



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

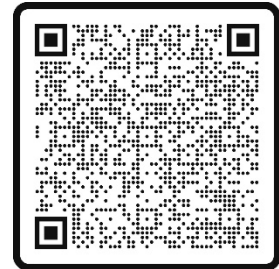
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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-23/24
Roll No.: 4-12-013

Owners:	Denise & Andrew Pilkington, 1828 Peninsula Road, Minett, ON, P0B 1J0		
Address & Description:	1828 Peninsula Road Lot 18, Concession 9, part of Parts 2, 5, and 6, Plan 35R-3861, (Medora)		
Zoning:	Waterfront Residential (WR5-7)	Lake Rosseau / Joseph River, (Category 1 Lake/River)	Schedule: 27
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 recognize an as-built two storey boathouse, as-built single storey boathouse addition with a rooftop sundeck, and an as-built dock addition. Please note that the Township's Committee of Adjustment granted the applicants a variance in March 2023 to permit a single storey boathouse addition with a rooftop sundeck to be 20 feet from the northerly side lot line projection. Building Permits were subsequently issued to the applicants to re-construct the existing two storey boathouse, construct the approved single storey boathouse addition, and re-construct and enlarge an existing dock. It has been discovered that the resultant shoreline structures are in slightly different locations and closer to the northerly side lot line projection than permitted.



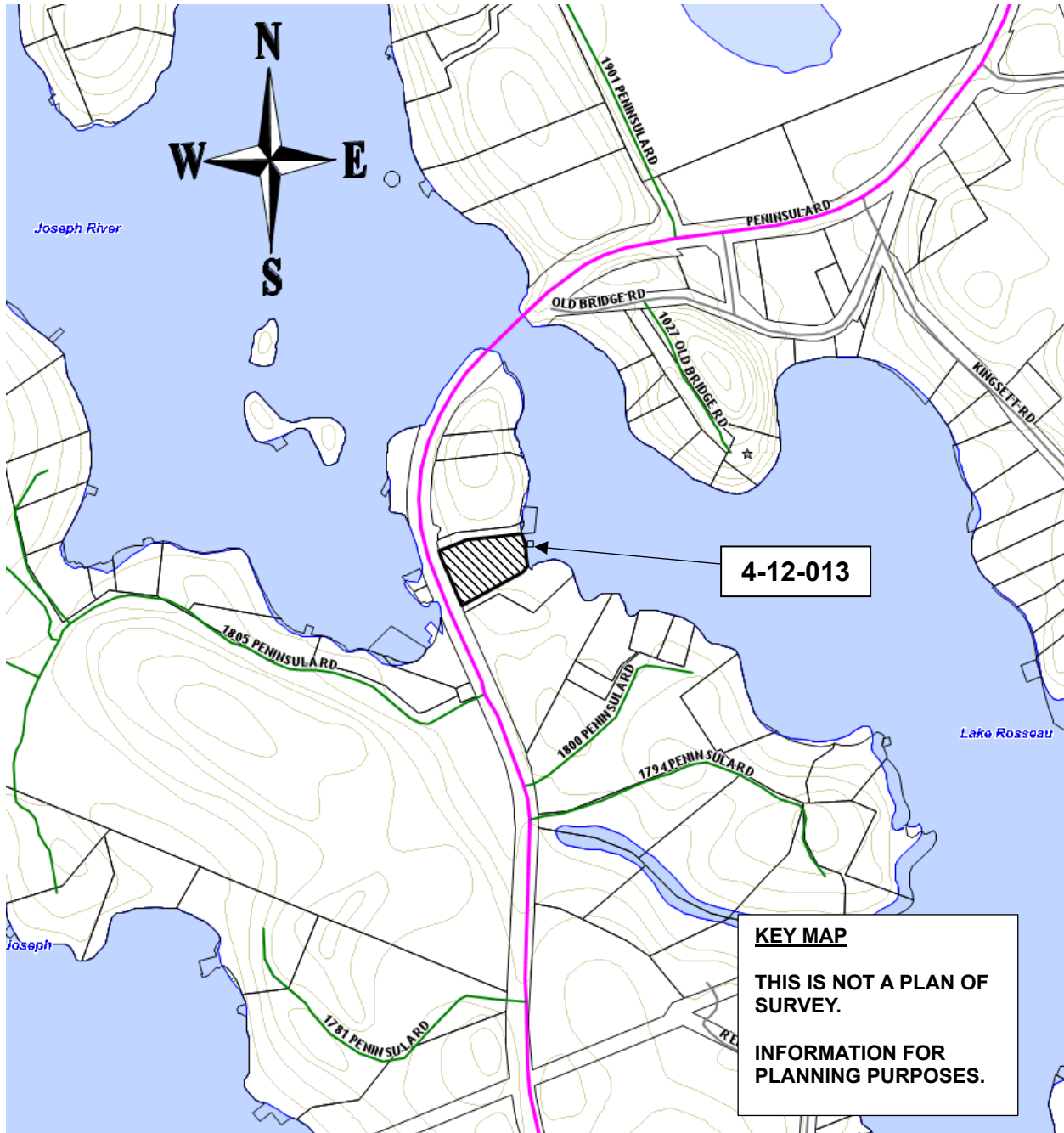
Notice of Hearing
A-23/24, Pilkington

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.7 and 4.1.7.10	Required Lot Frontage for a Two Storey Boathouse	300 ft.	123 ft.	Permit the Redevelopment of a Two Storey Boathouse on a Lot with Less Than 300 Feet of Lot Frontage in Accordance With the Provisions Applied to a Lot with 300 Feet of Lot Frontage
B	4.1.7 and 4.1.7.12 c.	Maximum Cumulative Width (Second Storey Boathouse)	16.1 ft.	19.7 ft.	3.6 ft.
C	4.1.7 and 4.1.7.11 c.	Minimum Side Yard Setback for a Two Storey Boathouse	30 ft.	17 ft. (Northerly)	13 ft.
D	4.1.7 and 4.1.7.11 c.	Minimum Side Yard Setback (Single Storey Boathouse Addition)	30 ft.	18 ft. (Northerly)	12 ft.
E	4.1.7 and 4.1.7.11 a.	Minimum Side Yard Setback (Dock)	15.4 ft.	15 ft. (Northerly)	0.4 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.

