



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/03/24/ML

Roll #: 5-6-044

Civic Address: 1050 Island Park Road

Owner: 1000336210 Ontario Inc., 4711 Yonge Street, Floor 10, North York, ON, M2N 6K8

Legal Description: Part of Lots 34 and 35, Concession 4, (Medora)

Lake/River: Lake Rosseau (Category 1 Lake)

Zoning: Waterfront Residential (WR5-7)

Zoning Schedule: 29

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to sever the subject property to create one new lot fronting onto Lake Rosseau and proposed to grant a right-of-way on title at the Muskoka Land Registry Office for access over part of the Severed Lot in favour of the Retained Lot.

The Severed Lot is vacant and compliant waterfront residential buildings and structures will be permitted in the future. The Retained Lot contains a dwelling, sundeck, sheds, a garage and a boathouse with an associated dock. No changes are proposed on the Retained Lot at this time.

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 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. 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 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.

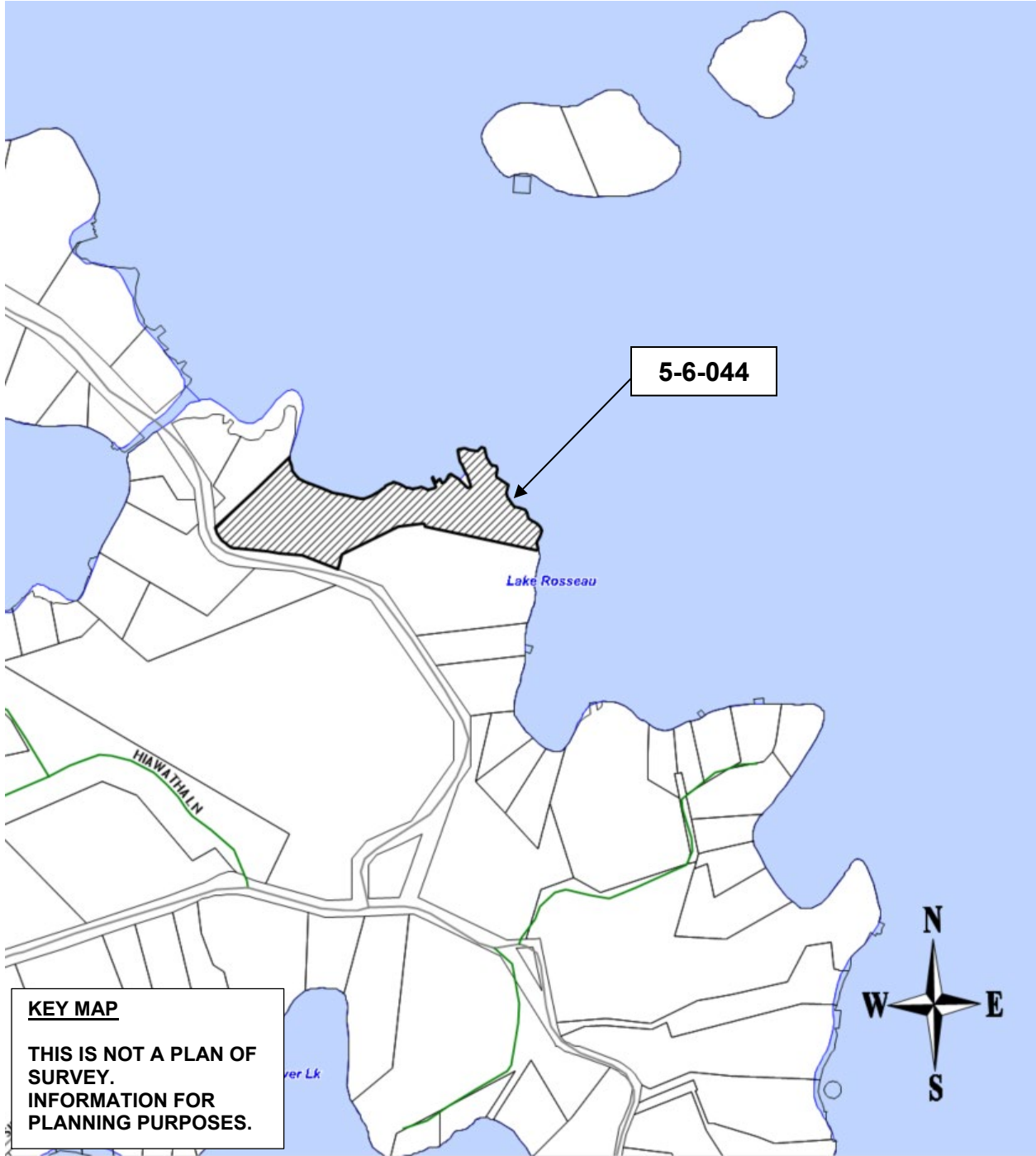
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 26th day of January, 2024.

