



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 and to consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 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/40/24/ML & A-79/24
Roll No.: 7-1-071

Owners:	Richard & Samantha Leonard, 1040 Strachan Point Road, Bala, ON, P0C 1A0		
Address & Description:	1040 Strachan Point Road Lot 41, Concession 7, Part of Lot 5, Plan M21, (Wood)		
Zoning:	Waterfront Residential (WR1)	Moon River (Category 2)	Schedule: 41
Hearing Date: Monday, November, 11th, 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:

Consent/Severance Application B/40/24/ML has been submitted by Richard & Samantha Leonard to sever a portion of their property and add it to a separate lot (Benefitting Lot) currently in the ownership of Bonnie Chandler. The Severed Lot is currently vacant. The Retained Lot contains a dwelling and accessory structures. The Benefitting Lot currently contains a dwelling, a sleeping cabin, and minor accessory structures.

Minor Variance Application A-79/24 has been submitted to permit an increase in lot coverage within 200 feet of the high water mark on the Retained Lot of Consent Application B/40/24/ML.

The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage	8% (2,226.8 sq. ft.)	8.8% (2,445.6 sq. ft.)	0.8% (218.8 sq. ft.)	To permit an increased



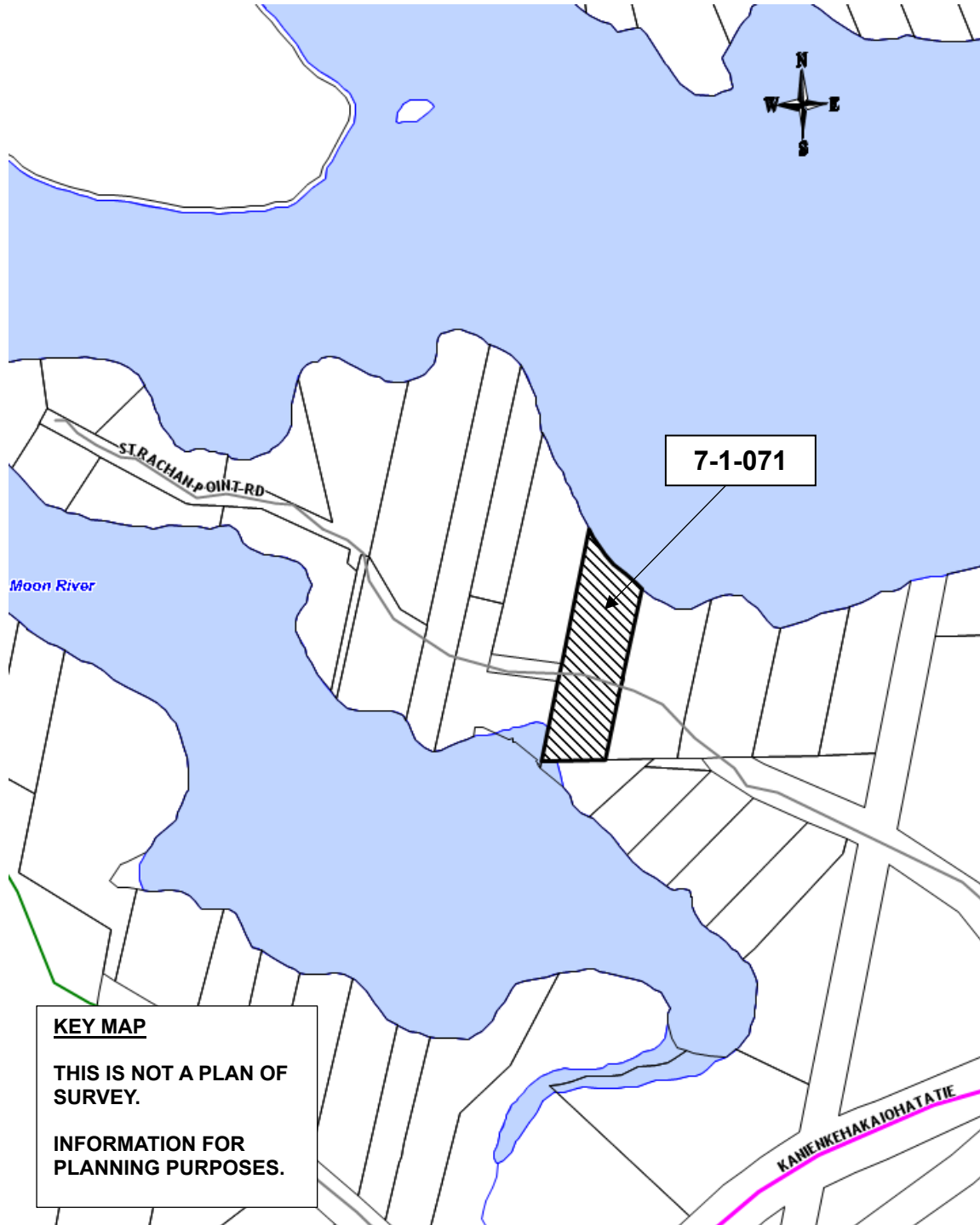
Notice of Hearing
B/40/24/ML, A-79/24, Leonard

