



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, December 11th, 2023 at 9:00 a.m.**

**File #.:** B/42/23/ML

**Roll #:** 5-5-015-01

**Owner:** Craig Ofield, 183 Willow Farm Lane, Aurora, ON, L4G 6K5

**Civic Address:** Not Assigned

**Legal Description:** Lots 32 and 33, Concession 5, Part 10, Plan BR-1154, (Medora)

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

**Zoning:** Waterfront Residential (WR5-7)

**Zoning Schedule:** 29

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**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicant proposes to sever land (Severed Lot) and add it to an abutting lot (Benefitting Lot) to the north currently in the ownership of Craig and Victoria Ofield. The Retained Lot is vacant. The Severed Lot contains a private on-site sewage disposal system, part of a patio, pool equipment, generators, a hydro transformer, and gas outlets, which currently encroach onto the applicant's property. The Benefitting Lot contains a dwelling and accessory buildings and structures. The proposed lot addition will resolve the noted encroachments.

**A KEY MAP** of the subject property and the applicant's consent 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.

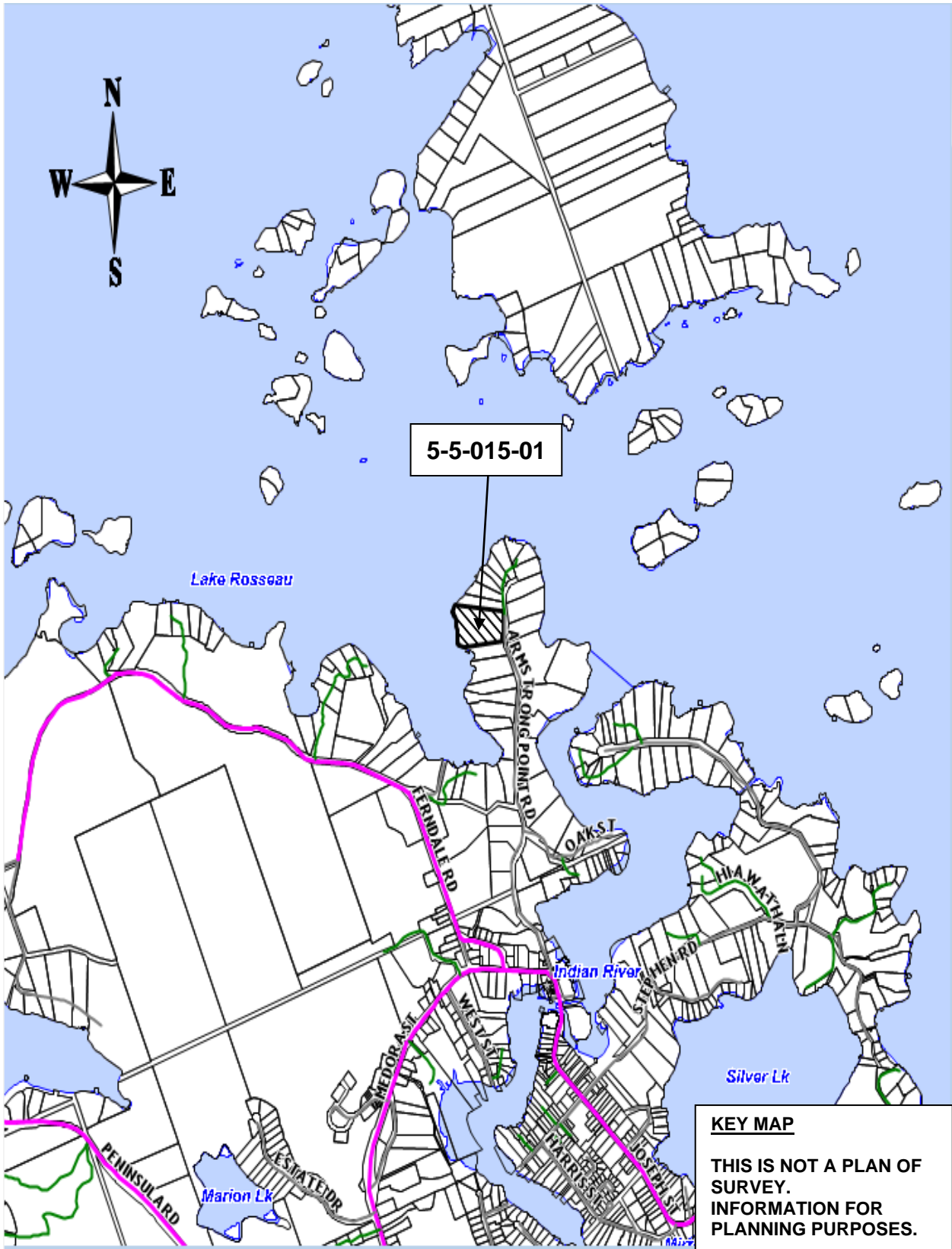
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 21<sup>st</sup> day of November, 2023.

