



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

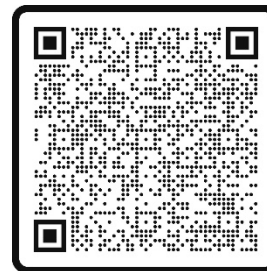
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-22/24
Roll No.: 8-8-016

Owners:	Philip and Anne Marie Pitman, 1782 10 th Line, Innisfil, ON, L9S 3P3		
Address & Description:	1077 McKenzie Road Part of Lot 9, Concession 5, (Wood)		
Zoning:	Waterfront Residential (WR1-7)	Lake Muskoka (Category 1 Lake)	Schedule: 50
Hearing Date: Monday, May 13th, 2024 at 9:00 a.m.			

Take further notice that this public hearing will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The hearing will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.



Explanation of the Purpose and Effect:

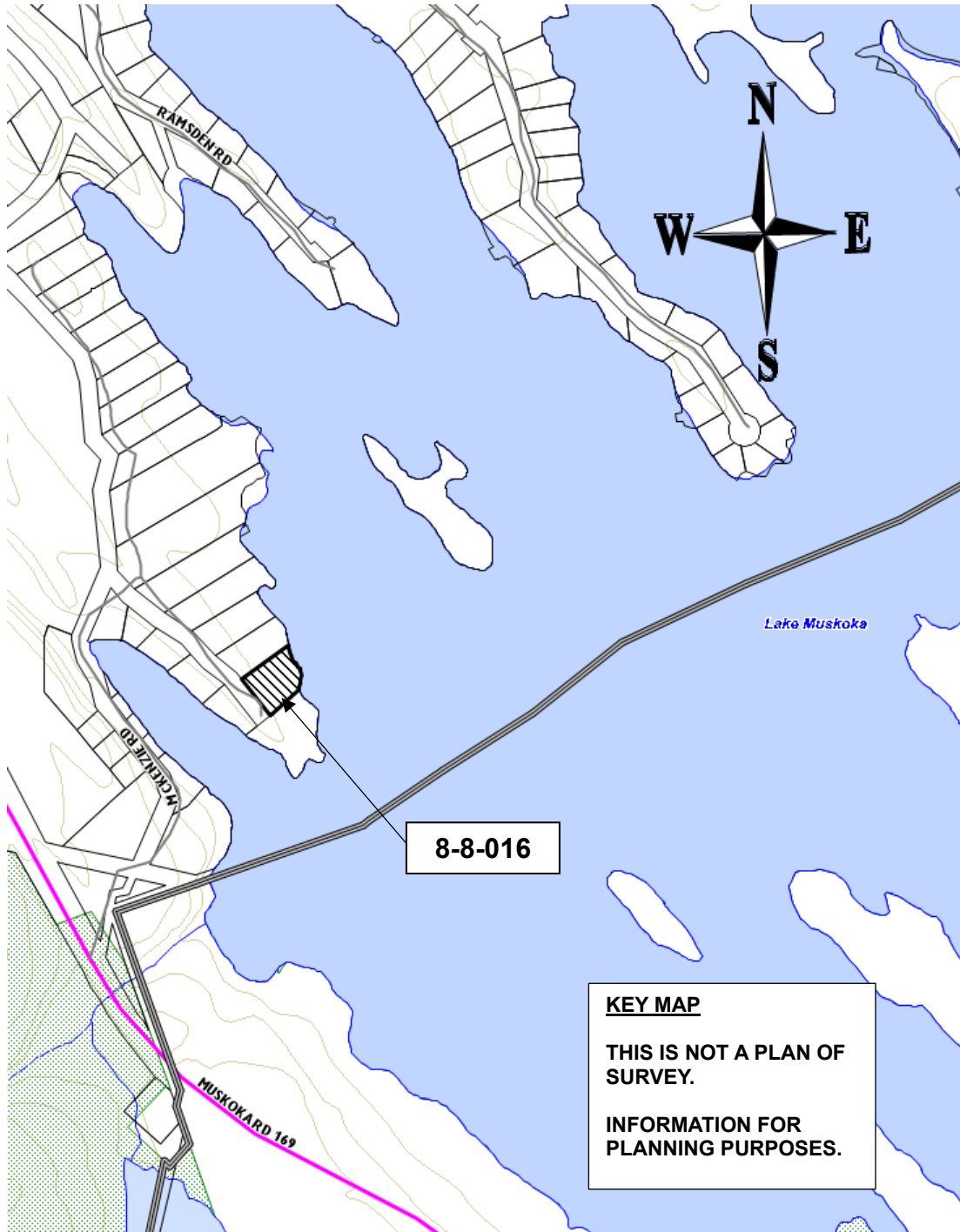
The applicants propose to demolish an existing one storey dwelling, shed, garage, and two privies and propose to construct a new 2 storey dwelling with an attached garage and a single storey boathouse.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3 & 4.1.3.6	Maximum Lot Coverage (Entire Lot)	10% (3,234 sq. ft.)	10.9% (3,527 sq. ft.)	293 sq. ft.
B	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 Feet of the High Water Mark)	10% (3,208 sq. ft.)	11% (3,527 sq. ft.)	319 sq. ft.