						lot coverage for the Retained Lot of Consent Application B/40/24/ML.
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A key map of the subject property and the applicants' site plan and any drawings 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 and variance. 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 and minor variance 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.

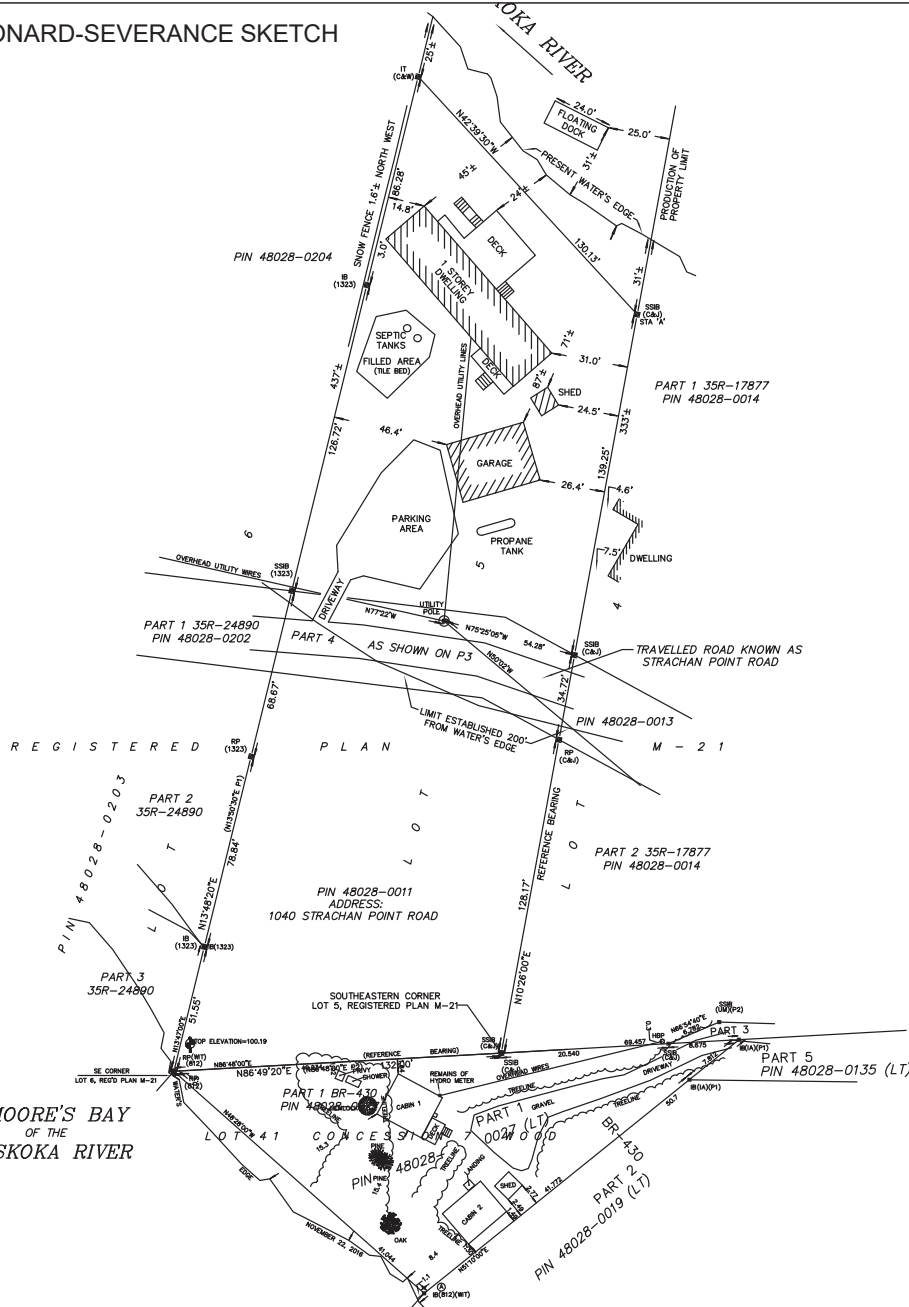
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 28th day of October, 2024.

