



1 Bailey Street
Port Carling, ON P0B 1J0

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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.

File No.: B/66/25/ML
Roll No.: 4-12-039-20

Owners:	Daniel Majaina & Tracey Lee Seaward
Address:	No Civic Address Assigned
Description:	Part of Lot 13, Concession 11, (Medora)
Zoning:	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4) Lake Joseph (Category 1 Lake) Schedule: 20
Hearing Date: Monday, June 8th, 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. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

Consent/Severance Application B/66/25/ML has been submitted by Daniel Majaina & Tracey Seaward to sever a portion of property (Severed Lot) and add it to an abutting property to the east (Benefitting Lot), also in the ownership of Daniel Majaina & Tracey Lee Seaward.

The Retained Lot and Severed Lot are currently vacant. The Benefitting Lot contains a dwelling, sleeping cabin, shed, boathouse, and dock. The application constitutes a reconfiguration of common lot lines. No new lots are being created.

Please note that this same proposal was conditionally approved by Committee of Adjustment on August 15, 2023 through Consent Application B/26/23/ML, however, this approval lapsed prior to the conditions being fulfilled.

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



If you wish to provide a response to this application, please 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: **June 3, 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.

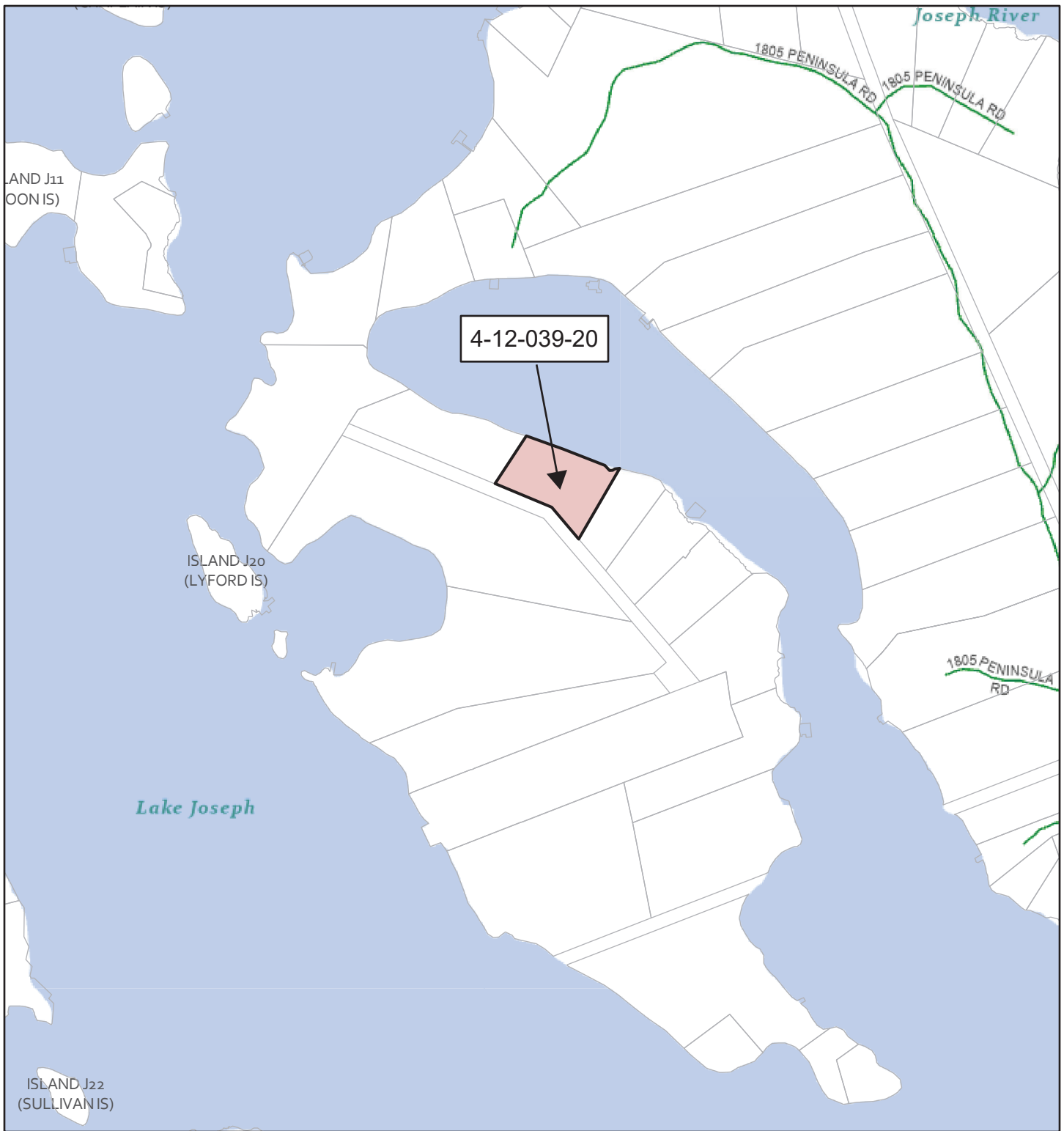
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 21st day of May, 2026.

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



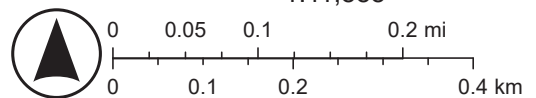
KEY MAP (B/66/25/ML)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:11,888

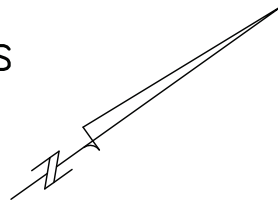
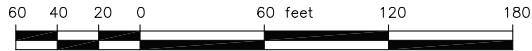
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|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Road Network | Waterbody |
| District Municipality | Private | Major Lake |
| Area Municipality | Wetland With Significance | Canada_Hillshade |
| Geographic Township | Evaluated-Provincial | World_Hillshade |
| | Evaluated-Other | |



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

PART OF BLOCK B, REGISTERED PLAN 23
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 60'



DAN MAJAINA AND TRACEY SEAWARD PROPERTIES

CONSENT SKETCH

AREA COMPARISON

EXISTING LOT ARRANGEMENT:
 NORTH-WEST (UNDEVELOPED) LOT
 TOTAL SITE AREA: 131290 S.F. 3.01 Ac.
 LOT AREA WITHIN 200' OF SHORE 92230 S.F. 2.12 Ac.

SOUTH-EAST (COTTAGE) LOT
 TOTAL SITE AREA: 110320 S.F. 2.53 Ac.
 LOT AREA WITHIN 200' OF SHORE 50840 S.F. 1.17 Ac.

AREA OF SEVERED LOT: 14600 S.F. 0.34 Ac.

RESULTING LOT ARRANGEMENT:
 NORTH-WEST (UNDEVELOPED) LOT
 TOTAL SITE AREA: 116690 S.F. 2.67 Ac.
 LOT AREA WITHIN 200' OF SHORE 83650 S.F. 1.92 Ac.

SOUTH-EAST (COTTAGE) LOT
 TOTAL SITE AREA: 124920 S.F. 2.87 Ac.
 LOT AREA WITHIN 200' OF SHORE 62370 S.F. 1.43 Ac.

NOT TO SCALE

LAKE JOSEPH
 (TOWNSEND BAY)

