



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, November 13th, 2023 at 9:00 a.m.

File #.: B/38/23/ML

Roll #: 2-26-011

Owners: Ken R. Shortt and Garry Shortt, 1558 Fish Hatchery Road, Unit 50, Utterson, ON, P0B 1M0

Civic Address: 1035 Rosseau Lake Road 1, Utterson

Legal Description: Part of Lot 22, Concession 3 (Medora)

Lake/River: Not applicable

Zoning: Rural Residential Hamlet (RuRH) and Rural Commercial (RUC1)

Zoning Schedule: 16

EXPLANATION OF THE PURPOSE AND EFFECT: Consent/Severance Application B/38/23/ML has been submitted to create one new lot fronting onto Rosseau Lake Road 1.

The Severed Lot is currently vacant and is zoned Rural Commercial (RUC1). The Retained Lot contains a two storey dwelling and accessory structures, and is zoned Rural Residential Hamlet (RuRH).

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 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.

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/>

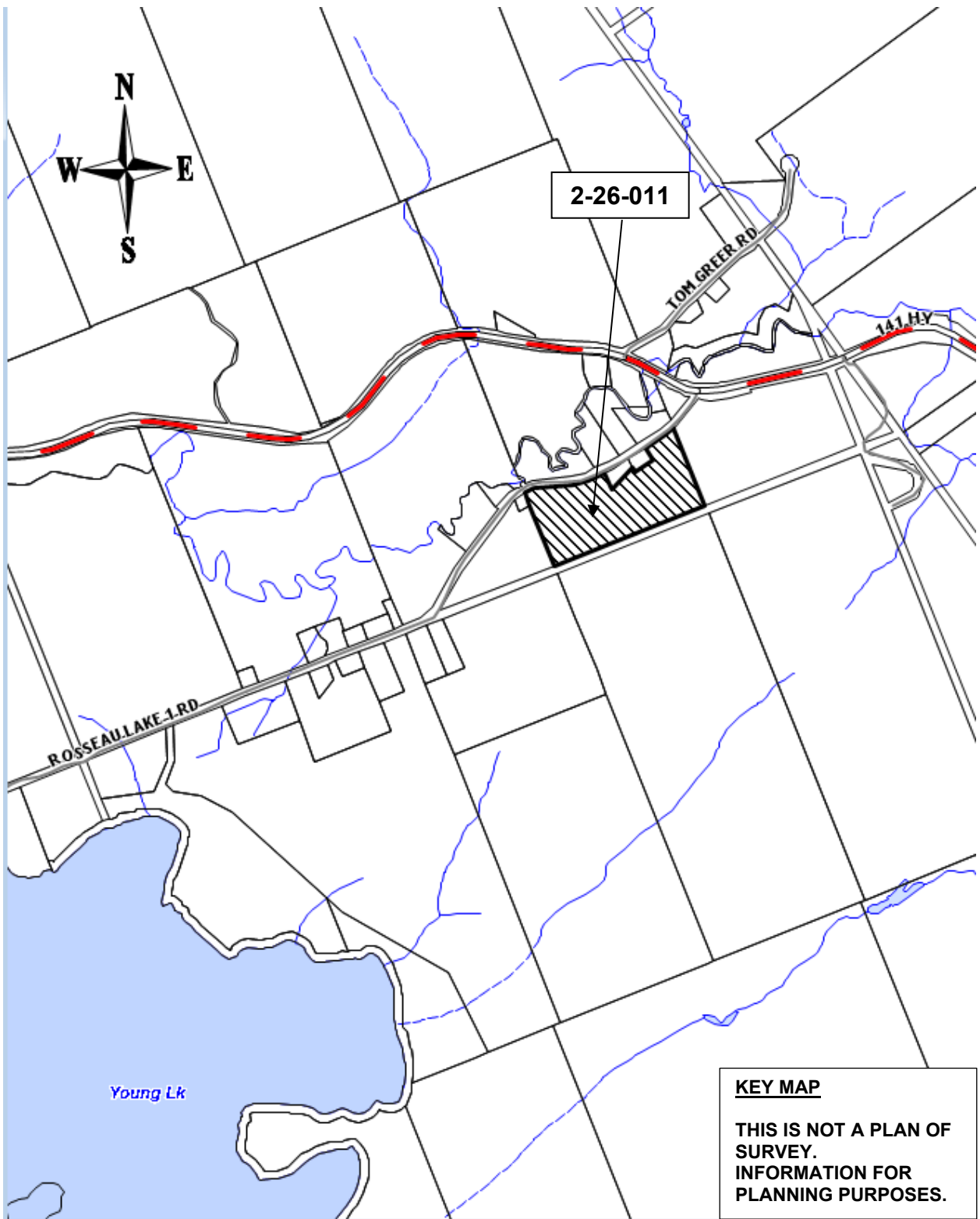
PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 25th day of October, 2023.

"Original Signed By C. Ward"

Chelsea Ward,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



NOT TO SCALE

**B/38/23/ML
SEVERED LOT**

RETAINED LOT

SEVERANCE SKETCH

1035 ROSSEAU LAKE 1 ROAD
PART OF LOT 22, CONCESSION 13
GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SHORTT

DISCLAIMER

THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.

