

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES **COMMITTEE OF ADJUSTMENT** FILE #: B/12/23/ML

ROLL #: 2-3-081

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: Maureen and William Veitch, 1774 Windemere Road, Utterson, **ON P0B 1M0**

Part Lots 17 and 18, Concession 5, part of Part 1, Plan BR-69, LOCATION OF PROPERTY: Part 1, Plan 35R-3853 (Watt), Civic Address: 1706 and 1774 Windemere Road, Zoning Schedule: 23

EXPLANATION OF THE PURPOSE AND EFFECT: A Severence Application, (B/12/23/ML), has been submitted to create one new lot with frontage on District Road 4 (Windemere Road).

The Severed and Retained Lots each currently contain a dwelling and accessory buildings/structures. No new buildings or structures are proposed at this time.

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.muskokalakes.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: <u>planning@muskokalakes.ca</u> Please quote the Committee's file number noted above.

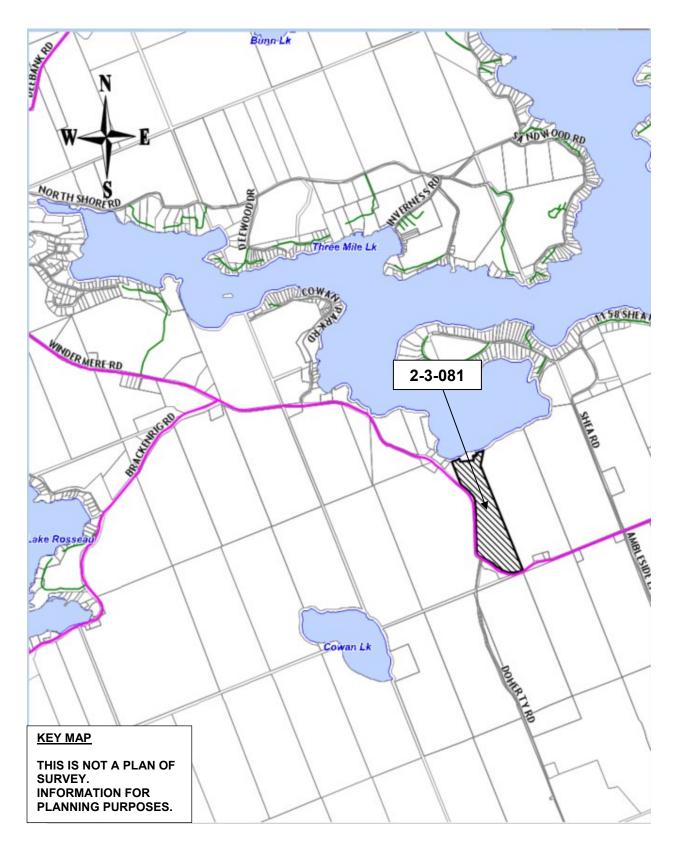
FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

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

"<u>Original Signed by K. Bavington</u>" Kitty Bavington Acting Secretary-Treasurer Committee of Adjustment



RETAINED LOT ZONING DETAILS		
ZONING	RU1	
LOT AREA	1252888 ft ²	
MAX. LOT COVERAGE	2%	
MIN. FRONT YARD SETBACK	50'	
MIN. INT. SIDE YARD SETBACK	20'	
MIN. EXT. SIDE YARD SETBACK	50'	
MIN. REAR YARD SETBACK	20'	
MAX. HEIGHT	35'	
MAX. HEIGHT ACCESSORY	20'	

RETAINED LOT AREA STATS		
DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	1238591	_
EXISTING STRUCTURES		
DWELLING	2964	0.24%
STORAGE BUILDING	3150	0.25%
COLLAPSED AIRPLANE HANGER	1290	0.10%
EXISTING TOTAL	7404	0.59%

SEVERED LOT ZONING DETAILS ZONING RU1 672012 ft² LOT AREA MAX. LOT COVERAGE 2% MIN. FRONT YARD SETBACK 50' MIN. INT. SIDE YARD SETBACK 20' 50' MIN. EXT. SIDE YARD SETBACK MIN. REAR YARD SETBACK 20' 35' MAX. HEIGHT 20'

