



Box 129, Port Carling, ON, POB 1J0  
Telephone (705) 765-3156  
Fax (705) 765-6755

## THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES COMMITTEE OF ADJUSTMENT

### 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.

**This notice has been sent to you for your information and does not require any response unless you wish to make one.**

**Hearing Date: Monday, August 14th, 2023 at 9:00 a.m.**

**File #.:** B/26/23/ML

**Roll #:** 4-12-039-20

**Civic Address:** Not Assigned

**Owner(s):** Dan Majaina and Tracey Seaward, 427 Rossmore Blvd, Burlington, ON, L7N 1R9

**Legal Description:** Part of Block B, Plan 23, Part 2, Plan 35R-21294, (Medora)

**Lake/River:** Lake Joseph (Category 1)

**Zoning:** Waterfront Residential (WR4)

**Zoning Schedule:** 20

---

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicants propose to sever a portion of their property (Severed Lot) and to add it to an abutting lot to the east (Benefitting Lot) in the ownership of Tracey Seaward and Daniel Majaina. The Severed Lot is vacant. The Benefitting Lot contains a dwelling, sleeping cabin, shed, boathouse and dock. The Retained Lot is vacant.

**This application will result in a change in common lot lines. No new lot is proposed to be created.**

**A KEY MAP** of the subject land and a **consent/severance sketch** are included in this notice.

**TAKE FURTHER NOTICE** that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wish to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at 9:00 a.m.** 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](http://www.muskokalakes.ca).

**ADDITIONAL INFORMATION** relating to the proposed consent application is available from the Planning Department week days 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, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

**Please quote the file number noted above.**

**YOU OR YOUR REPRESENTATIVE** are entitled to participate in this public hearing and make verbal representation and/or make written representation prior to the meeting. Comments can be submitted by emailing [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

**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.

**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 this application, you must submit a written request to the Committee of Adjustment.

**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 consent. 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.

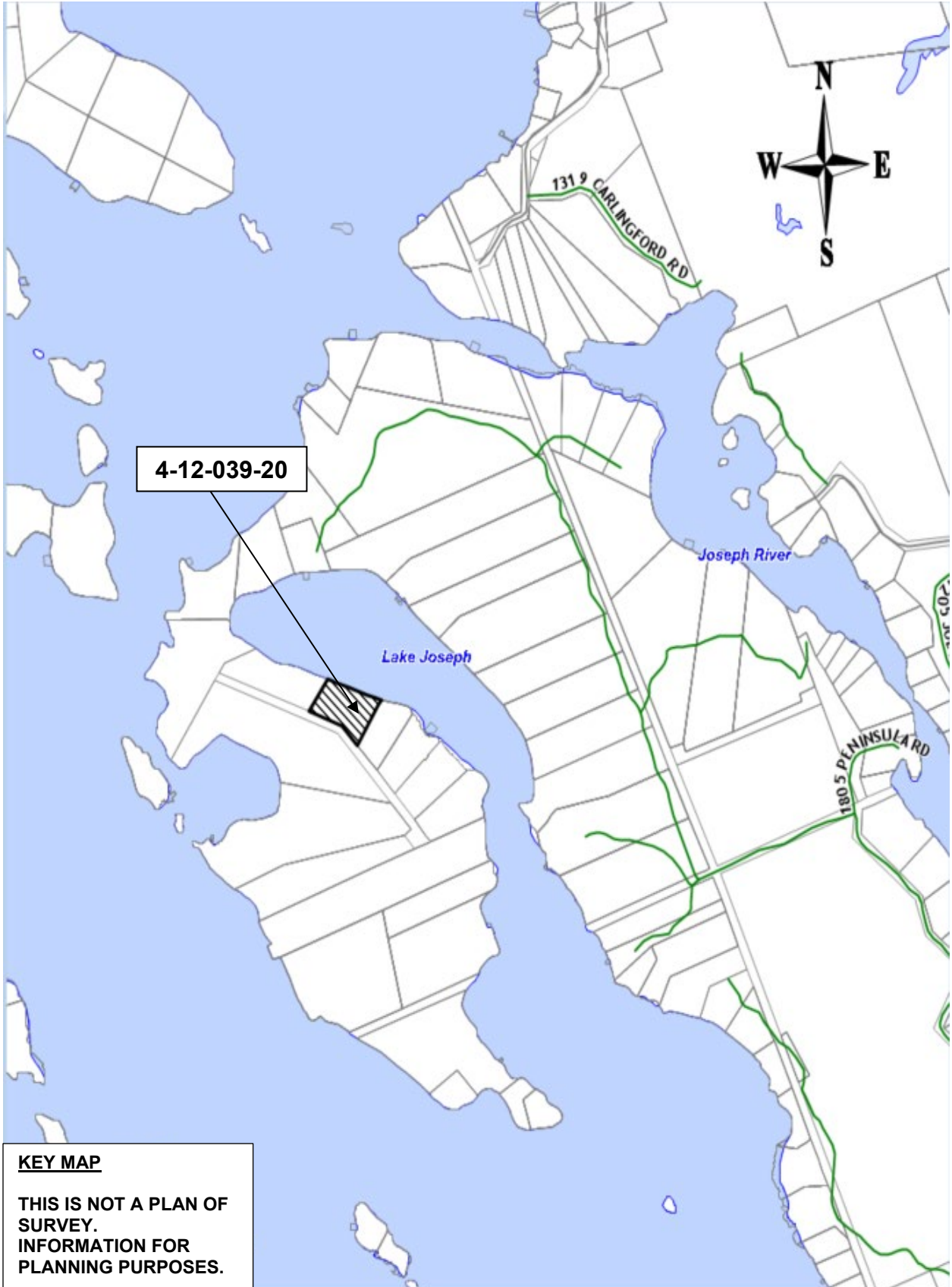
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 25<sup>th</sup> day of July, 2023.

