



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) P: 705-765-3156 F: 705-765-6755

## COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

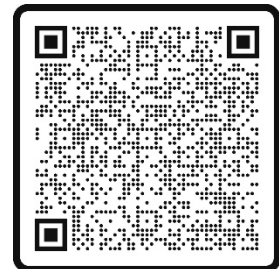
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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/14/24/ML**  
**Roll No.: 4-2-013**

<b>Owner:</b>	Marylou Little, c/o J. Romita, 216 Plains Road West, Unit #D207, Burlington, ON, L7T 4L2		
<b>Address &amp; Description:</b>	Redwood Road Part of Lots 14 and 15, Concession 5 and 6, Part of Lots 13 and 14, (Medora)		
<b>Zoning:</b>	Open Space (OS2) Rural (RU2) and Rural – Scenic Corridor (RU2-S), Waterfront Residential (WR2), and Environmental Protection (EP1)	Lake: Not Applicable	Schedule: 27
<b>Hearing Date: Monday, June 10<sup>th</sup>, 2024 at 9:00 a.m.</b>			

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.

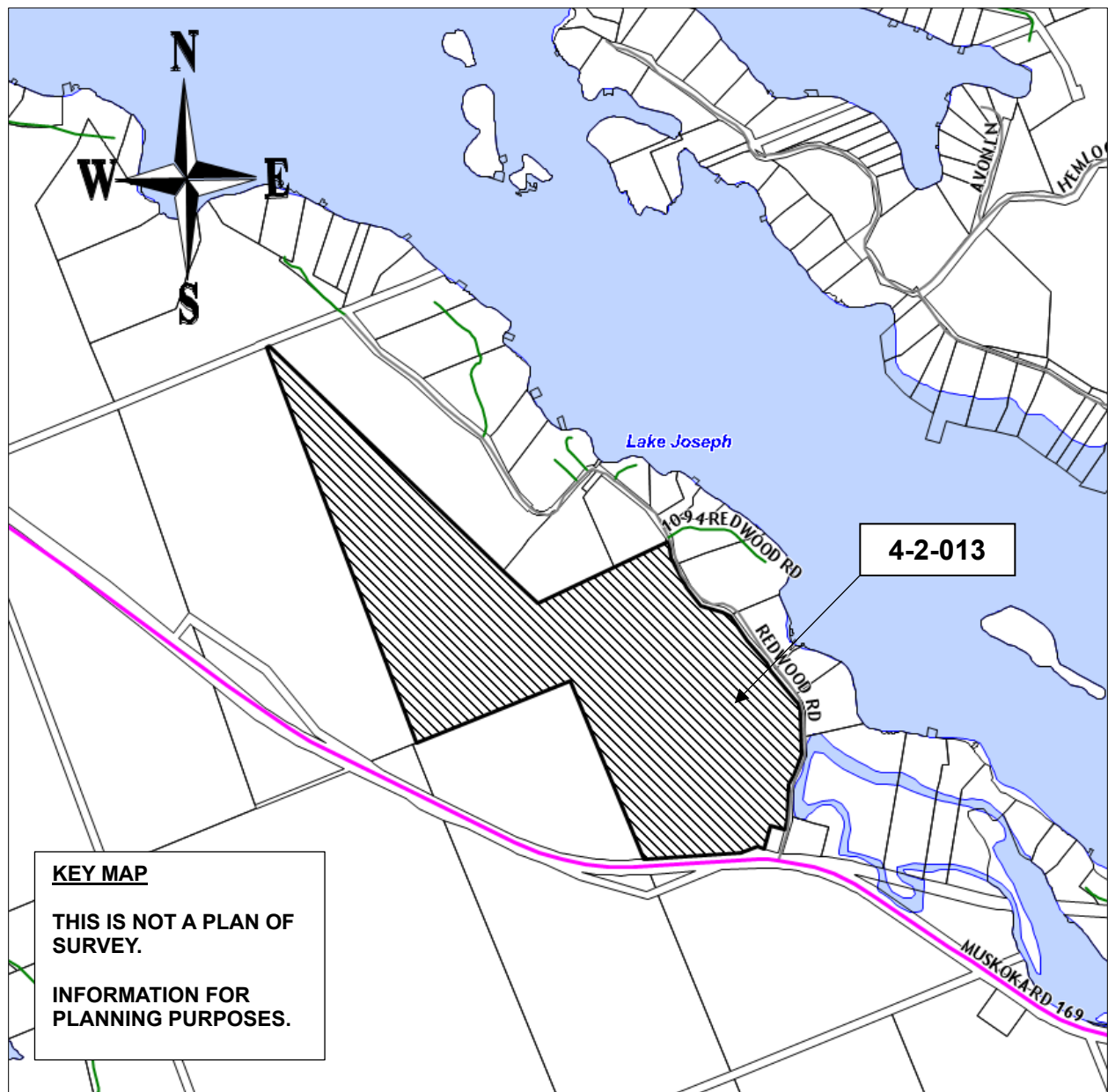


### Explanation of the Purpose and Effect:

A Consent/Severance Application B/14/24/ML has been submitted to create one new lot with frontage on Muskoka Road 169. The proposed Severed and Retained lots are currently vacant. No buildings or structures are proposed at this time. A key map of the subject property and the applicants' consent sketch are included in this notice.