MAX. HEIGHT ACCESSORY

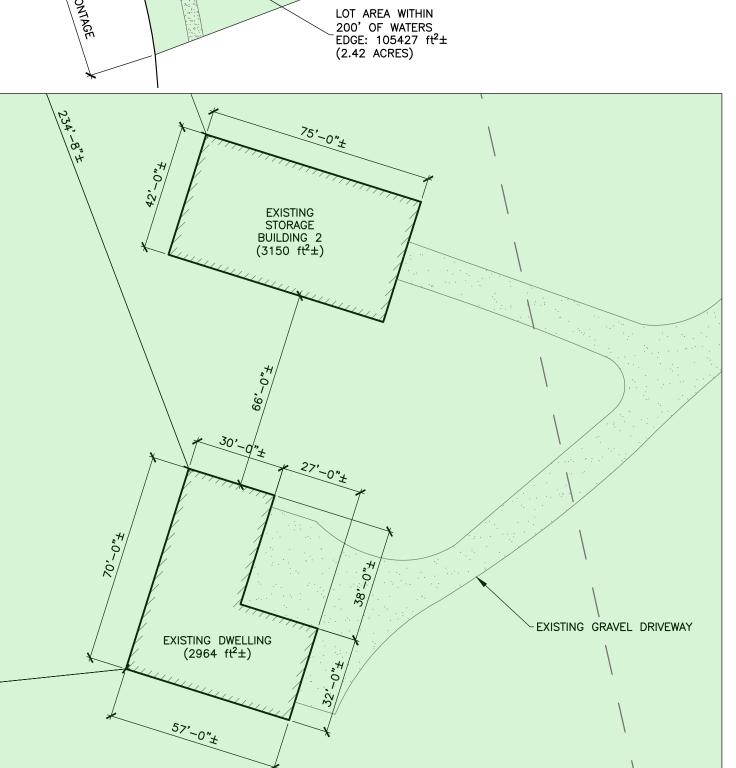
SEVERED LOT AREA STATS			
DEFINITION	AREA (ft ²)	% COVERAGE	
TOTAL LOT AREA	672012	_	
EXISTING STRUCTURES			
DWELLING	1600	0.24%	
STORAGE BUILDING 1	900	0.14%	
STORAGE BUILDING 2	875	0.13%	
EXISTING TOTAL	3375	0.51%	

2034'-8/4"

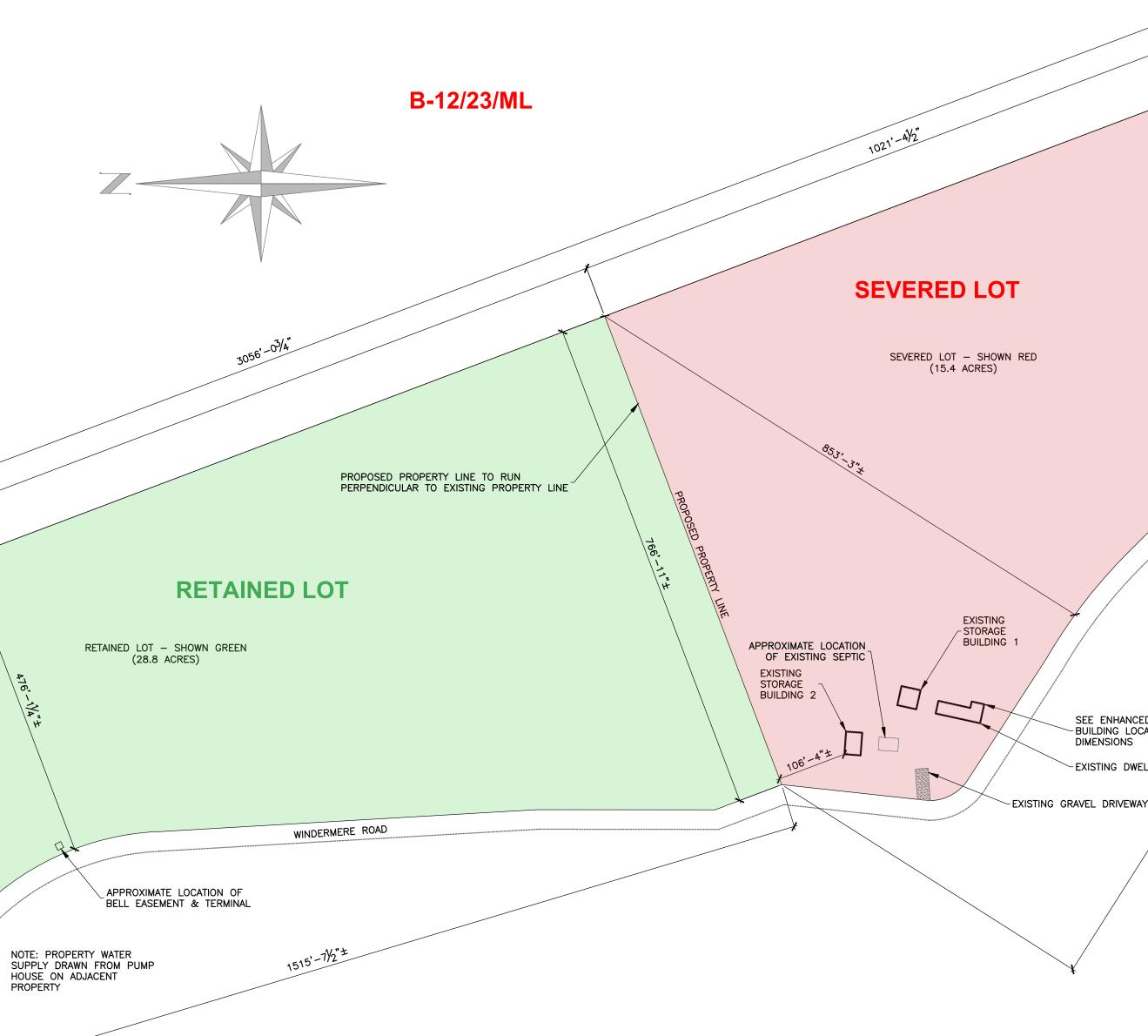
UNE INDICATING BORDER BETWEEN WR4 & RU1 ZONES \sim EXISTING STORAGE BUILDING (3150 ft²±) 30'X43' COLLAPSED - AIRPLANE HANGER (1290 TE²±) SEE ENHANCED PLAN FOR BUILDING DIMENSIONS 112'-2" / EXISTING GRAVEL DRIVEWAY WATERS 1786 WINDEMERE ROAD - SHOWN HATCHED 200' EDGE ×34. 177'−5"± 103/4" 425'-0"± \sim EXISTING DWELLING (2964 ft²±) PROPERTY THREE MILE LAKE