BASE MAPPING CREATED FROM MINISTRY OF NATURAL RESOURCES AND FORESTRY MAKE A TOPOGRAPHIC MAP.

ALL DEVELOPMENT IS AT APPROXIMATE LOCATIONS.

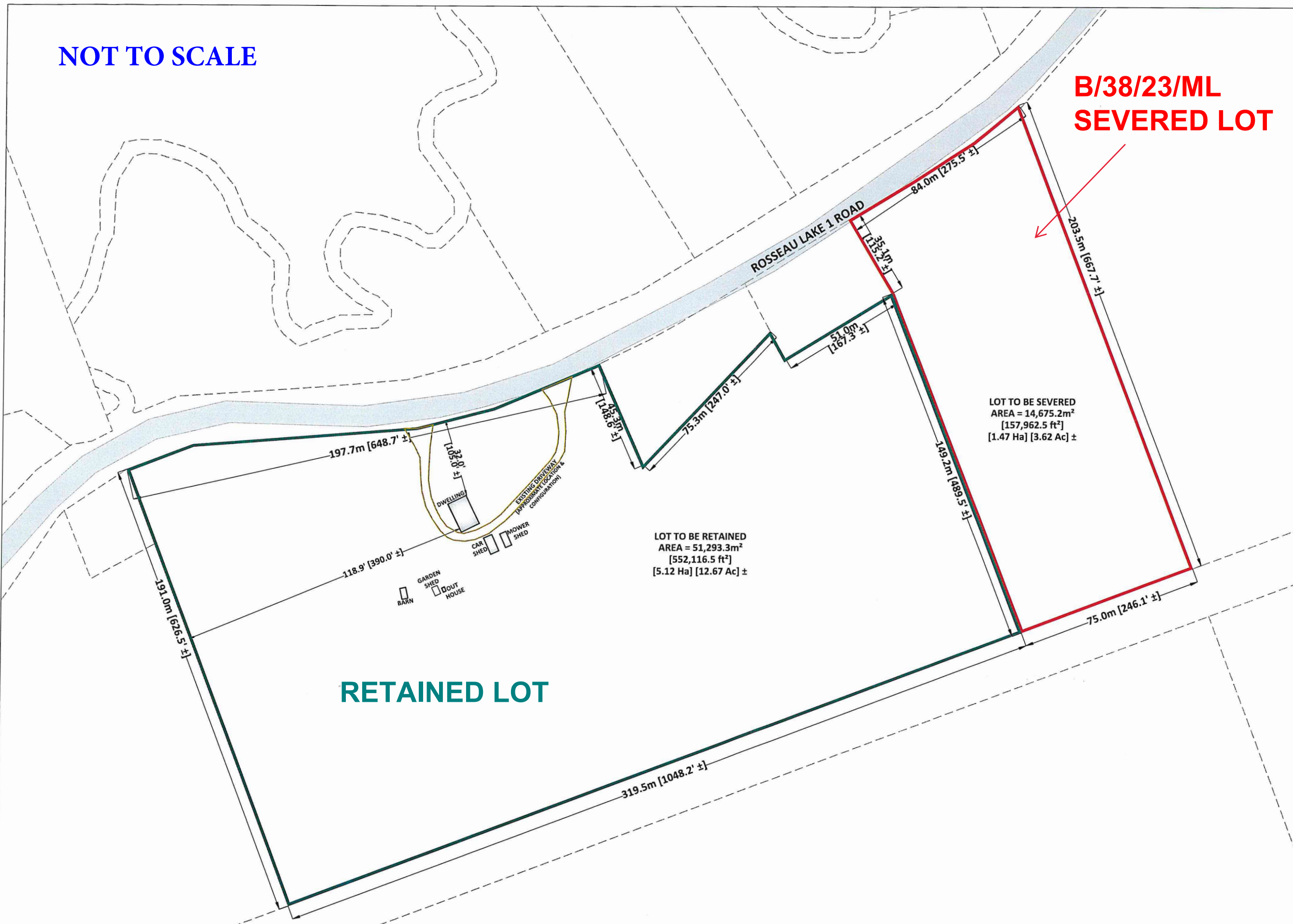
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE TREATED AS SUCH.

DEVELOPMENT - RETAINED LOT

- DWELLING = 105.4m² [1,134 ft²]
- CAR SHED = 26.8m² [288 ft²]
- MOWER SHED = 16.7m² [180 ft²]
- GARDEN SHED = 8.9m² [96 ft²]
- OUTHOUSE = 2.2m² [24ft²]
- BARN = 11.1m² [120 ft²]

LOT TO BE SEVERED
AREA = 14,675.2m²
[157,962.5 ft²]
[1.47 Ha] [3.62 Ac] ±

LOT TO BE RETAINED
AREA = 51,293.3m²
[552,116.5 ft²]
[5.12 Ha] [12.67 Ac] ±



© This Plan is Protected By Copyright
No person may copy, reproduce, or alter this plan in whole or in part without authorization from Planscape Inc.



SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 1 500	160500	JULY 20, 2023	JT

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

BASE MAP SOURCE:
MINISTRY OF NATURAL RESOURCES AND FORESTRY MAKE A TOPOGRAPHIC MAP