



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. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: B/28/24/ML
Roll No.: 4-12-029-20

| | | | |
|--|---|--------------------------------------|-----------------------|
| Owner: | 5021901 Ontario Inc., Suite 4000, 1140 Bay Street, Toronto, ON, M5S 2B4 | | |
| Address & Description: | No Civic Address – Peninsula Road Part of Lots 16 and 17, Concession 10, (Medora) | | |
| Zoning: | Open Space - Private (OS2), Waterfront Residential (WR5-7), and Environmental Protection (EP1) | Lake: Lake Joseph – Category 1 | Schedules: 20 & 27 |
| Hearing Date: Monday, September 9th, 2024 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.



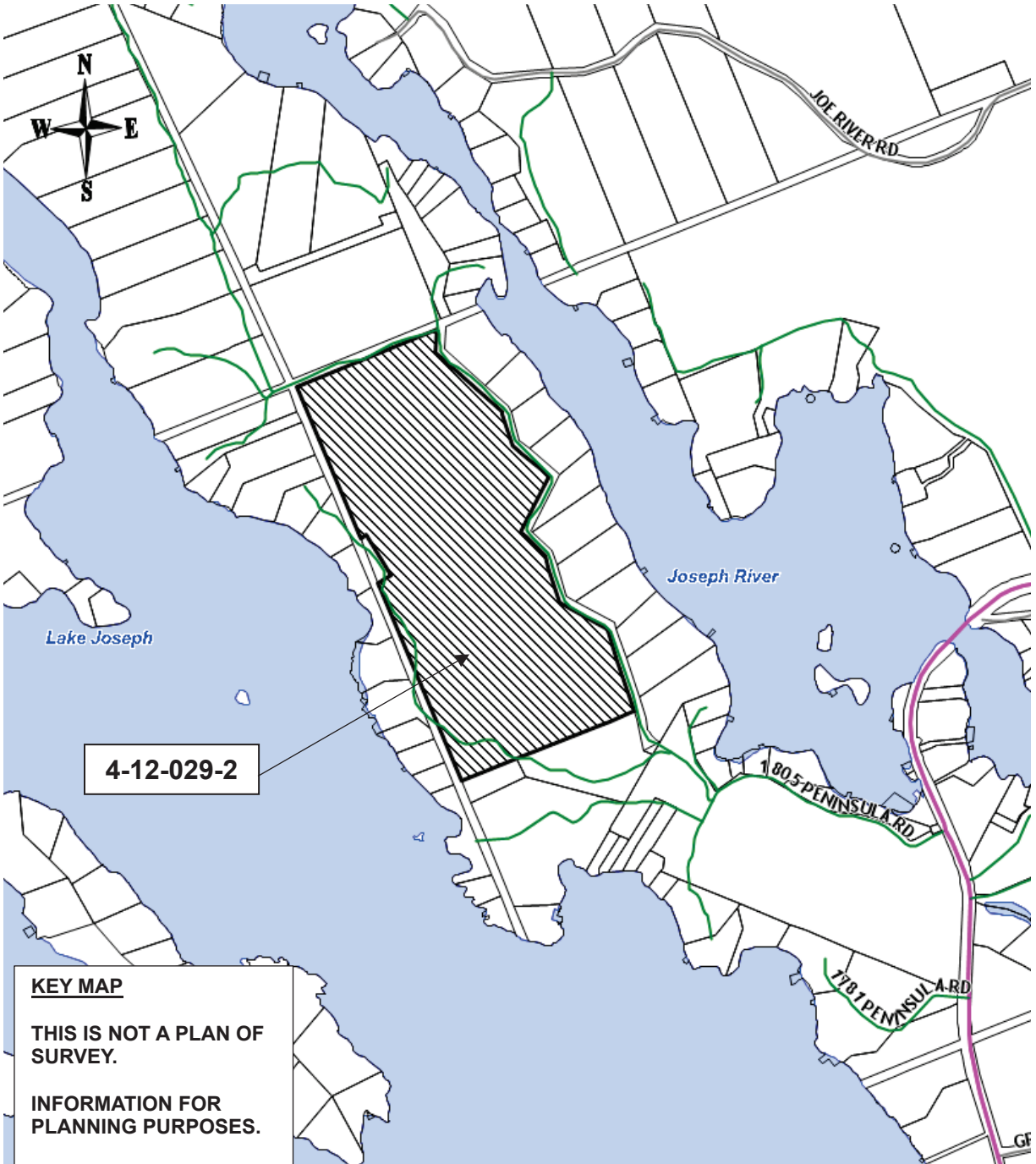
Explanation of the Purpose and Effect:

A Consent/Severance Application (B/28/24/ML) has been submitted by 5021901 Ontario Inc. to sever a portion of their property and add it to a separate lot (Benefitting Lot) currently in the ownership of Debra Lee Tuchner. In September 2020, the same severance (B/02/20/ML) was approved together with Zoning By-law Amendment Application ZBA-05/20, By-law 2020-74, however, Application B/02/20/ML lapsed and the consent was never finalized. Application B/28/24/ML is now required. No changes are proposed from Application B/02/20/ML. The Severed Lot is currently vacant. The Retained Lot will continue to contain a Bell Canada Compound. By-law 2020-74 will continue to deem the Severed and Benefitting Lots as one lot for planning purposes and will continue to restrict uses of the Severed Lot to conservation and open space recreation only.