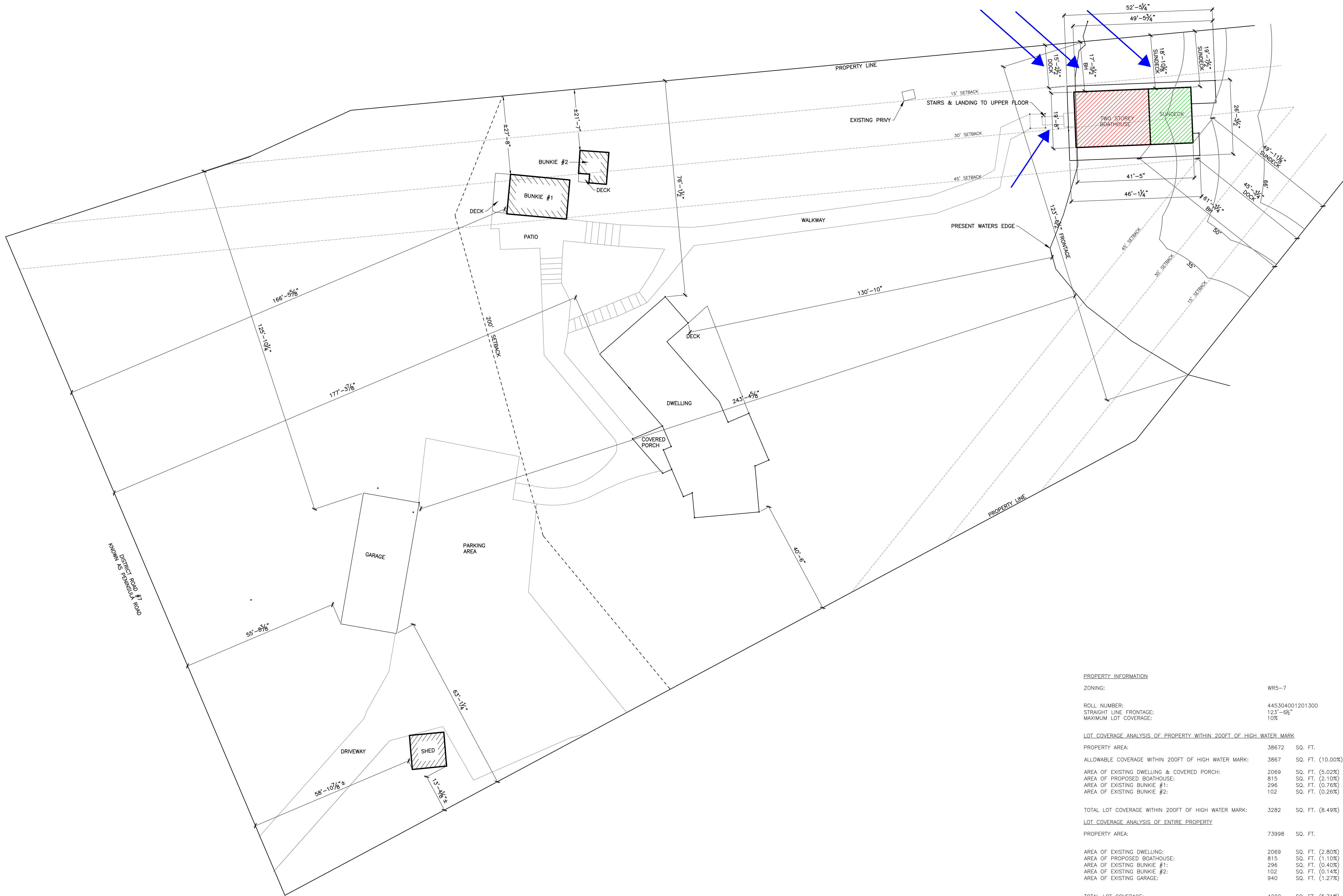
Dated at the Township of Muskoka Lakes
this 2nd day of May, 2024.

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

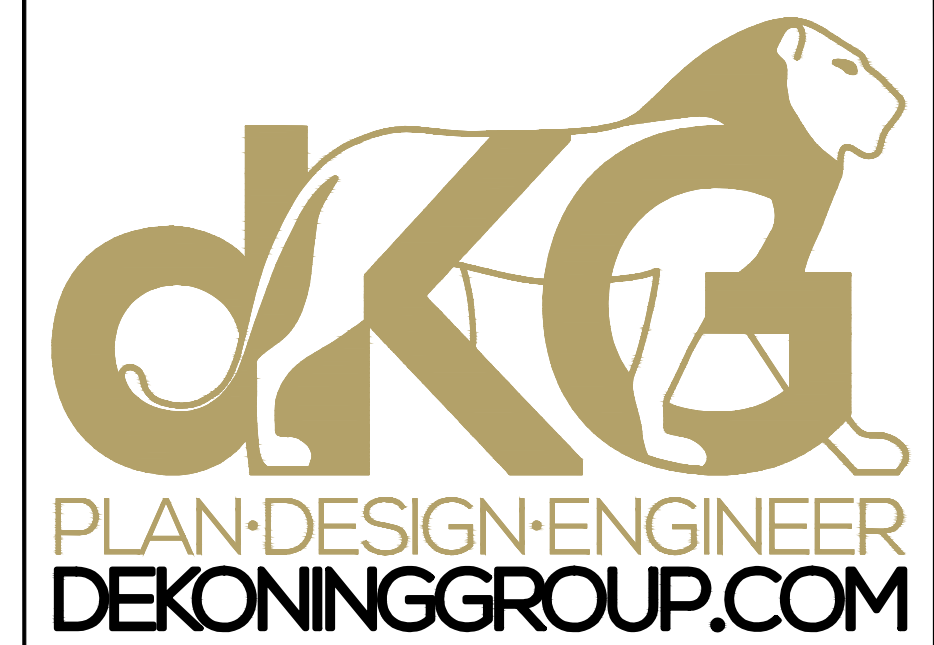


NOT TO SCALE

SITE PLAN



PROPERTY INFORMATION	
ZONING:	WR5-7
ROLL NUMBER:	445304001201300
STRAIGHT LINE FRONTAGE:	123'-8 1/2"
MAXIMUM LOT COVERAGE:	10%
LOT COVERAGE ANALYSIS OF PROPERTY WITHIN 200FT OF HIGH WATER MARK	
PROPERTY AREA:	38672 SQ. FT.
ALLOWABLE COVERAGE WITHIN 200FT OF HIGH WATER MARK:	3867 SQ. FT. (10.00%)
AREA OF EXISTING DWELLING & COVERED PORCH:	2069 SQ. FT. (5.02%)
AREA OF PROPOSED BOATHOUSE:	815 SQ. FT. (2.10%)
AREA OF EXISTING BUNKIE #1:	296 SQ. FT. (0.76%)
AREA OF EXISTING BUNKIE #2:	102 SQ. FT. (0.26%)
TOTAL LOT COVERAGE WITHIN 200FT OF HIGH WATER MARK:	3282 SQ. FT. (8.49%)
LOT COVERAGE ANALYSIS OF ENTIRE PROPERTY	
PROPERTY AREA:	73998 SQ. FT.
AREA OF EXISTING DWELLING:	2069 SQ. FT. (2.80%)
AREA OF PROPOSED BOATHOUSE:	815 SQ. FT. (1.10%)
AREA OF EXISTING BUNKIE #1:	296 SQ. FT. (0.40%)
AREA OF EXISTING BUNKIE #2:	102 SQ. FT. (0.14%)
AREA OF EXISTING GARAGE:	940 SQ. FT. (1.27%)
TOTAL LOT COVERAGE:	4222 SQ. FT. (5.71%)



