



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/53/23/ML

Roll #: 4-6-037

Owner: 1459373 Ontario Inc., 19 Brookfield Road, North York, ON, M2P 1B1

Civic Address: 1018 Woodroffe Road, Unit #11

Legal Description: Part of Lot 3, Concession 10, Parts 2, 4, 5, 7, 8 and 9, Plan 35R-13543, (Medora)

Lake/River: Lake Joseph (Category 1 Lake)

Zoning: Community Residential – Private Services (R3)

Zoning Schedule: 59

EXPLANATION OF THE PURPOSE AND EFFECT: A Consent/Severance Application B/53/23/ML has been submitted by 1459373 Ontario Inc. to sever a portion of property (Severed Lot) owned by Martha Goldman and to add it to an abutting lot to the south (Benefitting Lot) in the ownership of 1459373 Ontario Inc. The Severed Lot contains part of an encroaching tennis court. The Retained Lot contains a dwelling and a two storey boathouse and associated dock. The Benefitting Lot contains a dwelling (under construction), a sauna and a one storey boathouse and associated dock.

Please note that this application will correct an encroachment and constitutes a change in common lot lines only. No new lots are proposed to be created.

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.

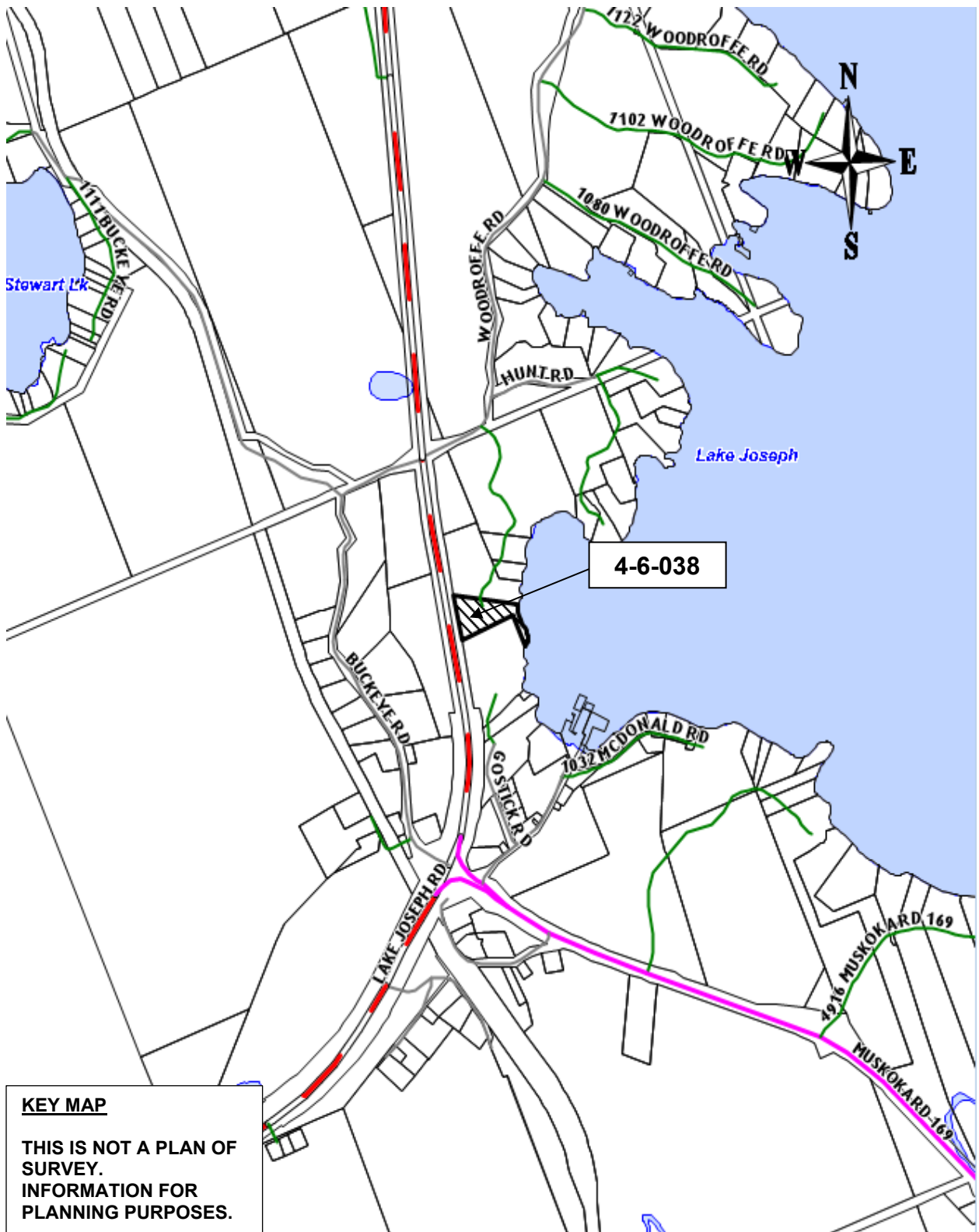
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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.