A key map of the subject property and the applicant's 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 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

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.

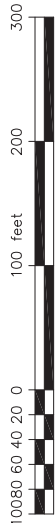
Dated at the Township of Muskoka Lakes
This 26th day of August, 2024.

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



**SKETCH FOR
CONSENT APPLICATION PURPOSES**

SCALE 1" = 100'



DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

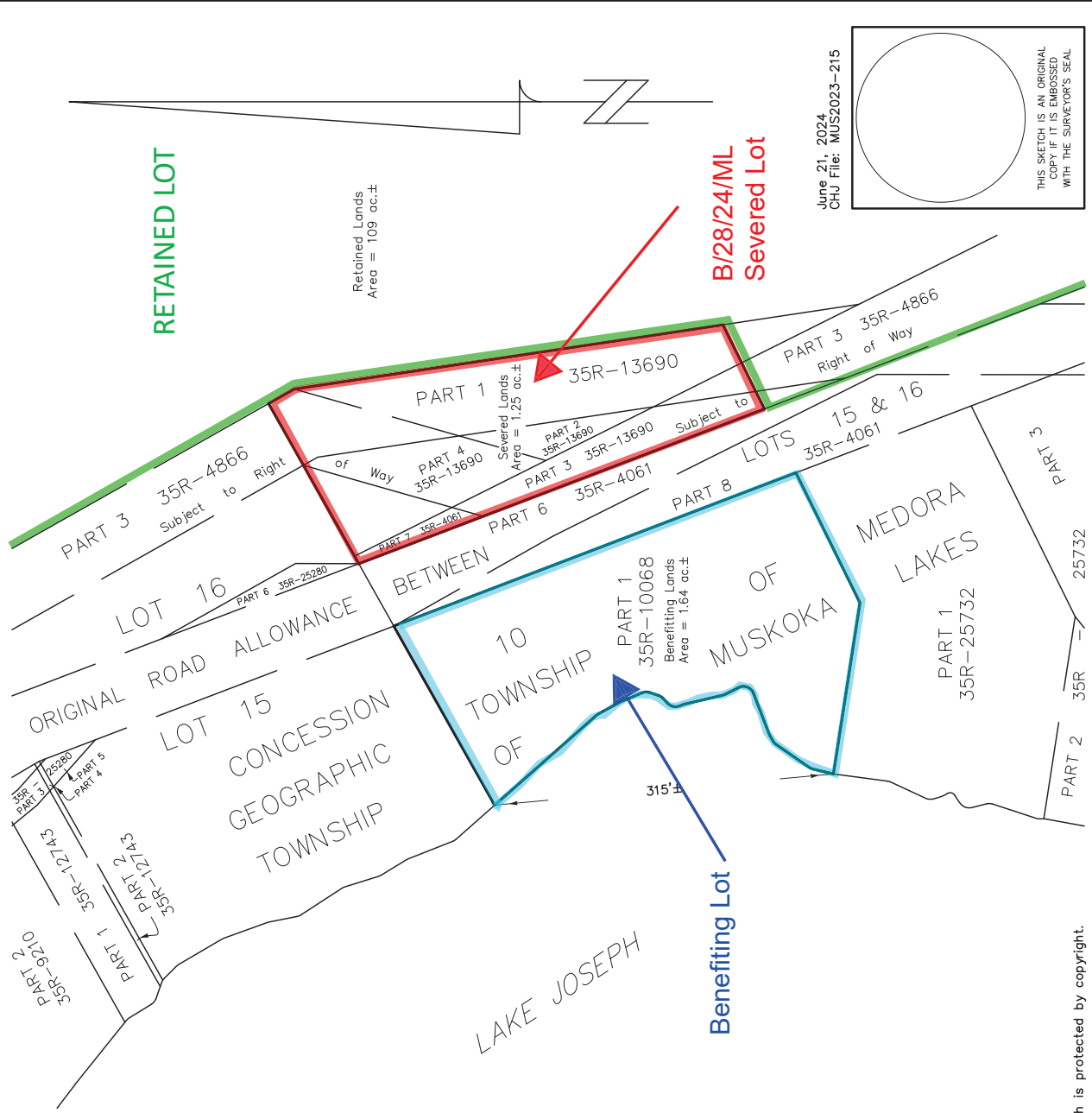
Caution: This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

Information shown hereon was derived from Plans 35R-4061, 35R-4866, 35R-10068, 35R-12743, 35R-13690, 35R-25280 and 35R-25732.

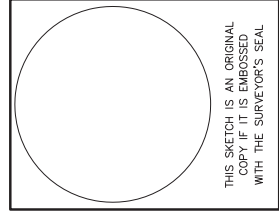
NOT TO SCALE

KEY PLAN

SCALE 1" = 14,000



June 21, 2024
CHU File: MUS2023-215



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