



Box 129, Port Carling, ON, POB 1JO
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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES COMMITTEE OF ADJUSTMENT

**FILE # B/25/23/ML
ROLL # 2-11-011**

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.

APPLICATION MADE BY: George and Ruth Donaldson, 1225 Dawson Road, Utterson, ON, P0B 1MO

LOCATION OF PROPERTY: Part of Lots 24 and 25, Concession 6, (Watt), Civic Address: 1225 Dawson Road, Zoning Schedule: 23

EXPLANATION OF THE PURPOSE AND EFFECT: A Severance Application, (B/25/23/ML), has been submitted to create one additional lot. The Severed Lot is vacant and compliant residential development will be permitted in the future. The Retained Lot contains a dwelling and a private on-site sewage disposal system. No changes are proposed on the Retained Lot at this time.

NOTICE: This Notice has been sent to you for your information and does not require any response unless you wish to make one. The above noted application will be heard by the Committee of Adjustment on the date and at the time shown below.

DATE: June 12, 2023

TIME: 9:00 A.M.

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.

PUBLIC HEARING: You or your representative are entitled to participate in this public hearing and make verbal representation or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed Consent. If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer at the email address shown below.

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/>

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.

ADDITIONAL INFORMATION: There may be additional information relating to the proposed consent application available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4 p.m. or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone: (705)765-3156 or FAX (705)765-6755. Please email any submissions or requests to: planning@muskokalakes.ca Please quote the Committee's file number noted above.

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.

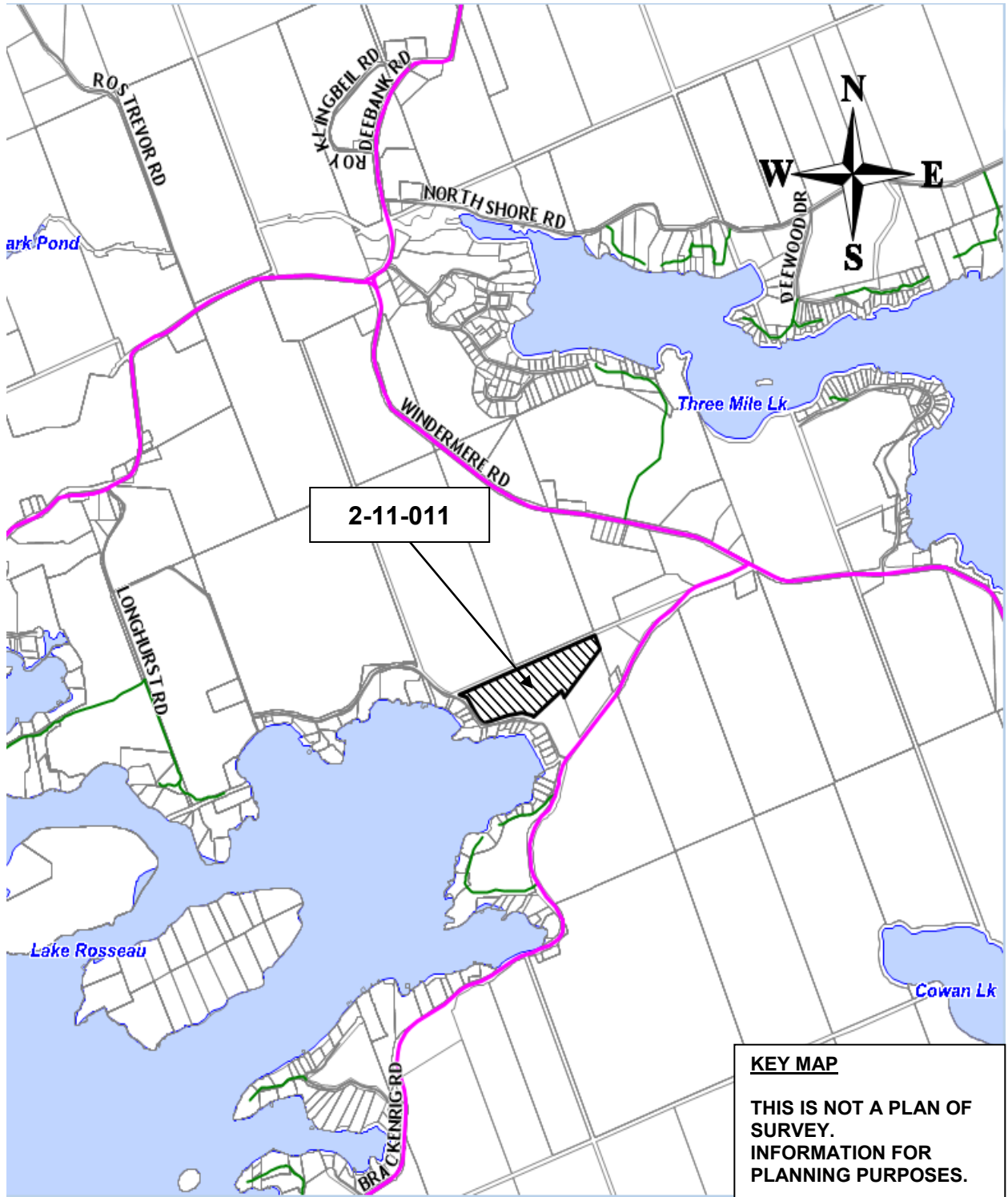
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment.

