



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES COMMITTEE OF ADJUSTMENT

FILE #: B/40/21/ML
ROLL #: 5-3-078-04

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: 1061028 Ontario Ltd., 3687 HWY 118 West, Port Carling, ON P0B 1J0

LOCATION OF PROPERTY: Part of Lot 29, Concession 4, Parts 1 and 3, Plan 35R 21632, (Medora),
Civic Address: 11 Lee Valley Drive, Zoning Schedule: 55

EXPLANATION OF THE PURPOSE AND EFFECT: A Severance Application, (B/40/20/ML), has been made by 1061028 Ontario Ltd. to sever a portion of their property and add it to an abutting lot (benefitting lot). The benefitting lot is currently in the ownership of Muskoka Lumber and Building Supplies Centre Ltd.

The proposed severed lot is vacant and the benefitting lot contains an existing warehouse, retail store, and storage containers. The retained lot contains storage units. No other changes are proposed at this time.

This application is a change in common lot lines. No new additional lots are being created.

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: AUGUST 9, 2021

TIME: 9:00 A.M.

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19, and as part of the Township's response to stop the spread of COVID-19, this public hearing will be held in a virtual forum with electronic participation. **The hearing will be held electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via ZOOM and will commence at 9:00am.** 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 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/>

Notice of Hearing
B/40/21/ML, 1061028 Ontario Ltd.

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 Local Planning Appeal 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.

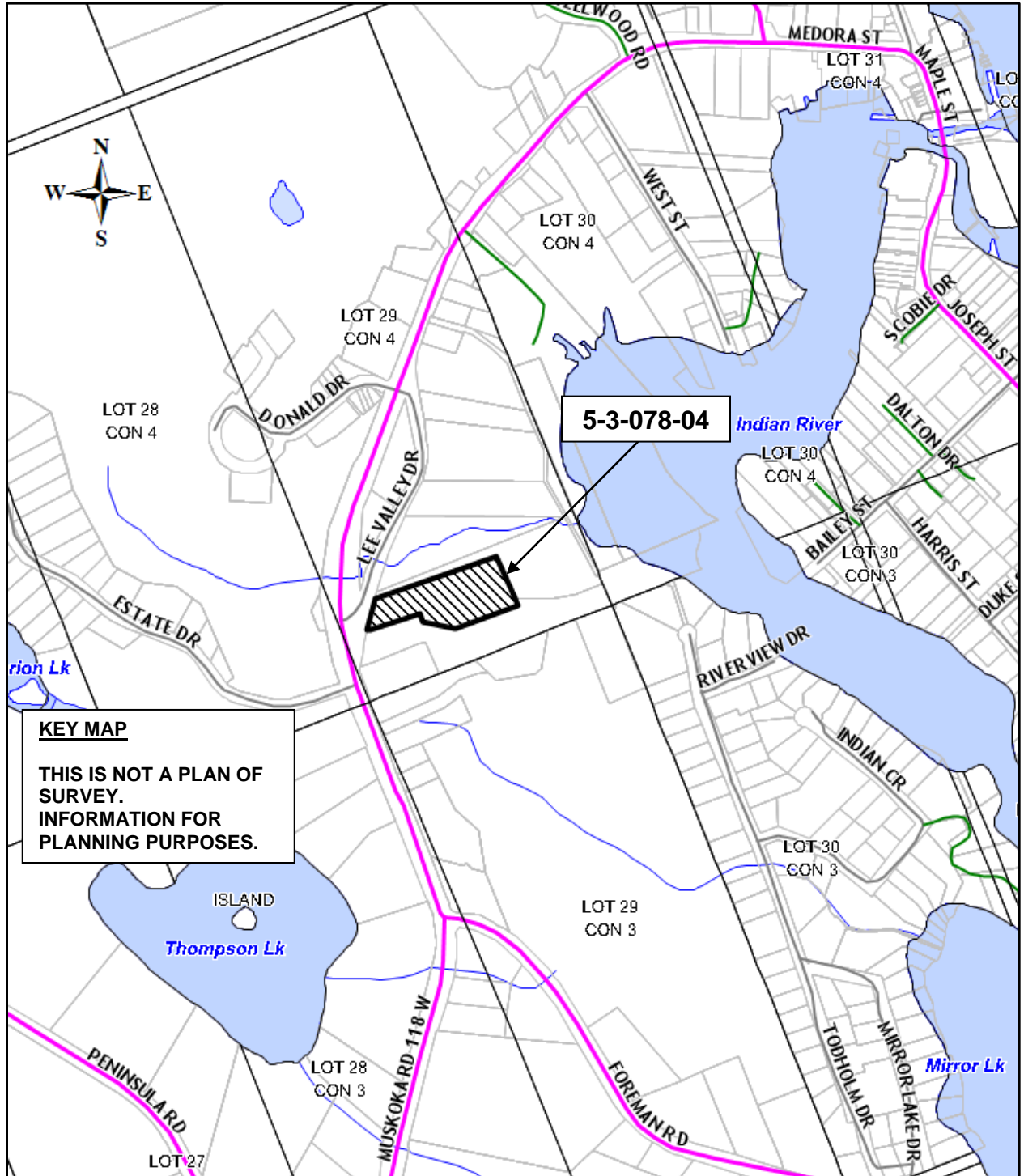
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment.

