



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

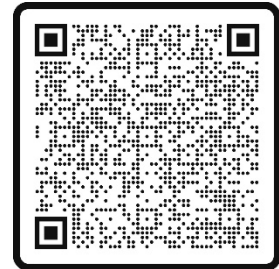
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: A-54/24

Roll No.:2-6-039

Owner:	Luke Allison, 1068 Brandy Crest Road, RR 1, Port Carling, ON, P0B 1J0		
Address & Description:	Brandy Crest Road Part of Lot 33, Concession 1, Part 120, Plan BR-1697, and Part 1, Plan 35R-26898, (Watt)		
Zoning:	Rural (RU1)	Lake: Not Applicable	Schedule: 30
Hearing Date: Monday, July, 8th, 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:

Committee of Adjustment approved Minor Variance Application A-63/23 (Allison) in December 2023 granting variances from yard and street setback requirements to permit a new dwelling on the subject property. The applicant has since been issued a Building Permit and it has been determined that poured footings are not within approved setbacks. The applicant has now submitted the current application for variances as summarized in the table below.

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	6.1.3	Minimum Front Yard Setback	50 ft.	28.5 ft.	21.5 ft.
B	6.1.3	Minimum Rear Yard Setback	20 ft.	16 ft.	4 ft.
C	6.1.3	Minimum Exterior Side Yard Setback	50 ft.	31 ft.	19 ft.



D	3.23.1	Minimum Setback from an Unopened Road Allowance	25 ft.	16 ft.	9 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 27th day of June, 2024.

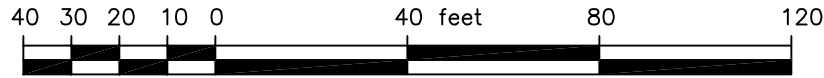
Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



SITE PLAN

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

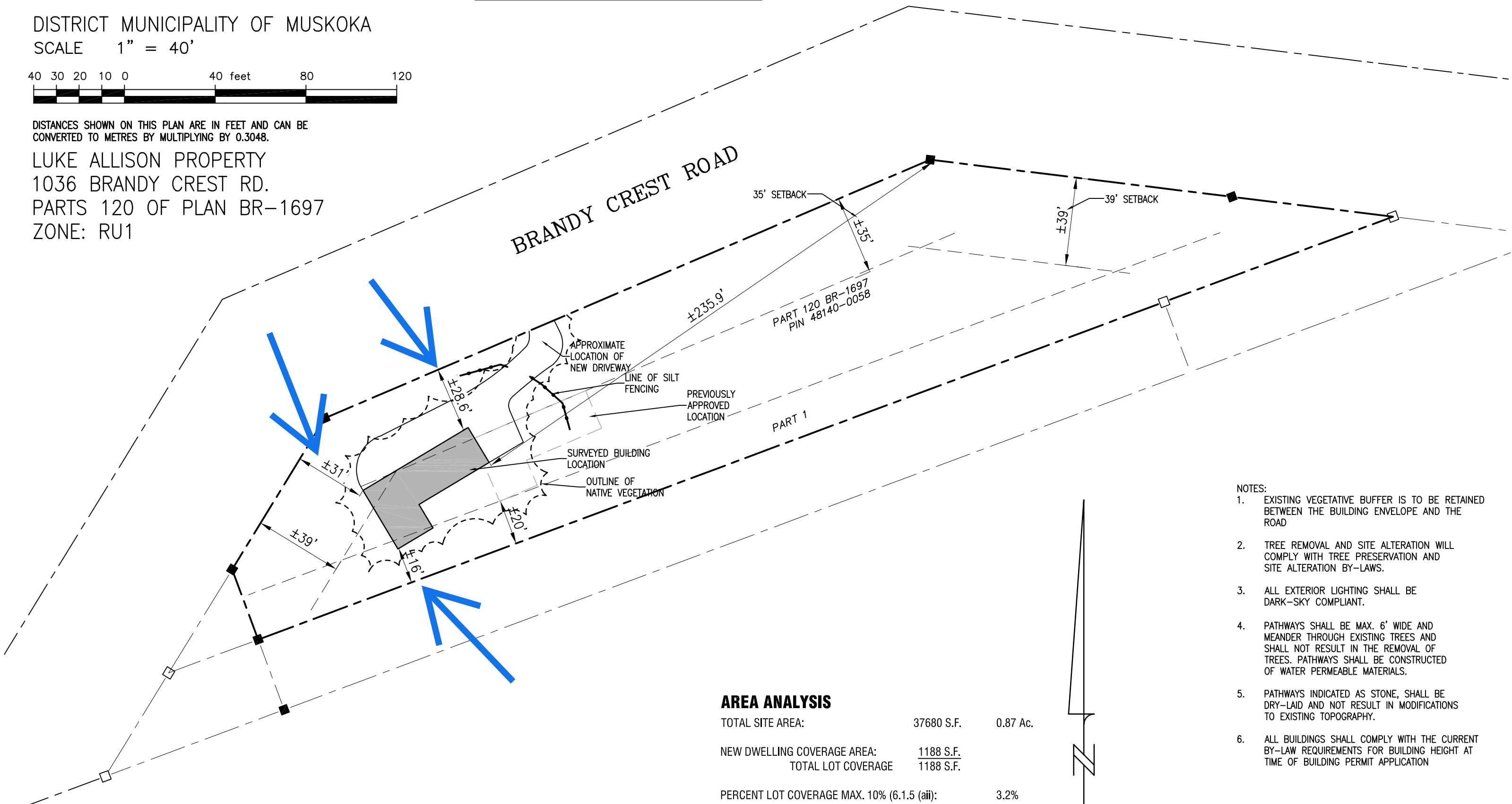
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE 1" = 40'



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

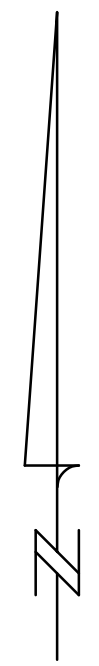
LUKE ALLISON PROPERTY
1036 BRANDY CREST RD.
PARTS 120 OF PLAN BR-1697
ZONE: RU1

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



AREA ANALYSIS

TOTAL SITE AREA:	37680 S.F.	0.87 Ac.
NEW DWELLING COVERAGE AREA:	1188 S.F.	
TOTAL LOT COVERAGE	1188 S.F.	
PERCENT LOT COVERAGE MAX. 10% (6.1.5 (iii)):		3.2%



- NOTES:
- EXISTING VEGETATIVE BUFFER IS TO BE RETAINED BETWEEN THE BUILDING ENVELOPE AND THE ROAD
 - TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY-LAWS.
 - ALL EXTERIOR LIGHTING SHALL BE DARK-SKY COMPLIANT.
 - 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.
 - PATHWAYS INDICATED AS STONE, SHALL BE DRY-LAID AND NOT RESULT IN MODIFICATIONS TO EXISTING TOPOGRAPHY.
 - ALL BUILDINGS SHALL COMPLY WITH THE CURRENT BY-LAW REQUIREMENTS FOR BUILDING HEIGHT AT TIME OF BUILDING PERMIT APPLICATION

NOT TO SCALE

ELEVATION DRAWINGS - DWELLING

