



Box 129, Port Carling, ON, POB 1J0
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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, September 11th, 2023 at 9:00 a.m.

File #.: B/27/23/ML

Roll #'s: 4-21-048 and 4-21-048-03

Civic Address: 1447 Foreman Road, Unit #1

Owner(s): Rosemary Grand, 37 Highland Drive, Oro-Medonte, ON, L0L 2L0

Legal Description: Part of Lot 31, Concession F, Part 1, Plan 35R-16224, Parts 1-3, Plan 35R-10355, (Medora)

Lake/River: Lake Muskoka (Category 1)

Zoning: Waterfront Residential (WR1)

Zoning Schedule: 36

EXPLANATION OF THE PURPOSE AND EFFECT: The applicant proposes to sever a portion of their property (Severed Lot) and to add it to an abutting lot to the south (Benefitting Lot) in the same ownership. The Severed Lot contains a sleeping cabin with an associated sundeck, a garage, and an encroaching dock. The Benefitting Lot contains a dwelling and associated sundecks, two sheds, and a dock. The Retained Lot contains a dwelling with an associated sundeck, and a standalone sundeck at the shoreline.

Please note that this application constitutes a change in common lot lines only and will eliminate a dock encroachment. No new lots are being created.

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.

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.

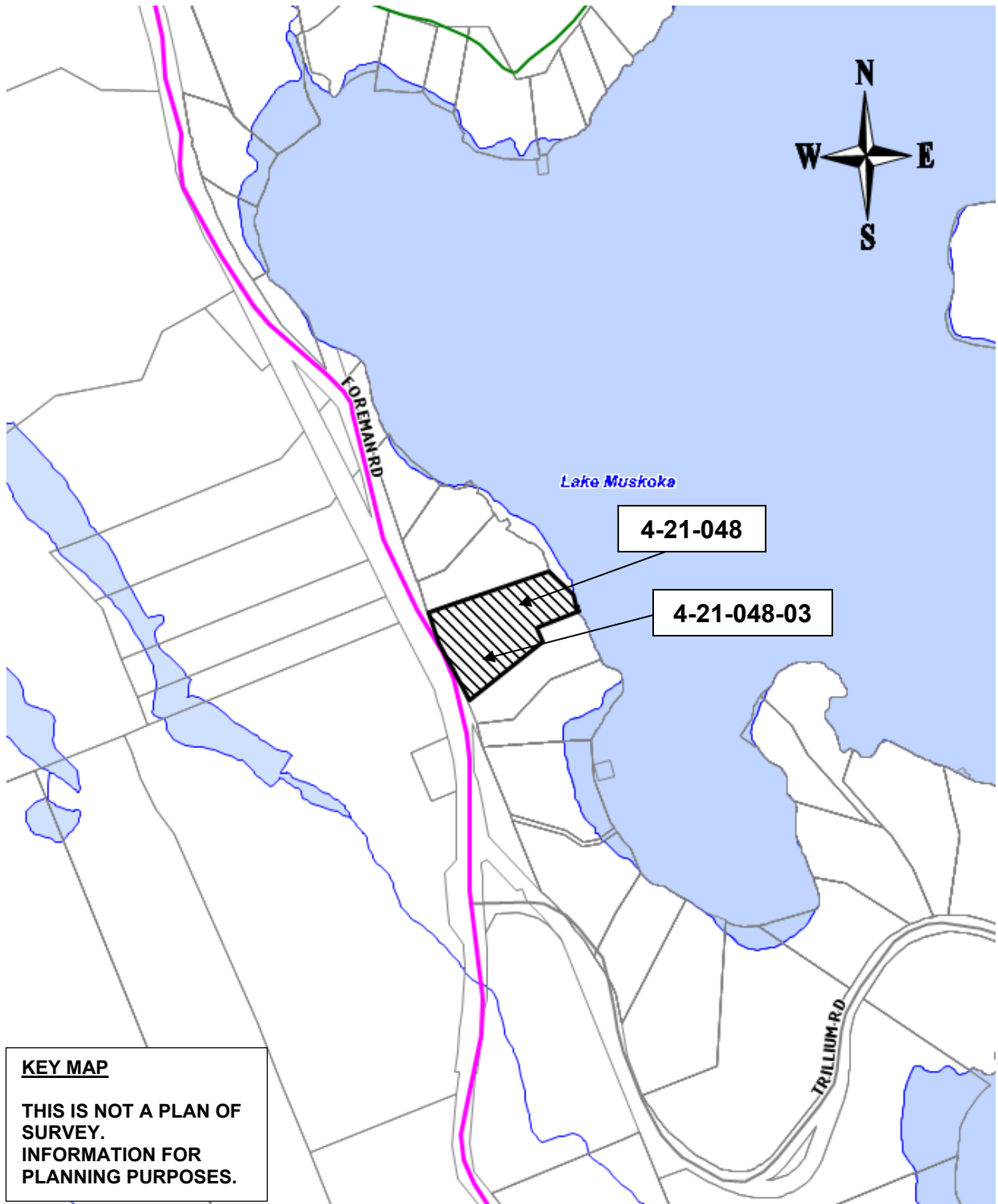
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 August, 2023.

