
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES COMMITTEE OF ADJUSTMENT

FILE #: B/10/23/ML

ROLL #s: 5-7-047

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.

APPLICATION MADE BY: Charles Spencer, c/o Homer A. Frank Law Office, 190 Hotchkiss St. Gravenurst, ON P1P 1H6

LOCATION OF PROPERTY: Part Lots 34 and 35, Concession 3, Parts 2 and 3, Plan 35R-17364, Part 1, Plan 35R-12336, Part 2, Plan 35R-26269 (Medora), Civic Address: 3164 Muskoka Lake Road 118 West, Unit 21A, Zoning Schedule 29

EXPLANATION OF THE PURPOSE AND EFFECT: A Severance Application (B/10/23/ML) has been made by the applicant to sever a portion of property (Severed Lot) owned by Gordon and Leslie Carr and to add it to an abutting lot to the east (Benefitting Lot) in the ownership of the applicant. The Application will also grant a right-of-way over a portion of the Retained Lot in favour of the Resultant Lot (i.e. the Severed Lot together with the Benefitting Lot).

The Severed Lot is currently vacant. The Retained Lot currently contains two dwellings, a two storey boathouse with an upper level sleeping cabin, a single storey boathouse, and other accessory buildings and structures. The Benefitting Lot is currently developed for residential purposes.

Please note that the Application constitutes a change in common lot lines and will provide a right-of-way on title at the Muskoka Land Registry Office. No new lots are being created.

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.muskokalak.es.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.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at:

<https://muskokalakes.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@muskokalakes.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 24th day of March, 2023

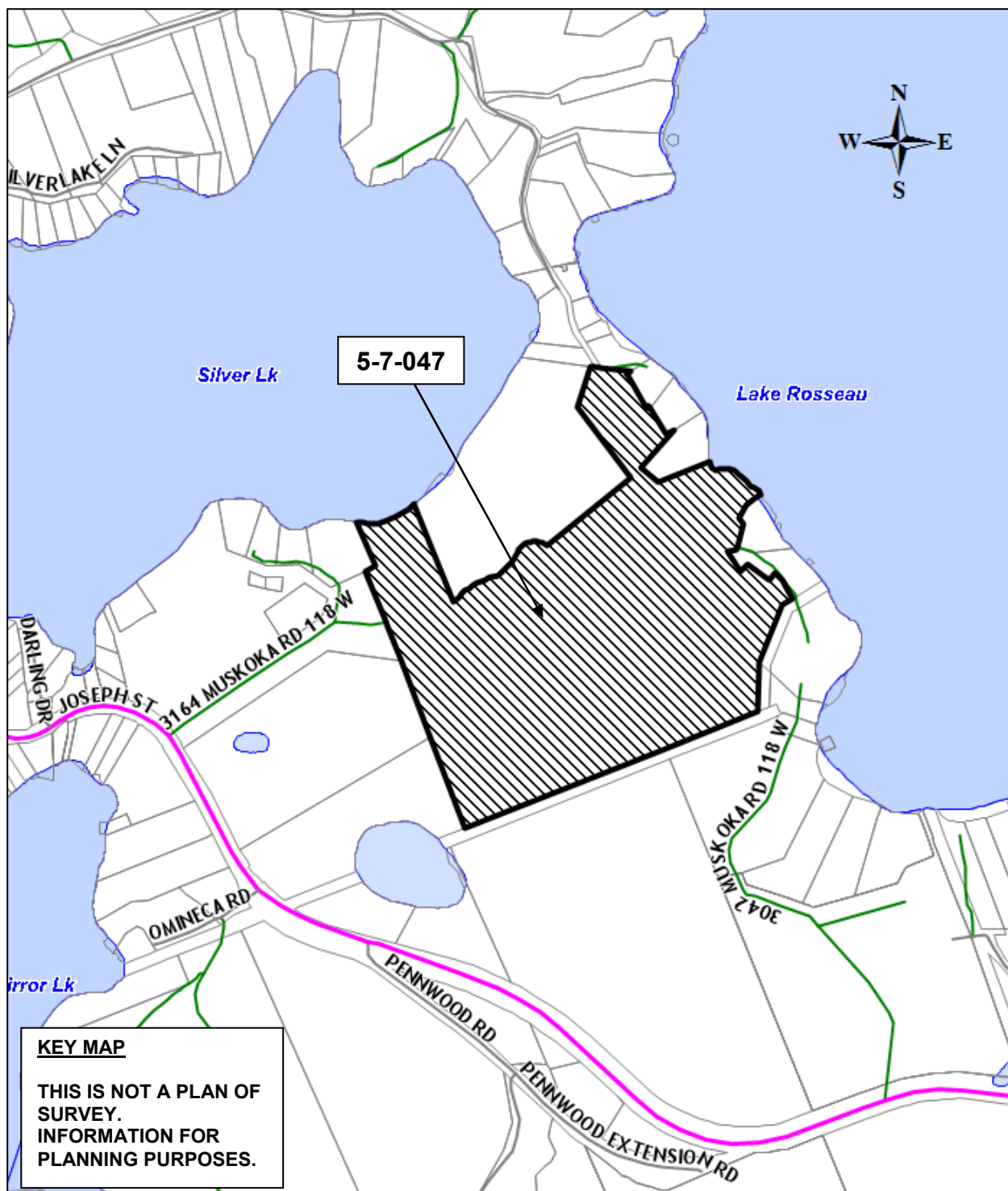
"Original Signed by K. Bavington"

