



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.

File No.'s: B/23/24/25/26/27/28/26/ML & B/41/26/ML

Roll No's.: 1-3-075 & 1-3-077

Owners:	Ramat Rosseau Inc. (1-3-075) Geoffrey Coate and Heather Tawaststjerna (1-3-077)
Addresses, Descriptions & Zoning:	1124 Coate Road, Unit #8 (1-3-075) Part of Lot 1, Plan 1, (Cardwell) Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5) & Environmental Protection (EP2) Lake Rosseau (Category 1 Lake) Schedule: 14 1124 Coate Road, Unit #2 (1-3-077) Part of Lot 35, Concession 3, Part of Lot 2, Plan 1, (Cardwell) Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5) & Open Space (OS2) Lake Rosseau (Category 1 Lake) Schedules 9 & 14
Hearing Date: Monday, September, 14th, 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:

Lot Creations:

Consent/Severance Applications B/23/24/25/26/ML have been submitted to create three (3) new lots on 1124 Coate Road Unit 8.

Lot Addition:

Consent/Severance Application B/41/26/ML has been submitted to sever lands from 1124 Coate Road Unit 2 and add them to the abutting lands at 1124 Coate Road Unit 8 (Retained Lot 1 in application B/23/24/25/26/ML).



Rights-of-Ways:

Consent/Severance Applications B/26/27/28/26/ML have been submitted to grant three (3) rights-of-ways. The proposed rights-of-ways will be partially located over a recently installed private road and a newly proposed private road. The first proposed right-of-way will provide legal access to Resultant Lot #1 over Resultant Lots #2-4. The second right-of-way will provide legal access to Resultant Lot #2 over Resultant Lots #3 & 4. The third right-of-way will provide legal access to Resultant Lot #3 over Resultant Lot #4.

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: **September 9th, 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.

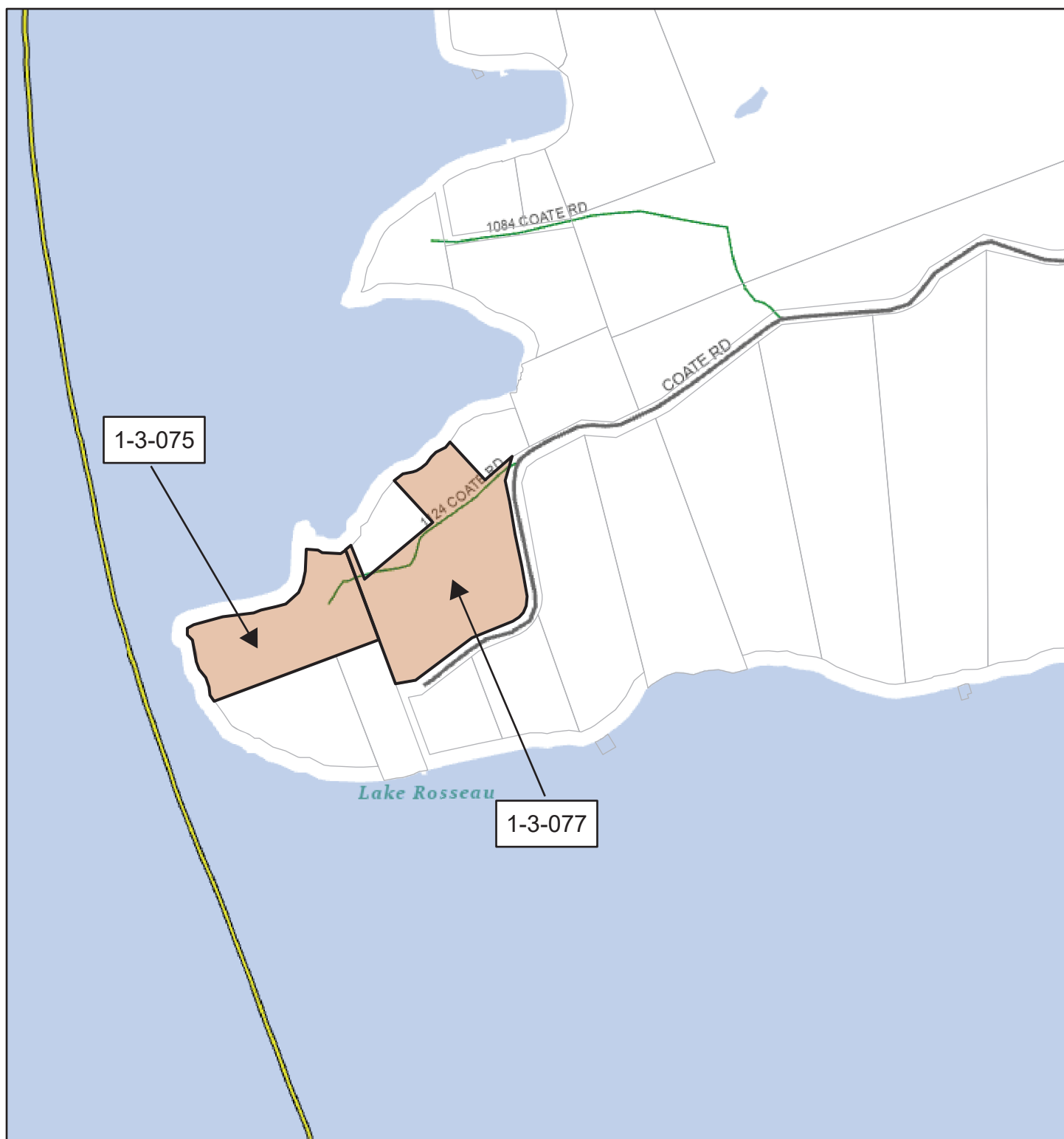
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 28th day of August, 2026.