DE KONING GROUP

Mail: 36 Beach Road
 Utterson, Ontario
 POB 1M0

Office: 3-1A Lee Valley Drive
 Port Carling, Ontario
 POB 1J0

705.640.3800
 info@dekoninggroupp.com

No.	Revision/Issue Column	Date
2	ISSUED FOR REVIEW	APR.29.2024
1	ISSUED FOR REVIEW	FEB.26.2024

CLIENT

ANDREW & DENISE PILKINGTON

PROJECT

PILKINGTON BOATHOUSE
 1828 PENINSULA ROAD
 TOWNSHIP OF MUSKOKA LAKES

DRAWING

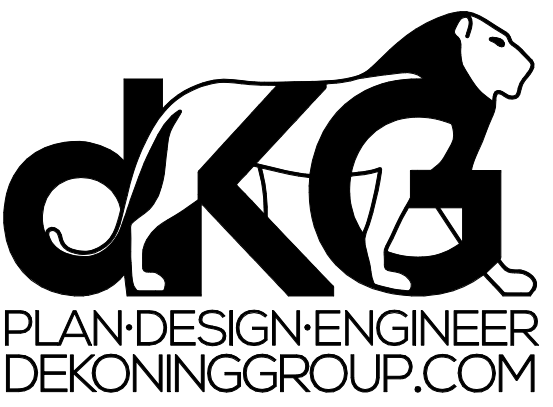
SITE PLAN

APPROVED

ISSUED FOR REVIEW

DATE	AUGUST.2023
PROJECT	22-172-01
DESIGNED	JTL
REVIEWED	N&K
SCALE	AS SHOWN
SHEET	SP4

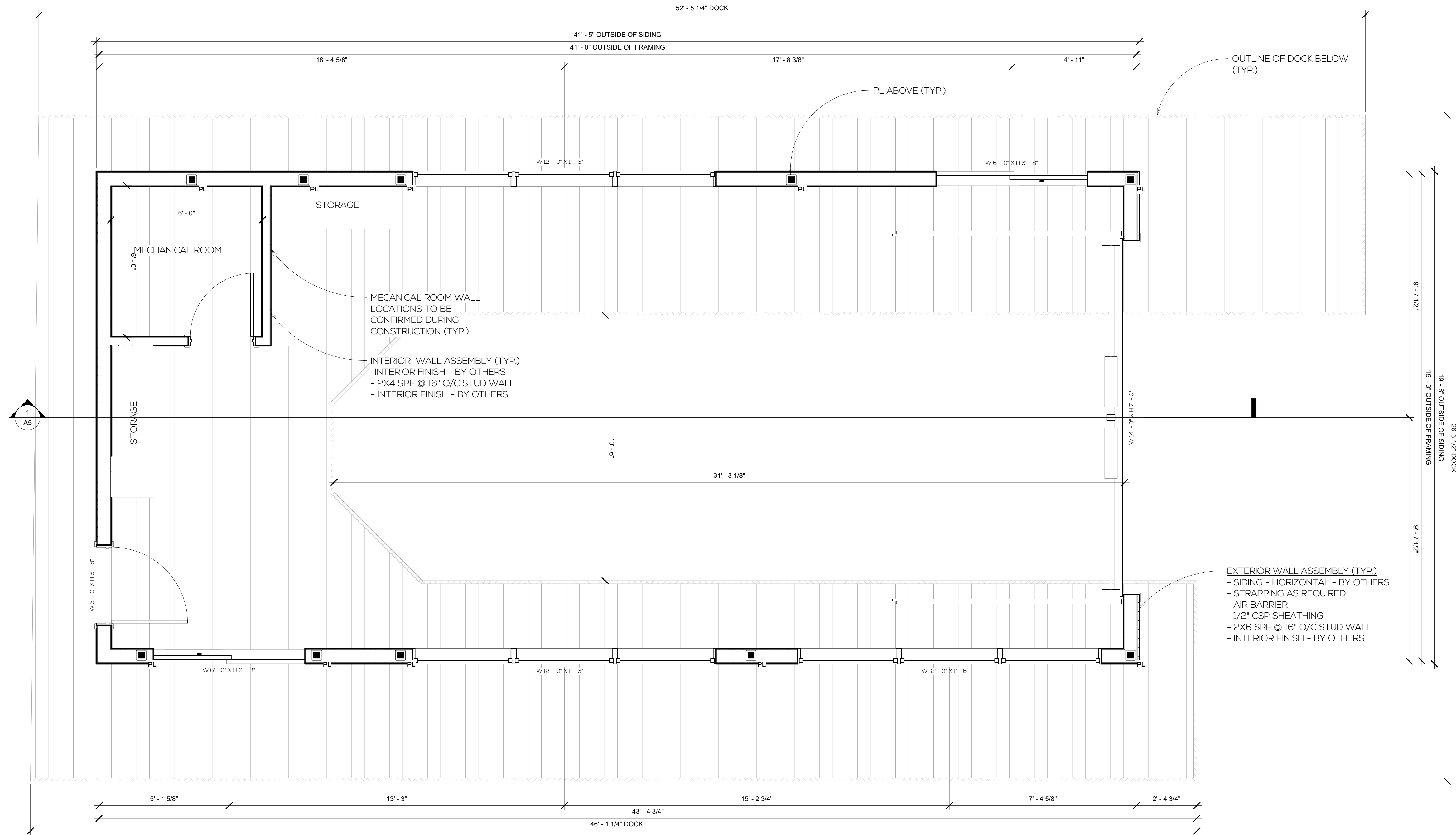
Boathouse - Floor Plans



Mail Office
36 Beach Road 3 Armstrong Point Road
Utterson, Ontario Port Carling, Ontario
POB 1J0 POB 1J0

705.640.3800
info@dekoningroup.com

PROFESSIONAL ENGINEER



PILKINGTON BOATHOUSE DOCK
1828 PENINSULA ROAD
TOWNSHIP OF MUSKOKA LAKES, LAKE ROSSEAU

Client:
ANDREW PILKINGTON

REV.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.04.14
2	ISSUED FOR PERMIT	2023.04.19
3	ISSUED FOR REVIEW	2023.10.25
4	ISSUED FOR REVIEW	2024.04.29