## KEY MAP



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

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 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](http://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](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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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 files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent 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.

**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 24<sup>th</sup> day of May, 2024.

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



# SEVERENCE SKETCH

THIS SKETCH WAS PREPARED FOR THE PURPOSE OF PLANNING

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## CAUTION

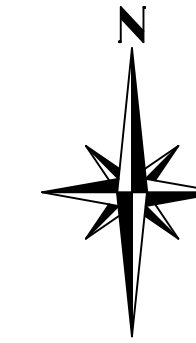
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR.

## IMPERIAL

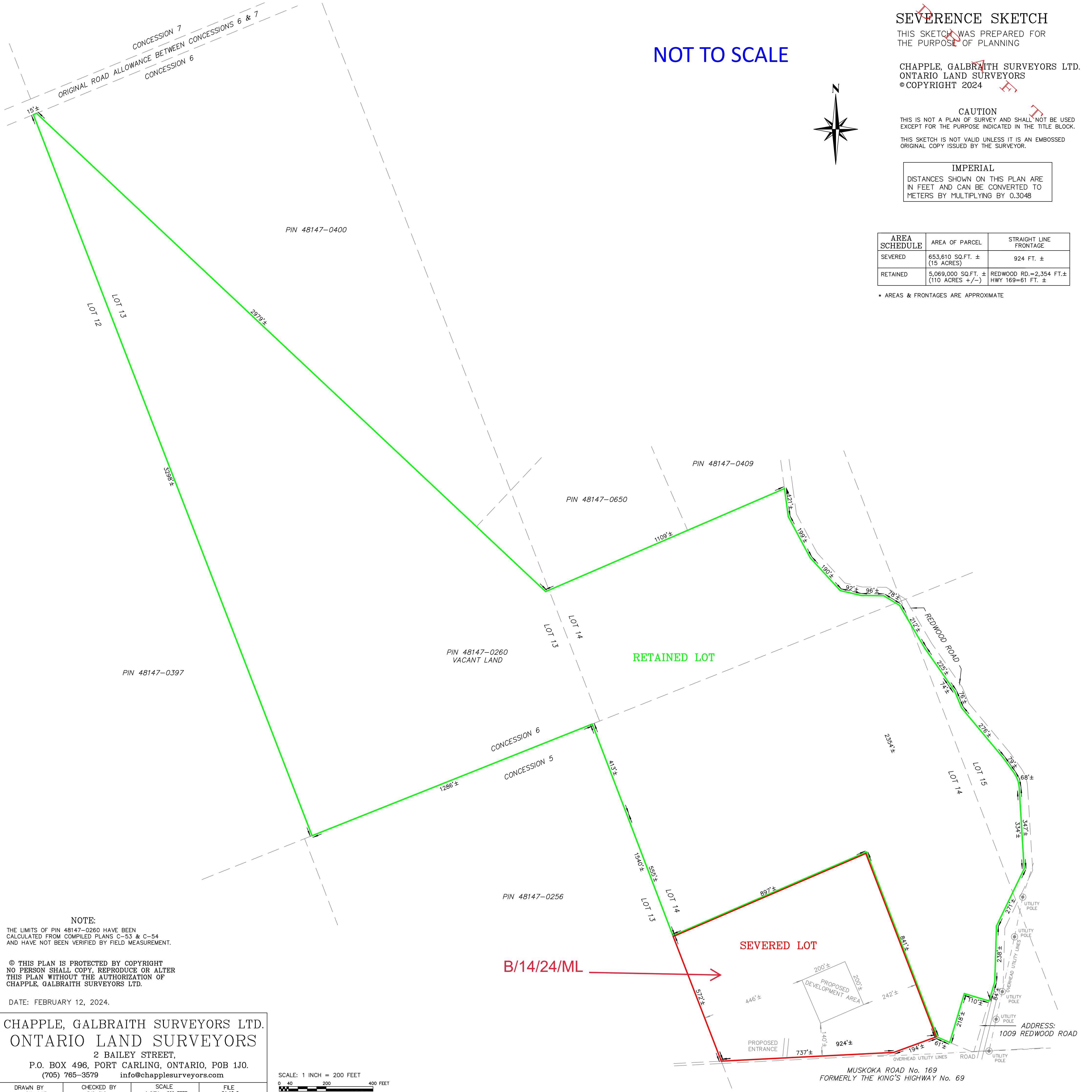
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

NOT TO SCALE



AREA SCHEDULE	AREA OF PARCEL	STRAIGHT LINE FRONTAGE
SEVERED	653,610 SQ.FT. ± (15 ACRES)	924 FT. ±
RETAINED	5,069,000 SQ.FT. ± (110 ACRES +/-)	REDWOOD RD.=2,354 FT.± HWY 169=61 FT. ±

\* AREAS & FRONTAGES ARE APPROXIMATE



NOTE:  
THE LIMITS OF PIN 48147-0260 HAVE BEEN CALCULATED FROM COMPILED PLANS C-53 & C-54 AND HAVE NOT BEEN VERIFIED BY FIELD MEASUREMENT.  
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DATE: FEBRUARY 12, 2024.

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0 40 200 400 FEET

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