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



KEY MAP



For more information, please contact the Planning Division weekdays 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. **Please quote the file number noted above.**



How to Participate:

Submit Comments in Writing



Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

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.

Watch the Hearing Online



You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on www.muskokalakes.ca

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.

DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **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 a written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 30th day of April, 2024.

Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



PART OF LOT 9, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF WOOD
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

NOT TO SCALE

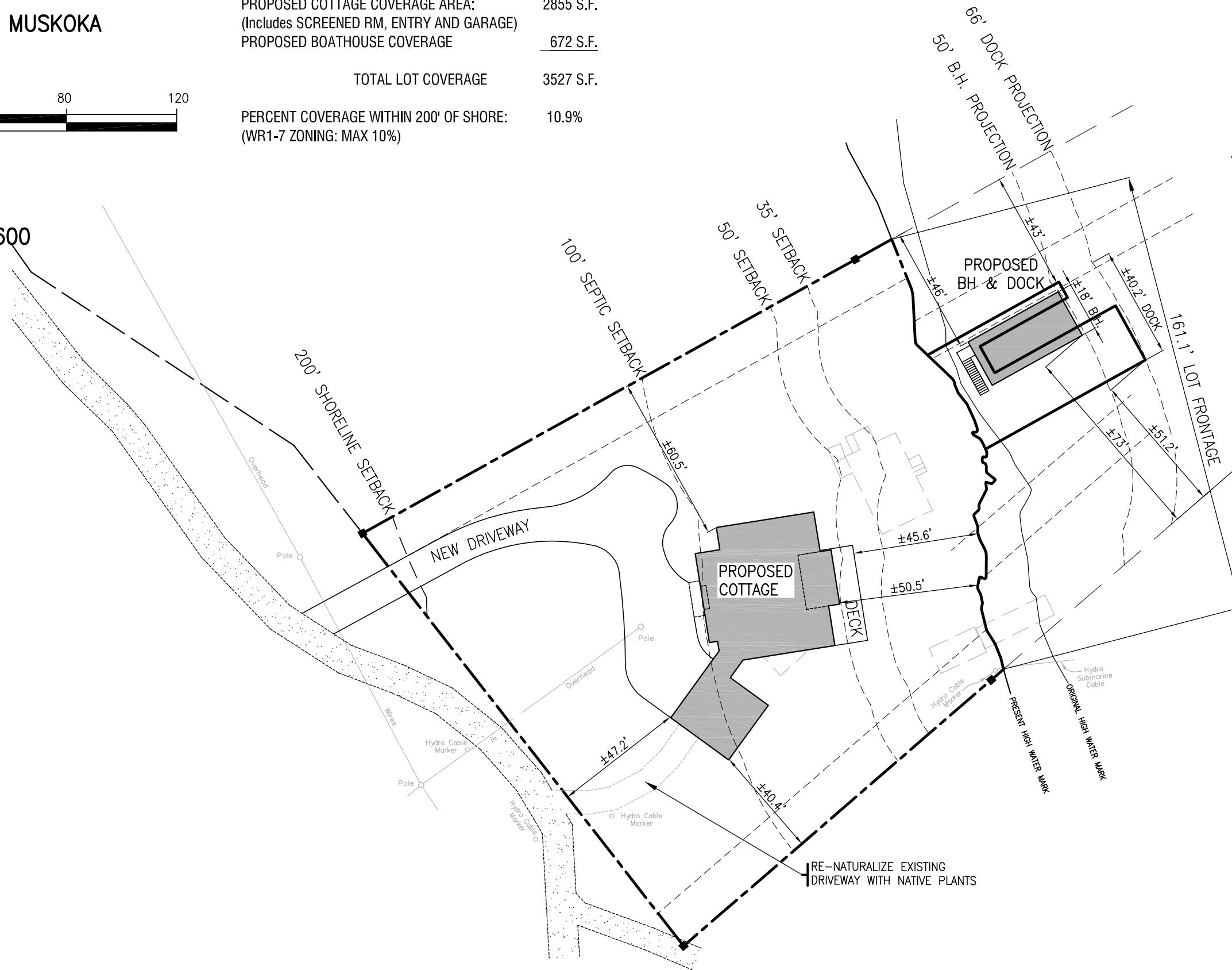
SCALE 1" = 40'



