



Box 129, Port Carling, ON, POB 1J0  
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: Tuesday, October 10th, 2023 at 9:00 a.m.**

**File #.:** B/33/23/ML

**Roll #:** 8-1-090

**Owners:** Roberta and John Appleton, 1001 Burns St. Box 18, Bala, Ont., P0C 1A0

**Civic Address:** 1374 Barlochan Road

**Legal Description:** Part of Lot 14, Concession 1, Parts 1 to 8, part of Part 9, Parts 10 to 28, part of Part 29, and Parts 30 to 35, Plan 35R-15138, (Wood)

**Zoning:** Rural (RU2), Waterfront Residential – Backlot (WR2) and Open Space - Private (OS2)

**Zoning Schedule:** 43

---

**EXPLANATION OF THE PURPOSE AND EFFECT:** The applicants propose to sever the subject property to create one new lot fronting onto Barlochan Road.

The Severed Lot contains a dwelling and septic system. No other development is proposed on this lot at this time.

The Retained Lot contains a building for maple syrup production. No other development is proposed on this lot at this time.

A **KEY MAP** of the subject property and a plan showing the Severed and Retained lots 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](http://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](mailto: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](mailto: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](mailto: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.

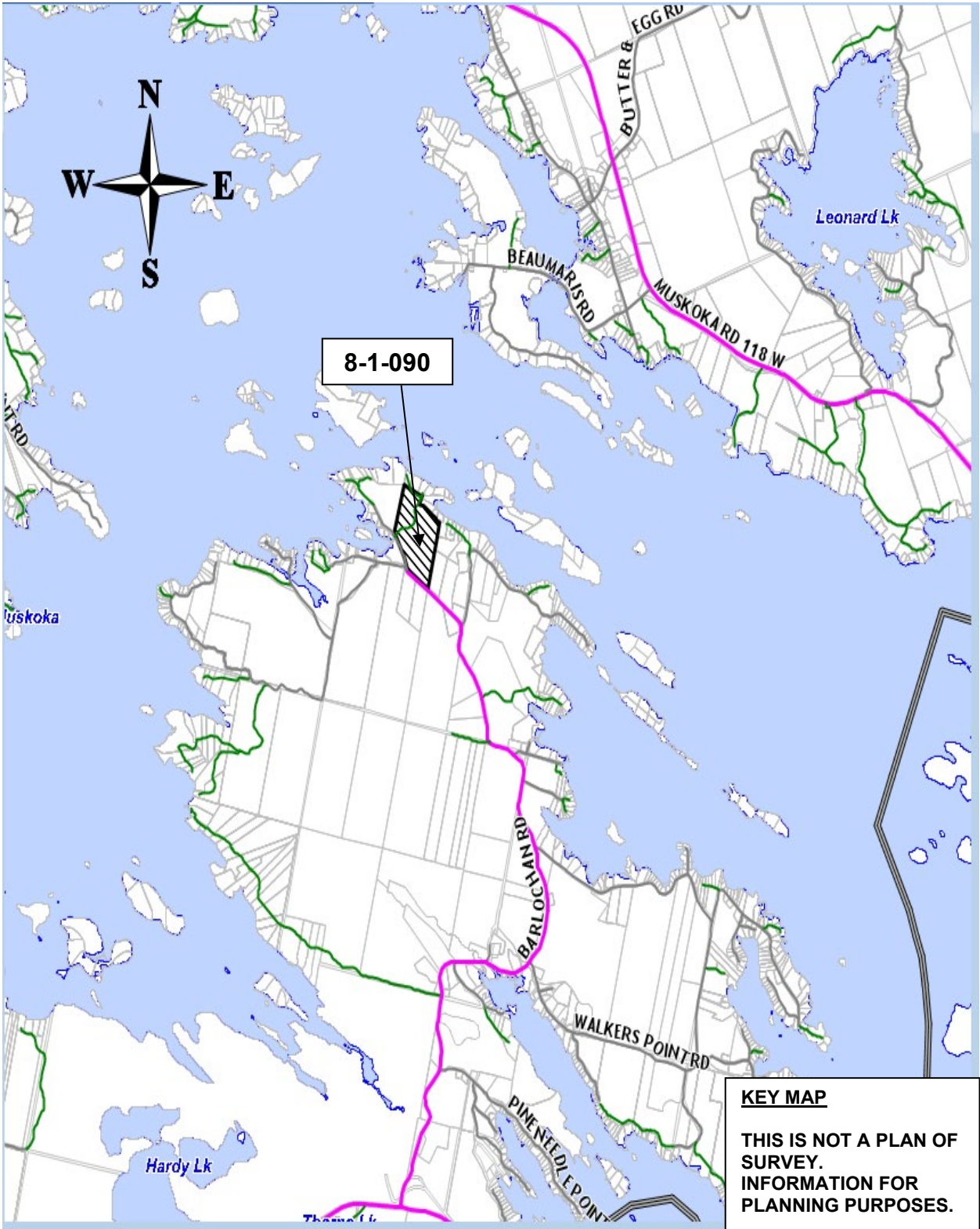
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 25<sup>th</sup> day of September, 2023.