"Original Signed by C. Ward"  
Chelsea Ward,  
Secretary-Treasurer  
Committee of Adjustment

**KEY MAP**

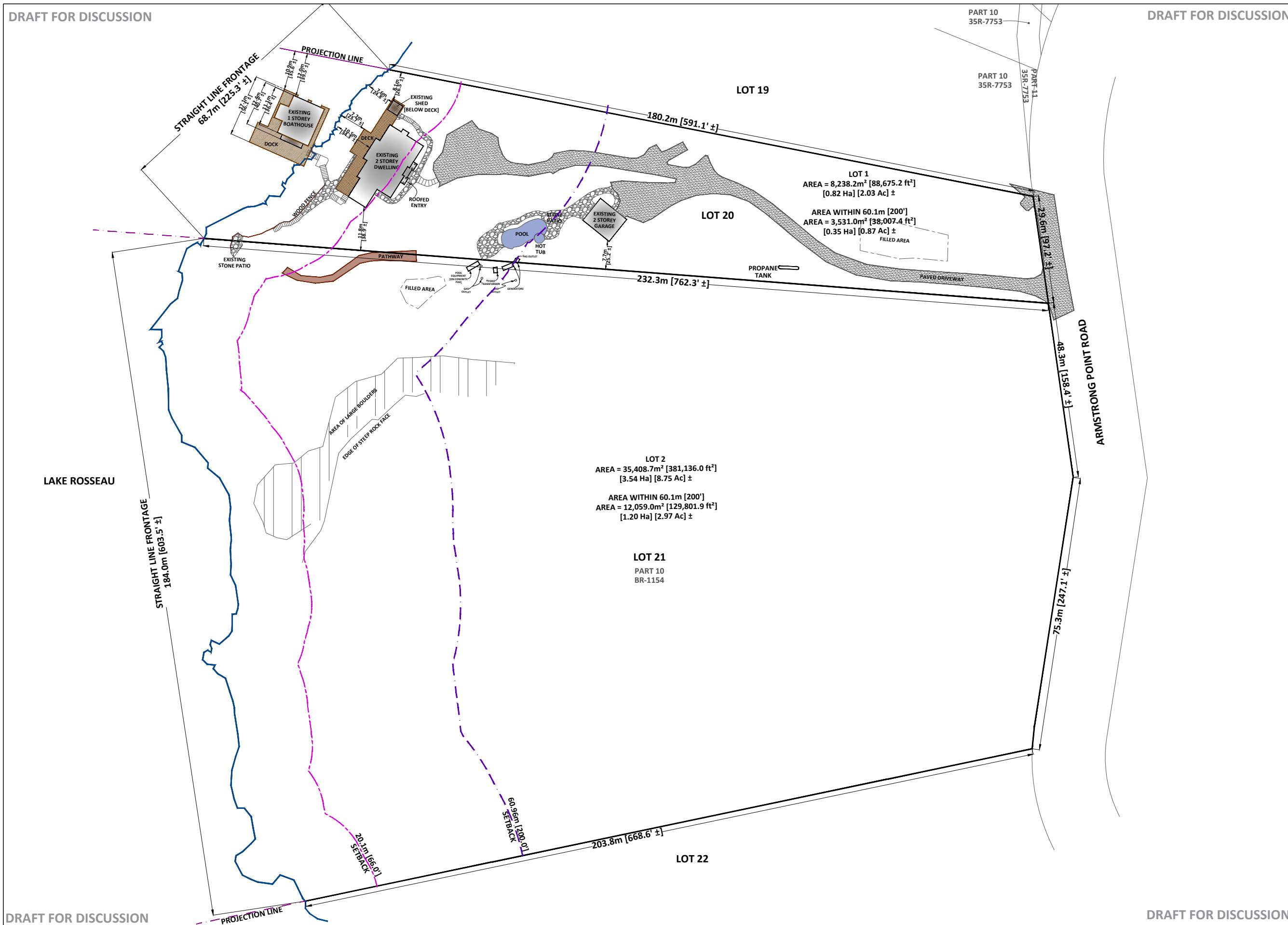


**CONSENT SKETCH - EXISTING LOT CONFIGURATION**

NOT TO SCALE

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**EXISTING LOT CONFIGURATION**

1161 ARMSTRONG POINT ROAD  
 LOT 20, PLAN 18  
