



Box 129, Port Carling, ON, POB 1JO  
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, February 12, 2024 at 9:00 a.m.**

**File #.:** B/02/24/ML

**Roll #:** 9-1-011

**Civic Address:** 1134 Ziska Road

**Owners:** Shirely Pearcey, Patricia Pearcey & Bonnie Young, 1134 Ziska Road, Bracebridge, ON, P1L 1W8

**Legal Description:** Part of Lots 7 to 9, Concession 5, (Monck)

**Lake/River:** Not applicable

**Zoning:** Rural (RU1), Environmental Protection (EP1) and Waterfront Residential (WR8)

**Zoning Schedule:** 39

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**EXPLANATION OF THE PURPOSE AND EFFECT:** A Consent/Severance Application (B/02/24/ML) has been submitted by Bonnie Young, Shirley Pearcey, and Patricia Pearcey to sever a portion of their property (Severed Lot) and to add it to an abutting property to the north (Benefitting Lot) currently in the ownership of Harriet and Jonathan Goodman and who intend to construct a sport court in the future.

This application constitutes a reconfiguration of common lot lines. No new lots are being created.

**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 wishing 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.**

#### **ZOOM Guide**

More information about viewing and/or participating in the zoom hearing can be found on our website: <https://www.muskokalakes.ca/zoom/>

Members of the public may also observe the proceedings by accessing the 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/>.

**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.

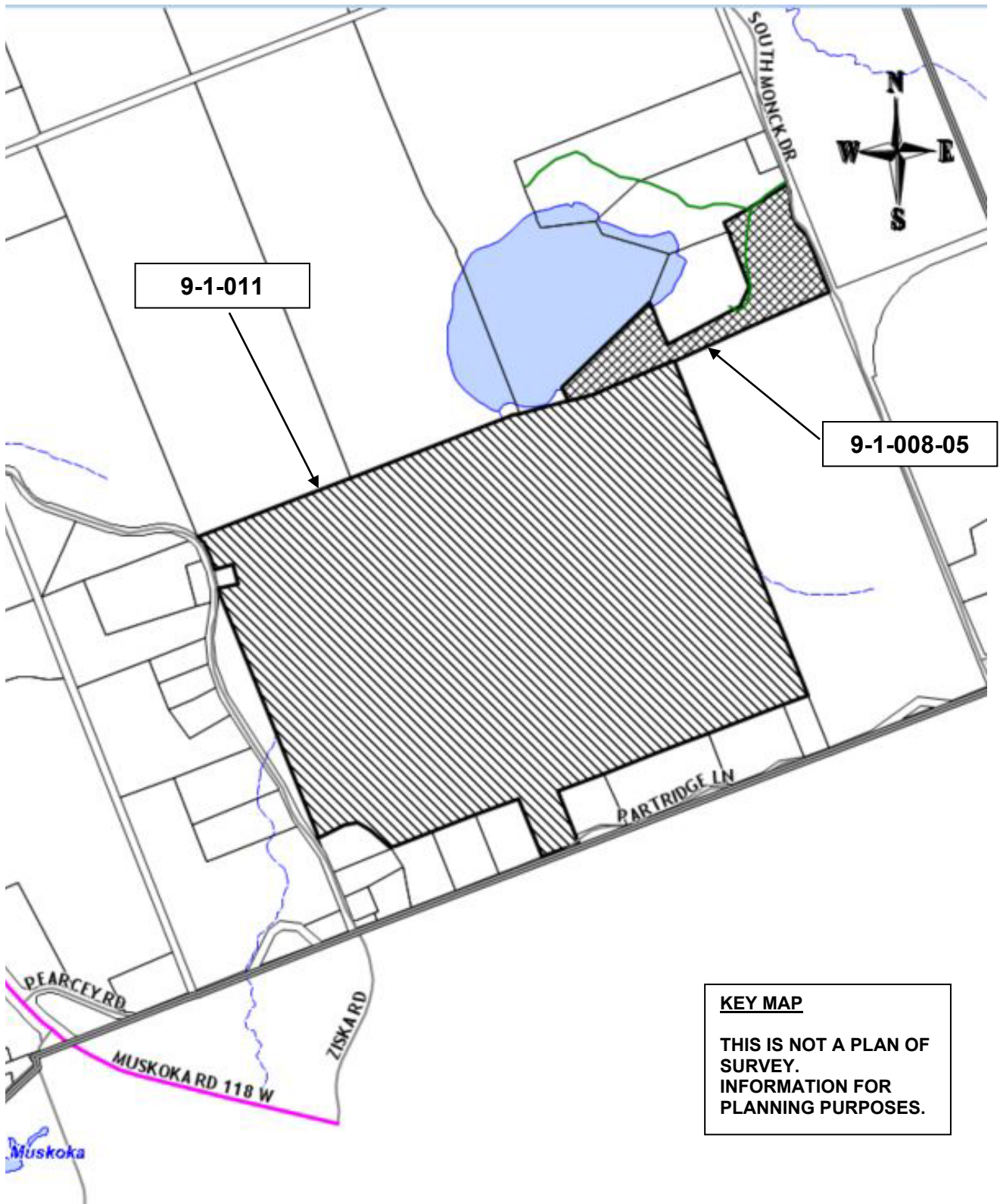
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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.**