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 May, 2023

"Original Signed by K. Bavington"
Kitty Bavington
Acting Secretary-Treasurer
Committee of Adjustment

KEY MAP



CONSENT SKETCH

NOT TO SCALE

B-25/23/ML

Concession 7

Road Allowance

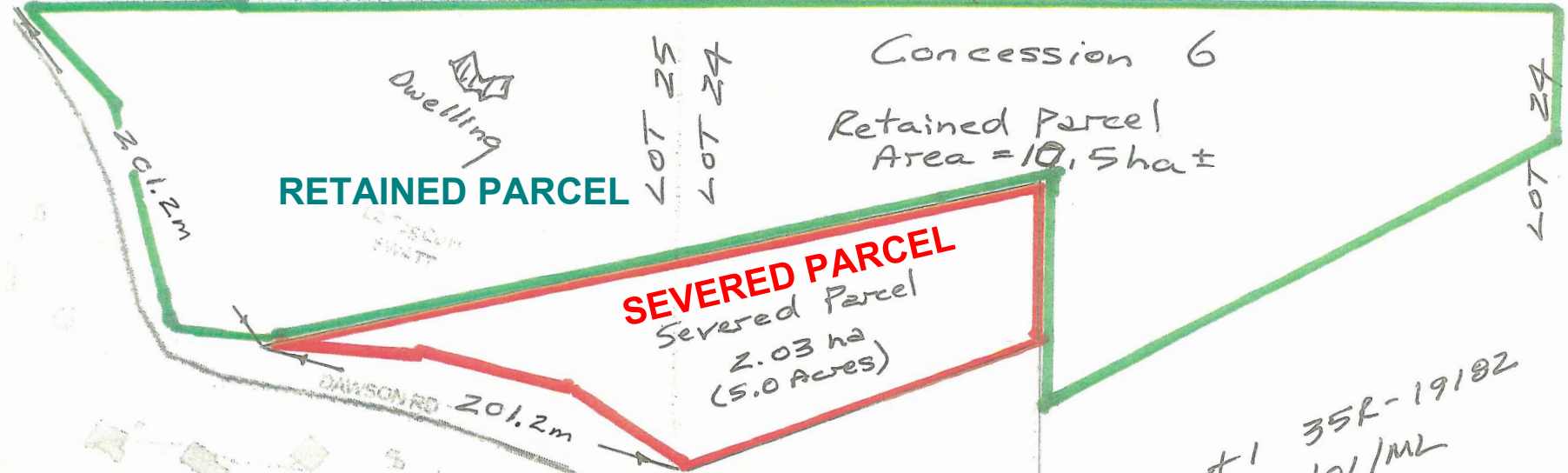
Concession 6

Retained Parcel
Area = 10.5 ha ±

RETAINED PARCEL

SEVERED PARCEL

Severed Parcel
2.03 ha
(5.0 Acres)



