



Box 129, Port Carling, ON, POB 1J0
Telephone (705) 765-3156
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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

This notice has been sent to you for your information and does not require any response unless you wish to make one.

TAKE NOTICE THAT the Committee of Adjustment for The Corporation of the Township of Muskoka Lakes will be considering the following proposed minor variance to Zoning By-Law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13.

Hearing Date: Monday, December 11th, 2023 at 9:00 a.m.

File #.: A-63/23

Roll #: 2-6-039

Civic Address:

Owner: Luke Allison, 1068 Brandy Crest Road, RR 1, Port Carling, ON, P0B 1J0

Legal Description: Part Lot 33, Concession 1, Part 120, Plan BR-1697, and Part 1, Plan 35R-26898, (Watt)

Lake/River: Not Applicable

Zoning: Rural (RU1)

Zoning Schedule: 30

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to construct a new two-storey dwelling. Please note that Minor Variance Application A-63/22 (Allison) was previously circulated and approved by the Township’s Committee of Adjustment in November 2022 for relief from front yard, exterior side yard, and street setbacks for the development of a dwelling. The applicant has changed the location of the proposed development envelope.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	6.1.3	Minimum Front Yard Setback	50 ft.	34 ft.	16 ft.
B	3.23.1	Minimum Setback from an Unopened Road Allowance	25 ft.	20 ft.	5 ft.

A key map of the subject property and the applicants’ site plan and any drawings are included in this notice.

TAKE FURTHER NOTICE that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wish to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at 9:00 a.m.** More information about viewing and/or participating in the ZOOM hearing is included in this Notice and can be found on our website at www.muskokalakes.ca.

ADDITIONAL INFORMATION relating to the proposed variance application is available from the Planning Department week days 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, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.
Please quote the file number noted above.

YOU OR YOUR REPRESENTATIVE are entitled to participate in this public hearing and make verbal representation and/or make written representation prior to the meeting. Comments can be submitted by emailing planning@muskokalakes.ca or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

IF YOU WISH TO SPEAK to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.

FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing 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 DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

