
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES COMMITTEE OF ADJUSTMENT

FILE #: B/35/22/ML, A-110/22

ROLL #: 7-10-021-10

NOTICE OF HEARING OF AN APPLICATION FOR CONSENT

To consider an application for consent for a proposed land severance pursuant to Section 53 of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, and an application for a minor variance pursuant to Section 45(5) of the Planning Act, R.S.O., 1990, Chapter P.13, as amended.

APPLICATION MADE BY: Brandon MacMillan and Jon Funston, 20 McRae Drive, Toronto, ON, M4G 1R9

LOCATION OF PROPERTY: Part of Lot 282, Plan 1, Part 2, Plan 35R-25795 (Medora), Civic Address: Not Assigned, Zoning Schedule: 56

EXPLANATION OF THE PURPOSE AND EFFECT: A Severance Application, (B/35/22/ML), has been made to create one new lot. The subject land is zoned Community Residential – Urban Centres – Sewer and Water (R1).

The proposed Retained and Severed Lots will front onto River Street and are currently vacant. No new buildings or structures are proposed at this time, however, residential development is intended in the future.

A Minor Variance Application, (A-110/22), has been submitted concurrently for relief from Section 5.1.3 of By-law 2014-14, as amended, being the minimum front yard setback requirement of 25 feet on the Severed Lot in Application B/35/22/ML. In this case, a dwelling and accessory structures are proposed within a building/development envelope set back 12.5 feet (at the closest point) from the front lot line abutting River Street. The requested variance is 12.5 feet.

Relief is also requested from Section 3.23.1 of By-law 2014-14, as amended, being the minimum setback requirement of 25 feet from a lot line abutting a street on the Severed Lot in Application B/35/22/ML. In this case, a dwelling and accessory structures are proposed within a building/development envelope set back 12.5 feet (at the closest point) from the front lot line abutting River Street. The requested variance is 12.5 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: April 11, 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.muskokalakelakes.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 Consent. 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.muskokalakelakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakelakes.civicweb.net/Portal/>

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION: There may be additional information relating to the proposed consent 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@muskokalakelakes.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.

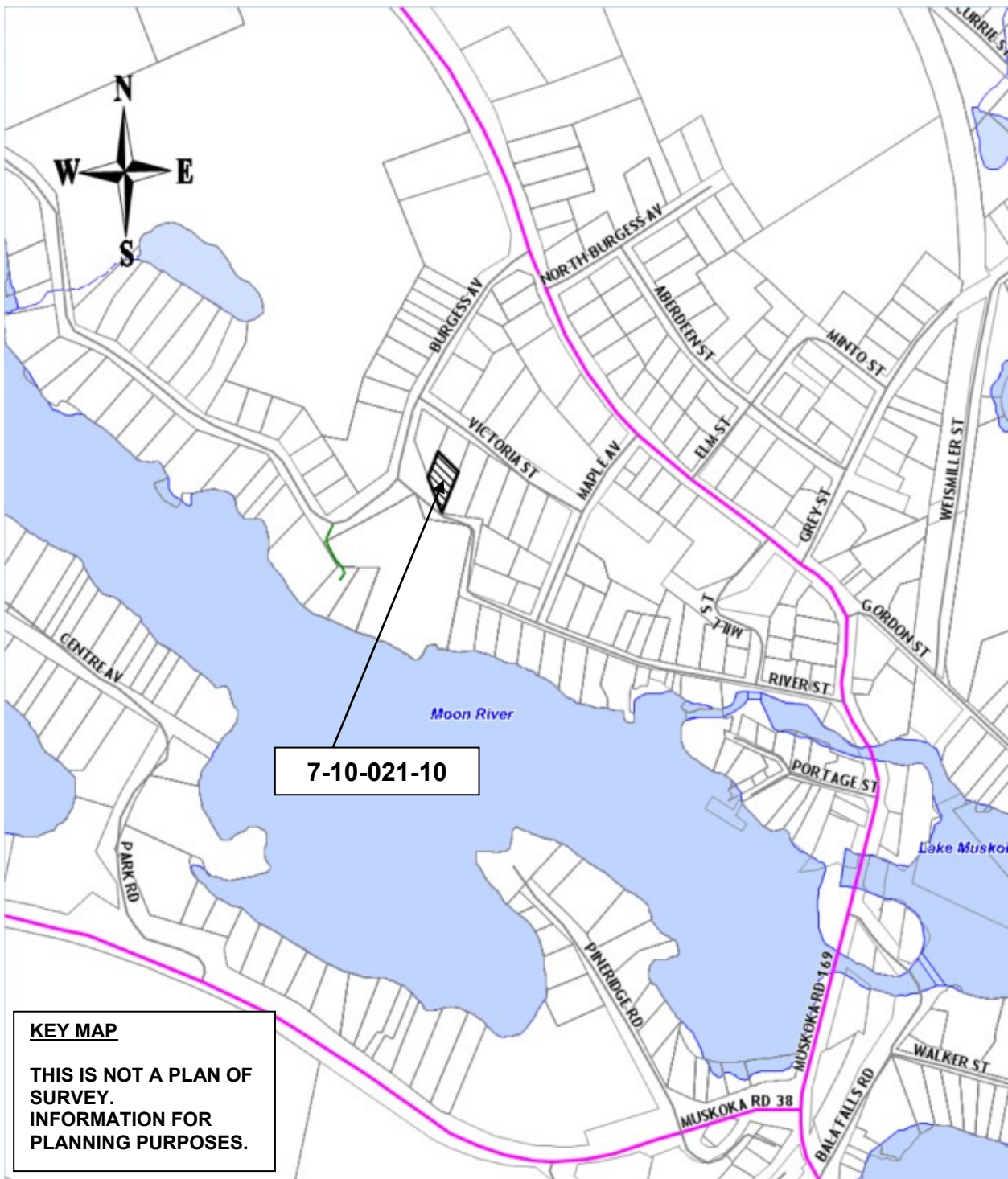
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment.