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

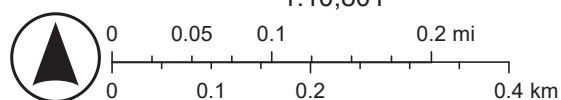


KEY MAP



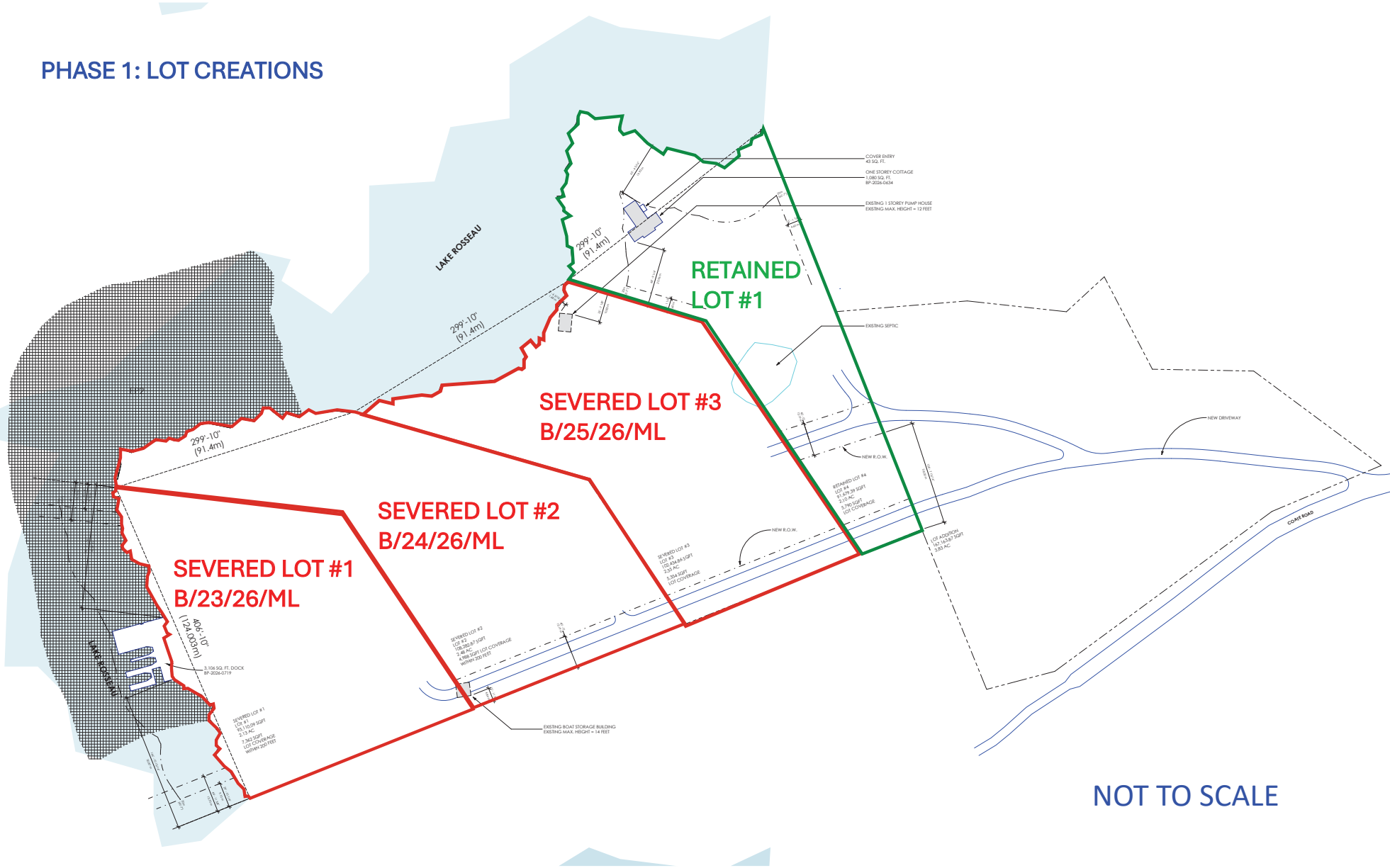
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



Teranet / MPAC, District Municipality of Muskoka, <https://www.ontario.ca/page/open-government-licence-ontario>, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