Main Floor Plan

P/N 22-172-01
Project Date FEB 2023
Drawn / Checked CF / NdK

A1

Scale As indicated

REVIEWSET: 2023.04.29

1 MAIN FLOOR PLAN
1/2" = 1'-0"

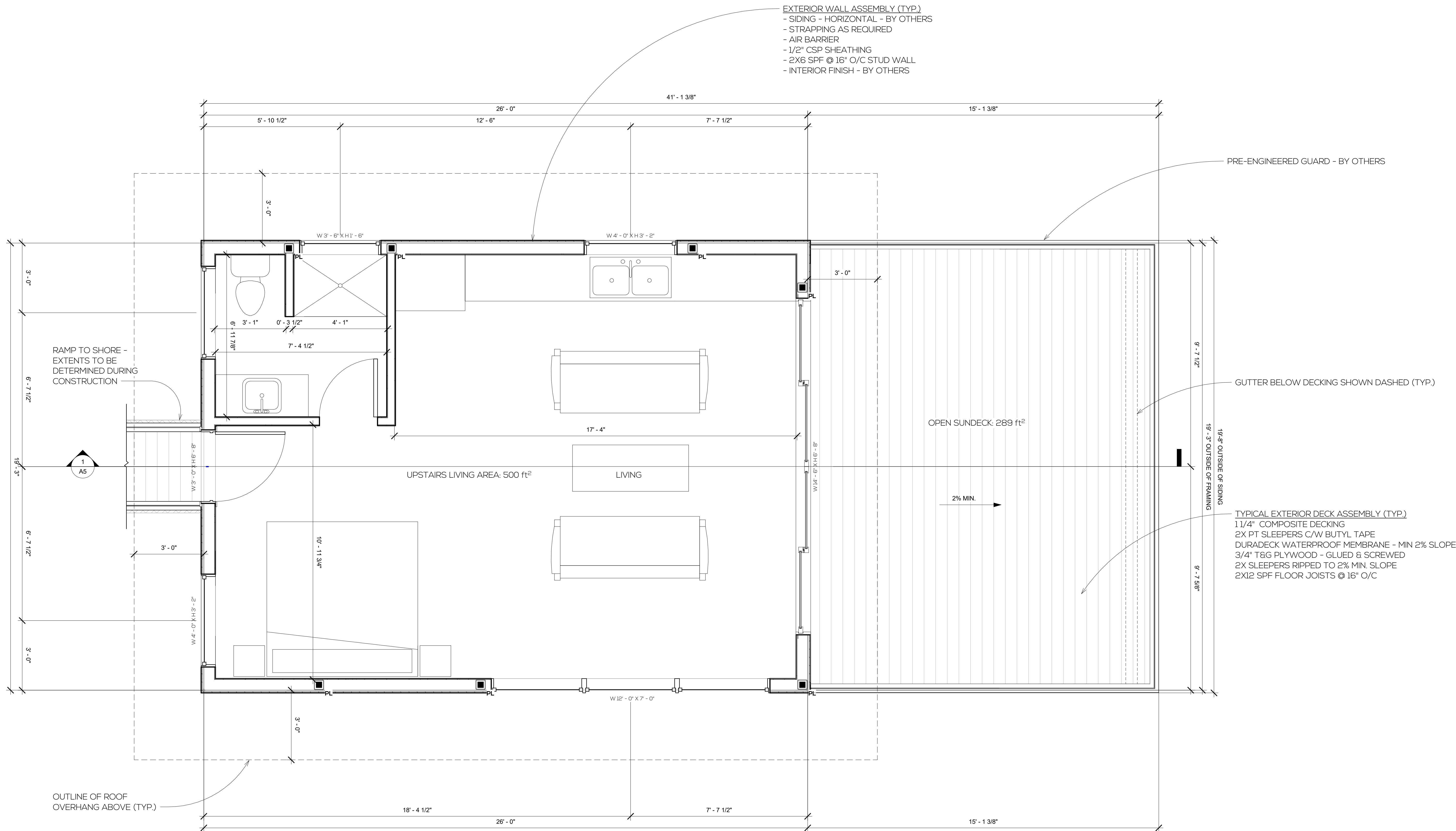
Boathouse - Floor Plans



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Upper Floor
Plan

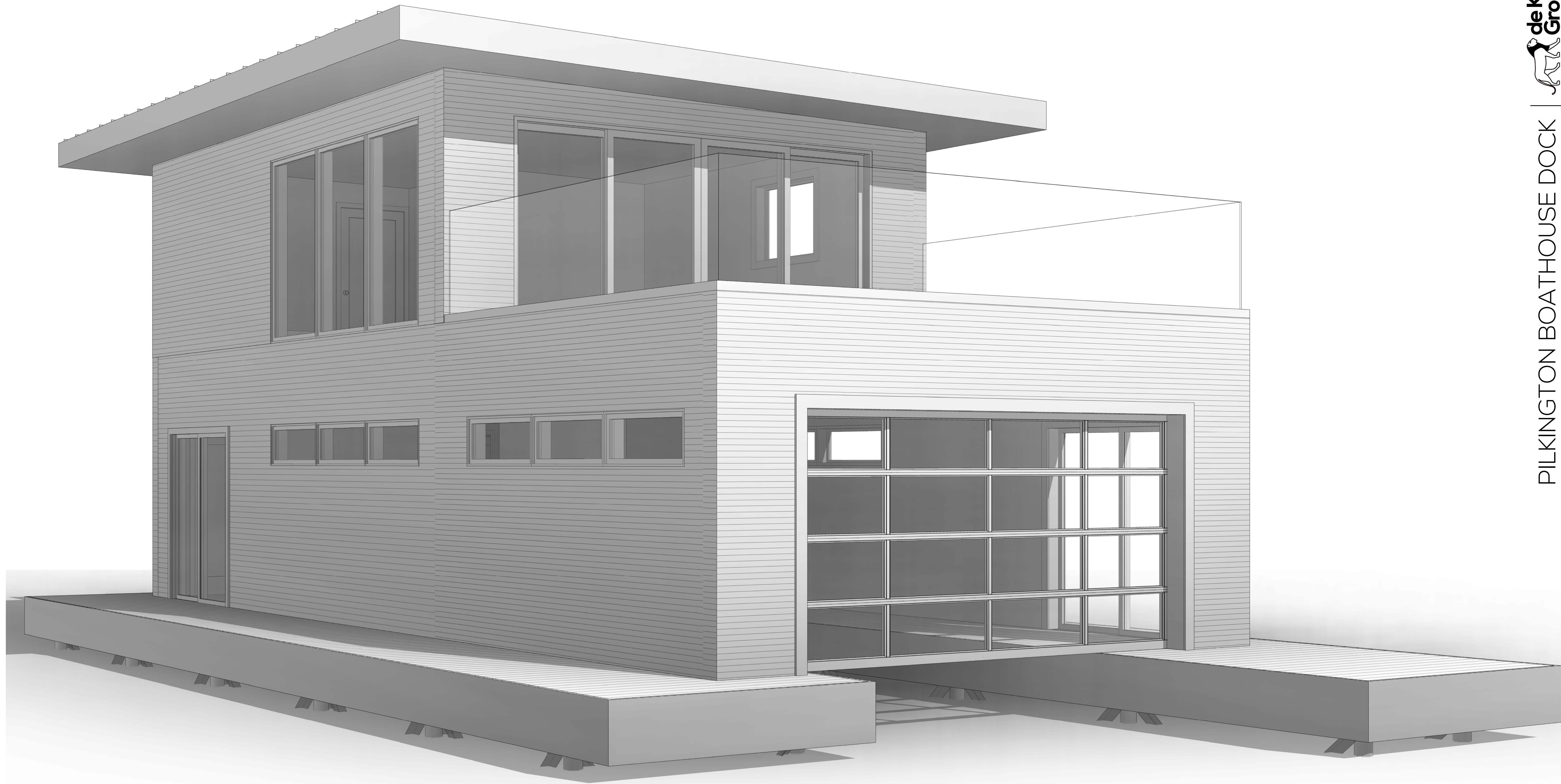
P/N 22-172-01
Project Date FEB 2023
Drawn / Checked CF / NdK

