

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/53/25/ML & A-04/26

Roll No.: 2-5-056

Owners:	Dennis & Marcia Bissell
Address:	1068 Brackenrig Centre Road
Description:	Part of Lot 28, Concession 2, Parts 4, 6, 9, and 10, Part of Part 2, Plan 35R-4537, (Watt)
Zoning:	Rural – Area 3 (RU1) & Rural – Rural Residential (RUR) Lake: Not Applicable Schedule: 30
Hearing Date: Monday, February 9th, 2026, 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:

A Consent/Severance Application (B/53/25/ML) has been submitted by Dennis & Marcia Bissell to create one new lot fronting onto Falkenburg Road. The Retained Lot is currently developed with a dwelling and two storage buildings. The Severed Lot is currently vacant. No buildings or structures are proposed at this time; however, compliant development would be permitted in the future if the applications are approved.

A Minor Variance Application (A-04/26) has been submitted concurrently from Section 6.1.3 of By-law 2014-14, as amended, being the minimum lot frontage requirement of 325 feet in the Rural – Rural Residential (RUR) Zone, and the minimum lot frontage requirement of 600 feet in the Rural – Area 3 (RU1) Zone. The Retained Lot proposes a lot frontage of 307.5 feet, and the Severed Lot proposes a lot frontage of 403.5 feet. The following is a summary of the requested variance:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	6.1.3	Minimum Lot Frontage (Retained Lot)	325 feet	307.5 feet	17.5 ft.	Create One New Lot With



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
B	6.1.3	Minimum Lot Frontage (Severed Lot)	600 ft.	403.5 ft.	196.5 ft.	Frontage on Falkenburg Road

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: **February 4, 2026.**

Please note that comments can still be submitted after the agenda has been published. 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 meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalakes.ca/speaking-at-a-meeting

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.

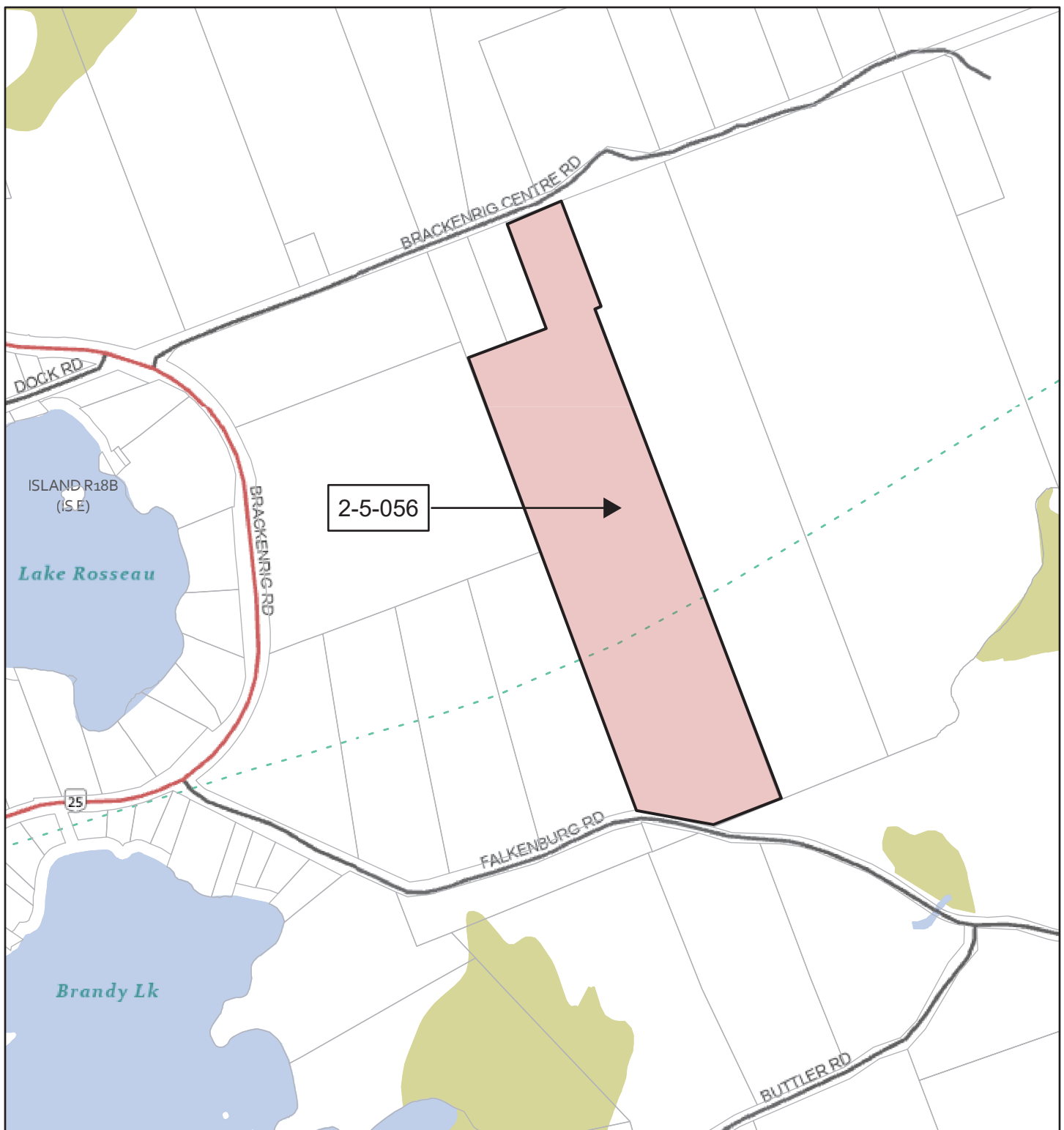
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 19th day of January, 2026.