PITMAN FAMILY
 1077 MCKENZIE ROAD
 PIN# 48033-0116 (LT)
 Roll# 4453-080-008-01600

AREA ANALYSIS

TOTAL SITE AREA:	32340 S.F.	0.74 Ac.
LOT AREA WITHIN 200' OF SHORE:	32080 S.F.	0.74 Ac.
PROPOSED COTTAGE COVERAGE AREA: (Includes SCREENED RM, ENTRY AND GARAGE)	2855 S.F.	
PROPOSED BOATHOUSE COVERAGE	672 S.F.	
TOTAL LOT COVERAGE	3527 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE: (WR1-7 ZONING: MAX 10%)	10.9%	

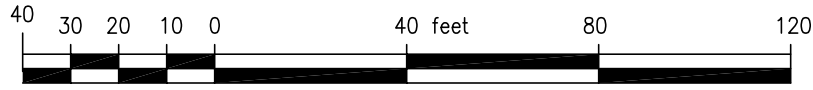


PROPOSED DEVELOPMENT



PART OF LOT 9, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF WOOD
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 40'

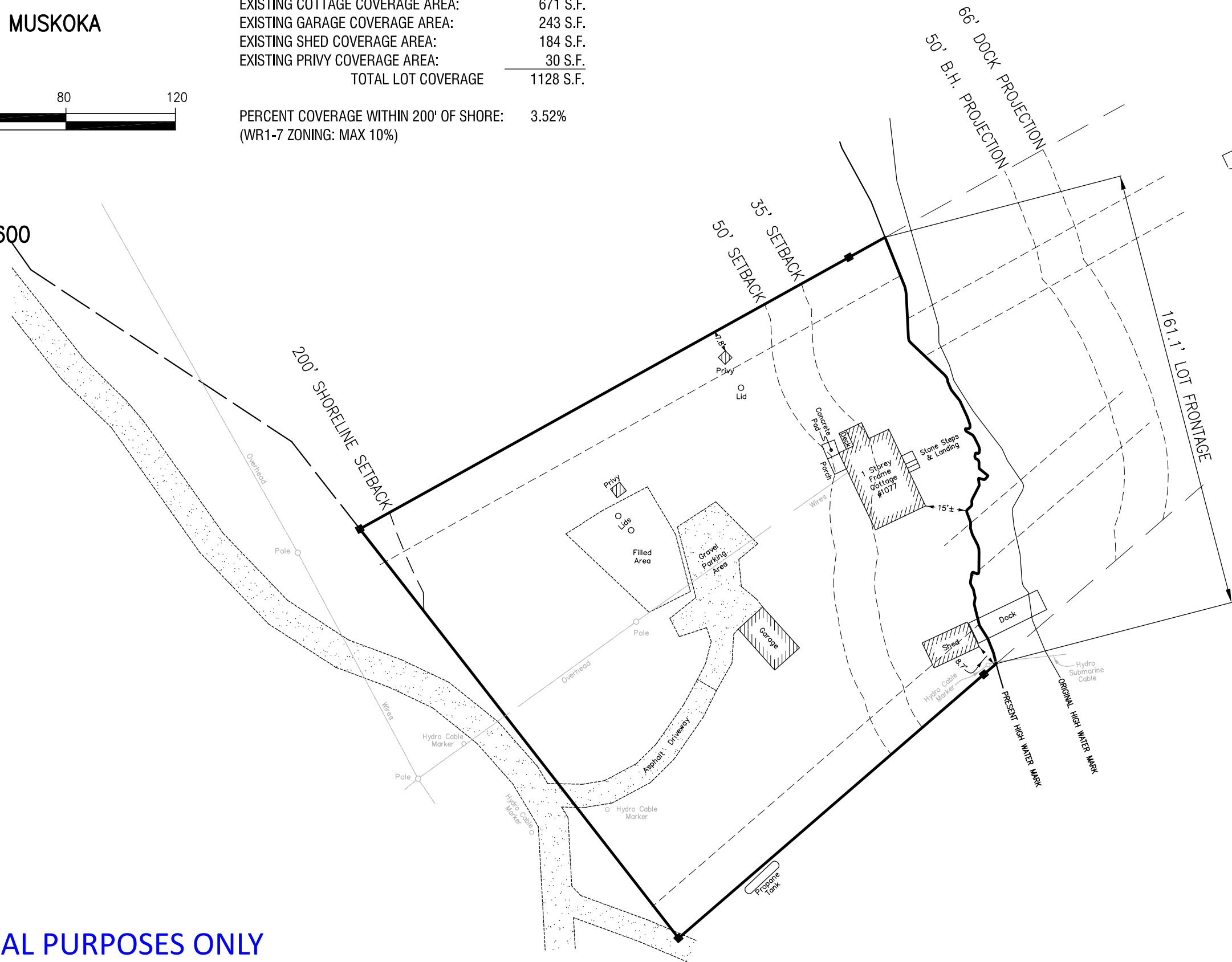


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AREA ANALYSIS

TOTAL SITE AREA:	32340 S.F.	0.74 Ac.
LOT AREA WITHIN 200' OF SHORE:	32080 S.F.	0.74 Ac.
EXISTING COTTAGE COVERAGE AREA:	671 S.F.	
EXISTING GARAGE COVERAGE AREA:	243 S.F.	
EXISTING SHED COVERAGE AREA:	184 S.F.	
EXISTING PRIVY COVERAGE AREA:	30 S.F.	
TOTAL LOT COVERAGE	1128 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:	3.52%	
(WR1-7 ZONING: MAX 10%)		