A2

Scale As indicated

REVIEWSET: 2023.04.29

1 T.O SECOND FLOOR - PERMIT
1/2" = 1'-0"



de Koning Group

dekoninggroup.com
705.640.3800
Mail
36 Beach Road
Utterson, Ontario, Canada
POB 1M0
info@dekoninggroup.com

PROFESSIONAL ENGINEER

Office
3 Armstrong Point Road
Port Carling, Ontario, Canada
POB 1J0

PILKINGTON BOATHOUSE DOCK

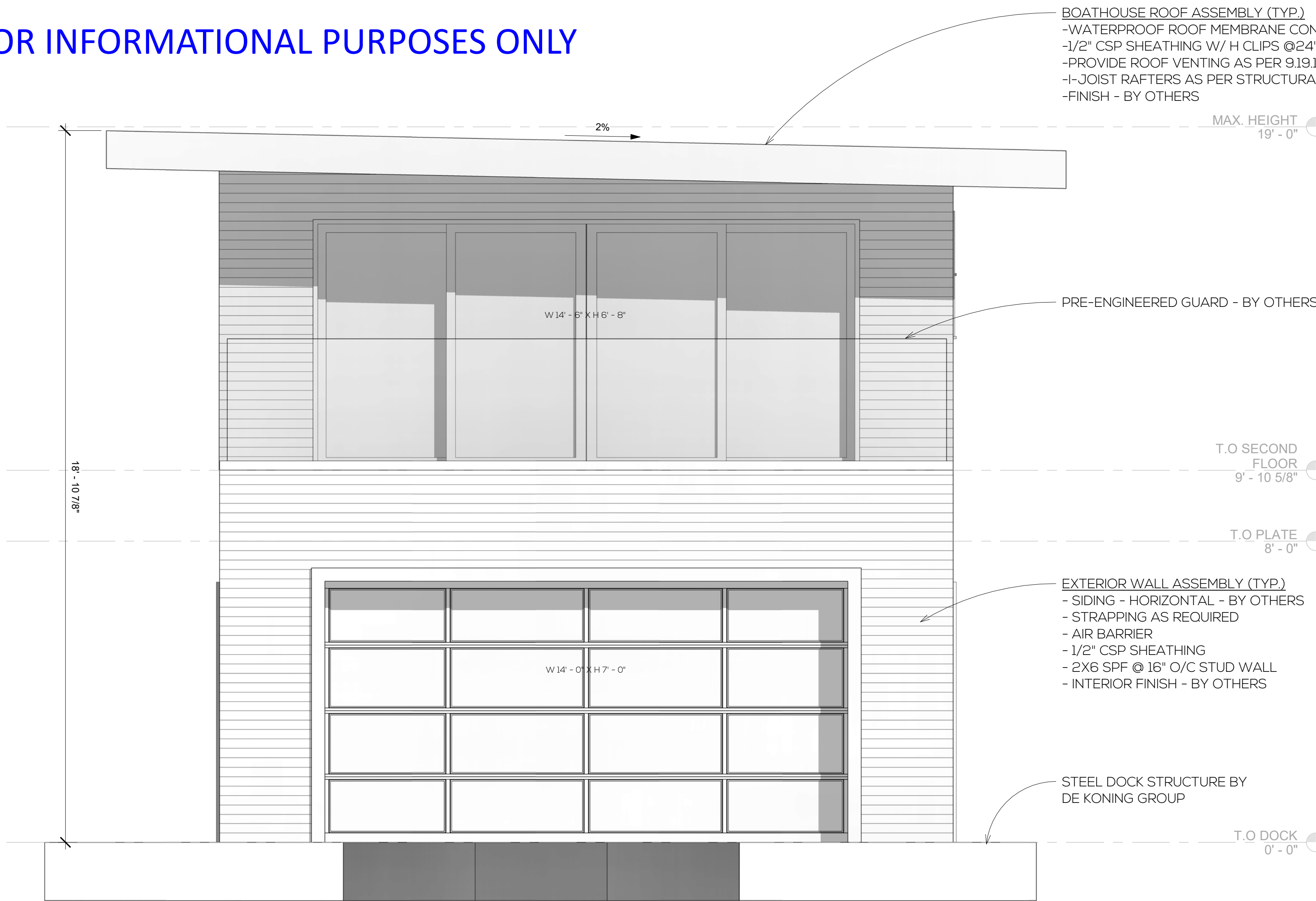
ANDREW PILKINGTON
1828 PENINSULA ROAD
TOWNSHIP OF MUSKOKA LAKES, LAKE ROSSEAU

Cover Sheet

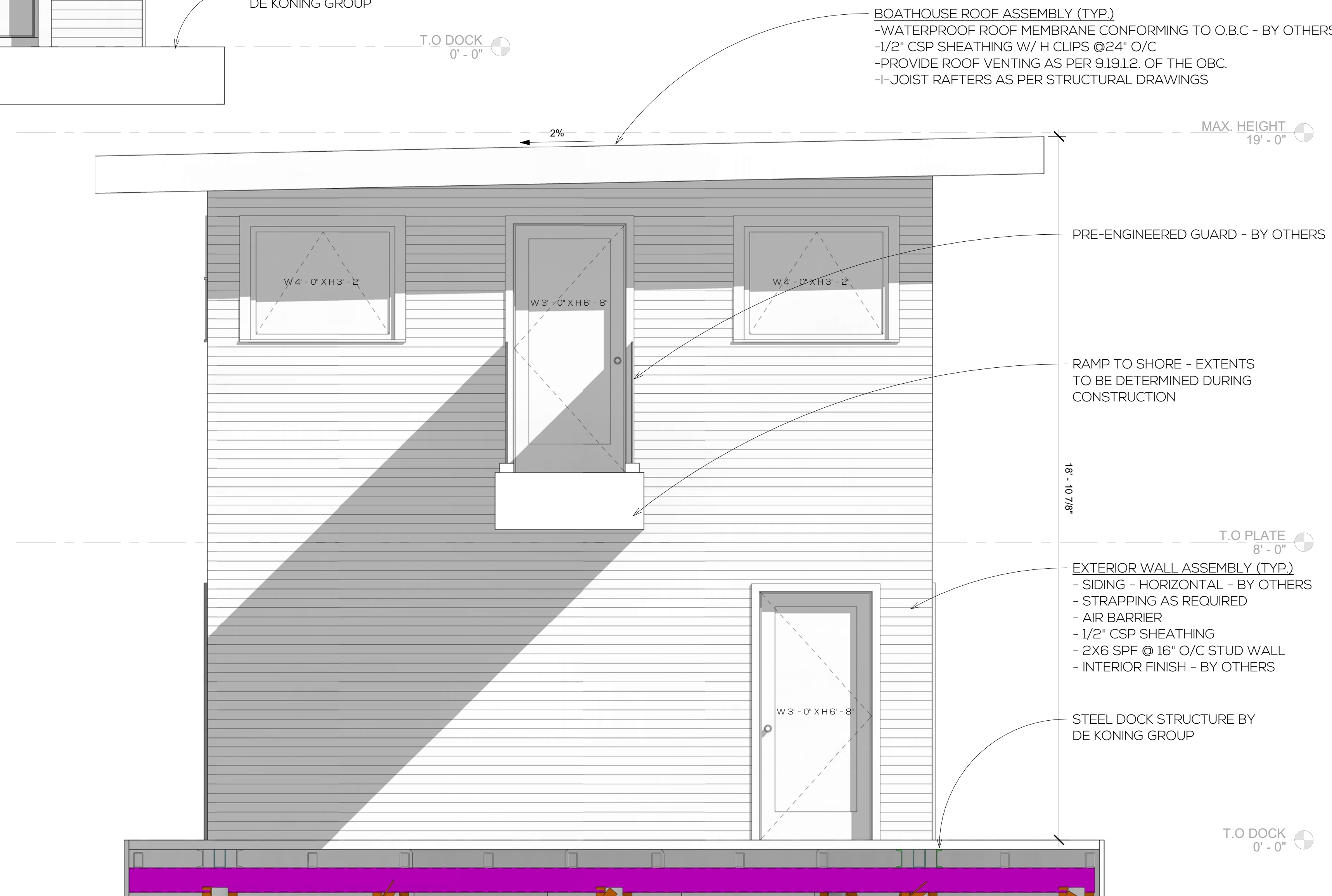
P/N 22-172-01
Project Date FEB 2023

A0

Boathouse - Elevations