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

**KEY MAP**



NOT TO SCALE

SKETCH FOR SEVERANCE  
(THIS IS NOT A PLAN OF SURVEY)  
TOWNSHIP OF MUSKOKA LAKES  
1374 BARLOCHAN ROAD, WALKER'S POINT

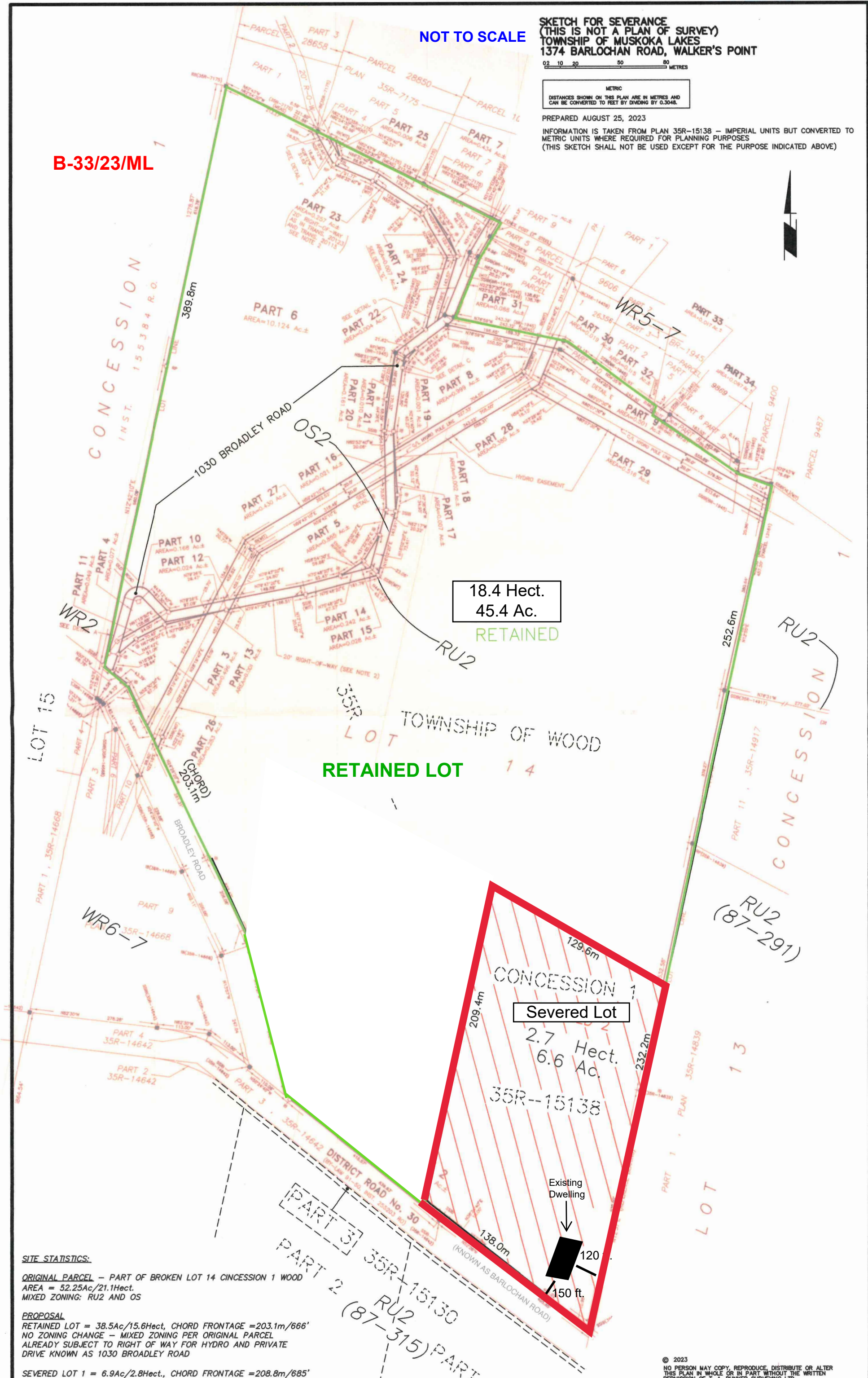
0 2 10 20 50 80 METRES

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

PREPARED AUGUST 25, 2023

INFORMATION IS TAKEN FROM PLAN 35R-15138 - IMPERIAL UNITS BUT CONVERTED TO  
METRIC UNITS WHERE REQUIRED FOR PLANNING PURPOSES  
(THIS SKETCH SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED ABOVE)

B-33/23/ML



18.4 Hect.  
45.4 Ac.  
RETAINED

Severed Lot

2.7 Hect.  
6.6 Ac.

35R-15138

Existing Dwelling

120

150 ft.

SITE STATISTICS:

ORIGINAL PARCEL - PART OF BROKEN LOT 14 CONCESSION 1 WOOD  
AREA = 52.25Ac/21.1Hect.  
MIXED ZONING: RU2 AND OS

PROPOSAL  
RETAINED LOT = 38.5Ac/15.6Hect, CHORD FRONTAGE = 203.1m/666'  
NO ZONING CHANGE - MIXED ZONING PER ORIGINAL PARCEL  
ALREADY SUBJECT TO RIGHT OF WAY FOR HYDRO AND PRIVATE  
DRIVE KNOWN AS 1030 BROADLEY ROAD

SEVERED LOT 1 = 6.9Ac/2.8Hect., CHORD FRONTAGE = 208.8m/685'  
NO ZONING CHANGE - RU2 ZONE PER ORIGINAL PARCEL

SEVERED LOT 2 = 6.6Ac/2.7Hect., CHORD FRONTAGE = 138.0m/452'  
NO ZONING CHANGE - RU2 ZONE PER ORIGINAL PARCEL

© 2023  
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER  
THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN  
PERMISSION OF T. A. BUNKER SURVEYING LTD.

T. A. BUNKER SURVEYING LTD.  
150 JOHN ST. N. GRAVENHURST, ONTARIO. P. O. BOX 1180, P1P 1V4  
705-687-5883  
www.BunkerSurveying.ca  
survey@BunkerSurveying.co  
FB FILE 5317