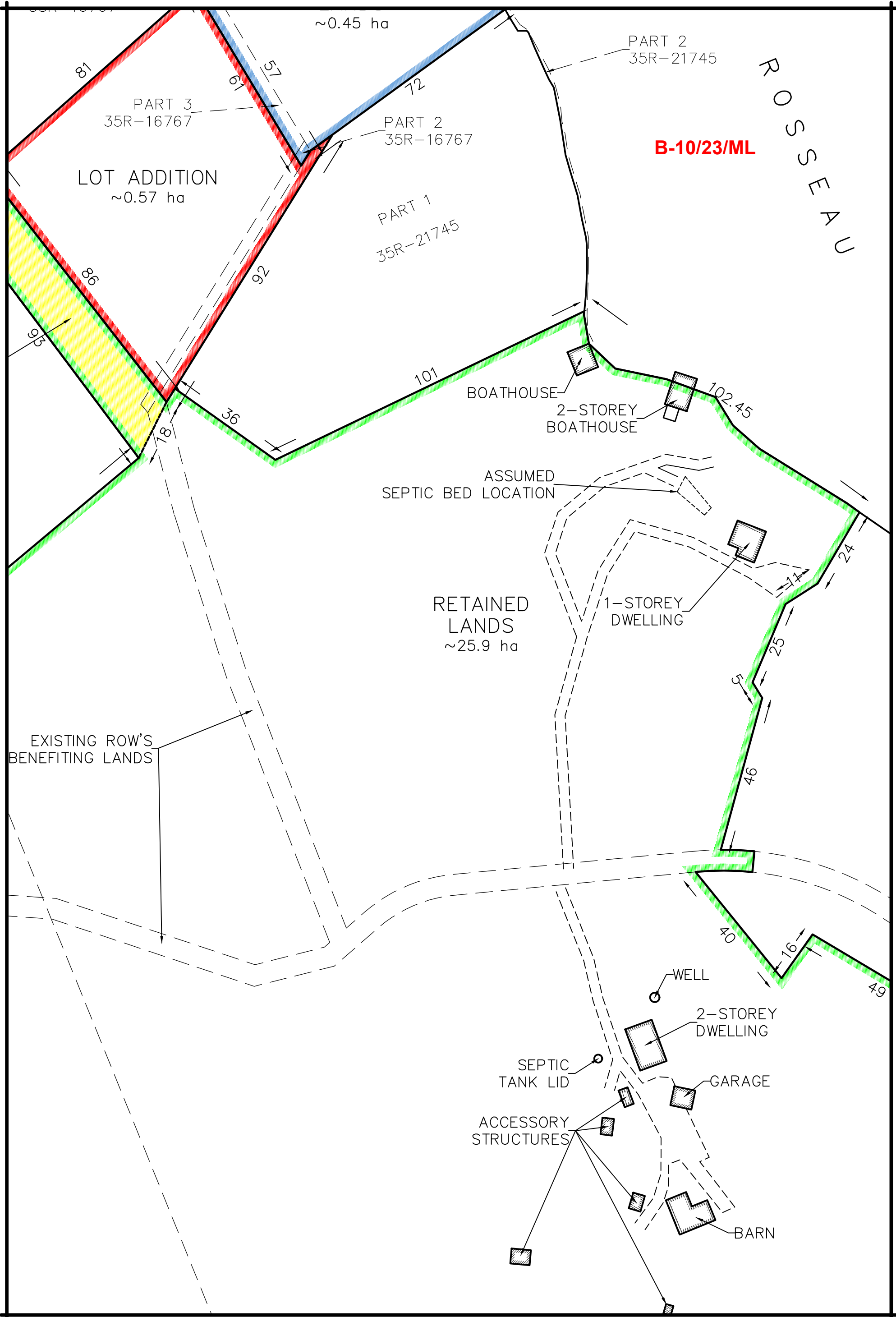
Kitty Bavington



Acting Secretary-Treasurer

Committee of Adjustment

KEY MAP





PROJECT:	LEGAL DESCRIPTION:	 	DATE:	MARCH 23, 2023
CONSENT SKETCH	PART OF LOT 35, CONCESSION 3, MEDORA now in the TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA		SCALE:	1:1000
CLIENT:	LOCATION:		FILE NO.:	23008
SPENCER	LAKE ROSSEAU		FILE NAME:	23008-SP-1