1 FRONT ELEVATION
1/2" = 1'-0"



2 REAR ELEVATION
1/2" = 1'-0"

PILKINGTON BOATHOUSE DOCK
1828 PENINSULA ROAD
TOWNSHIP OF MUSKOKA LAKES, LAKE ROSSEAU

Client:
ANDREW PILKINGTON

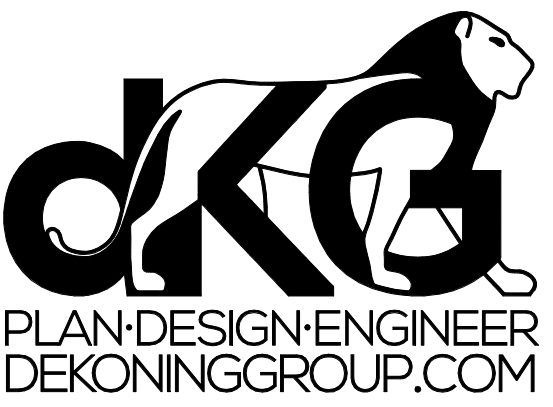
REV.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.04.14
2	ISSUED FOR PERMIT	2023.04.19

Front & Rear Elevations

P/N 22-172-01
Project Date FEB 2023
Drawn / Checked JTL / NdK

A3
Scale As indicated

Boathouse - Elevations



Mail Office
36 Beach Road 3 Armstrong Point Road
Utterson, Ontario Port Carling, Ontario
POB 1J0 POB 1J0

