



1 Bailey Street
Port Carling, ON P0B 1J0

E: 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/45/46/47/24/ML

Roll No.'s: 4-22-034-01 & 4-22-034-02

Owners:	Shelby Hayter, 19 Dewberry Crescent, Nepean, ON, K2J 4N3		
	James & Lindy Hayter, 1164 Cooper's Point Road, Suite #1, RR 1, Port Carling, ON, P0B 1J0		
Address & Description:	Shelby Hayter: 1176 Cooper Point Road Part of Lot 31, Concession D, Parts 24 to 27, Plan 35R-15394, (Medora)		
	James & Lindy Hayter: 1164 Cooper's Point Road, Unit #1 Part of Lot 31, Concession D, Parts 22 and 23, Plan 35R-15394, (Medora)		
Zoning:	Waterfront Residential (WR1), Open Space - Private (OS2)	Lake Muskoka (Category 1 Lake)	Schedules: 36 & 42
Hearing Date: Monday, January 13, 2025 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:

Two Consent/Severance Applications (B/45/46/47/24/ML) have been submitted to grant rights-of-way over portions of an existing driveway.

In Applications B/45/46/24/ML, Shelby Hayter proposes to grant rights-of-way over part of an existing driveway in favour of land in the ownership of James and Lindy Hayter (Benefitting Lot #1) and in favour of land currently in the ownership of Scott and Susan Hayter (Benefitting Lot #2).

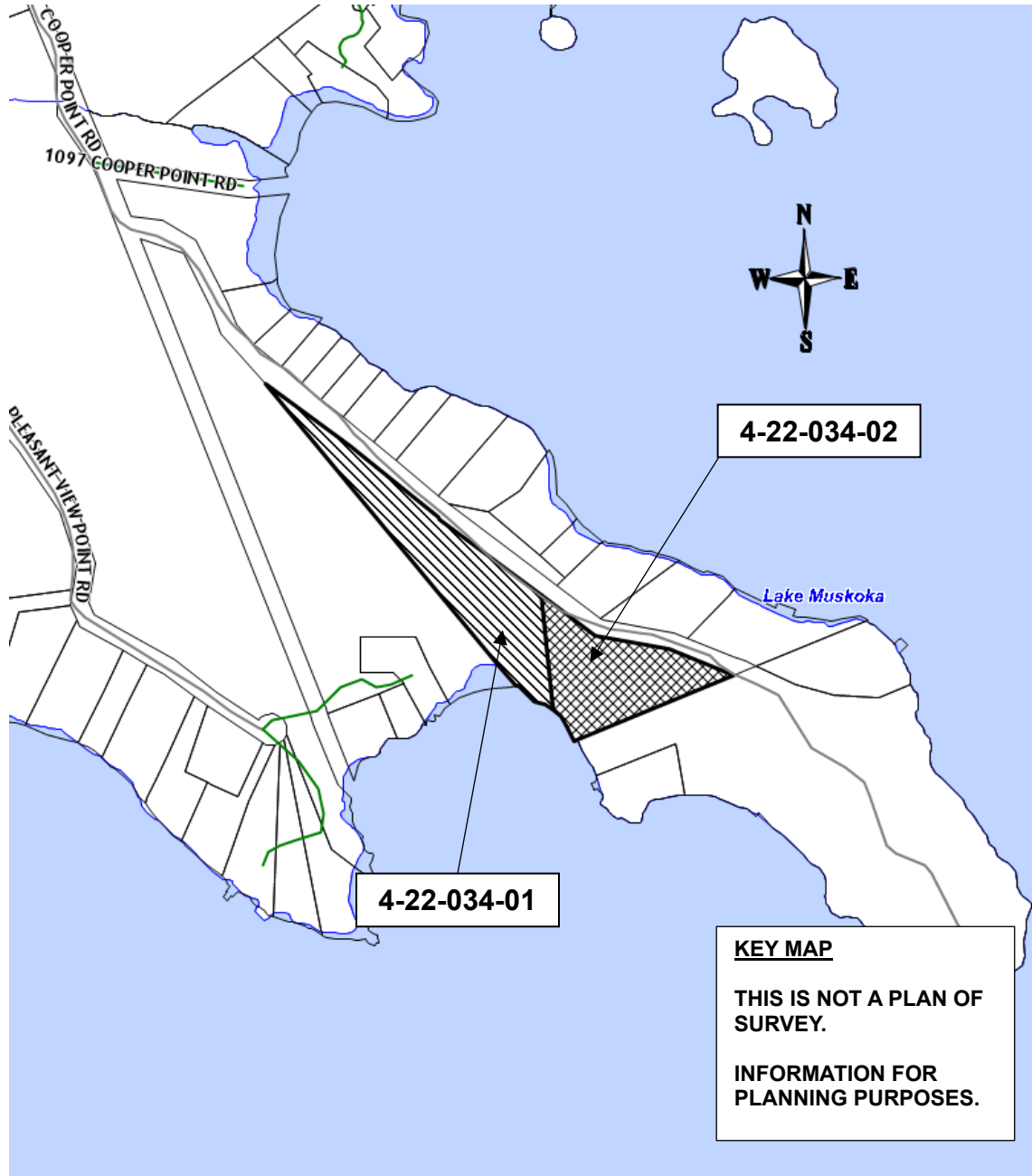
In Application B/47/24/ML, James and Lindy Hayter propose to grant a right-of-way over part of an existing driveway in favour of land currently in the ownership of Scott and Susan Hayter (Benefitting Lot #2).