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 23rd day
of July, 2021.

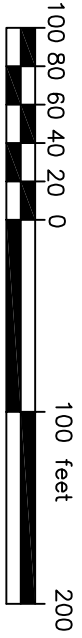
"Original Signed by R. Mulholland"
Rachel Mulholland, Secretary-Treasurer

KEY MAP



**PART OF LOT 29, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA**

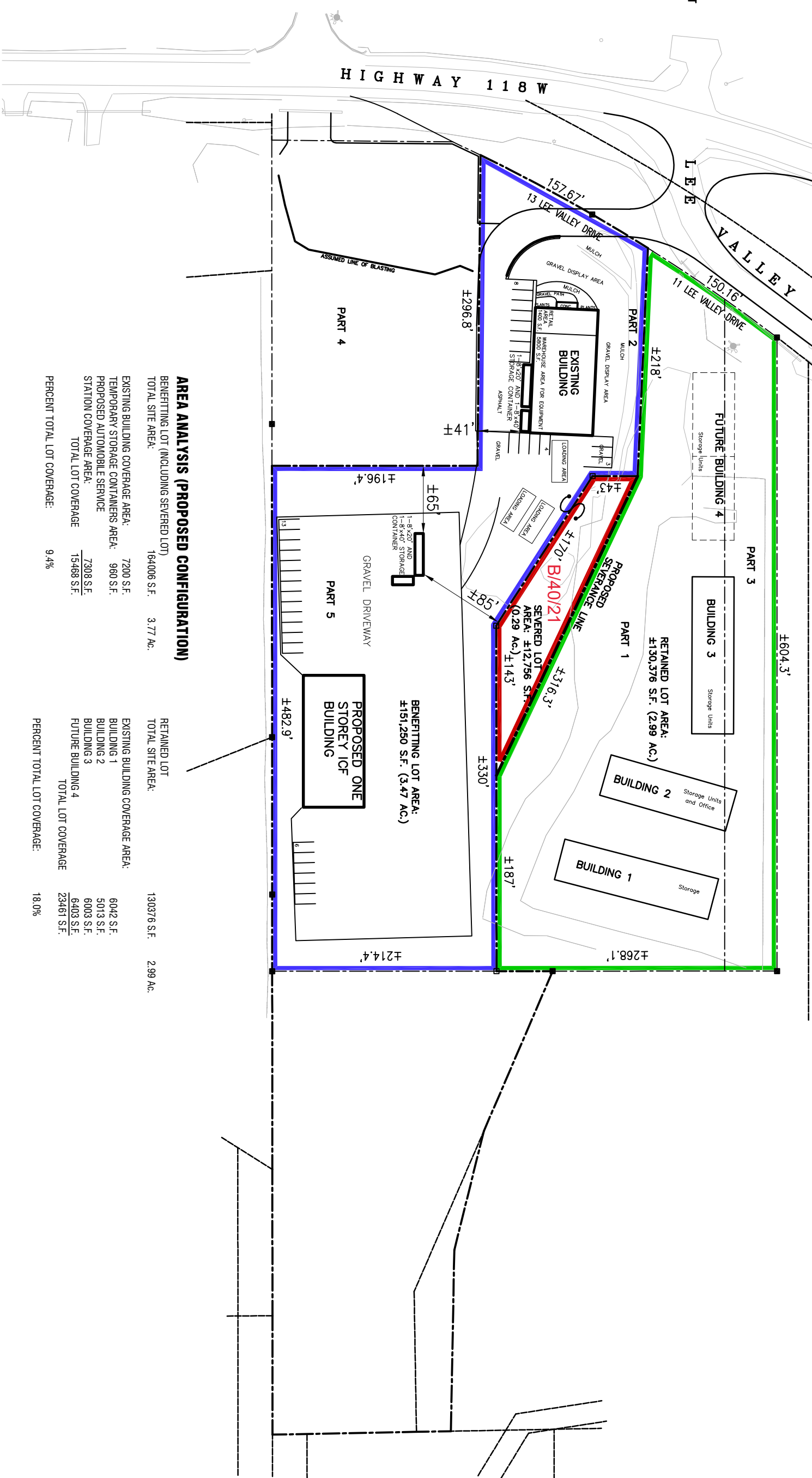
SCALE 1" = 100'