 LOT 32, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 OFIELD

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SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 1 000	163700	SEPTEMBER 25, 2023	JT

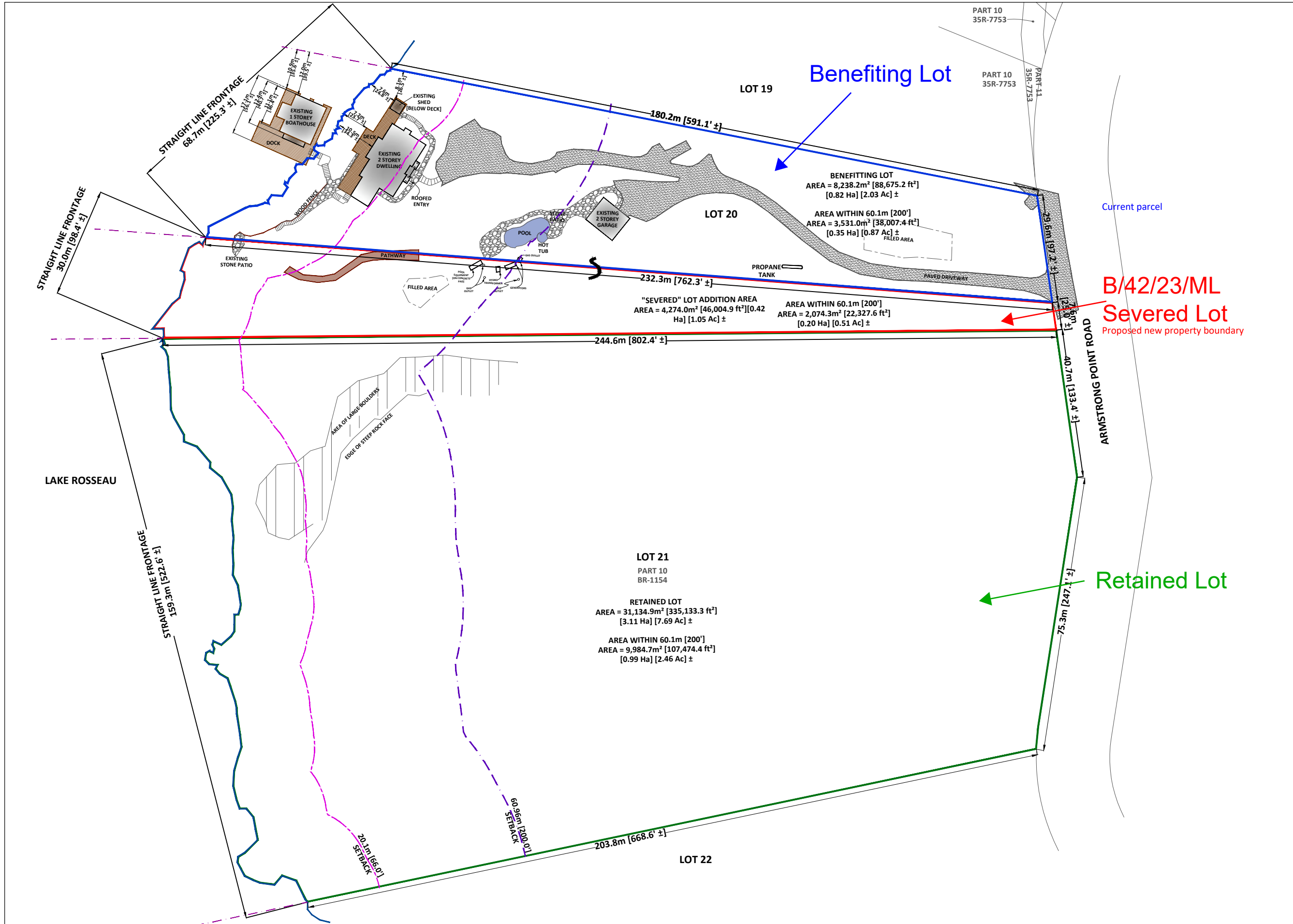
NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
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BASE MAP SOURCE:  
 MUSKOKA GEOMATICS LTD.



