



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A-80/22
ROLL # 8-7-017

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O., 1990, c.P.13,45(5), R.R.O., 1980, Reg. 787

APPLICATION MADE BY: Thelma Shore, Elaine Sandor, and Ian Shore, 5 Brockington Crescent, Toronto, ON M3H 4S9

LOCATION OF PROPERTY: Lot 9, Concession 4, Plan M-181, Lot 7, (Medora), Civic Address: 1096 Pine Needle Point Road, Zoning Schedule: 49

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR6) and is located on a Category 1 Lake (Lake Muskoka).

The applicant proposes to construct a second storey addition to an existing one storey dwelling with a walk-out basement.

Relief is requested from Sections 4.1.3 and 4.1.3.5 of By-law 2014-14, as amended, being the minimum front yard setback requirement for a dwelling, being the existing front yard setback or a minimum of 50 feet, whichever is greater. The existing dwelling has a front yard setback of 28.9 feet (at the closest point) from the high water mark, and therefore, the minimum front yard setback is 50 feet. The proposed dwelling addition is to be 34 feet (at the closest point) from the high water mark. The requested variance is 16 feet.

Relief is also requested from Section 4.1.3 of By-law 2014-14, as amended, being the minimum interior side yard setback requirement of 15 feet. The proposed addition is to be set back 13 feet (at the closest point) from the southeasterly interior side lot line. The requested variance is 2 feet.

NOTICE: This notice has been sent to you for your information and does not require any response unless you wish to make one. The above noted application will be heard by the Committee of Adjustment on the date and at the time shown below.

DATE: JANUARY 16, 2023

TIME: 9:00 A.M.

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19 and as part of the Township's response to stop the spread of COVID-19, this public hearing will

be held in a virtual forum with electronic participation.

The hearing will be held electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via ZOOM and will commence at 9:00am. 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.

PUBLIC HEARING: You or your representative are entitled to participate in this public hearing and make verbal representation by participating in the ZOOM hearing or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed Minor Variance.

If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer at the email address shown below.

Members of the public may also observe the proceedings by accessing the live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

ADDITIONAL INFORMATION: There may be additional information relating to the proposed variance application available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4 p.m. or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone: (705)765-3156 or FAX (705)765-6755. Please email any submissions or requests to: planning@muskokalakes.ca Please quote the Committee's file number noted above.

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.

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 22nd day of December, 2022.

"Original Signed by K. Bavington"
Kitty Bavington,
Secretary-Treasurer
Committee of Adjustment

