

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/13/14/25/ML

Roll No.: 6-20-068-01

Owners:	David & Sandra Willis, 6736 Lake Washington Boulevard NE, Kirkland, Washington, USA, 98033		
Address & Description:	1480 Acton Island Road Part of Lot 19, Concession C, Part 2, Plan BR-1127, Parts 1 and 2, Plan BR-1286, Part 2, Plan 35R-6946, (Medora)		
Zoning:	Waterfront Residential (WR1)	Lake Muskoka (Category 1)	Schedule: 42
Hearing Date: Monday, July 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:

Two Consent/Severance Applications (B/13/14/25/ML) have been submitted by David and Sandra Willis.

In the first Application (B/13/25/ML), David and Sandra Willis propose to sever a portion of their property (Severed Lot) and propose to add it to an abutting property to the west (Benefitting Lot) currently in the ownership of Amy Graham. The Severed Lot contains a driveway and is otherwise vacant. The Retained and Benefitting Lots are each developed for waterfront residential purposes.

In the second Application (B/14/25/ML), David and Sandra Willis propose to reserve a right-of-way for access to their property (Retained Lot) over part of the Severed Lot in Application B/13/25/ML.

These applications constitute a reconfiguration of common lot lines and a new right-of-way.

A key map of the subject lands 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: **July 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 18th day of June, 2025.

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



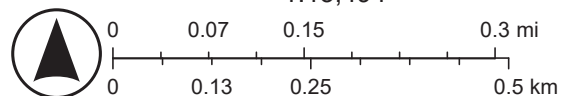
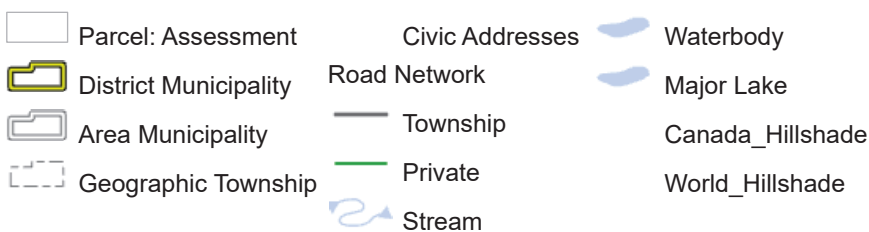
Key Map, B/13/14/25/ML (WILLIS)



3/7/2025, 3:43:28 PM

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:13,494



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

LEGEND

- Benefitting + Retained Lot
- Severed Lot
- Benefitting Lot
- New Right of Way to be reserved by retained Lot

PART OF LOT 18, CONCESSION C
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 75'

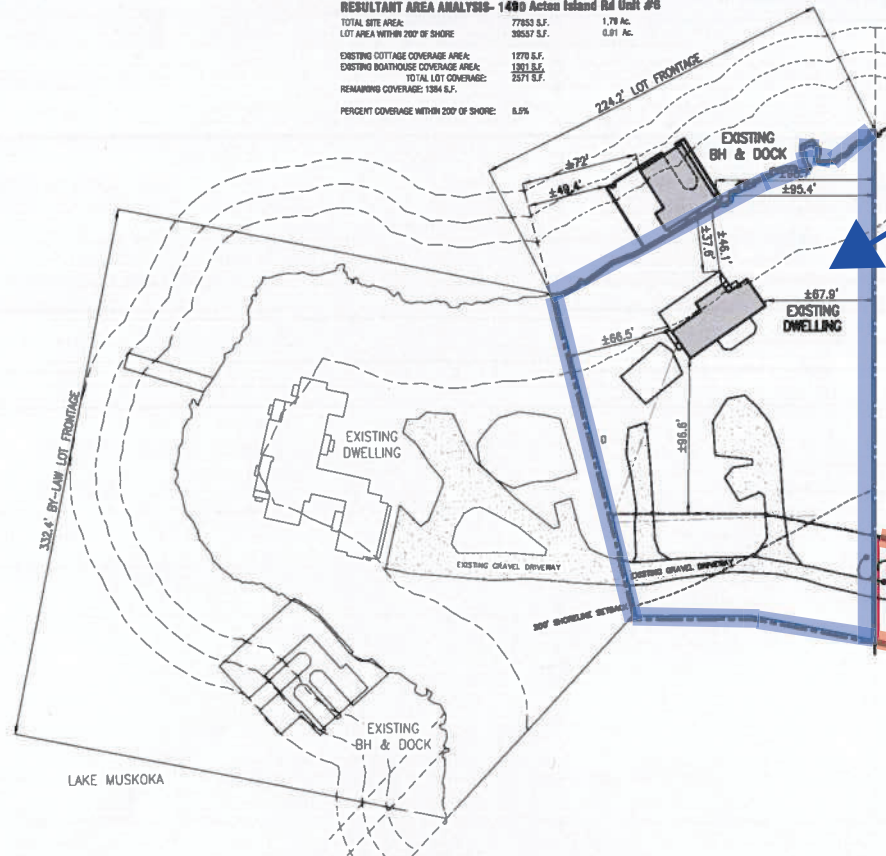


CURRENT AREA ANALYSIS- 1480 Acton Island Rd Unit #8
TOTAL SITE AREA: 48508 S.F. 1.25 Ac.
LOT AREA WITHIN 200' OF SHORE: 39557 S.F. .91 Ac.
EXISTING COTTAGE COVERAGE AREA: 1270 S.F.
EXISTING BOATHOUSE COVERAGE AREA: 1301 S.F.
TOTAL LOT COVERAGE: 2571 S.F.
REMAINING COVERAGE: 1384 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE: 0.5%