**CONSENT SKETCH - PROPOSED SEVERANCE**

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**SEVERANCE SKETCH**

1161 ARMSTRONG POINT ROAD  
LOT 20, PLAN 18  
LOT 32, CONCESSION 5  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

**OFIELD**

BENEFITTING LOT = 8,238.2m<sup>2</sup> [88,675.2 ft<sup>2</sup>]  
[0.82 Ha] [2.03 Ac] ±  
AREA WITHIN 60.1m = 3,531.0m<sup>2</sup> [38,007.4 ft<sup>2</sup>]  
[0.35 Ha] [0.87 Ac] ±

EXISTING DEVELOPMENT  
2 STOREY GARAGE = 71.3m<sup>2</sup> [767.5 ft<sup>2</sup>]  
2 STOREY DWELLING = 225.2m<sup>2</sup> [2,424.0 ft<sup>2</sup>]  
ROOFED ENTRY = 8.9m<sup>2</sup> [95.8 ft<sup>2</sup>]  
SHED = 9.2m<sup>2</sup> [99.0 ft<sup>2</sup>]

BOATHOUSE = 121.2m<sup>2</sup> [1,304.6 ft<sup>2</sup>]

TOTAL EXISTING DEVELOPMENT  
= 435.8m<sup>2</sup> [4,690.9 ft<sup>2</sup>]

EXISTING COVERAGE WITHIN 60.1m = 12.34 %

"SEVERED" LOT = 4,274.0m<sup>2</sup> [46,004.9 ft<sup>2</sup>]  
[0.42 Ha] [1.05 Ac] ±  
AREA WITHIN 60.1m = 2,074.3m<sup>2</sup> [22,327.6 ft<sup>2</sup>]  
[0.20 Ha] [0.51 Ac] ±

RETAINED LOT = 31,134.9m<sup>2</sup> [381,136.0 ft<sup>2</sup>]  
[3.11 Ha] [7.69 Ac] ±  
AREA WITHIN 60.1m = 9,984.7m<sup>2</sup> [107,474.4 ft<sup>2</sup>]  
[0.99 Ha] [2.46 Ac] ±

NEW LOT FRONTAGE: 98.7 m [323.7 ft]

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**PLANSCAPE**  
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 1 000	163700	SEPTEMBER 25, 2023	JT

