (50')	11m (36')
How wide can my single-storey boathouse be?	16% of frontage (max. of 22.9m/75')	11m (36') or if you have >160m (525') frontage, 15m (49')
Is a second storey permitted on my boathouse?	Possibly, if you have at least 91.4m (300') of frontage	Possibly, if you have at least 90m (295') of frontage

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Disclaimer: This information is a very general summary only. Permitted development varies based on each property's unique characteristics. Please contact us or your local municipality to inquire about permitted shoreline development at your specific property.

Sources: Township of Muskoka Lakes Zoning By-Law 2014-14 and Seguin Zoning By-Law 2014-085.

PERMITTED SHORELINE DEVELOPMENT DEPENDS ON:

- Lot size and amount of frontage
- Property zoning and related requirements
- Existing buildings and lot coverage
- Location of current and proposed buildings and structures
- Lake category
- Other factors that may vary by property