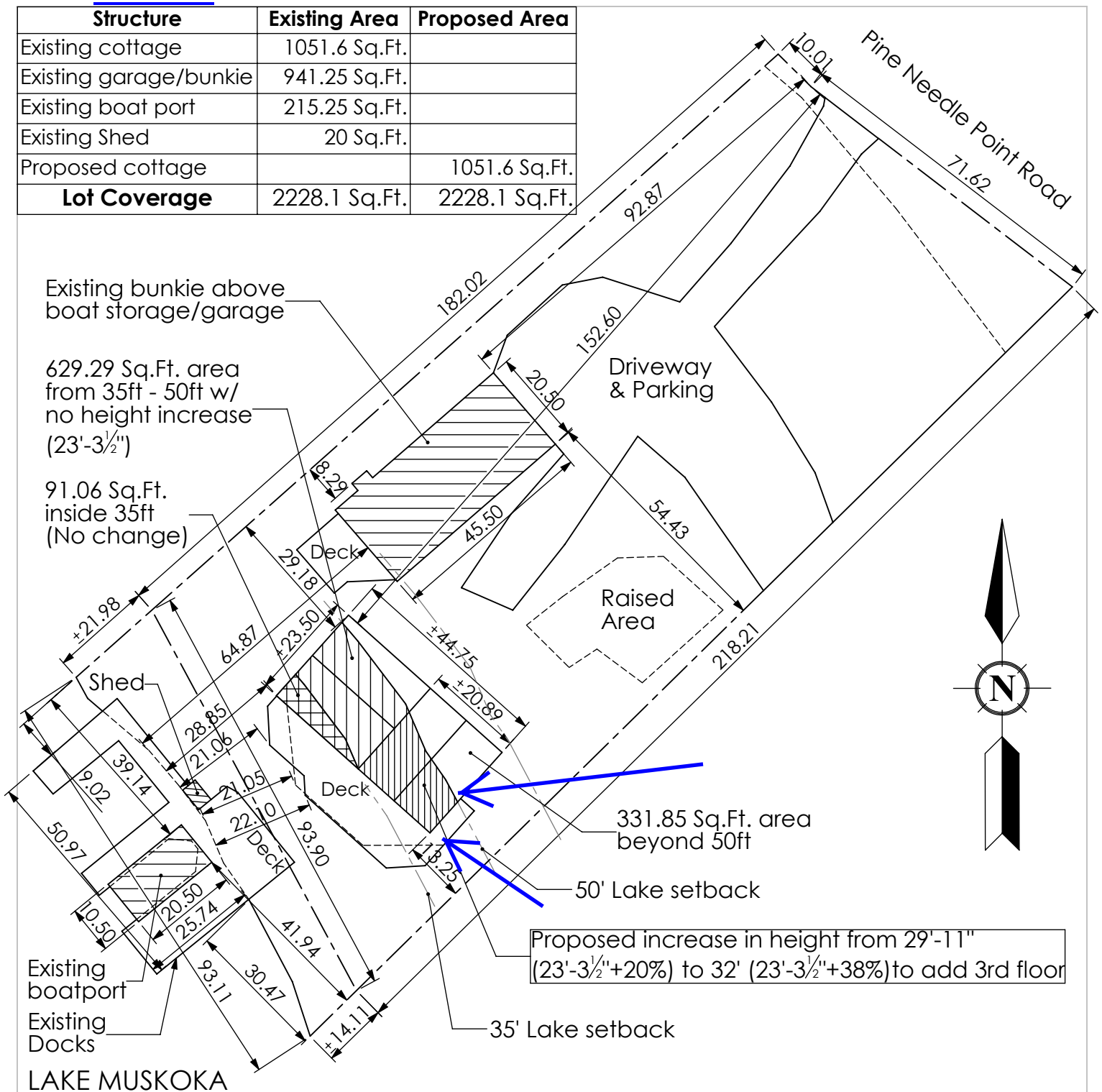
KEY MAP



SITE PLAN

NOT TO SCALE

Structure	Existing Area	Proposed Area
Existing cottage	1051.6 Sq.Ft.	
Existing garage/bunkie	941.25 Sq.Ft.	
Existing boat port	215.25 Sq.Ft.	
Existing Shed	20 Sq.Ft.	
Proposed cottage		1051.6 Sq.Ft.
Lot Coverage	2228.1 Sq.Ft.	2228.1 Sq.Ft.



LOT INFORMATION	
ZONE: WR6	LOT: LOT 9
PLAN #: M181 Lot 7	CON: CON 4
FRONTAGE: 93.1' (28.4m)	AREA: 17563.5 Ft ² (1631.7 m ²)
EXISTING DEVELOPMENT:	
SHORELINE DEV: X%	COVERAGE: 12.68%
	2228.1 Ft ²
PROPOSED DEVELOPMENT:	
SHORELINE DEV: X%	COVERAGE: 12.68%
	2228.1 Ft ²
ALLOWED DEVELOPMENT:	
SHORELINE DEV: X%	COVERAGE: 10%
	1756.3 Ft ²

FITZMAURICE
BROS. CARPENTRY
Est. 1943

RR1 BRACEBRIDGE, P1L 1W8, ONTARIO
TEL: (705)645-6467 / (705)385-1315 / (705)641-9780
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BCIN:	JOB No:
Ian Shore & Elaine Sandor 1096 Pine Needle Point	
NAME:	DATE:
DRAWN: G. CLEVELAND	14/06/2022
TITLE:	
Proposed Site Plan	
SIZE DWG. NO.	REV
A SP.01	3
SCALE: 1:360	SHEET 1 OF 1