RESULTANT AREA ANALYSIS- 1480 Acton Island Rd Unit #8
TOTAL SITE AREA: 77853 S.F. 1.79 Ac.
LOT AREA WITHIN 200' OF SHORE: 39557 S.F. .91 Ac.
EXISTING COTTAGE COVERAGE AREA: 1270 S.F.
EXISTING BOATHOUSE COVERAGE AREA: 1301 S.F.
TOTAL LOT COVERAGE: 2571 S.F.
REMAINING COVERAGE: 1384 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE: 0.5%



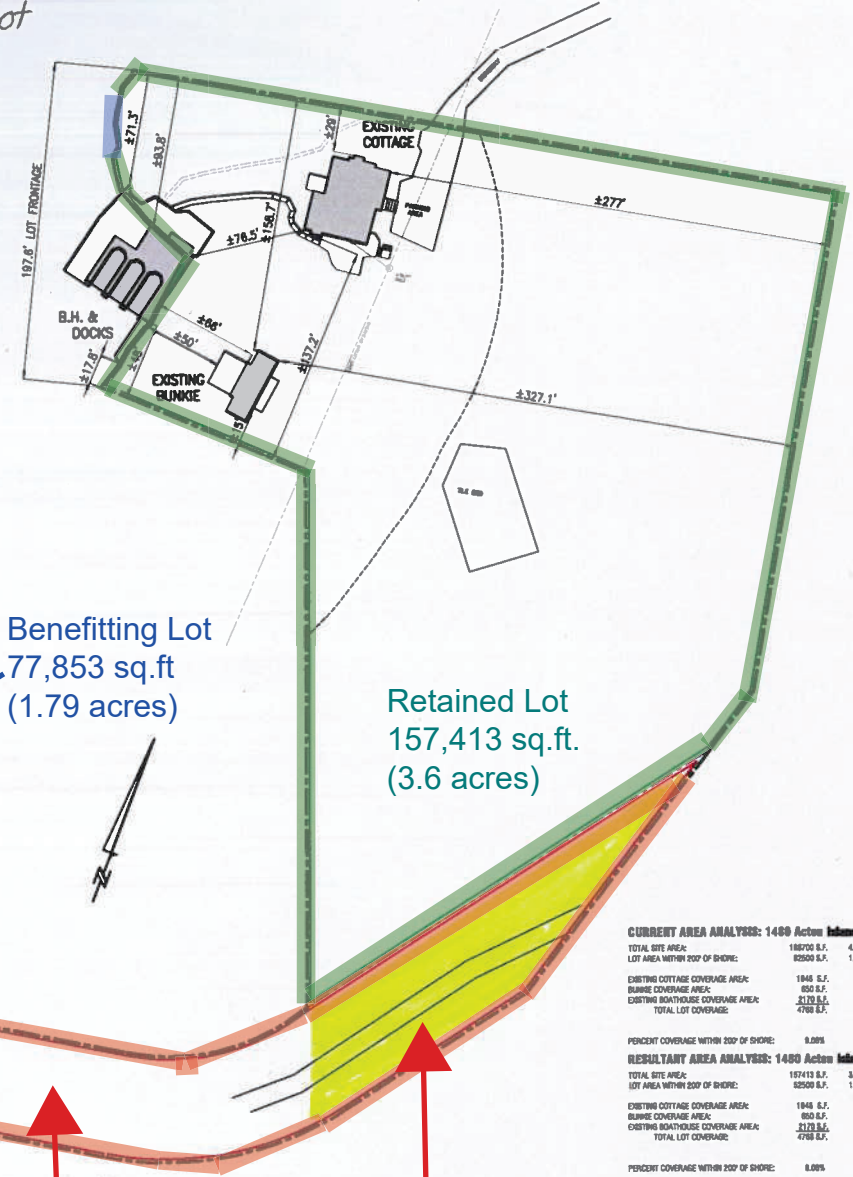
Benefitting Lot
77,853 sq.ft
(1.79 acres)

Retained Lot
157,413 sq.ft.
(3.6 acres)

SEVERED LOT
B/13/25/ML

Right-of-Way
B/14/25/ML

SITE PLAN



CURRENT AREA ANALYSIS: 1480 Acton Island Road
TOTAL SITE AREA: 188700 S.F. 4.33 Ac.
LOT AREA WITHIN 200' OF SHORE: 92500 S.F. 1.21 Ac.
EXISTING COTTAGE COVERAGE AREA: 1845 S.F.
EXISTING BOATHOUSE COVERAGE AREA: 2129 S.F.
TOTAL LOT COVERAGE: 4788 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE: 0.20%

RESULTANT AREA ANALYSIS: 1480 Acton Island Road
TOTAL SITE AREA: 157413 S.F. 3.62 Ac.
LOT AREA WITHIN 200' OF SHORE: 92500 S.F. 1.21 Ac.
EXISTING COTTAGE COVERAGE AREA: 1845 S.F.
EXISTING BOATHOUSE COVERAGE AREA: 2129 S.F.
TOTAL LOT COVERAGE: 4788 S.F.

PERCENT COVERAGE WITHIN 200' OF SHORE: 0.20%

NOT TO SCALE