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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/46/23/ML

Roll #: 2-11-018

Owner: Victor Chow, 670 Greenwood Road, West Vancouver, BC, V7S 1X7

Civic Address: 1789 Brackenrig Road, Unit #13

Legal Description: Part of Lots 25 and 26, Concession 6, Parts 5 to 8, and part of Parts 3 and 4, Plan 35R-9351, (Watt)

Lake/River: Lake Rosseau (Category 1 Lake)

Zoning: Waterfront Residential (WR4) and Waterfront Residential – Backlot (WR2)

Zoning Schedule: 23

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant propose to sever land (Severed Lot) and to add it to an abutting lot to the northwest (Benefitting Lot) in the ownership of Mark and Suzanne Cohon. The Severed Lot contains an existing private road/driveway and is otherwise vacant. The Benefitting and Retained Lots contain waterfront residential buildings and structures.

A KEY MAP of the subject property and the applicants' 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.

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 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 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 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.

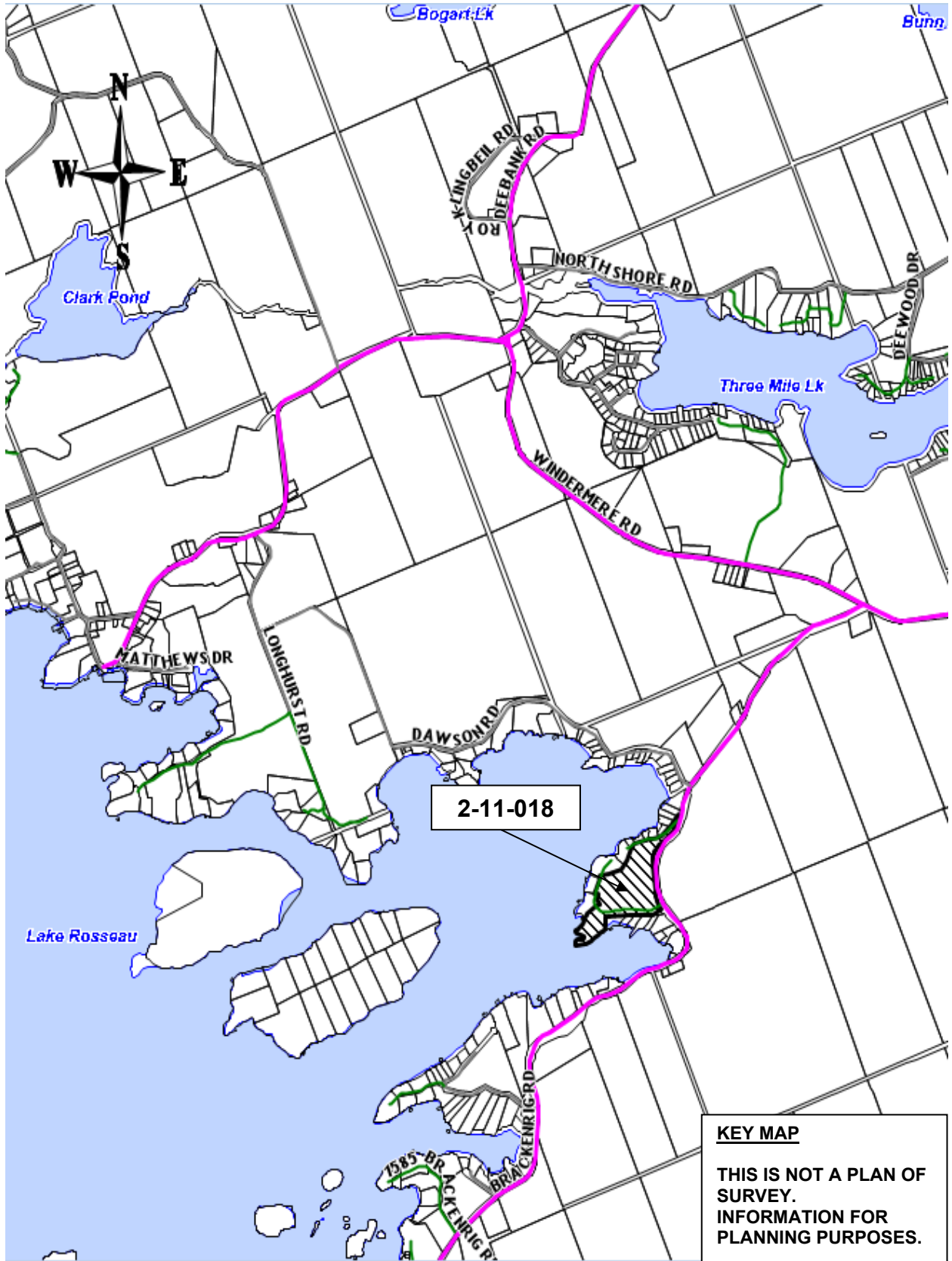
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 27th day of November, 2023.

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

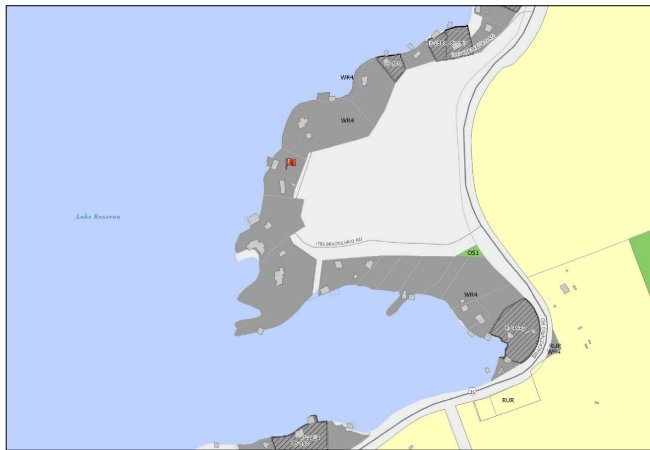
KEY MAP



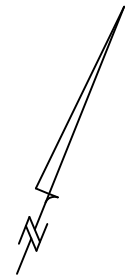
2-11-018

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

NOT TO SCALE



KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB



**B/46/23/ML
SEVERED LOT**

BENEFITTING LOT
.95 ac

WR4

289.5' FRTG

236.1' FRTG

SEVERED LOT
.34 ac

RETAINED LOT
22.14 ac

WR2

WR4

346.2' FRTG

ROW

ROW

BRACKENRIG ROAD

LAKE
ROSSEAU

SCALE: 1:200

13-1789 BRACKENRIG ROAD
PROPOSED SEVERANCE