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

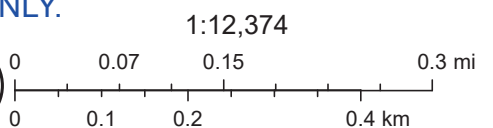


KEY MAP, B/53/25/ML

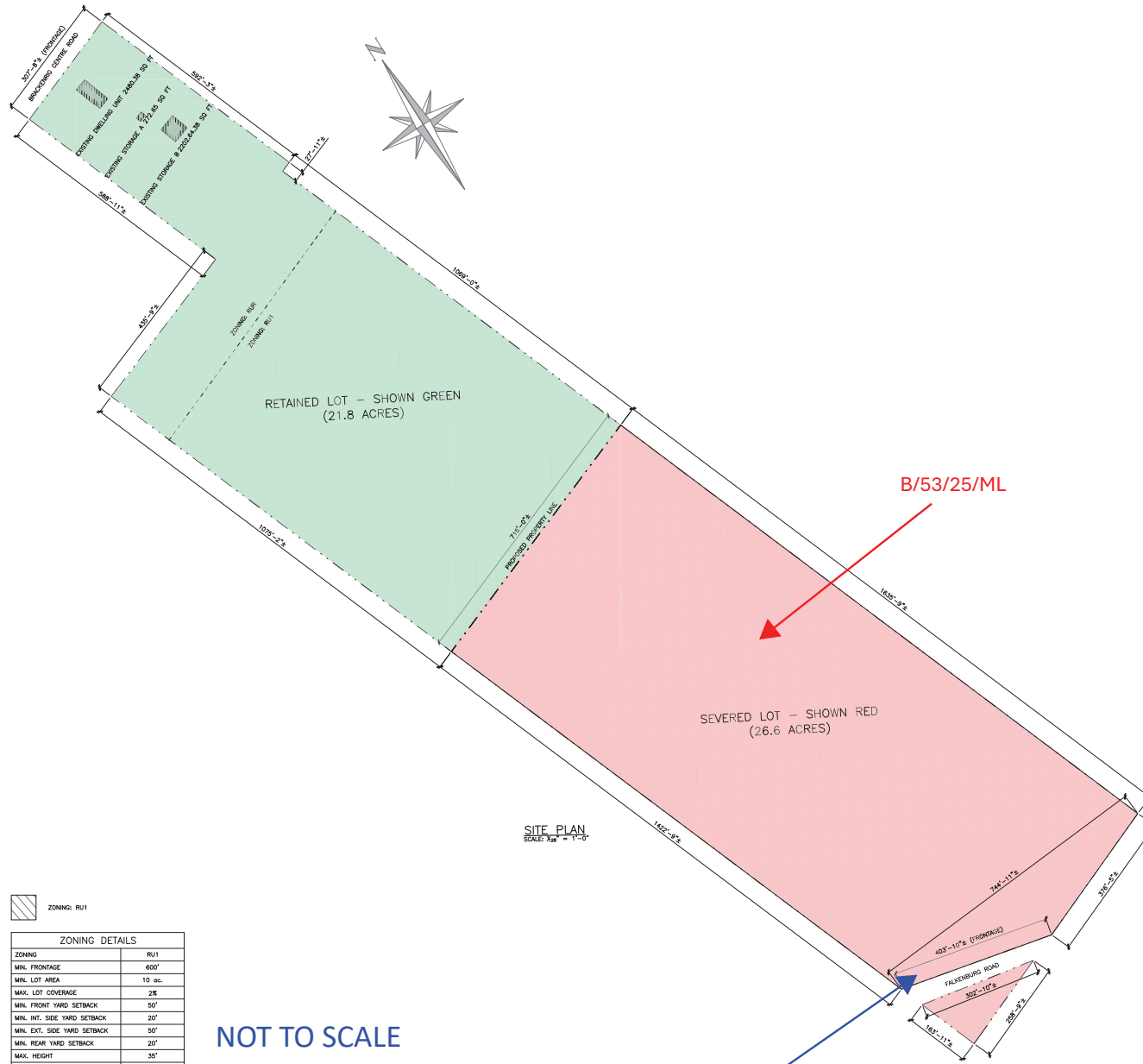


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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|-----------------------|------------------|
| Parcel: Assessment | Township |
| District Municipality | Waterbody |
| Area Municipality | Major Lake |
| Geographic Township | Canada_Hillshade |
| Road Network | World_Hillshade |
| District | |



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



NOT TO SCALE



PROFESSIONAL ENGINEER

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.41 OF THE BUILDING CODE.

7	REISSUED FOR MINOR VARIANCE	JAN. 16, 2026
6	ISSUED FOR MINOR VARIANCE	JAN. 13, 2026
5	REISSUED FOR CONSENT APPLICATION	JAN. 01, 2026
4	REISSUED FOR CONSENT APPLICATION	JAN. 01, 2026
3	ISSUED FOR CONSENT APPLICATION	OCT. 08, 2025
2	ISSUED FOR REVIEW	OCT. 30, 2025
1	ISSUED FOR REVIEW	OCT. 29, 2025
0	Revised/Original Counts	Date

CLIENT	
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PROJECT

DRAWING

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PROJECT 25-34-03

DATE	JULY 2025
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DESIGNED 88

REVIEWED BK

SCALE AS SHOWN

SHEET CD1

SP1