Generally, these applications will provide rights-of-way on title at the Muskoka Land Registry Office.

A key map of the subject lands and the submitted consent sketches 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 19th day of December, 2024.

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



CONSENT SKETCH

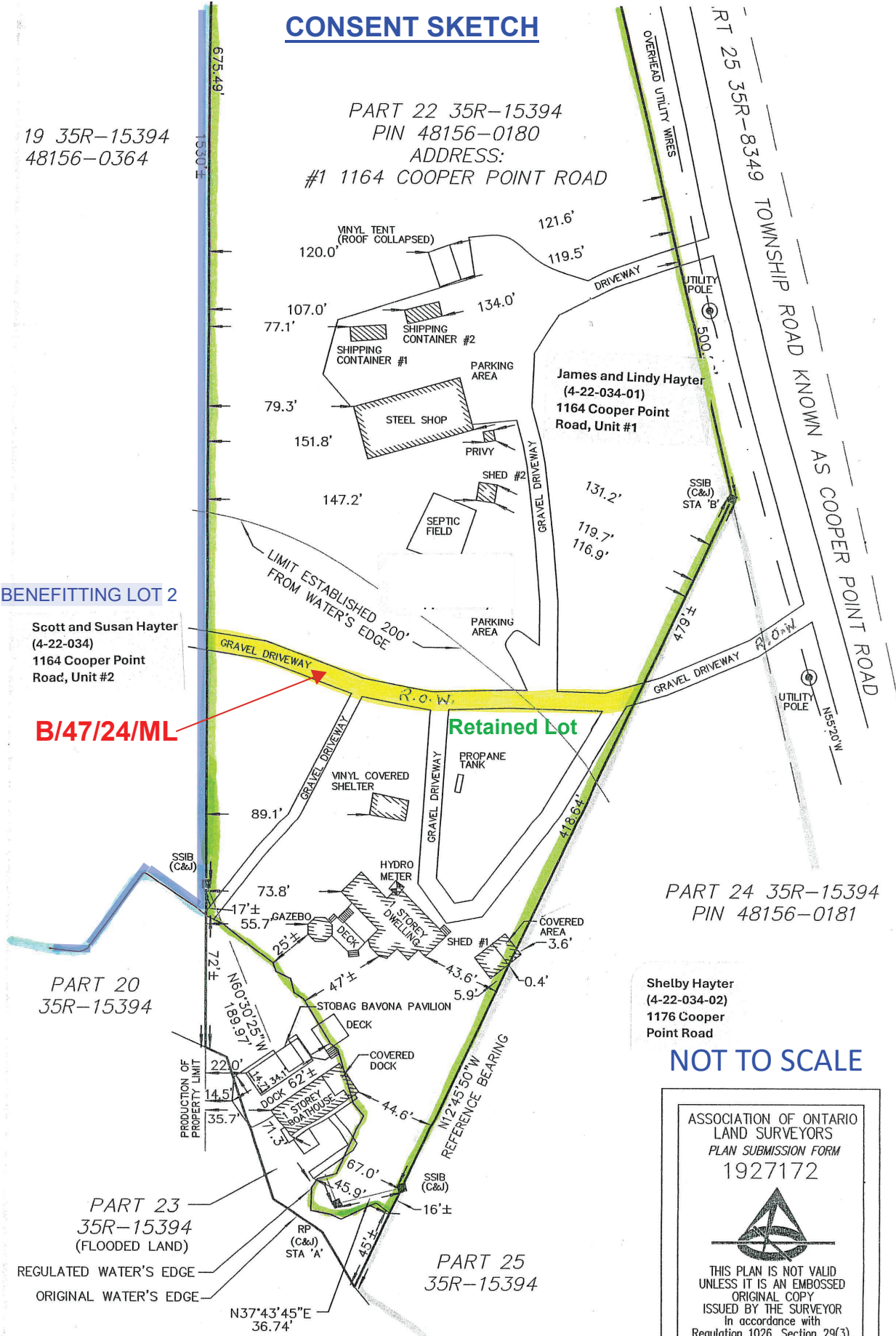
19 35R-15394
48156-0364

PART 22 35R-15394
PIN 48156-0180
ADDRESS:
#1 1164 COOPER POINT ROAD

BENEFITTING LOT 2

Scott and Susan Hayter
(4-22-034)
1164 Cooper Point
Road, Unit #2

B/47/24/ML



PART 24 35R-15394
PIN 48156-0181

Shelby Hayter
(4-22-034-02)
1176 Cooper
Point Road

NOT TO SCALE

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1927172



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

SEAL

LAKE MUSKOKA 1" = 60' 2nd Application