NO.	DATE	REVISIONS	BY
1.	27-OCT-2023	FINALIZE FOR SUBMISSION	JT
2.			
3.			
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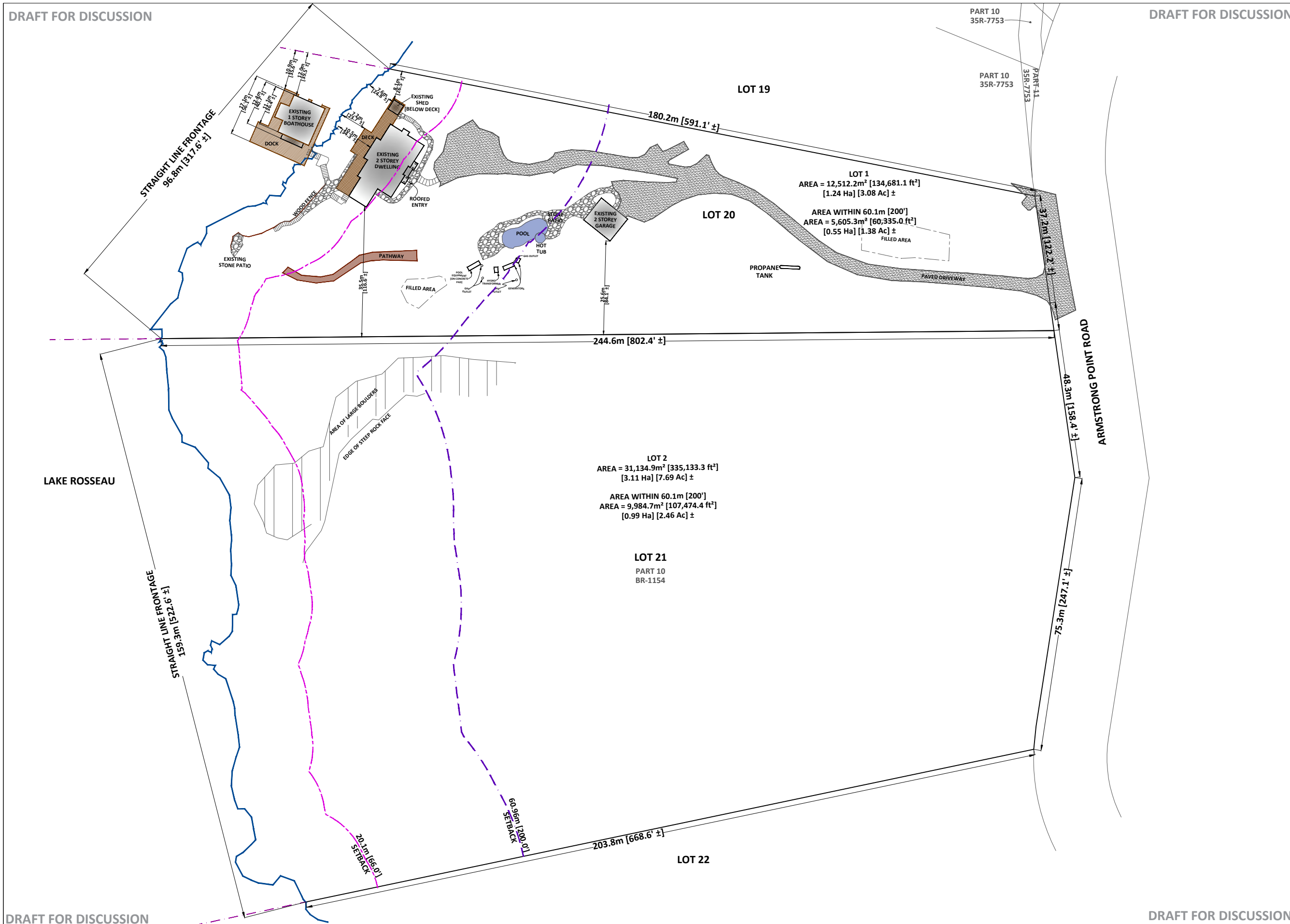
BASE MAP SOURCE:  
MUSKOKA GEOMATICS LTD.

**CONSENT SKETCH - RESULTANT LOT CONFIGURATION**

NOT TO SCALE

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**RESULTANT LOT SKETCH**

1161 ARMSTRONG POINT ROAD  
 LOT 20, PLAN 18  
 LOT 32, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA  
 OFIELD

**LOT 1**  
 AREA = 12,512.2m<sup>2</sup> [134,681.1 ft<sup>2</sup>]  
 [1.24 Ha] [3.08 Ac] ±  
 AREA WITHIN 60.1m [200']  
 AREA = 5,605.3m<sup>2</sup> [60,335.0 ft<sup>2</sup>]  
 [0.55 Ha] [1.38 Ac] ±  
 FILLED AREA

**LOT 2**  
 AREA = 31,134.9m<sup>2</sup> [335,133.3 ft<sup>2</sup>]  
 [3.11 Ha] [7.69 Ac] ±  
 AREA WITHIN 60.1m [200']  
 AREA = 9,984.7m<sup>2</sup> [107,474.4 ft<sup>2</sup>]  
 [0.99 Ha] [2.46 Ac] ±

**LOT 21**  
 PART 10  
 BR-1154

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