Part 1
35R-21312
B/132/05/1

Part 1 35R-19182
B/59/01/ML

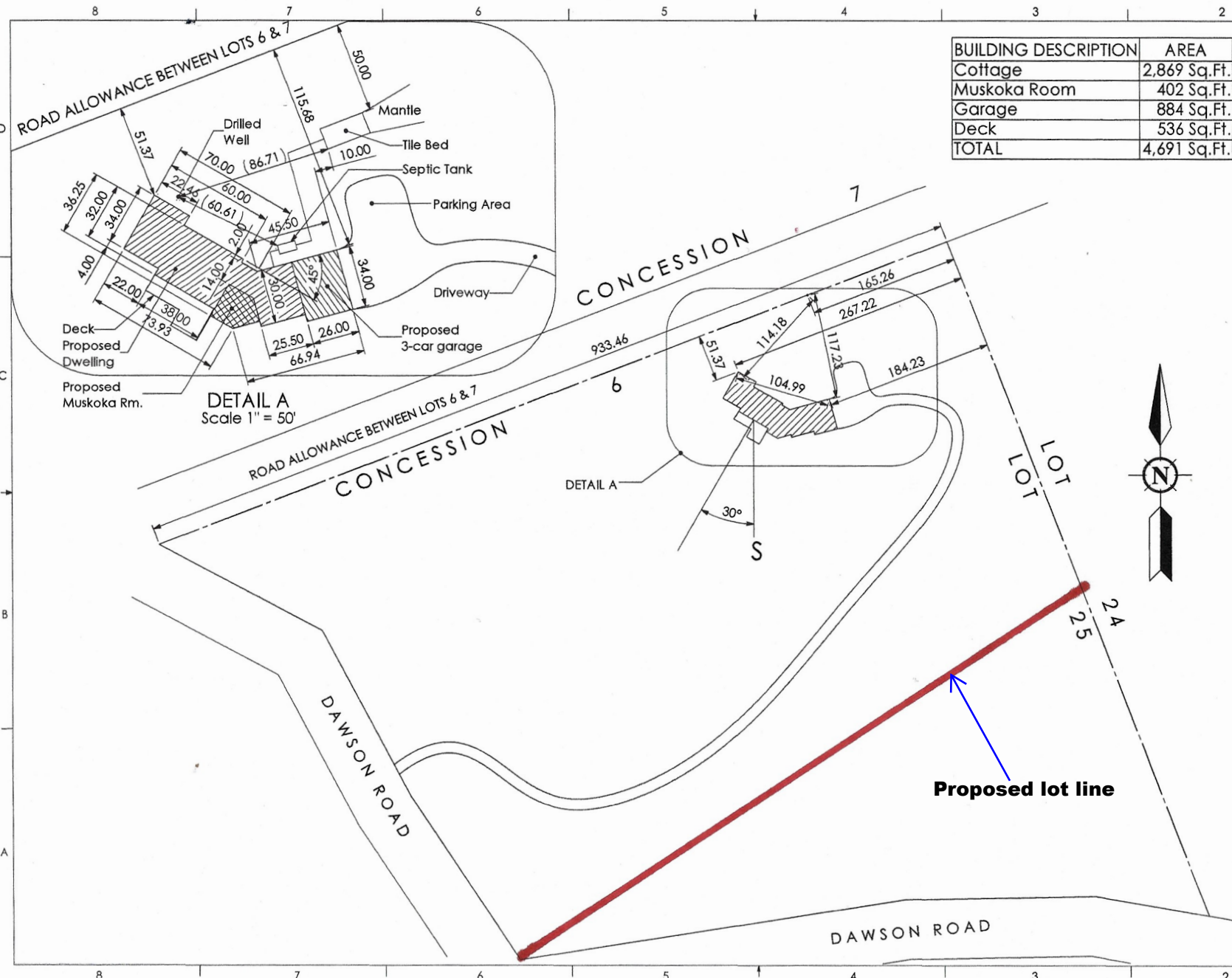
Part 1
35R-26655
B/43/21/ML

Lake Rosseau

BRACKENING RD

B/27/28/22/ML (Henke) 2

Sketch for
Consent Application Purposes
Scale 1:300
Township of Watt



BUILDING DESCRIPTION	AREA
Cottage	2,869 Sq.Ft.
Muskoka Room	402 Sq.Ft.
Garage	884 Sq.Ft.
Deck	536 Sq.Ft.
TOTAL	4,691 Sq.Ft.

LOT INFORMATION	
ZONE:	RU1 LOT: Part Lot 24 & 25
PLAN #:	CON: 6
FRONTAGE: X' (Xm)	AREA: 35.3 A (142,854m ²)
EXISTING DEVELOPMENT:	
SHORELINE DEV: X%	COVERAGE: 0%
0 m ²	
PROPOSED DEVELOPMENT:	
SHORELINE DEV: X%	COVERAGE: 0.248%
353.7 m ²	
ALLOWED DEVELOPMENT:	
SHORELINE DEV: X%	COVERAGE: 2%
X m ²	

All dimensions and measurements in Feet
 This is not an official survey. The information shown is derived from survey data and site measurements.

FITZMAURICE BROS. CARPENTRY
 Est. 1943

~ DESIGN SERVICES ~
 21 ARMSTRONG ST., BRACEBRIDGE, ONTARIO, P1L 1C1
 TEL: (705) 645-8467 EMAIL: office@fittzbros.ca

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BCIN 45317/36302 JOB No. 2018-24

George & Ruth Donaldson
 1225 Dawson Road

MUSKOKA LAKES ONTARIO

NAME	DATE
DRAWN: Grant Cleveland	11/10/2018
CHECKED:	
APPROVED:	

DRAWING TITLE
Proposed House ~ Site Plan ~

SIZE	DWG. NO.	REV
11x17	SP.01	3

SCALE: 1" = 100' SHEET: 1 OF 1

May 24/23