705.640.3800
info@dekoningroup.com

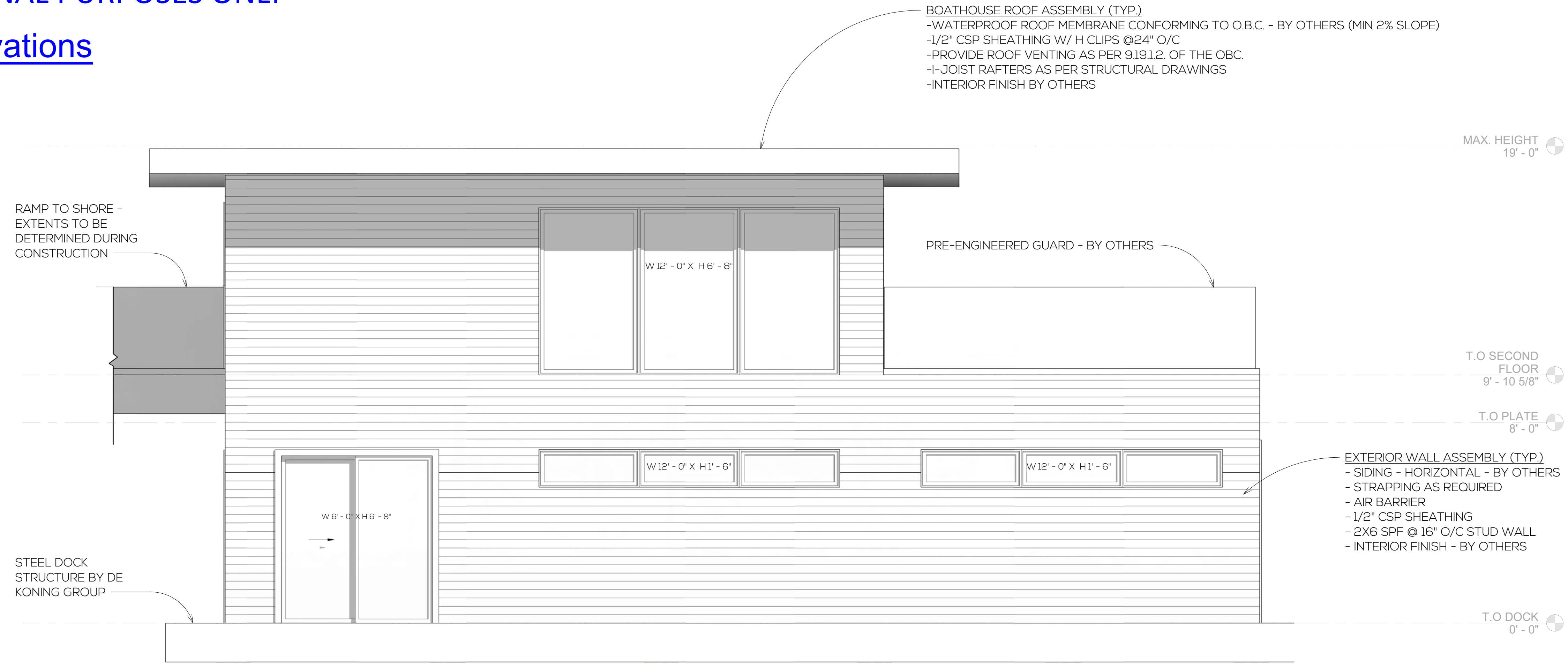
PROFESSIONAL ENGINEER

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER QUALIFICATIONS INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE

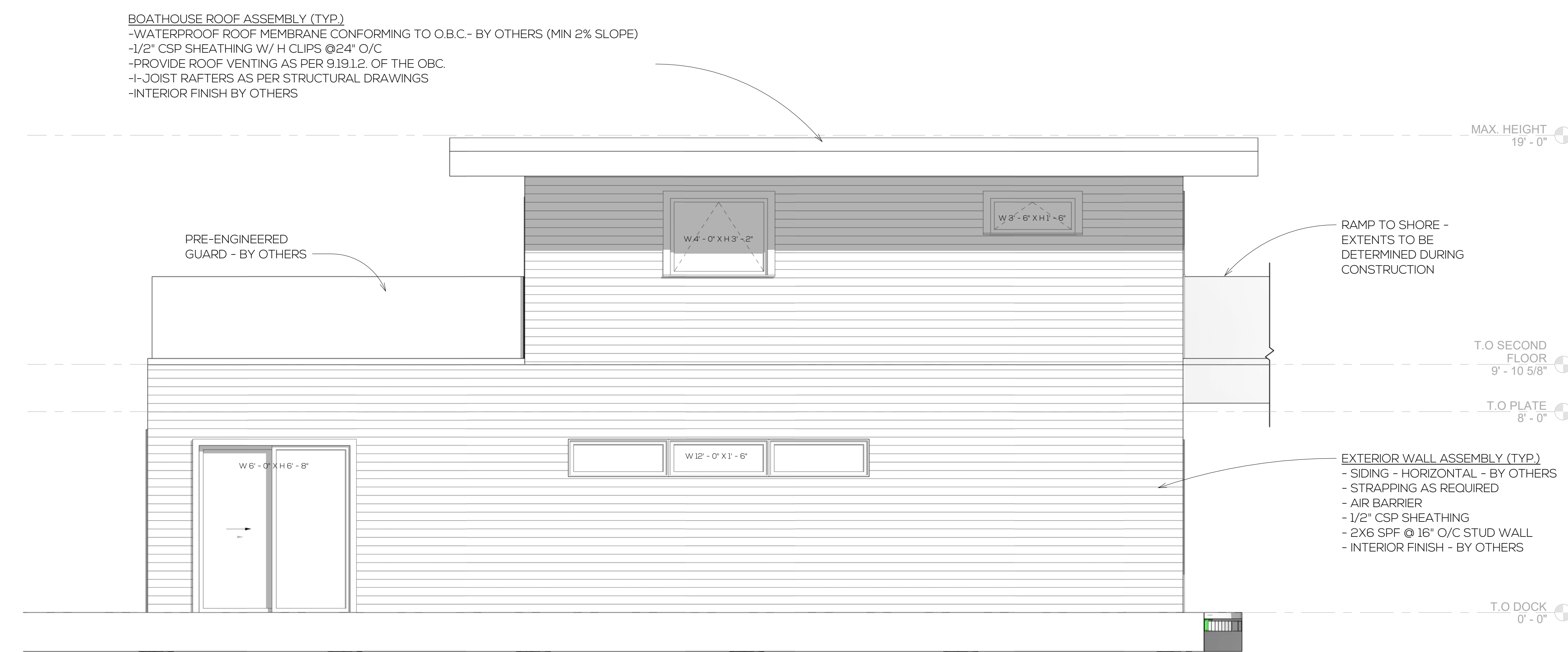
BRENDAN KUPSCH *Brendan Kupsch* 113122
NAME SIGNATURE BCGN

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE

DE KONING GROUP INC. 124300
FIRM NAME BCGN



1 LEFT ELEVATION
3/8" = 1'-0"



2 RIGHT ELEVATION
3/8" = 1'-0"

PILKINGTON BOATHOUSE DOCK
 1828 PENINSULA ROAD
 TOWNSHIP OF MUSKOKA LAKES, LAKE ROSSEAU

Client:
ANDREW PILKINGTON

REV.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.04.14
2	ISSUED FOR PERMIT	2023.04.19

