

## 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/58/59/25/ML**

**Roll No.: 4-16-030**

<b>Owner:</b>	Juddhaven Holdings Limited
<b>Address:</b>	1589 Juddhaven Road
<b>Description:</b>	Part of Lots 33 and 34, Concession 13, Parts 2 to 5, Plan 35R-8191, (Medora)
<b>Zoning:</b>	Waterfront Residential (WR1-7) Lake Rosseau (Category 1) <span style="float: right;">Schedule: 14</span>

**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:

Consent/Severance Applications B/58/59/25/ML have been submitted to create one additional vacant lot and grant a right-of way. The proposed right-of-way will provide private access over an existing driveway on the Retained Lot to the proposed Severed Lot.

Please note that consent applications B/06/07/08/09/25/ML, which in part create the subject lot, have been conditionally approved.

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](mailto: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](mailto: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.

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### **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](http://www.muskokalakes.ca/speaking-at-a-meeting)

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### **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](http://www.muskokalakes.ca)

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**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.

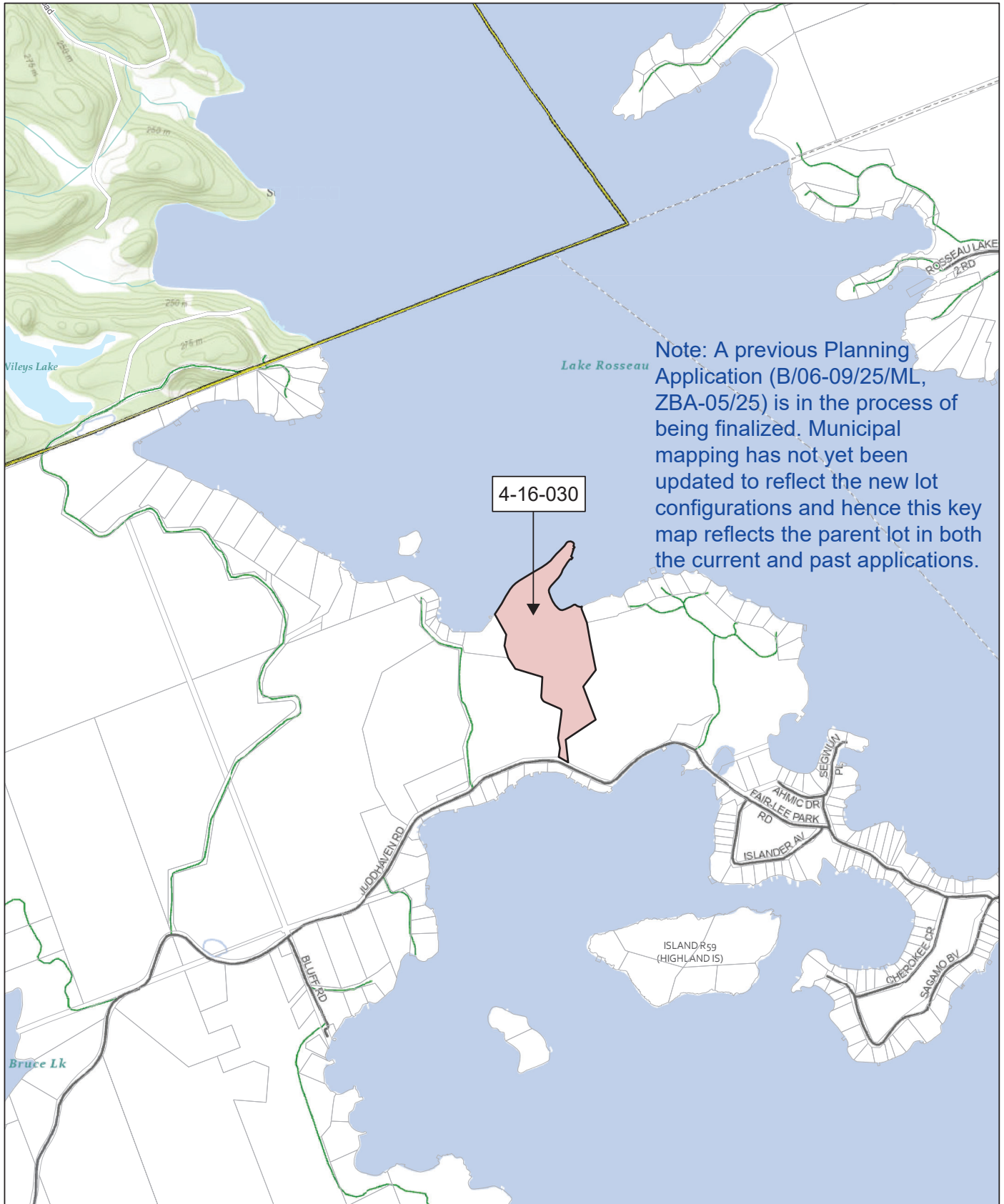
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka  
Lakes this 23rd day of January, 2026.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



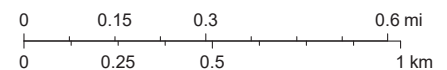
# Key Map, B/58/59/25/ML (JUDDHAVEN HOLDINGS LTD.)



**NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.**

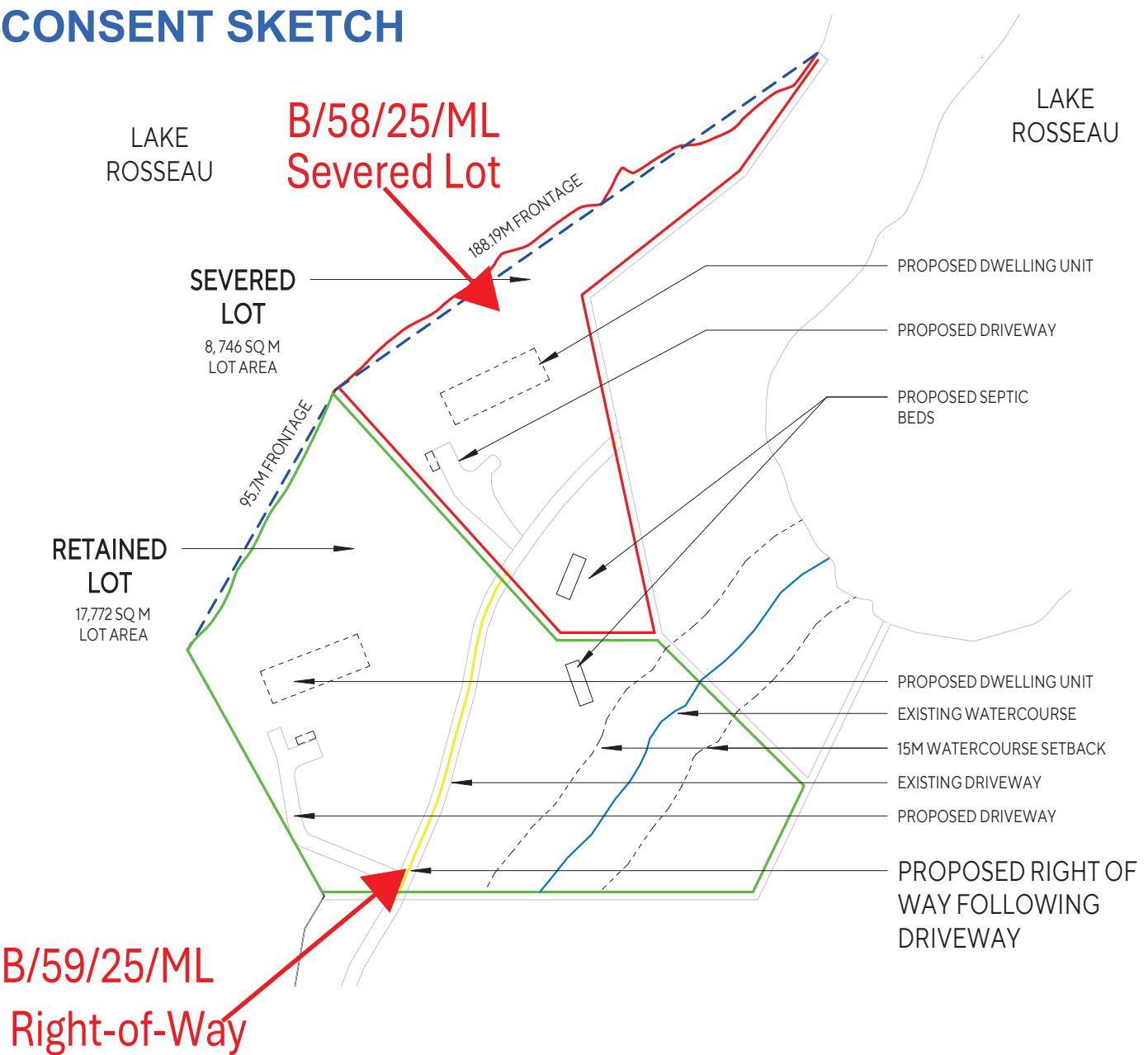
- |                       |              |
|-----------------------|--------------|
| Parcel: Assessment    | Road Network |
| District Municipality | Township     |
| Area Municipality     | Private      |
| Geographic Township   | Waterbody    |
|                       | Major Lake   |

1:18,919



Esri, NASA, NGA, USGS, FEMA, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada. Sources: NRCan, Esri Canada, and Canadian Community Maps

# CONSENT SKETCH



EXISTING

LOT AREA (TOTAL): 26, 519 SQ M (285,448SQ FT)  
LOT AREA (WITHIN 200'): 13, 226 SQ M (142, 373 SQ FT)  
LOT FRONTAGE: 277.1M (909 FT)

SEVERED LOT

LOT AREA (TOTAL): 8746 SQ M (94, 151 SQ FT)  
LOT AREA (WITHIN 200'): 6,775 SQ M (72, 922 SQ FT)  
LOT FRONTAGE: 188.19M (617 FT)

RETAINED LOT

LOT AREA (TOTAL): 17, 772 SQ M (191,298 SQ FT)  
LOT AREA (WITHIN 200'): 6, 248 SQ M (67, 253 SQ FT)  
LOT FRONTAGE: 95.7M (313.97 FT)

LEGAL DESCRIPTION:

LOT 34  
PART 5, PLAN 35R-8191  
TOWNSHIP OF MUSKOKA LAKES

NOT TO SCALE

Akb

2025-12-15 - ISSUED FOR LOT SEVERANCE

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182D St.Helens Ave, Toronto ON, M6H 4A1  
t. 416.204.1331 e. info@akb.ca

Lot Severance 2\_Site Plan

A-025A