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 27th day of March, 2023

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

KEY MAP

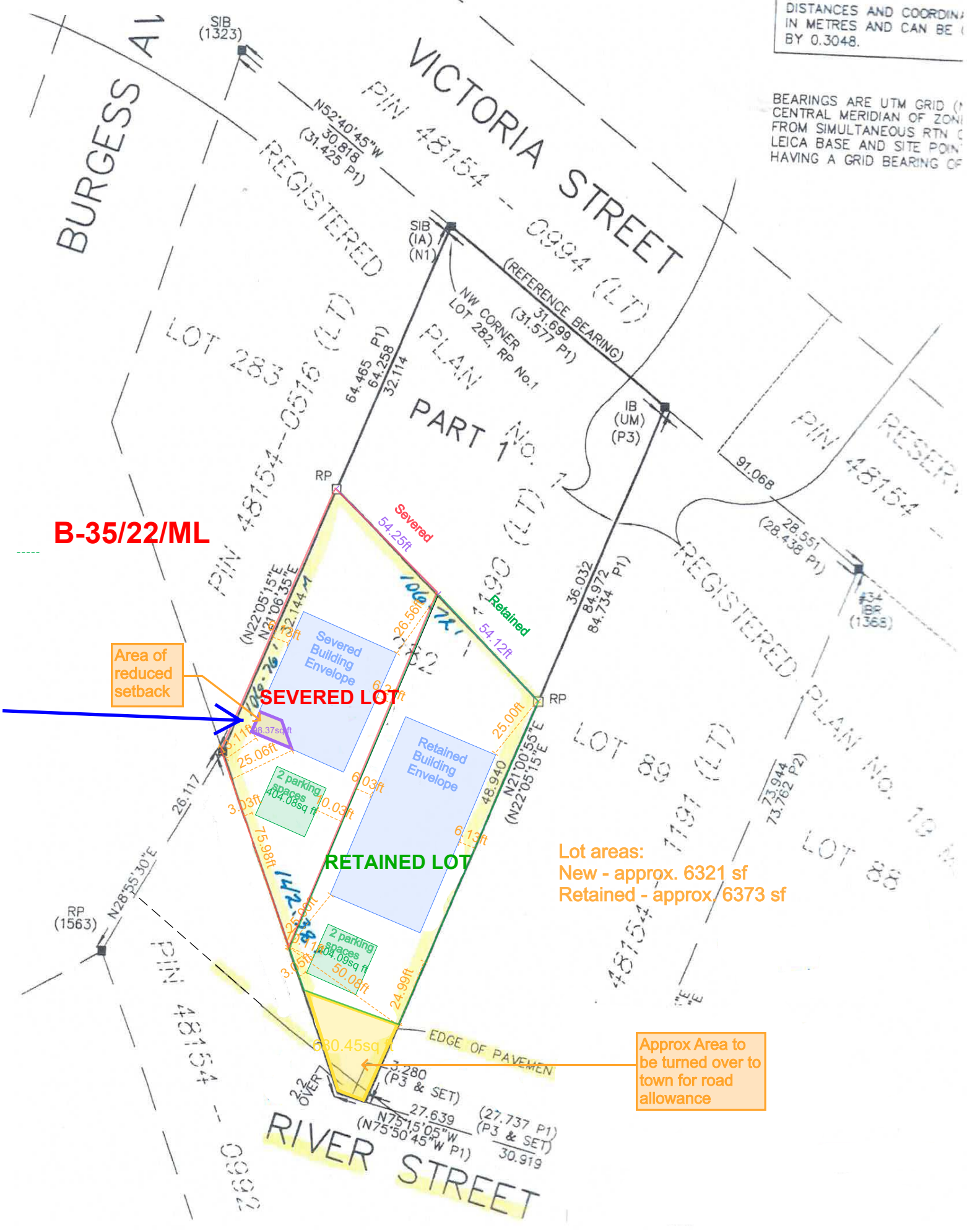


CONSENT SKETCH

NOT TO SCALE

DISTANCES AND COORDINATES
IN METRES AND CAN BE
BY 0.3048.

BEARINGS ARE UTM GRID (N)
CENTRAL MERIDIAN OF ZONE
FROM SIMULTANEOUS RTN C
LEICA BASE AND SITE POINT
HAVING A GRID BEARING OF



B-35/22/ML

Area of reduced setback

SEVERED LOT

RETAINED LOT

Lot areas:
New - approx. 6321 sf
Retained - approx. 6373 sf

Approx Area to be turned over to town for road allowance