NO ONE OTHER THAN the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

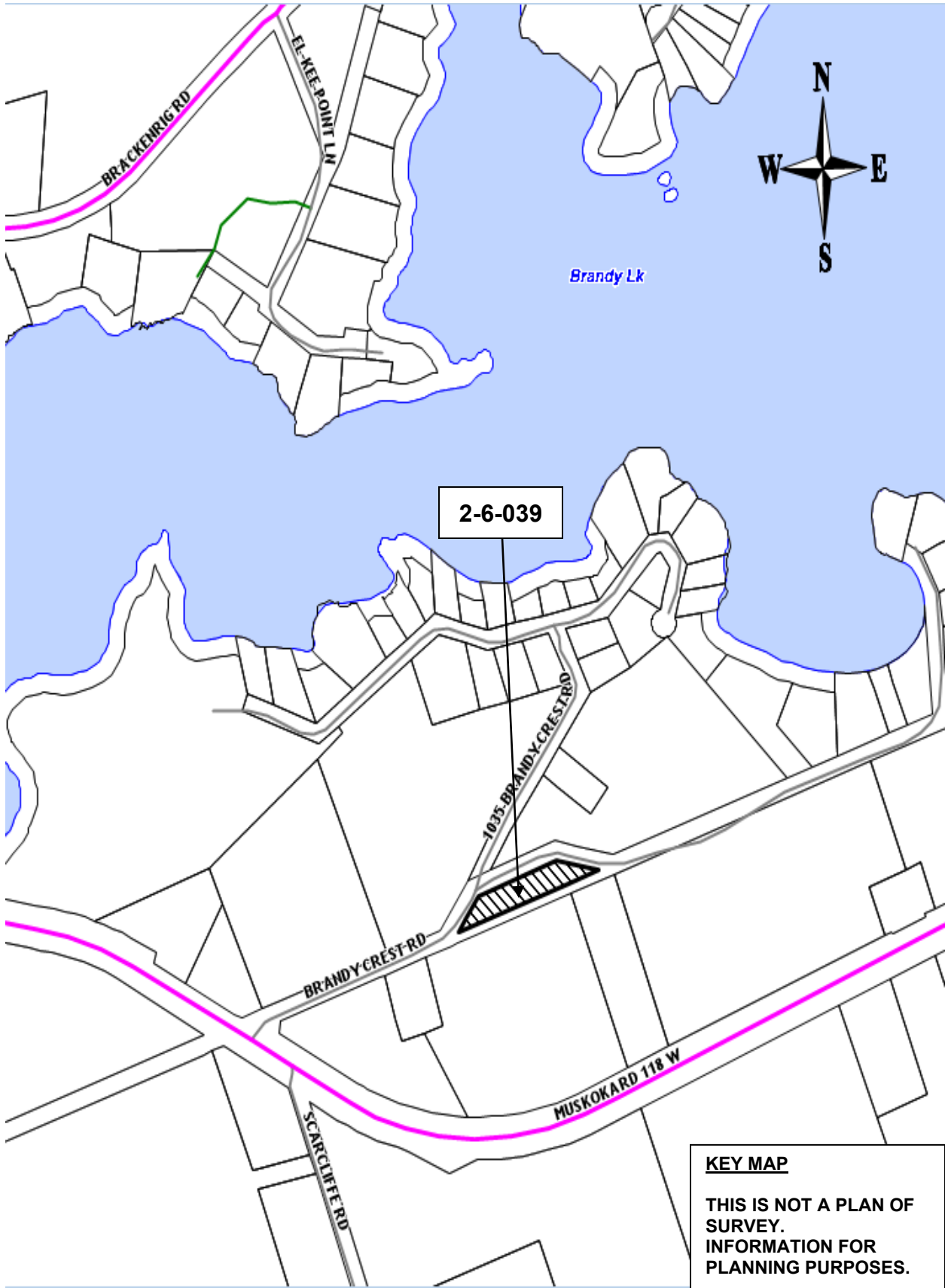
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 27th day of November, 2023.

"Original Signed by C. Ward"
Chelsea Ward,
Secretary-Treasurer
Committee of Adjustment

