



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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

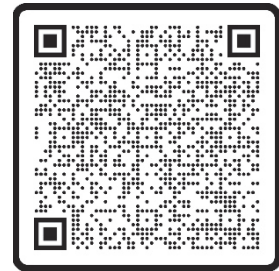
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

**File No.: A-62/24**

**Roll No.: 4-13-053**

<b>Owner:</b>	Deni Terenzio, 1901 Peninsula Road, Suite 19, RR2, Port Carling, ON, P0B 1J0		
<b>Address &amp; Description:</b>	1901 Peninsula Road, Unit #19 Part of Lot 18, Concession 10, (Medora)		
<b>Zoning:</b>	Waterfront Residential (WR5-7)	Joseph River - Lake Joseph (Category 1 Lake)	Schedule: 20
<b>Hearing Date: Monday, September, 9th, 2024 at 9:00 a.m.</b>			

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:**

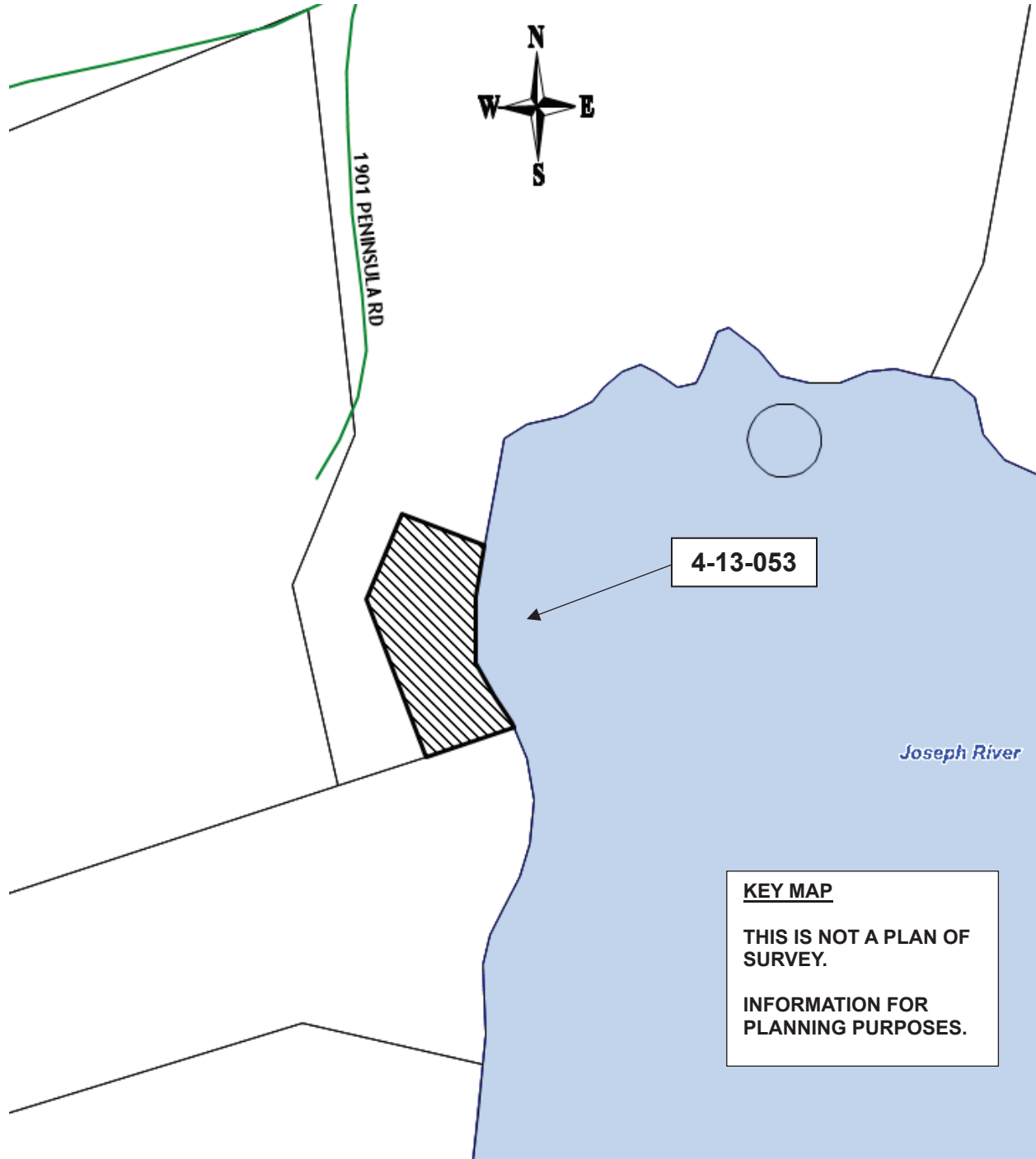
The applicant proposes to construct single-storey dwelling addition with a walk out basement. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance
A	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage	1,864.5 sq. ft. (10%)	1,966 sq. ft. (10.5%)	101.5 sq. ft. (0.5%)