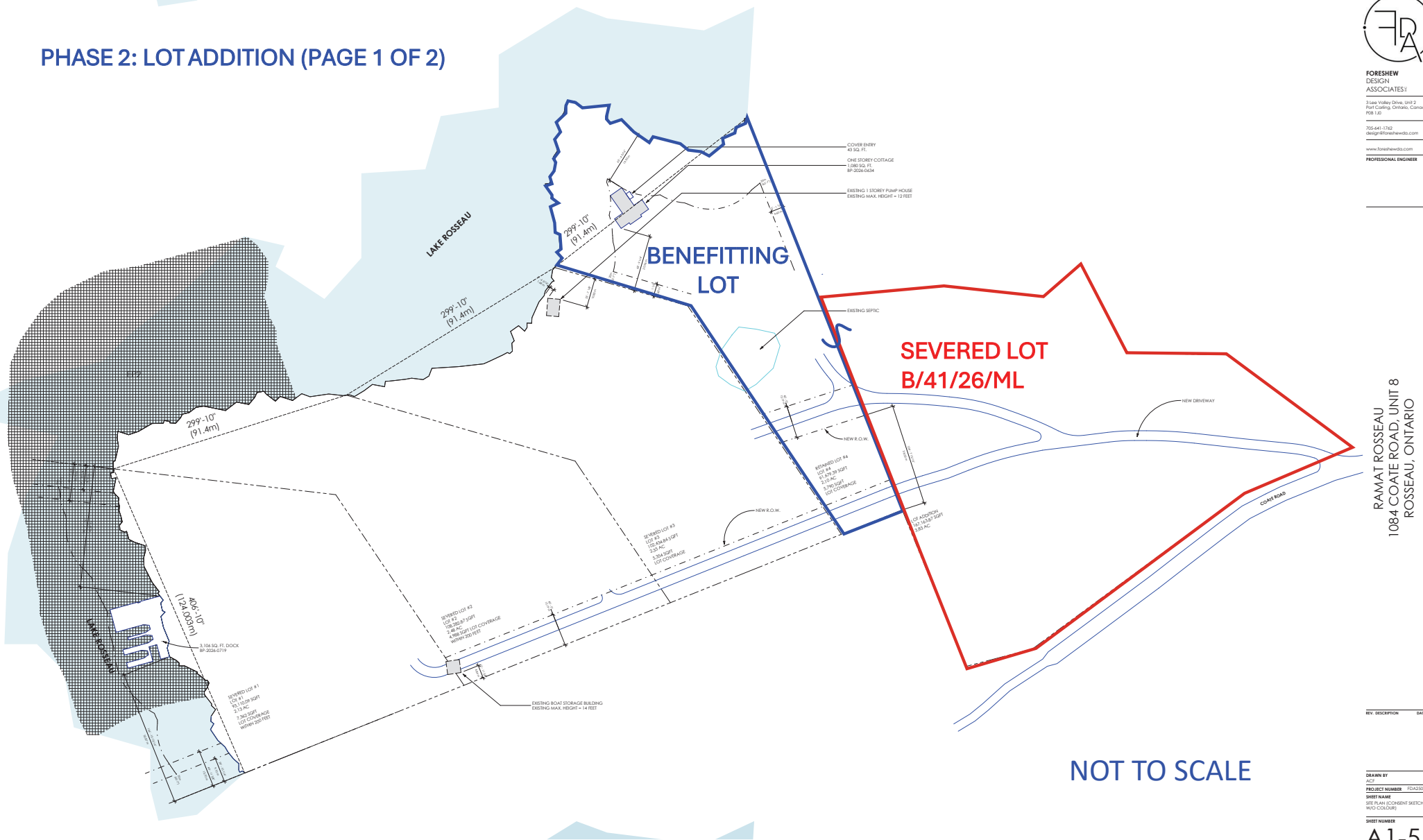
PHASE 1: LOT CREATIONS



NOT TO SCALE

RAMAT ROSSEAU
1084 COATE ROAD, UNIT 8
ROSSEAU, ONTARIO

PHASE 2: LOT ADDITION (PAGE 1 OF 2)



RAMAT ROSSEAU
1084 COATE ROAD, UNIT 8
ROSSEAU, ONTARIO

DESCRIPTION	DATE
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WIN BY

SUBJECT NUMBER FDA25043

TEST NAME

PLAN (CONSENT SKETCH
IN COLOUR)

TEST NUMBER

A1-5

PHASE 2: LOT ADDITION (PAGE 2 OF 2)

PURCHASE AND SALE AGREEMENT – SCHEDULE 'B'
PART OF LOT 35 CONCESSION 3
(AND PART OF PRIVATE LANE SHOWN ON REGISTERED PLAN No.1)
GEOGRAPHIC TOWNSHIP OF CARDWELL
TOWNSHIP OF MUSKOKA LAKES