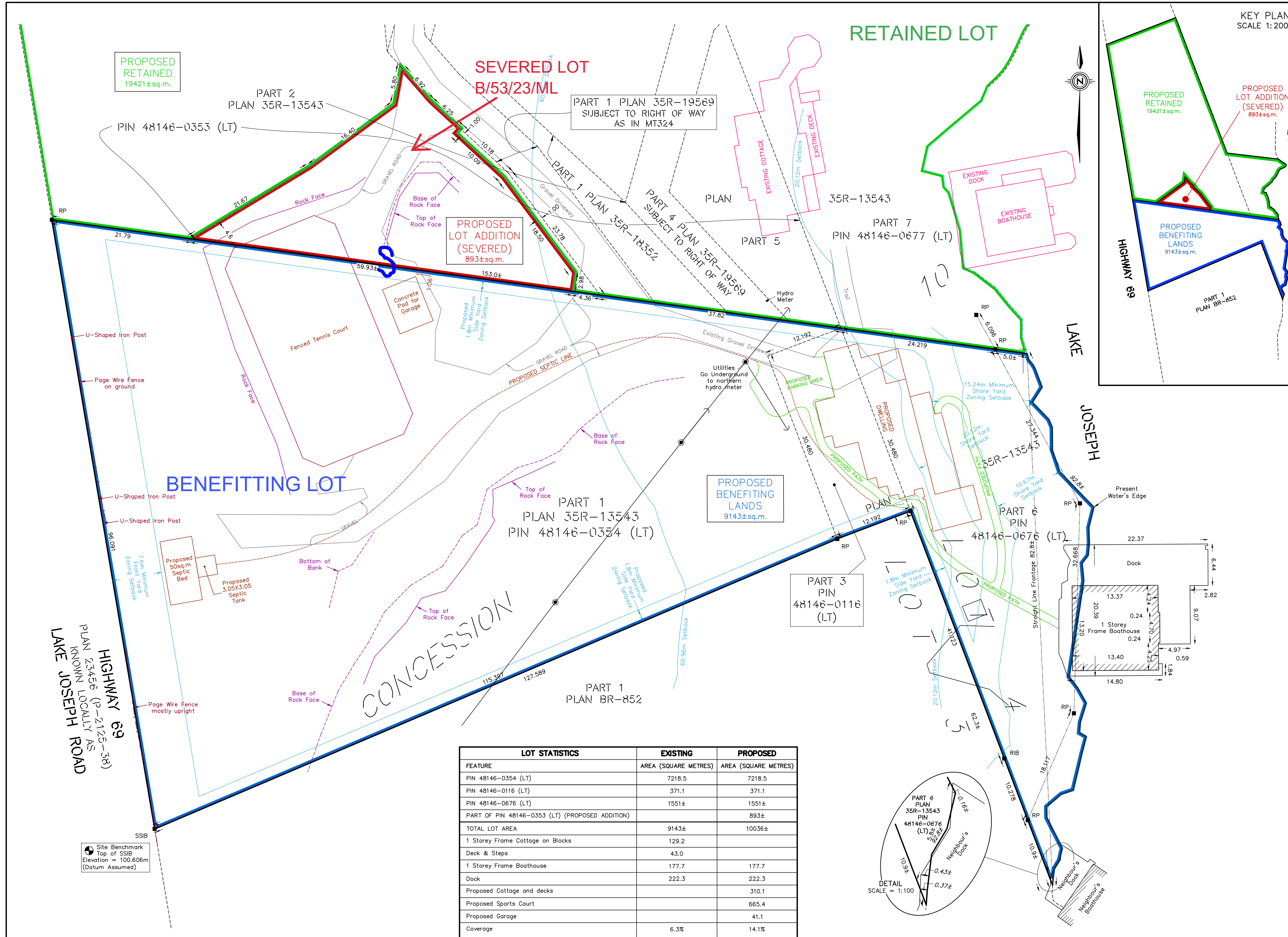
Dated this 26th day of January, 2024.