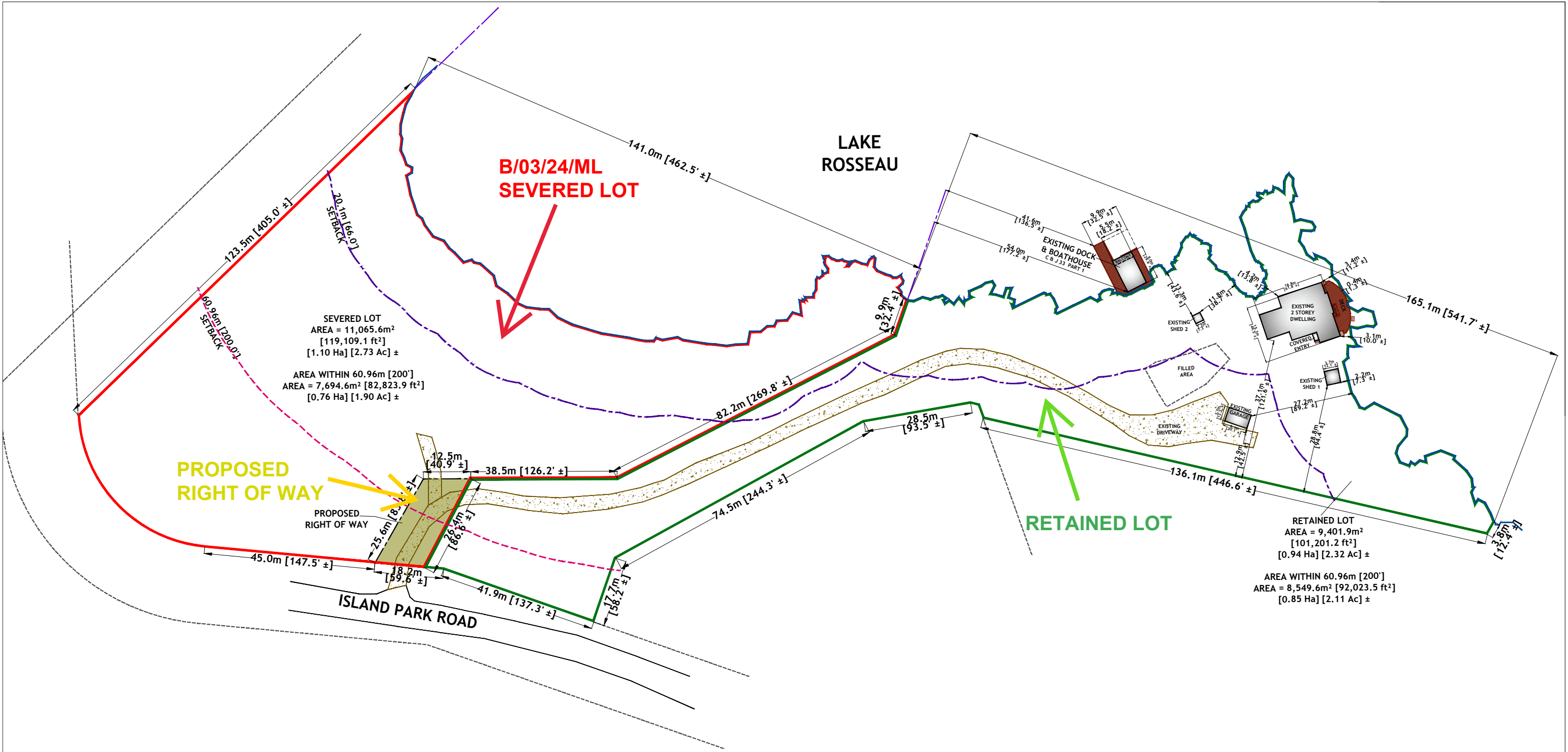
"Original Signed by C. Ward"
Chelsea Ward,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