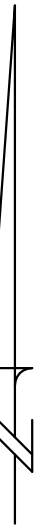
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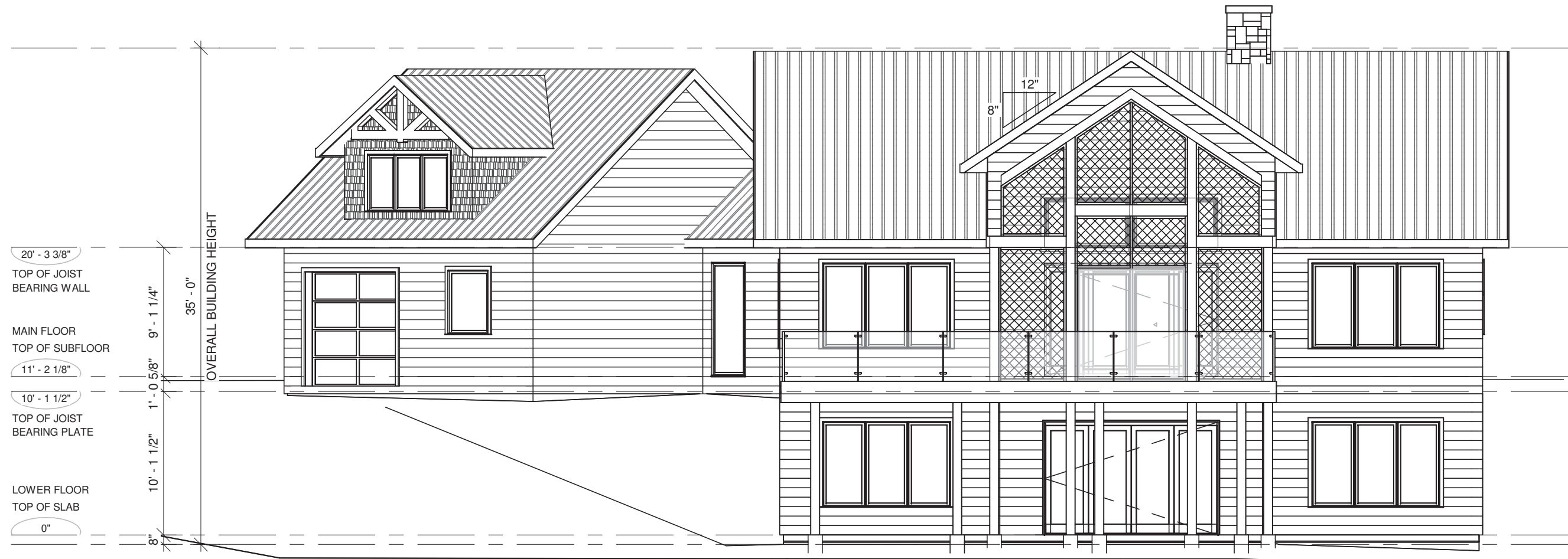