CUMULATIVE STRAIGHT LINE FRONTAGE: 266'-4½"+59'-2½" =325'-7"±

EXISTING GRAVEL DRIVEWAY LEADING TO 1786 WINDEMERE ROAD - LOCATION APPROXIMATE



RETAINED LOT BUILDING LOCATIONS & DIMENSIONS SCALE: 1/32" = 1'-0"



PROPOSED LOT SEVERANCE PLAN

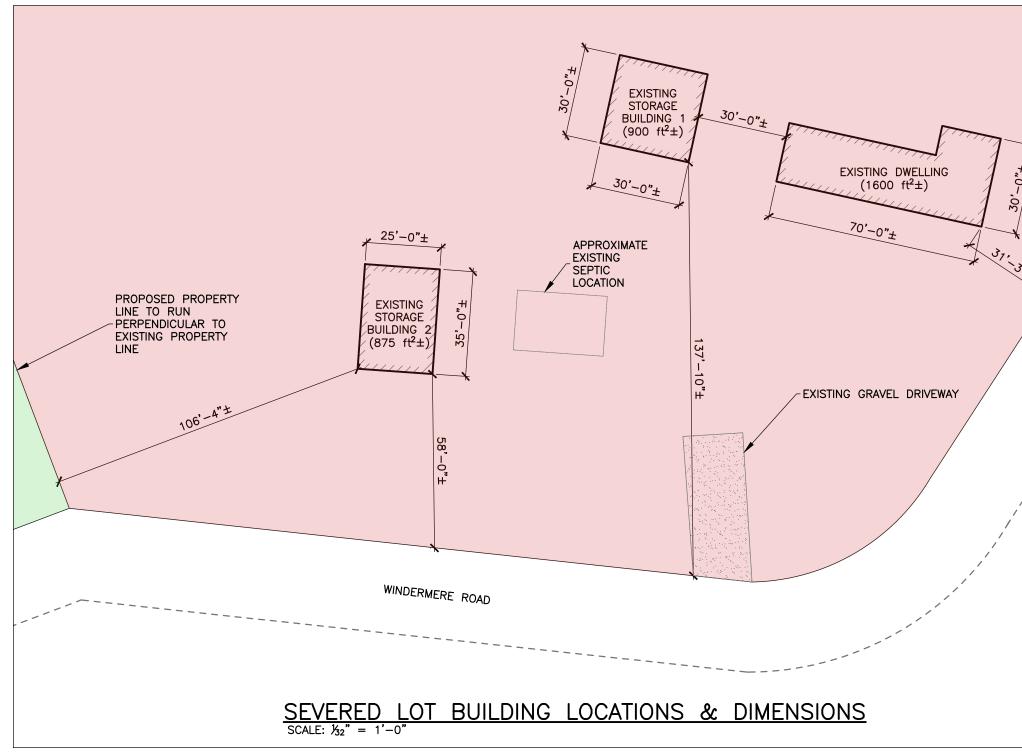


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PROJECT WINDERMERE ROAD SEVERANCE 1706 / 1774 WINDERMERE ROAD TOWNSHIP OF MUSKOKA LAKES		
ISSUED FOR REVIEW DATE JAN 2023 PROJECT 23-34-01 DESIGNED JTL REVIEWED NdK SCALE AS SHOWN SHEET SP22		