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](mailto: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](mailto: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.

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### **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](http://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](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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### **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](http://www.muskokalakes.ca)

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**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](mailto: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 29<sup>th</sup> day of August, 2024.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)

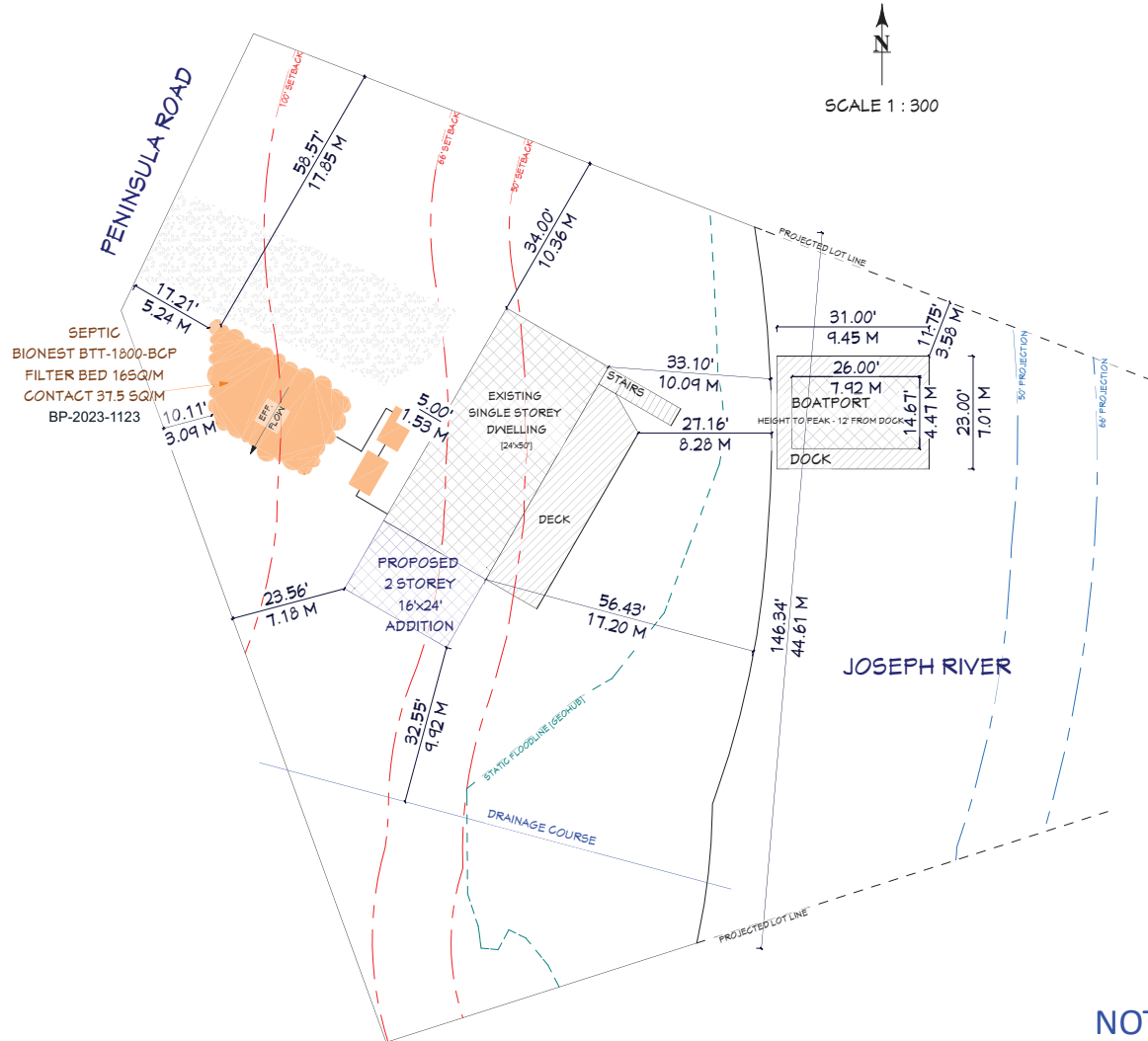


SITE DATA		PENINSULA RD. 1901 #19		4453 040 013 05300	
LOT .No		LOT 18 CON 10 MEDORA			
ZONING		WR5-T			
LOT FRONTAGE	STRAIGHT LINE	44.61 m	146.34 ft		
	ALONG PRESENT WATERS EDGE	45.01 m	147.66 ft		
FRONT YARD SETBACK	20.1m (66ft)				
INTERIOR YARD SETBACK	4.6m (15ft)				
EXTERIOR YARD SETBACK	9.1m (30ft)				
REAR YARD SETBACK	4.6m (15ft)				
MAX. BUILD HEIGHT	10.7m (35ft)				
MAX. ACCESSORY BUILD HEIGHT		7.7m (25ft)			
LOT AREA	TOTAL LOT AREA	1,732.19 m <sup>2</sup>	18,645.12 ft <sup>2</sup>		
	WITHIN 200' OF HIGH WATER MARK	1,732.19 m <sup>2</sup>	18,645.12 ft <sup>2</sup>		