Left & Right Elevations

P/N 22-172-01
Project Date FEB 2023
Drawn / Checked JTL / NdK

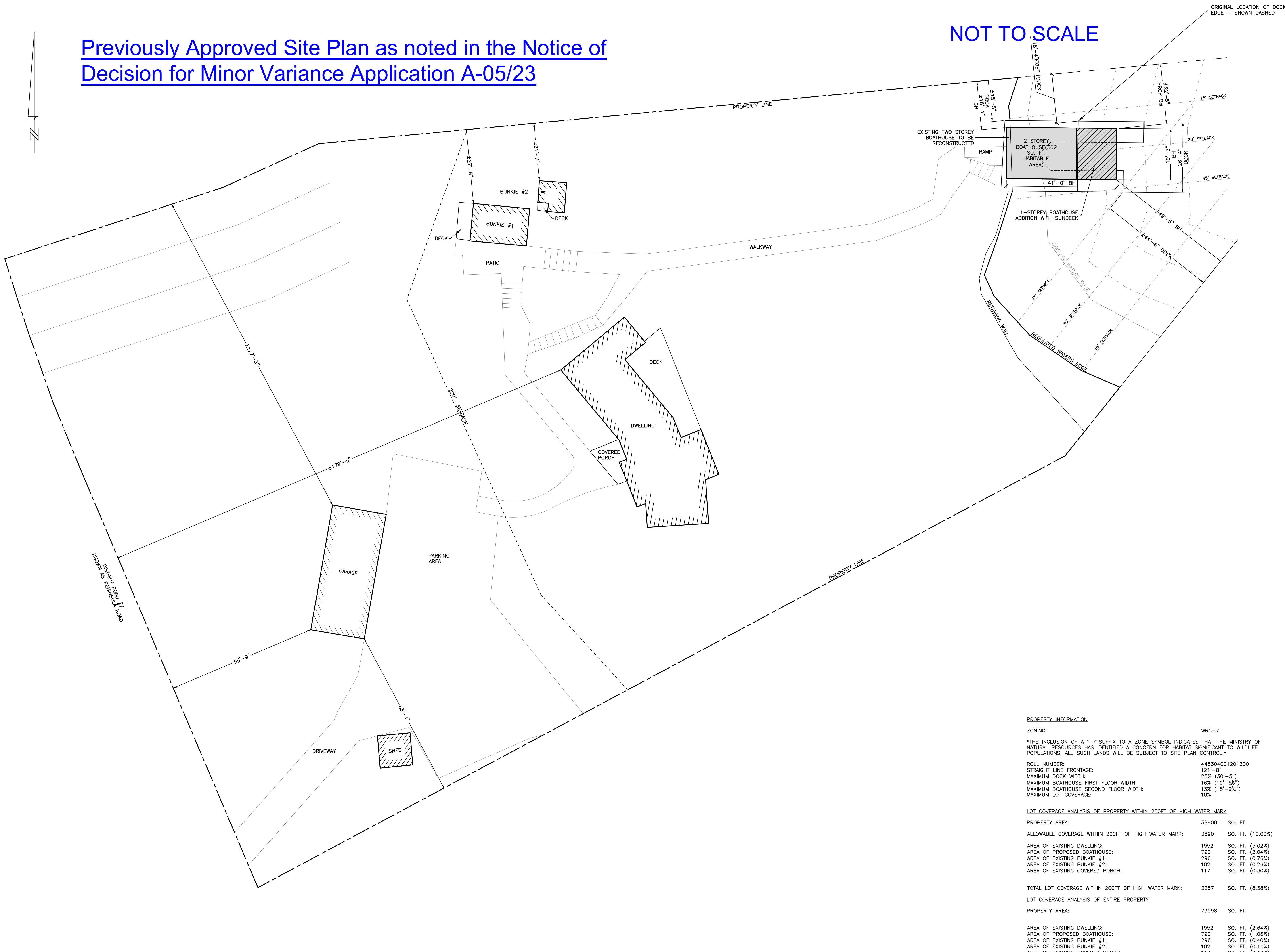
A4

Scale As indicated

PERMIT SET: 2023.04.19

Previously Approved Site Plan as noted in the Notice of Decision for Minor Variance Application A-05/23

NOT TO SCALE



PROPERTY INFORMATION

ZONING:	WR5-7
THE INCLUSION OF A "-7" SUFFIX TO A ZONE SYMBOL INDICATES THAT THE MINISTRY OF NATURAL RESOURCES HAS IDENTIFIED A CONCERN FOR HABITAT SIGNIFICANT TO WILDLIFE POPULATIONS. ALL SUCH LANDS WILL BE SUBJECT TO SITE PLAN CONTROL.	
ROLL NUMBER:	445304001201300
STRAIGHT LINE FRONTAGE:	121'-8"
MAXIMUM DOCK WIDTH:	25% (30'-5")
MAXIMUM BOATHOUSE FIRST FLOOR WIDTH:	16% (19'-5 1/2")
MAXIMUM BOATHOUSE SECOND FLOOR WIDTH:	13% (15'-9 1/2")
MAXIMUM LOT COVERAGE:	10%
<u>LOT COVERAGE ANALYSIS OF PROPERTY WITHIN 200FT OF HIGH WATER MARK</u>	
PROPERTY AREA:	38900 SQ. FT.
ALLOWABLE COVERAGE WITHIN 200FT OF HIGH WATER MARK:	3890 SQ. FT. (10.00%)
AREA OF EXISTING DWELLING:	1952 SQ. FT. (5.02%)
AREA OF PROPOSED BOATHOUSE:	790 SQ. FT. (2.04%)
AREA OF EXISTING BUNKIE #1:	296 SQ. FT. (0.76%)
AREA OF EXISTING BUNKIE #2:	102 SQ. FT. (0.26%)
AREA OF EXISTING COVERED PORCH:	117 SQ. FT. (0.30%)
TOTAL LOT COVERAGE WITHIN 200FT OF HIGH WATER MARK:	3257 SQ. FT. (8.38%)
<u>LOT COVERAGE ANALYSIS OF ENTIRE PROPERTY</u>	
PROPERTY AREA:	73998 SQ. FT.
AREA OF EXISTING DWELLING:	1952 SQ. FT. (2.64%)
AREA OF PROPOSED BOATHOUSE:	790 SQ. FT. (1.06%)
AREA OF EXISTING BUNKIE #1:	296 SQ. FT. (0.40%)
AREA OF EXISTING BUNKIE #2:	102 SQ. FT. (0.14%)
AREA OF EXISTING COVERED PORCH:	117 SQ. FT. (0.16%)
AREA OF EXISTING GARAGE:	956 SQ. FT. (1.29%)
TOTAL LOT COVERAGE:	4213 SQ. FT. (5.69%)



DE KONING GROUP

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Utterson, Ontario
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No.	Revision/Issue Column	Date
4	ISSUED FOR VARIANCE	FEB 24 2023
3	ISSUED FOR VARIANCE	FEB 14 2023
2	ISSUED FOR VARIANCE	JAN 26 2023
1	ISSUED FOR REVIEW	OCT 26 2022

CLIENT

ANDREW & DENISE PILKINGTON

PROJECT

**PILKINGTON BOATHOUSE
1828 PENINSULA ROAD
TOWNSHIP OF MUSKOKA LAKES**

DRAWING

PROPOSED SITE PLAN

APPROVED

**ISSUED FOR REVIEW
NOT FOR CONSTRUCTION**

DATE	OCT 2022
PROJECT	22-172-01
DESIGNED	JTL
REVIEWED	N&K
SCALE	AS SHOWN
SHEET	