LAKE MUSKOKA

FOR INFORMATIONAL PURPOSES ONLY

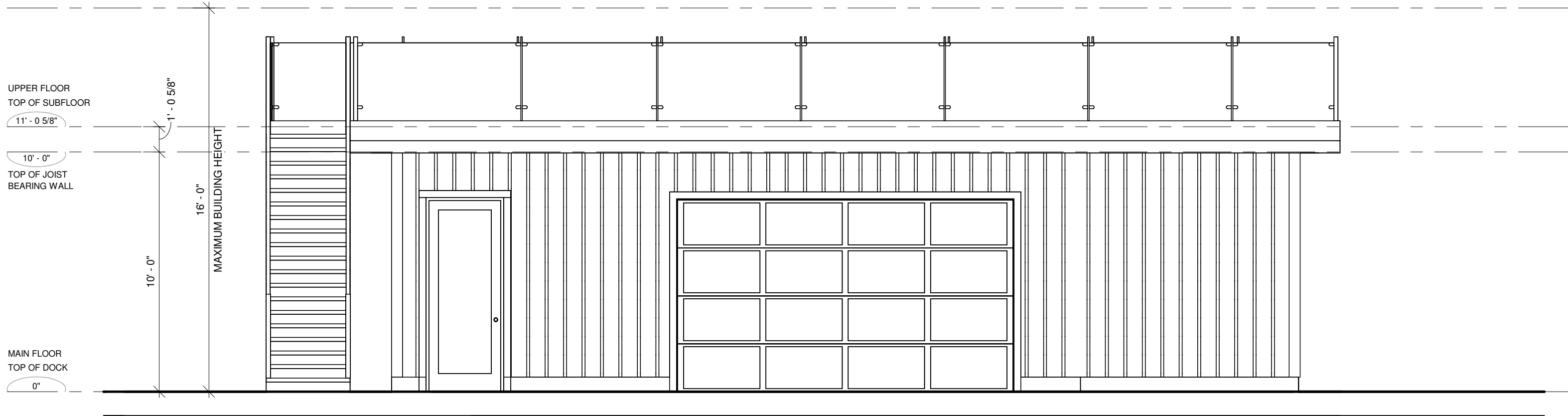
EXISTING DEVELOPMENT





1 FRONT ELEVATION SPA
SPA1 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

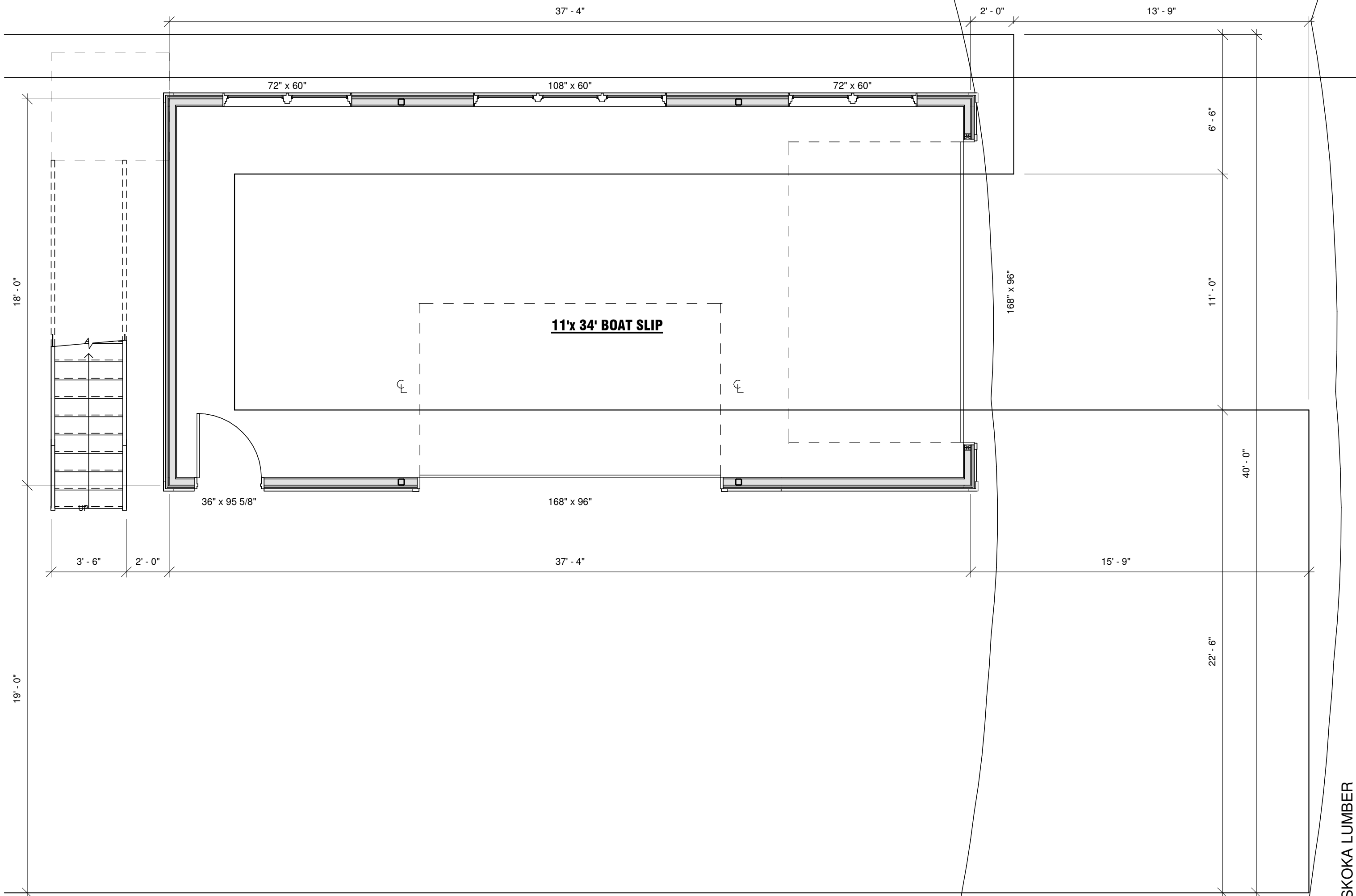


1 FRONT ELEVATION
 SK1 NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

MUSKOKA LUMBER
 Jacob S McCarthy
 2024-01-19 9:50:11 AM



FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE

MUSKOKA LUMBER
 Jacob S McCarthy
 2024-01-19 9:50:11 AM