EXISTING					
	SINGLE STOREY DWELLING	111.48 m <sup>2</sup>	1,200.00 ft <sup>2</sup>		
	BOATPORT	35.43 m <sup>2</sup>	381.33 ft <sup>2</sup>		
	DECK AND STAIRS	55.88 m <sup>2</sup>	601.52 ft <sup>2</sup>		
	DOCK	29.01 m <sup>2</sup>	312.23 ft <sup>2</sup>		
PROPOSED					
	ADDITION	35.67 m <sup>2</sup>	384.00 ft <sup>2</sup>		
EXISTING LOT COVERAGE		146.91 m <sup>2</sup>	1,581.33 ft <sup>2</sup>		
PROPOSED LOT COVERAGE		182.59 m <sup>2</sup>	1,965.33 ft <sup>2</sup>		
LOT COVERAGE	EXISTING (WITHIN 200ft OF SHORELINE)	8.5 %			
	PROPOSED (WITHIN 200ft OF SHORELINE)	10.5 %			

# #19 - 1901 PENINSULA ROAD TOWNSHIP OF MUSKOKA LAKES

# SITE PLAN

## PROPOSED SITE PLAN



SCALE 1 : 300



**THE PERMIT GUY**  
35 COVERED BRIDGE TRAIL  
BRACEBRIDGE, ON  
P1L 1Y1

705-644-1167  
Permits@ThePermitGuy.ca

NOT TO SCALE

# Dwelling Elevations

FOR INFORMATIONAL PURPOSES ONLY

FRONT ELEVATION



**THE PERMIT GUY**

35 COVERED BRIDGE TRAIL  
BRACEBRIDGE, ON  
P1L 1Y1

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## PRELIMINARY DRAWINGS

#19 - 1901 PENINSULA ROAD [TERENZIO]  
TOWNSHIP OF MUSKOKA LAKES

DRAWING BY: A. LENNIE II. BCIN 18995/47308

SHEET NUMBER:

NOT TO SCALE

July 3, 2024

# Dwelling Elevations

FOR INFORMATIONAL PURPOSES ONLY

SIDE ELEVATION



**THE PERMIT GUY**

35 COVERED BRIDGE TRAIL  
BRACEBRIDGE, ON  
P1L 1Y1

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