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

**KEY MAP**



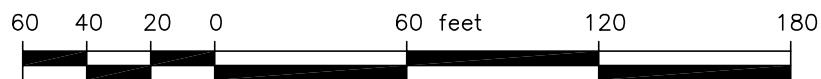
**KEY MAP**  
**THIS IS NOT A PLAN OF SURVEY.  
INFORMATION FOR PLANNING PURPOSES.**

**SEVERANCE SKETCH**

**NOT TO SCALE**

**PART OF BLOCK B, REGISTERED PLAN 23  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA**

**SCALE 1" = 60'**



**DAN MAJAINA AND TRACEY SEAWARD PROPERTIES**

**AREA COMPARISON**

<u>EXISTING LOT ARRANGEMENT:</u>	
NORTH-WEST (UNDEVELOPED) LOT	
TOTAL SITE AREA:	131290 S.F. 3.01 Ac.
LOT AREA WITHIN 200' OF SHORE	92230 S.F. 2.12 Ac.
SOUTH-EAST (COTTAGE) LOT	
TOTAL SITE AREA:	110320 S.F. 2.53 Ac.
LOT AREA WITHIN 200' OF SHORE	50840 S.F. 1.17 Ac.
<u>AREA OF SEVERED LOT:</u>	<u>14600 S.F. 0.34 Ac.</u>
<u>RESULTING LOT ARRANGEMENT:</u>	
NORTH-WEST (UNDEVELOPED) LOT	
TOTAL SITE AREA:	116680 S.F. 2.67 Ac.
LOT AREA WITHIN 200' OF SHORE	83650 S.F. 1.92 Ac.
SOUTH-EAST (COTTAGE) LOT	
TOTAL SITE AREA:	124920 S.F. 2.87 Ac.
LOT AREA WITHIN 200' OF SHORE	62370 S.F. 1.43 Ac.

**B/26/23/ML**

**LAKE JOSEPH  
(TOWNSEND BAY)**