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

KEY MAP



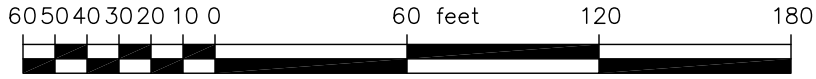
KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

SKETCH FOR CONSENT APPLICATION PURPOSES

Caution: This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

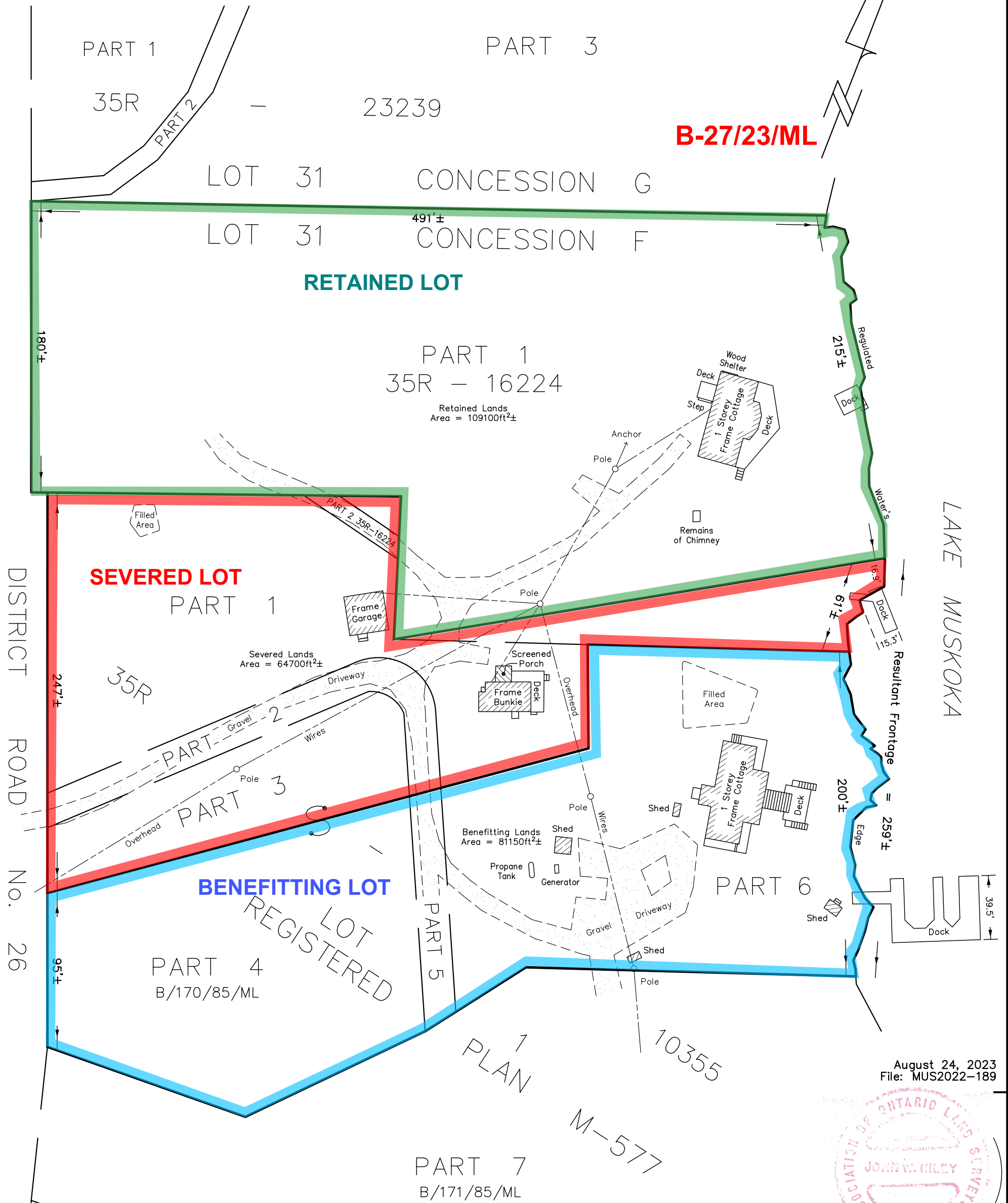
Information shown hereon was derived from Plans 35R-10355, 35R-16224, 35R-23239 and field survey work.

SCALE 1" = 60'



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

NOT TO SCALE



August 24, 2023
File: MUS2022-189



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THIS SKETCH IS AN ORIGINAL COPY IF IT IS EMBOSSED WITH THE SURVEYOR'S SEAL