KEY MAP

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



SEVERANCE SKETCH
 1050 ISLAND PARK ROAD
 PLAN 35R-6347
 VILLAGE OF PORT CARLING
 PART OF LOTS 34 & 35, CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

EXISTING DEVELOPMENT - RETAINED LOT
 DWELLING = 207.8m² [2,236.6 ft²]
 SHED 1 = 13.6m² [147.0 ft²]
 SHED 2 = 4.95m² [53.3 ft²]
 GARAGE = 22.76m² [245.0 ft²]
 BOATHOUSE = 42.74m² [460.1 ft²]

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			

		SCALE	PROJECT NO.	DATE INITIATED	BY
		1 : 1 000	153900	DECEMBER 18, 2023	JT

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BASE MAP SOURCE:
 WAYNE SWADRON - 2023

PLAN MATERIAL	ITEM DESCRIPTION
MATERIAL	- DYLAB
GAUGE	- 003
INK	- PELICAN 'T'

PLAN AND FIELD NOTES OF SURVEY OF
 PART OF LOTS 34 & 35, CONCESSION IV
 TOWNSHIP OF MEDORA (FORMERLY IN THE)
 VILLAGE OF PORT CARLING (NOW IN THE)
TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 SCALE 1" = 50'
 MAURICE W. FITZMAURICE OLS 1979

PLAN 35R-6347

RECEIVED AND DEPOSITED
 DATE - 17 MAY, 1979

P. L. L...
 DEPUTY LAND REGISTRAR FOR THE REGISTRY
 DIVISION OF MUSKOKA

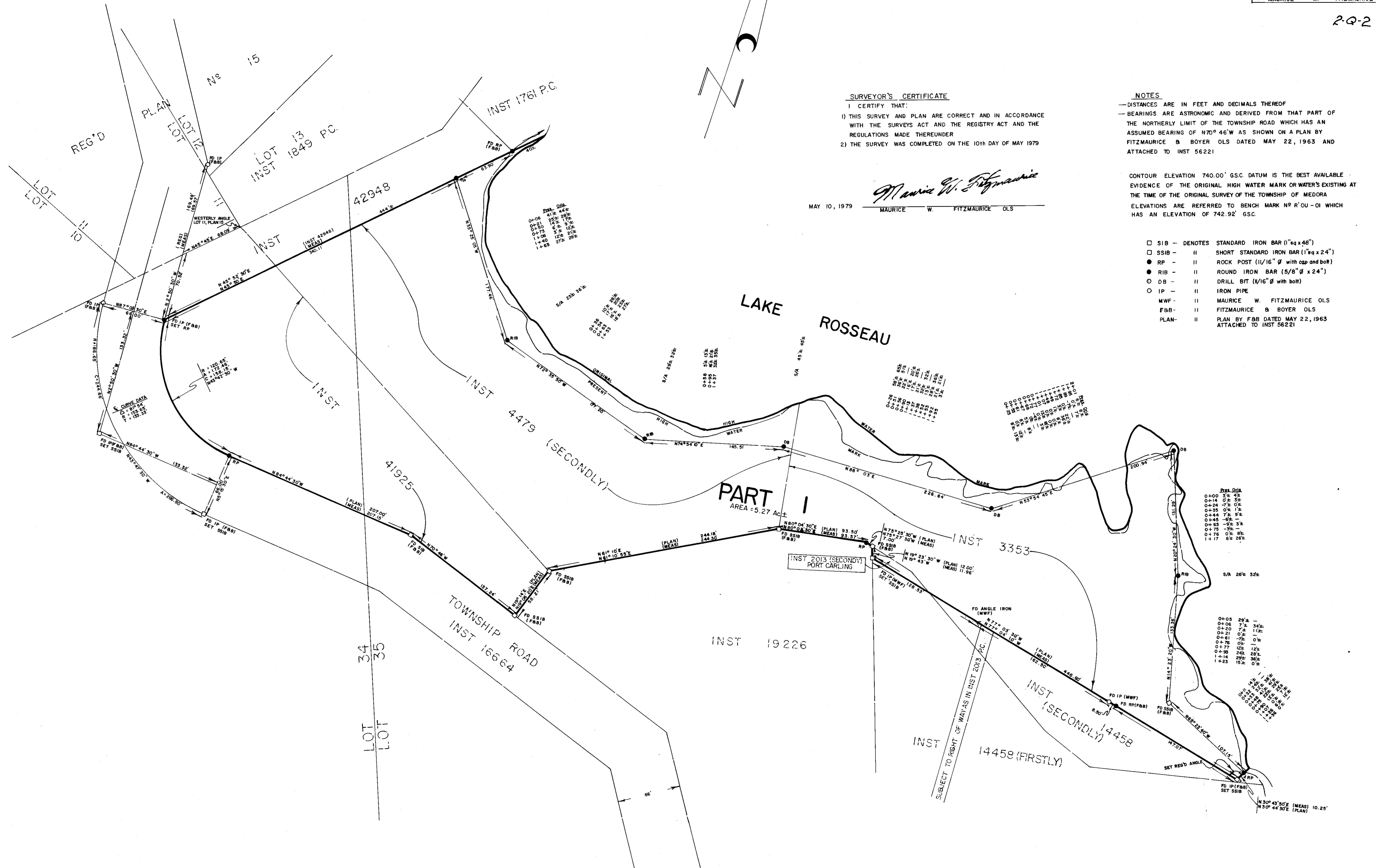
I REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE REGISTRY ACT
 DATE - MAY 11, 1979

