



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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 information and does not require any response unless you wish to make one.**

File No.: B/03/25/ML

Roll No.: 6-20-073

Owners:	Catherine & Jeffrey Hess, 144 Hanna Road, East York, ON, M4G 3N7		
Address & Description:	1532 Acton Island Road Part of Lot 18 & 19, Concession C, Parts 2 to 6, 9 to 11, 13 and 15, Plan 35R-27558, (Medora)		
Zoning:	Waterfront Residential (WR1)	Lake Muskoka (Category 1 Lake)	Schedule: 42
Hearing Date: Monday, April, 14th, 2025 at 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 hearing will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.



Explanation of the Purpose and Effect:

Consent/Severance Application B/03/25/ML has been submitted to create one additional lot with frontage on Acton Island Road. The Retained Lot currently contains an existing dwelling, two detached garages, a carport, a studio, and a tennis court. The Severed Lot is currently vacant. Compliant residential development will be permitted on the Severed Lot in the future.

A key map of the subject property and the applicants' consent sketch are included in this notice.

For more information, please contact the Planning Division weekdays 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.

Please quote the file number noted above.



How to Participate:

Submit Comments in Writing



Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by: **April 9, 2025**

Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

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.

Watch the Hearing Online



You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on www.muskokalakes.ca

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.

DECISION & APPEALS: 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 has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but 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.

Notwithstanding the above, subsection 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

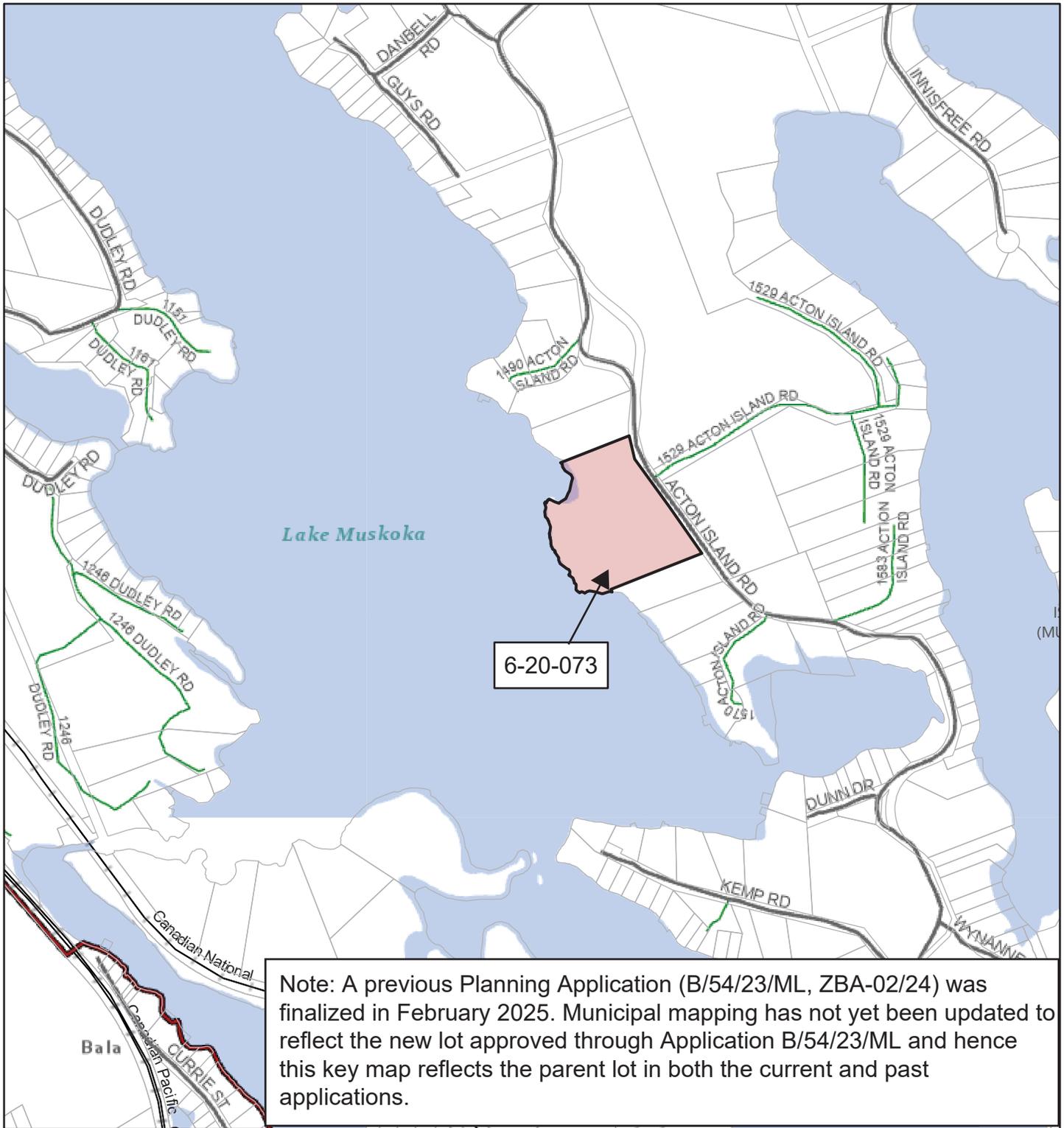
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 20th day of March, 2025.

Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



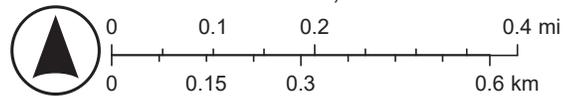
Key Map, B/03/25/ML (HESS)



3/19/2025, 1:05:14 PM

1:16,865

- | | | |
|-----------------------|------------------|------------------|
| Parcel: Assessment | Settlement Areas | Stream |
| District Municipality | Urban Centre | Waterbody |
| Area Municipality | Road Network | Major Lake |
| Geographic Township | Township | Canada_Hillshade |
| | Private | World_Hillshade |



Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

SKETCH FOR CONSENT APPLICATION PURPOSES

SCALE 1" = 100'



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

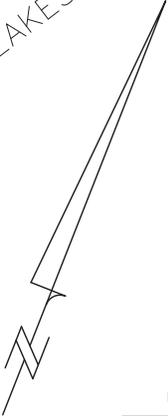
Caution: This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

Information shown hereon was derived from field survey work.

NOT TO SCALE

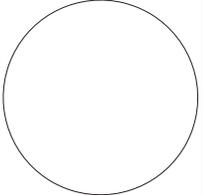
C TOWNSHIP OF MEDORA
MUSKOKA LAKES

CONCESSION
GEOGRAPHIC
TOWNSHIP



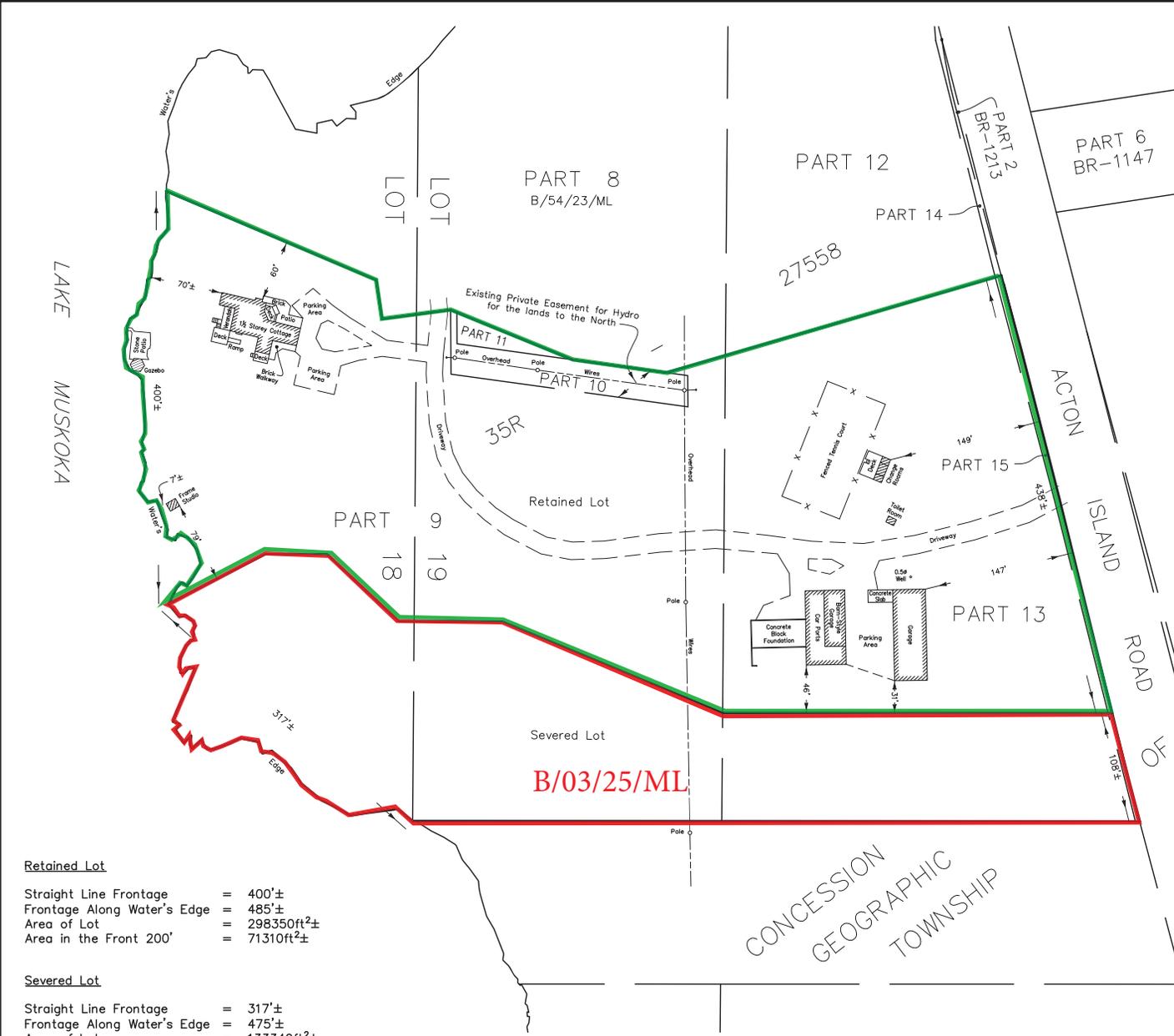
January 9, 2025

File: MUS2024-233



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

© This sketch is protected by copyright.



Retained Lot	
Straight Line Frontage	= 400'±
Frontage Along Water's Edge	= 485'±
Area of Lot	= 298350ft ² ±
Area in the Front 200'	= 71310ft ² ±
Severed Lot	
Straight Line Frontage	= 317'±
Frontage Along Water's Edge	= 475'±
Area of Lot	= 133340ft ² ±
Area in the Front 200'	= 74940ft ² ±

LAKE MUSKOKA

LOT
LOT

PART 8
B/54/23/ML

PART 12

PART 14

PART 6
BR-1147

PART 2
BR-1213

27558

35R

PART 6
18
19

Severed Lot
B/03/25/ML

PART 13

ACTON ISLAND ROAD OF

PART 13
BR-1213