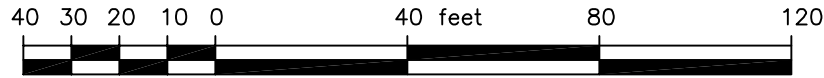
KEY MAP



KEY MAP
**THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.**

PART OF LOT 33, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES

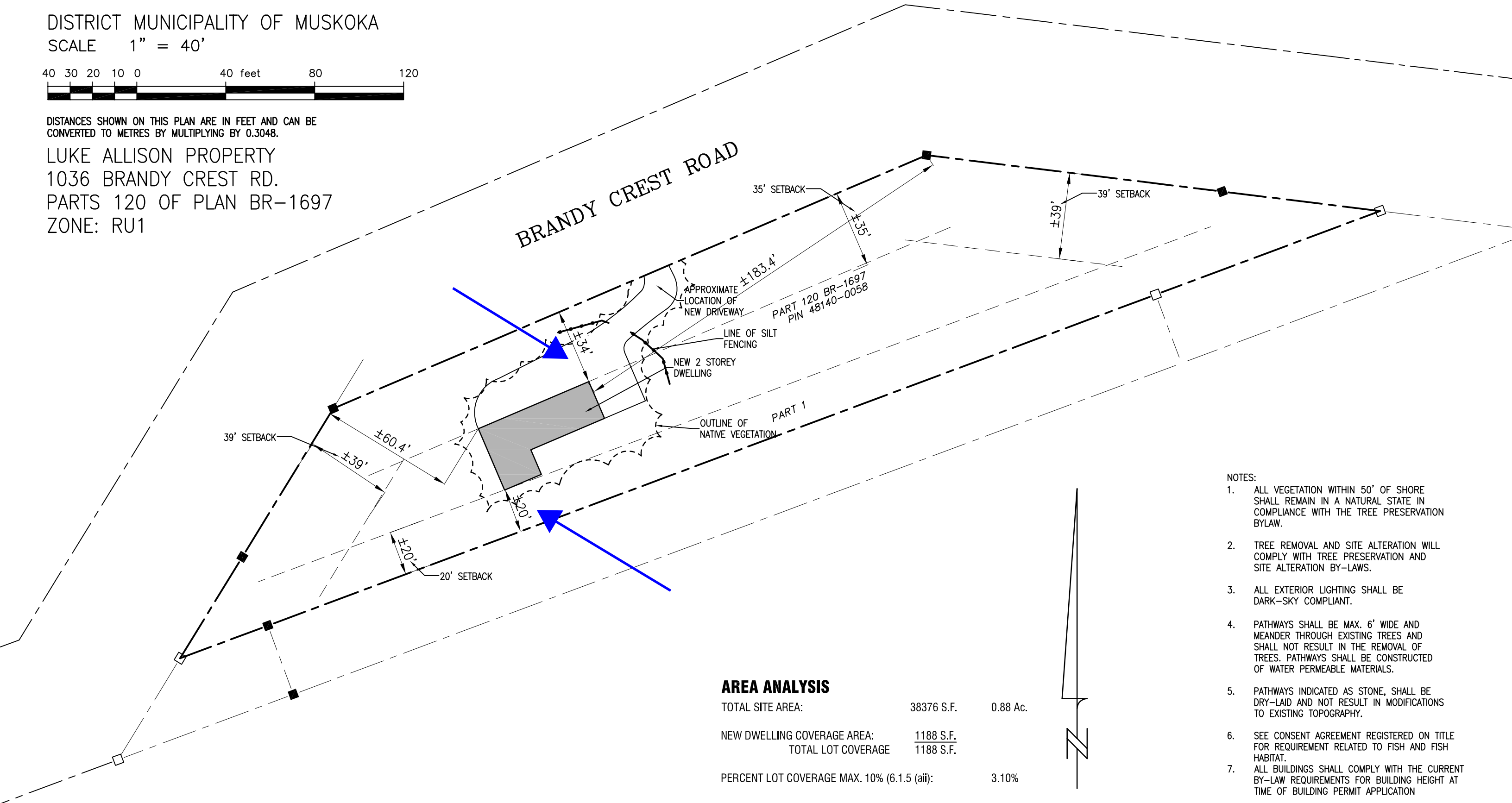
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE 1" = 40'



