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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES COMMITTEE OF ADJUSTMENT

FILE #: B/14/23/ML
ROLL #: 6-24-036-05

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: Propeller Fine Homes Inc. and 2873341 Ontario Inc, 1615 Beatrice Townline Road, Bracebridge, ON P1L 1X4

LOCATION OF PROPERTY: Parts Lots 19 and 20, Concession G, Part 1, Plan RD-1766 (Medora), Civic Address: 1085 Mortimers Point Road, Zoning Schedule: 35

EXPLANATION OF THE PURPOSE AND EFFECT: A Severance Application (B/14/23/ML) has been made to create one new lot. The subject land is zoned Rural – Area 2 (RU2), Rural Commercial – Land Extensive (RUC5) and Environmental Protection (EP1).

The Retained Lot will front onto Mortimers Point Road. The Retained Lot currently contains no buildings or structures, however, is in use as a Contractor's Yard. The Severed Lot will also front onto Mortimers Point Road. The Severed Lot is currently vacant and no new buildings or structures are proposed at this time, however, buildings and structures established in compliance with zoning requirements will be permitted on the lot in the future.

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: May 8, 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 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.** 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 by participating in person, in the ZOOM hearing, 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.

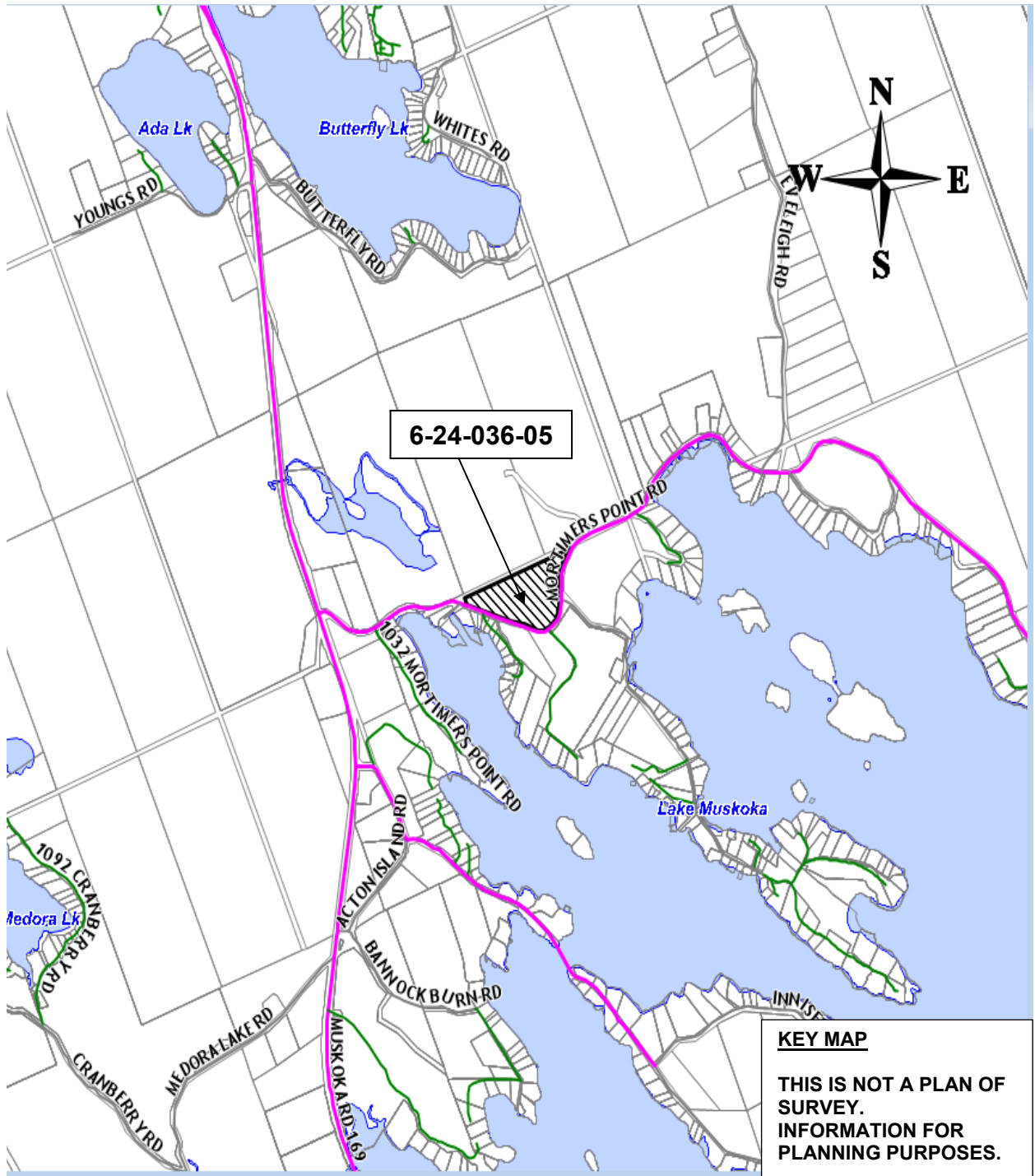
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment.

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 19th day of April, 2023

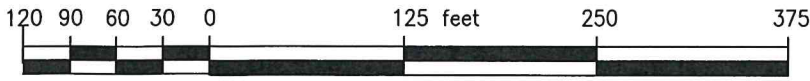
"Original Signed by R. Mulholland"
Rachel Mulholland
Acting Secretary-Treasurer
Committee of Adjustment

KEY MAP



PART OF LOT 19 & 20, CONCESSION G
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 125'



PROPELLER FINE HOMES INC. PROPERTY
 1085 MORTIMERS POINT ROAD
 PART 1 OF PLAN RD1766
 Roll# 4453-060-024-03605

NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE COMPLIANT WITH THE TOWNSHIP'S BY-LAW TO REGULATE OUTDOOR ILLUMINATION (DARK SKY BY-LAW).
2. ALL EXISTING VEGETATION BETWEEN MORTIMERS POINT ROAD AND THE GRAVEL CONTRACTORS YARD, WITH THE EXCEPTION OF THE DRIVEWAY, SHALL BE RETAINED AS A BUFFER

AREA ANALYSIS

TOTAL SITE AREA:	835,400 S.F.	19.18 Ac.
TOTAL RETAINED LOT AREA:	559,800 S.F.	12.85 Ac.
TOTAL SEVERED LOT AREA:	275,590 S.F.	6.33 Ac.

CONSENT SKETCH

NOT TO SCALE