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

KEY MAP



NOT TO SCALE



SKETCH FOR SEVERANCE APPLICATION PURPOSES

PREPARED FOR SML CONTRACTING LTD. (GOLDMAN)

SCALE = 1 : 300



THE INTENDED PLOT SIZE OF THIS PLAN IS 787mm IN WIDTH BY 504mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 300

LEGEND:

- DENOTES WOOD POLE
- DENOTES GUY LINE ANCHOR
- DENOTES WOOD STAKE
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES BUSHLINE
- DENOTES STANDARD IRON BAR
- DENOTES SHORT STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES ROCK POST
- DENOTES ROUND IRON BAR
- DENOTES DIAMETER
- DENOTES CONTOUR
- DENOTES MINOR CONTOUR
- CONTOUR INTERVAL = 0.25m

METRIC:

DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INFORMATION SHOWN HEREON IS BASED ON FIELD WORK COMPLETED NOVEMBER 23, 2022.

ZONING: R3 (Community Residential 3 - Private Services)

Municipal Address: 1018-11 Woodroffe Road

LEGAL DESCRIPTION:

PIN 48146-0354 (LT)
 Part of Lot 3, Concession 10
 being Part 1 Plan 35R-13543
 PIN 48146-0116 (LT)
 Part of Lot 3, Concession 10
 being Part 3 Plan 35R-13543
 PIN 48146-0676 (LT)
 Part of Lot 4, Concession 10
 being Part 6 Plan 35R-13543

Geographic Township of Medora
 Now in the Township of Muskoka Lakes
 District Municipality of Muskoka

LOCATION AND SIZE OF EXISTING BOATHOUSE, DOCK, AND COTTAGE SHOWN ON PROPERTY TO THE NORTH HAVE BEEN DERIVED FROM GOOGLE AERIAL PHOTOGRAPHY (2022).

No.	REVISION	DATE	APPROVED
12	ADD EXISTING BUILDINGS TO NORTH	JANUARY 24, 2024	PNA
12	REVISE LOT ADDITION	DECEMBER 22, 2023	PNA
11	REVISE LOT ADDITION, ADD REAR STRUCTURES	NOVEMBER 23, 2023	PNA
10	REVISE PROPOSED LOT ADDITION	NOVEMBER 9, 2023	PNA
9	ADD PROPOSED PATHS	OCTOBER 11, 2023	PNA
8	COMPILE PROPOSALS, ADD GARAGE	OCTOBER 5, 2023	PNA
7	REVISIONS REQUESTED BY PLANNER	JANUARY 24, 2023	PNA
6	REVISED PROPOSED DWELLING FOOTPRINT	DECEMBER 9, 2022	PNA
5	PROPOSED DWELLING AND ZONING SETBACKS	DECEMBER 5, 2022	PNA
4	REVISED SETBACKS	DECEMBER 5, 2022	PNA
5	REVISE ZONING SETBACKS	DECEMBER 2, 2022	PNA
4	ADDED MORE TOPO AND STRUCTURES	NOVEMBER 29, 2022	PNA
3	ADJUSTMENTS TO CONTOURS	NOVEMBER 4, 2022	PNA
2	PROPOSED ADDITION, ADDED MORE TOPO	OCTOBER 24, 2022	EJW
1	RELEASED FOR COMMENT	OCTOBER 19, 2022	EJW

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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ONTARIO LAND SURVEYORS
 PLANNERS
 HUNTSVILLE & SOUTH RIVER
 Main Office: 387 Muskoka Rd 3N P1H 1C5
 Huntsville, Ontario
 Phone: 705-789-4171
 Fax: 705-789-1097
 Email: info@ejwilliamssurveying.com

FEATURE	EXISTING AREA (SQUARE METRES)	PROPOSED AREA (SQUARE METRES)
PIN 48146-0354 (LT)	7218.5	7218.5
PIN 48146-0116 (LT)	371.1	371.1
PIN 48146-0676 (LT)	1551±	1551±
PART OF PIN 48146-0353 (LT) (PROPOSED ADDITION)		893±
TOTAL LOT AREA	9143±	10036±
1 Storey Frame Cottage on Blocks	129.2	
Deck & Steps	43.0	
1 Storey Frame Boathouse	177.7	177.7
Dock	222.3	222.3
Proposed Cottage and decks		310.1
Proposed Sports Court		665.4
Proposed Garage		41.1
Coverage	6.3%	14.1%