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

LUKE ALLISON PROPERTY
1036 BRANDY CREST RD.
PARTS 120 OF PLAN BR-1697
ZONE: RU1

NOTE:
SITE PROPERTY LINE DATA DERIVED FROM REGISTERED PLAN 35R-26898

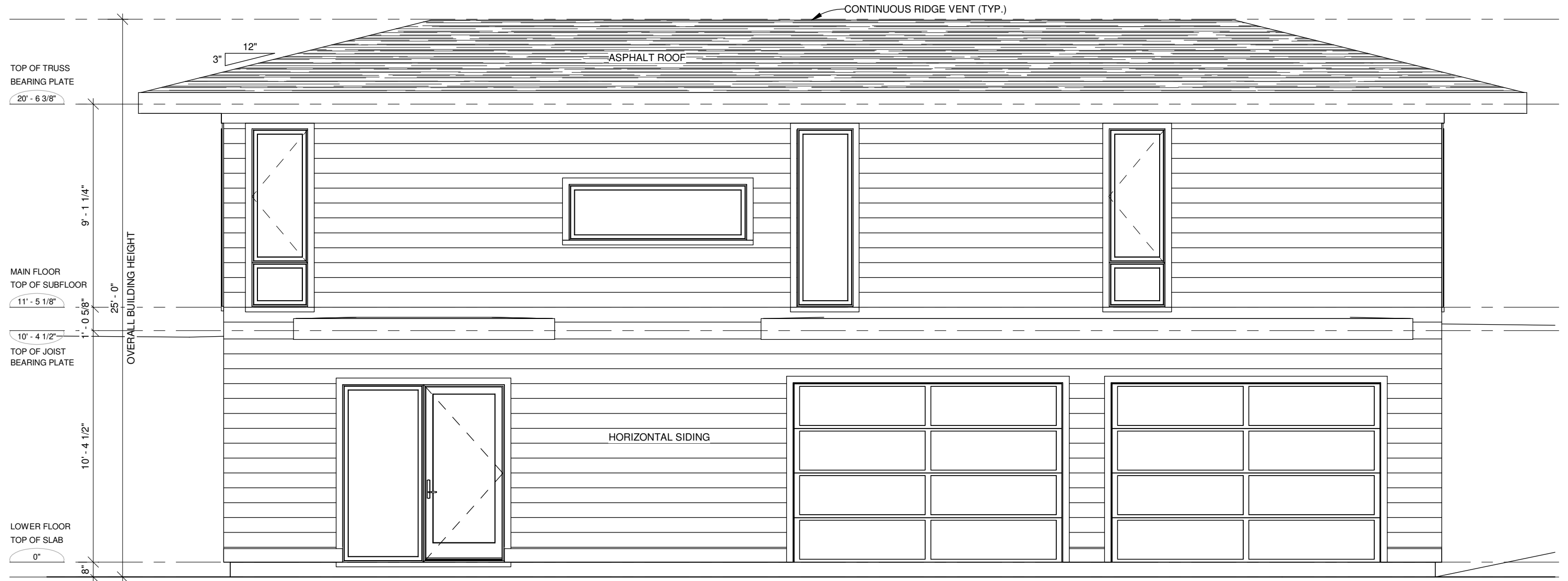


AREA ANALYSIS

TOTAL SITE AREA:	38376 S.F.	0.88 Ac.
NEW DWELLING COVERAGE AREA:	1188 S.F.	
TOTAL LOT COVERAGE	1188 S.F.	
PERCENT LOT COVERAGE MAX. 10% (6.1.5 (a)):		3.10%

NOTES:

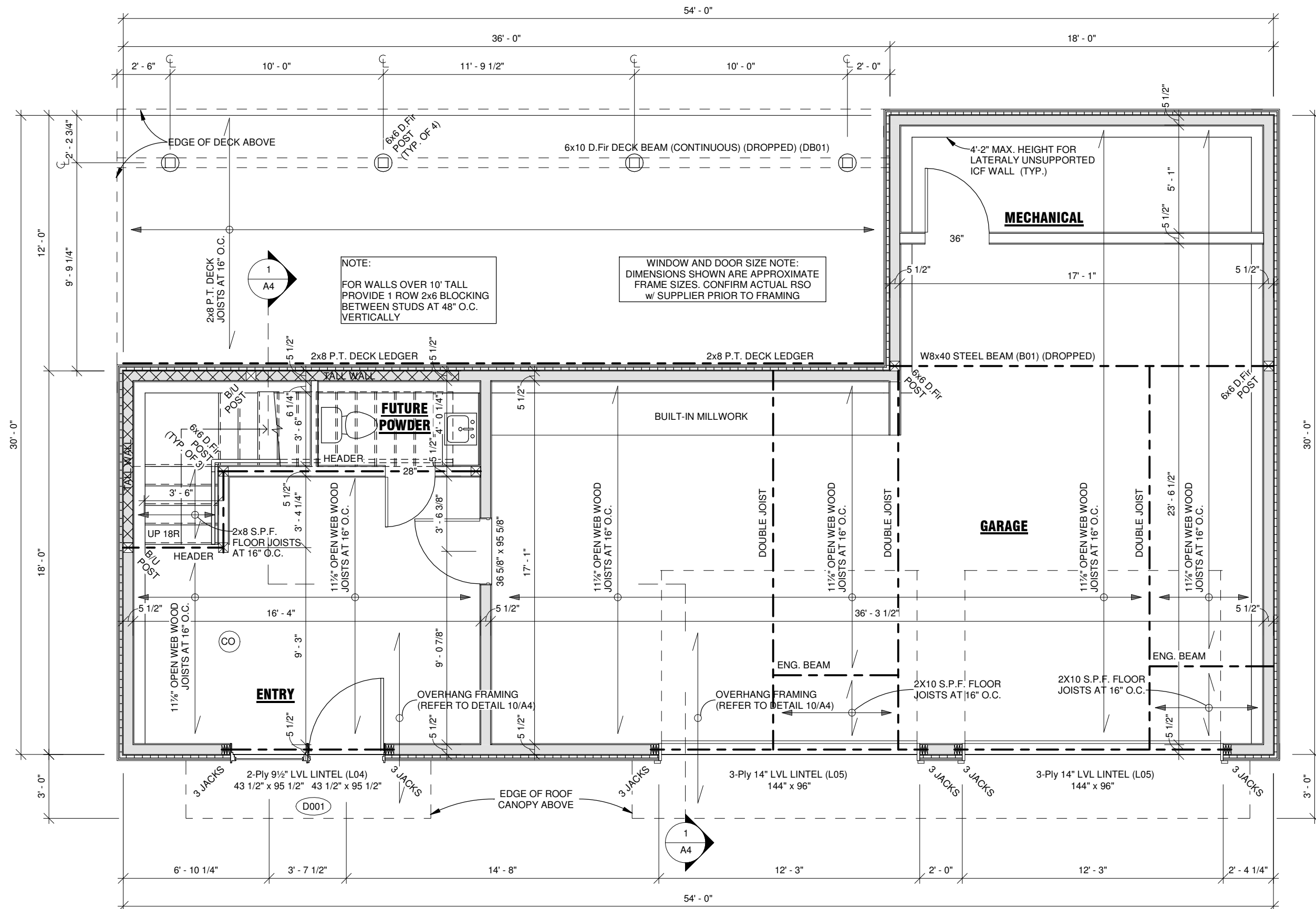
1. ALL VEGETATION WITHIN 50' OF SHORE SHALL REMAIN IN A NATURAL STATE IN COMPLIANCE WITH THE TREE PRESERVATION BYLAW.
2. TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY-LAWS.
3. ALL EXTERIOR LIGHTING SHALL BE DARK-SKY COMPLIANT.
4. PATHWAYS SHALL BE MAX. 6' WIDE AND MEANDER THROUGH EXISTING TREES AND SHALL NOT RESULT IN THE REMOVAL OF TREES. PATHWAYS SHALL BE CONSTRUCTED OF WATER PERMEABLE MATERIALS.
5. PATHWAYS INDICATED AS STONE, SHALL BE DRY-LAID AND NOT RESULT IN MODIFICATIONS TO EXISTING TOPOGRAPHY.
6. SEE CONSENT AGREEMENT REGISTERED ON TITLE FOR REQUIREMENT RELATED TO FISH AND FISH HABITAT.
7. ALL BUILDINGS SHALL COMPLY WITH THE CURRENT BY-LAW REQUIREMENTS FOR BUILDING HEIGHT AT TIME OF BUILDING PERMIT APPLICATION