MUSKOKA LUMBER AND BUILDING SUPPLIES CENTRE
LIMITED PROPERTY
13 LEE VALLEY DRIVE
PARTS 2 AND 5 OF PLAN 35R-21632
ROLL# 4453-050-003-07820

NOTE: ALL EXTERIOR LIGHTING SHALL BE
WALL MOUNTED AND 'DARK-SKY' COMPLIANT

NOT TO SCALE



AREA ANALYSIS (PROPOSED CONFIGURATION)

BENEFITTING LOT (INCLUDING SEVERED LOT) TOTAL SITE AREA:	164006 S.F. 3.77 Ac.	RETAINED LOT TOTAL SITE AREA:	130376 S.F. 2.99 Ac.
EXISTING BUILDING COVERAGE AREA:	7200 S.F.	EXISTING BUILDING COVERAGE AREA:	6042 S.F.
TEMPORARY STORAGE CONTAINERS AREA:	960 S.F.	BUILDING 1	5013 S.F.
PROPOSED AUTOMOBILE SERVICE STATION COVERAGE AREA:	7308 S.F.	BUILDING 2	6003 S.F.
TOTAL LOT COVERAGE	15468 S.F.	BUILDING 3	6403 S.F.
		BUILDING 4	23461 S.F.
		TOTAL LOT COVERAGE	
PERCENT TOTAL LOT COVERAGE:	9.4%	PERCENT TOTAL LOT COVERAGE:	18.0%

PARKING CALCULATIONS -13 LEE VALLEY DRIVE:

RETAIL AREA:	1400 S.F.	/	200 S.F. =	7 SPACES
WAREHOUSE / EQUIPMENT STORAGE:	5800 S.F.	/	1000 S.F. =	6 SPACES 13 SPACES
TOTAL PARKING REQUIRED:				15 SPACES (EXISTING)
TOTAL PARKING PROVIDED:				15 SPACES (EXISTING)
LOADING AREAS REQUIRED:	7200 S.F.	/	3000 S.F. =	3 SPACES
LOADING AREAS PROVIDED:				3 SPACES (EXISTING)
NEW AUTOMOBILE SERVICE STATION BUILDING (3 SPACES REQUIRED PER SERVICE BAY) SERVICE BAYS PROPOSED:	6 BAYS			
PARKING REQUIRED:	6 BAYS x 3 SPACES / BAY =	18 SPACES (NEW 10'x20')		
NEW PARKING SPACES PROVIDED:				19 SPACES