Maurice W. Fitzmaurice
 MAURICE W. FITZMAURICE OLS

CAUTION
 THIS PLAN IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF THE PLANNING ACT

SCHEDULE		
PART	LOT	REMARKS
1	34 & 35	REMAINDER OF INSTS 4479 (SECONDLY), 41925 & 3353 ALL OF INST 2013 (SECONDLY) P.C.

20-2



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
 2) THE SURVEY WAS COMPLETED ON THE 10th DAY OF MAY 1979

Maurice W. Fitzmaurice
 MAY 10, 1979 MAURICE W. FITZMAURICE OLS

NOTES
 - DISTANCES ARE IN FEET AND DECIMALS THEREOF
 - BEARINGS ARE ASTRONOMIC AND DERIVED FROM THAT PART OF THE NORTHERLY LIMIT OF THE TOWNSHIP ROAD WHICH HAS AN ASSUMED BEARING OF N70° 46' W AS SHOWN ON A PLAN BY FITZMAURICE & BOYER OLS DATED MAY 22, 1963 AND ATTACHED TO INST 56221

CONTOUR ELEVATION 740.00' G.S.C. DATUM IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATER'S EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MEDORA ELEVATIONS ARE REFERRED TO BENCH MARK N° R'OU-01 WHICH HAS AN ELEVATION OF 742.92' G.S.C.

- SIB - DENOTES STANDARD IRON BAR (1"sq x 48")
- SSIB - II SHORT STANDARD IRON BAR (1"sq x 24")
- RP - II ROCK POST (1 1/16" Ø with cap and bolt)
- RIB - II ROUND IRON BAR (5/8" Ø x 24")
- DB - II DRILL BIT (1/16" Ø with bolt)
- IP - II IRON PIPE
- MWF - II MAURICE W. FITZMAURICE OLS
- F&B - II FITZMAURICE & BOYER OLS
- PLAN - II PLAN BY F&B DATED MAY 22, 1963 ATTACHED TO INST 56221

Dist. Obs.

0+00	5± 45
0+14	0± 55
0+24	7± 05
0+35	0± 15
0+44	7± 9±
0+45	6± -
0+53	9± 3±
0+75	2± -
0+76	0± 8±
0+76	0± 8±
1+17	6± 2±

Dist. Obs.

0+05	29± -
0+06	7± 34±
0+20	7± 11±
0+21	0± -
0+81	5± 0±
0+76	0± -
0+77	12± 15±
0+98	24± 28±
1+14	29± 36±
1+23	19± 0±

6347

NOT TO SCALE