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

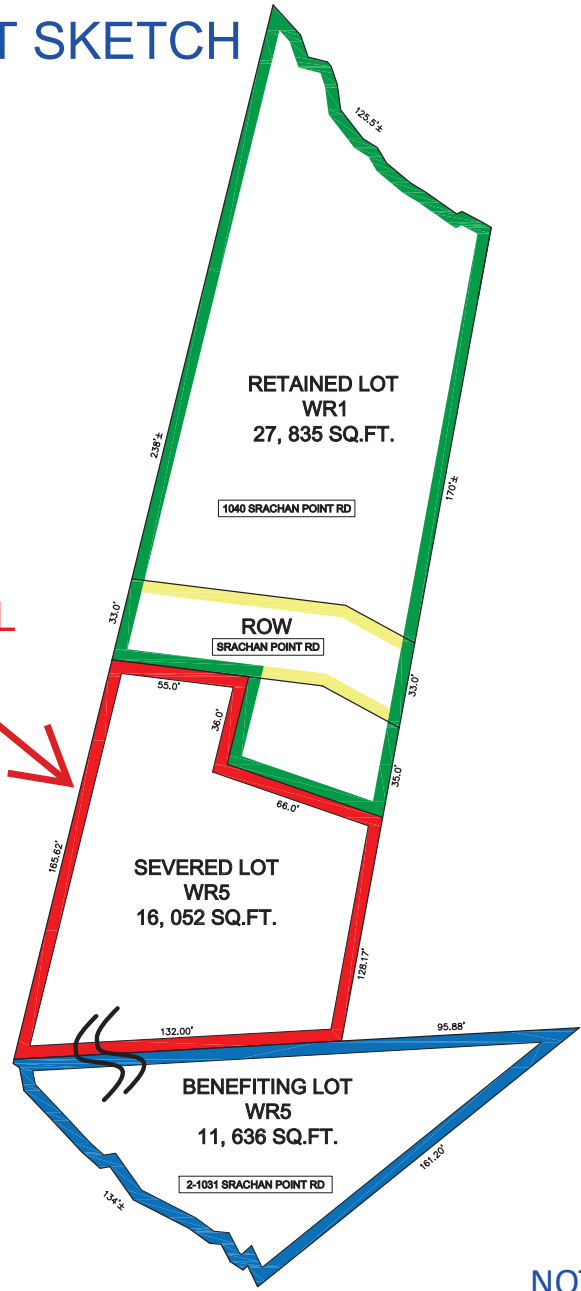


LEONARD-SEVERANCE SKETCH



CONSENT SKETCH

B/40/24/ML



NOT TO SCALE