FLOOR PLAN - DWELLING

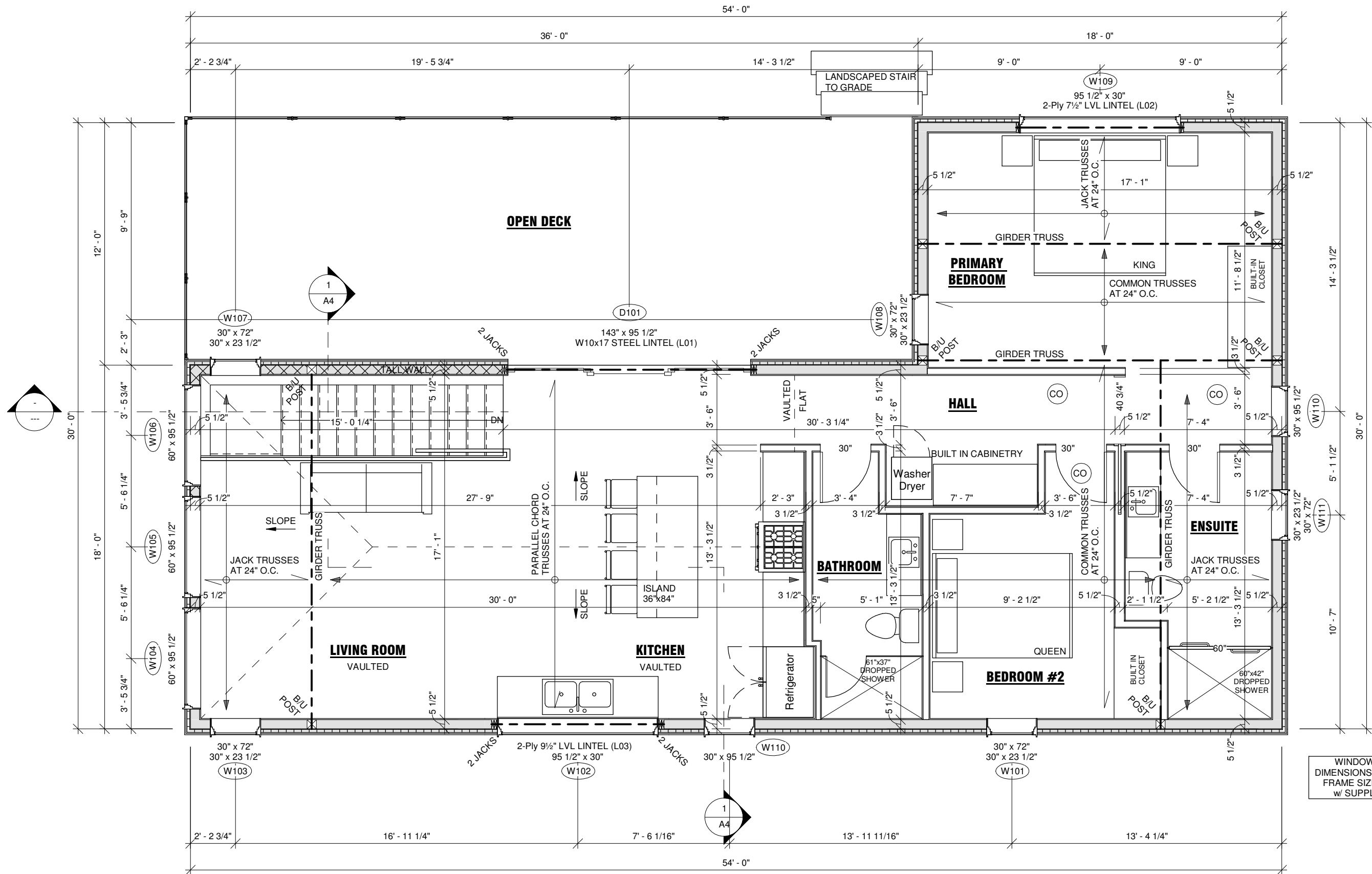
NOT TO SCALE

WD1
3



FLOOR PLAN - DWELLING

NOT TO SCALE



WINDOW AND DOOR SIZE NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE
FRAME SIZES. CONFIRM ACTUAL RSO
w/ SUPPLIER PRIOR TO FRAMING