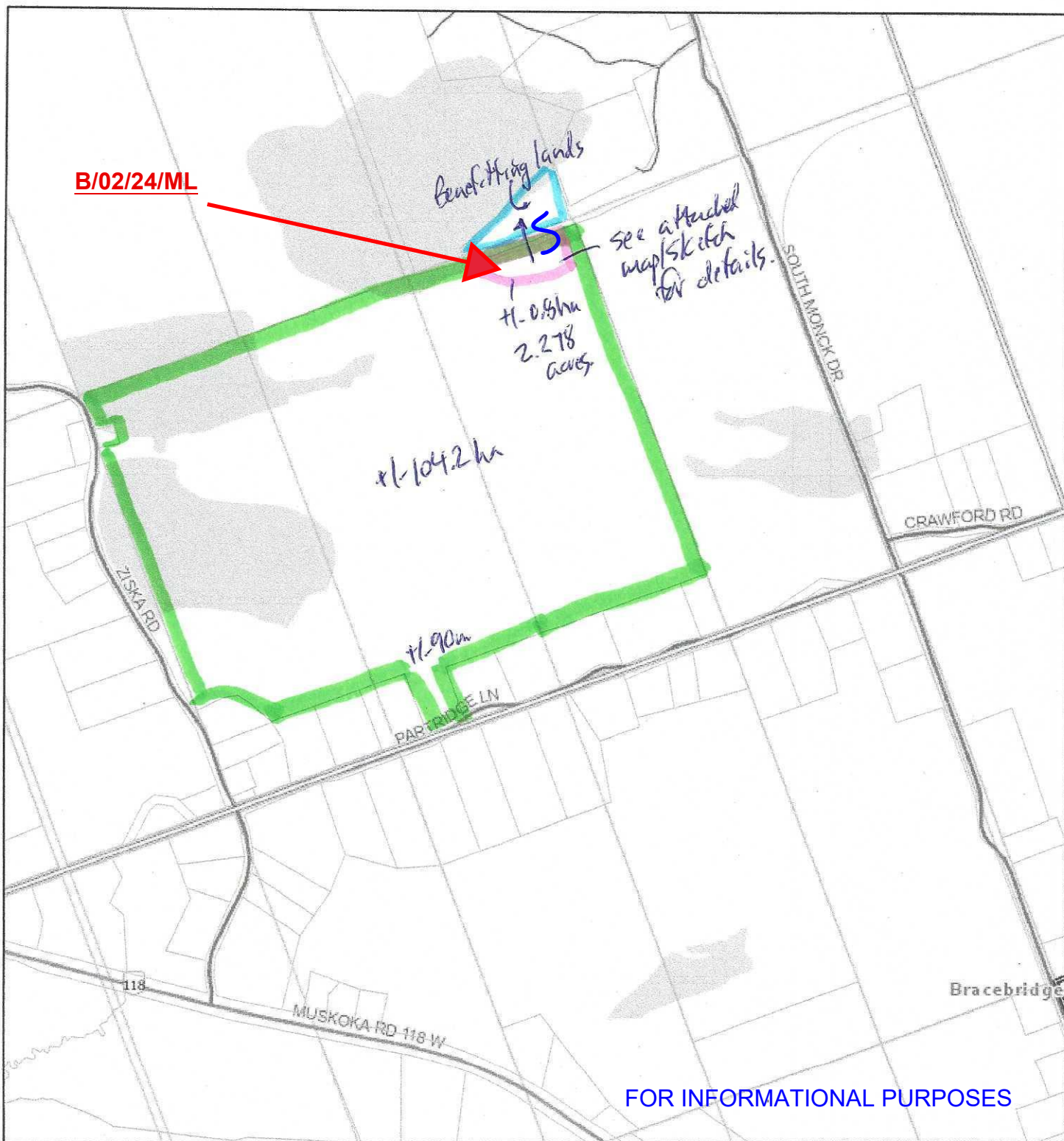
Dated this 26<sup>th</sup> day of January, 2024.

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

**KEY MAP**



# Muskoka GeoHub

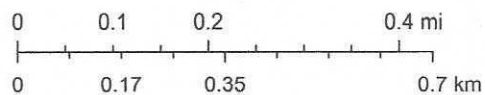


FOR INFORMATIONAL PURPOSES

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|--|---------------|--|-----------------------|--|-----------------|
|  | Lot Fabric    |  | Settlement Areas      |  | Road Network    |
|  | Waterbody     |  | Urban Centre          |  | District        |
|  | Major Lake    |  | Geographic Township   |  | Township        |
|  | Wetland       |  | Area Municipality     |  | Private         |
|  | Parcel Fabric |  | District Municipality |  | Civic Addresses |



Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFC, NRCan

ENLARGEMENT OF SEVERED LOT

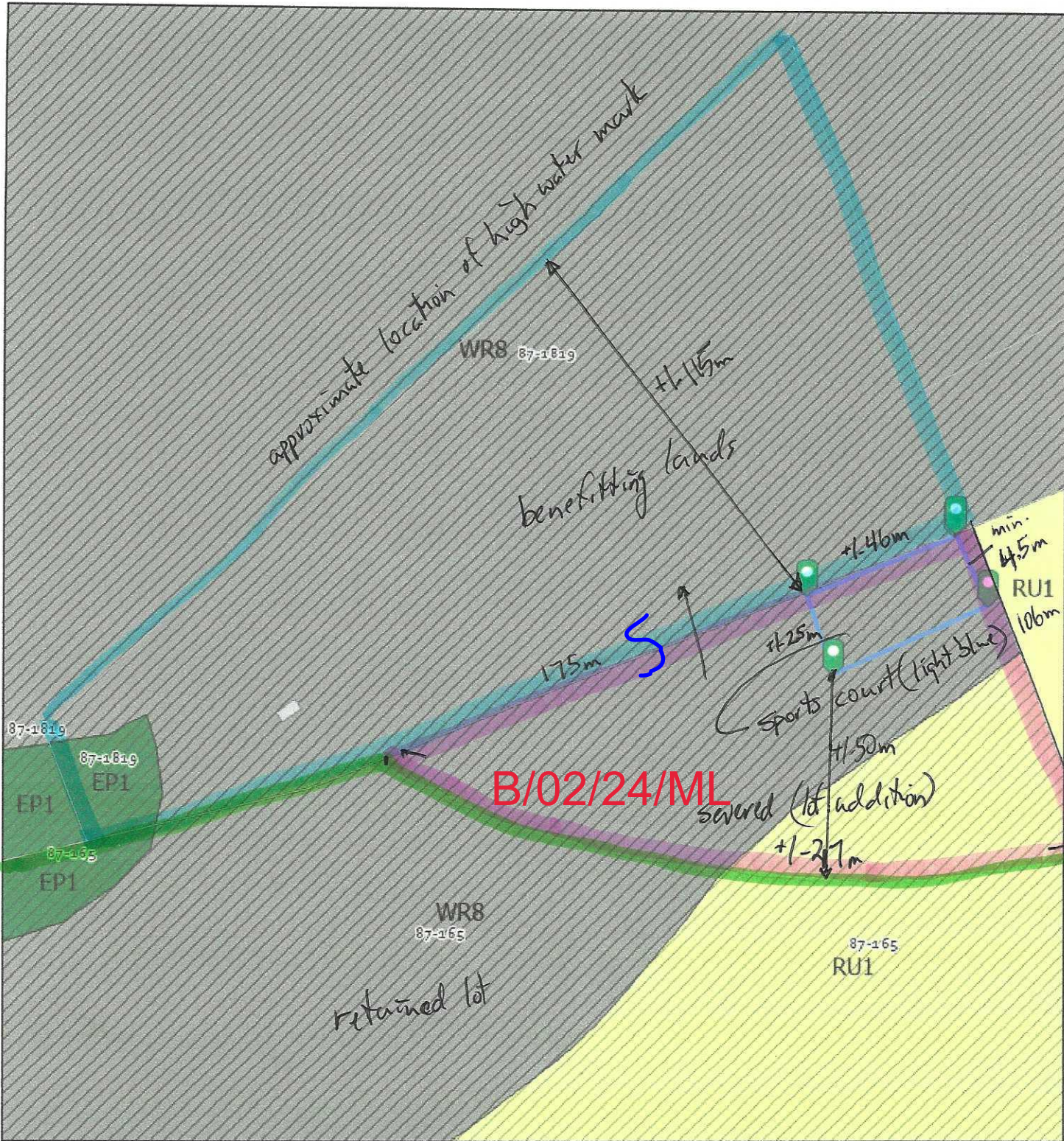
NOT TO  
SCALE



B/02/24/ML

FOR INFORMATIONAL PURPOSES

# Muskoka GeoHub

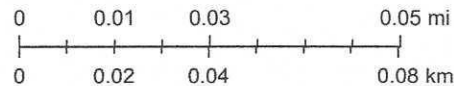


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- Parcel Fabric
- Building Footprint
- Geographic Township
- Area Municipality
- District Municipality
- Civic Addresses
- Zoning Muskoka Lakes 2023
- ENVIRONMENTAL PROTECTION

- RURAL
- WATERFRONT RESIDENTIAL
- Exemptions 2023
- Zoning Schedule Tiles
- Major Lake
- Waterbody



Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCan

**FOR INFORMATIONAL PURPOSES**