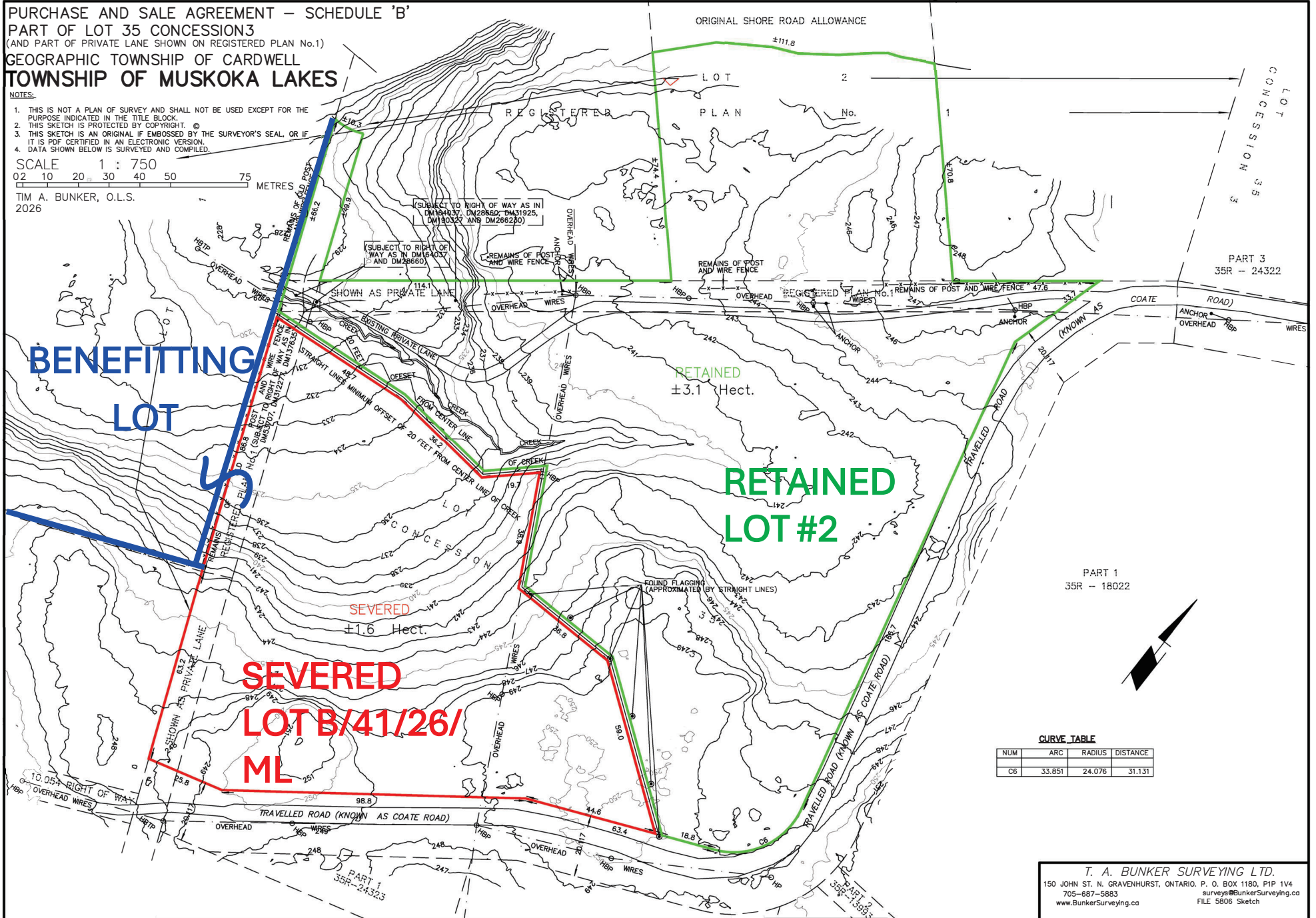
NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
2. THIS SKETCH IS PROTECTED BY COPYRIGHT. ©
3. THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL OR IF IT IS PDF CERTIFIED IN AN ELECTRONIC VERSION.
4. DATA SHOWN BELOW IS SURVEYED AND COMPILED.

SCALE 1 : 750

02 10 20 30 40 50 75 METRES

TIM A. BUNKER, O.L.S.
2026



CURVE TABLE			
NUM	ARC	RADIUS	DISTANCE
C6	33.851	24.076	31.131

T. A. BUNKER SURVEYING LTD.
150 JOHN ST. N. GRAVENHURST, ONTARIO. P. O. BOX 1180, P1P 1V4
705-687-5883
www.BunkerSurveying.ca
surveys@BunkerSurveying.ca
FILE 5806 Sketch

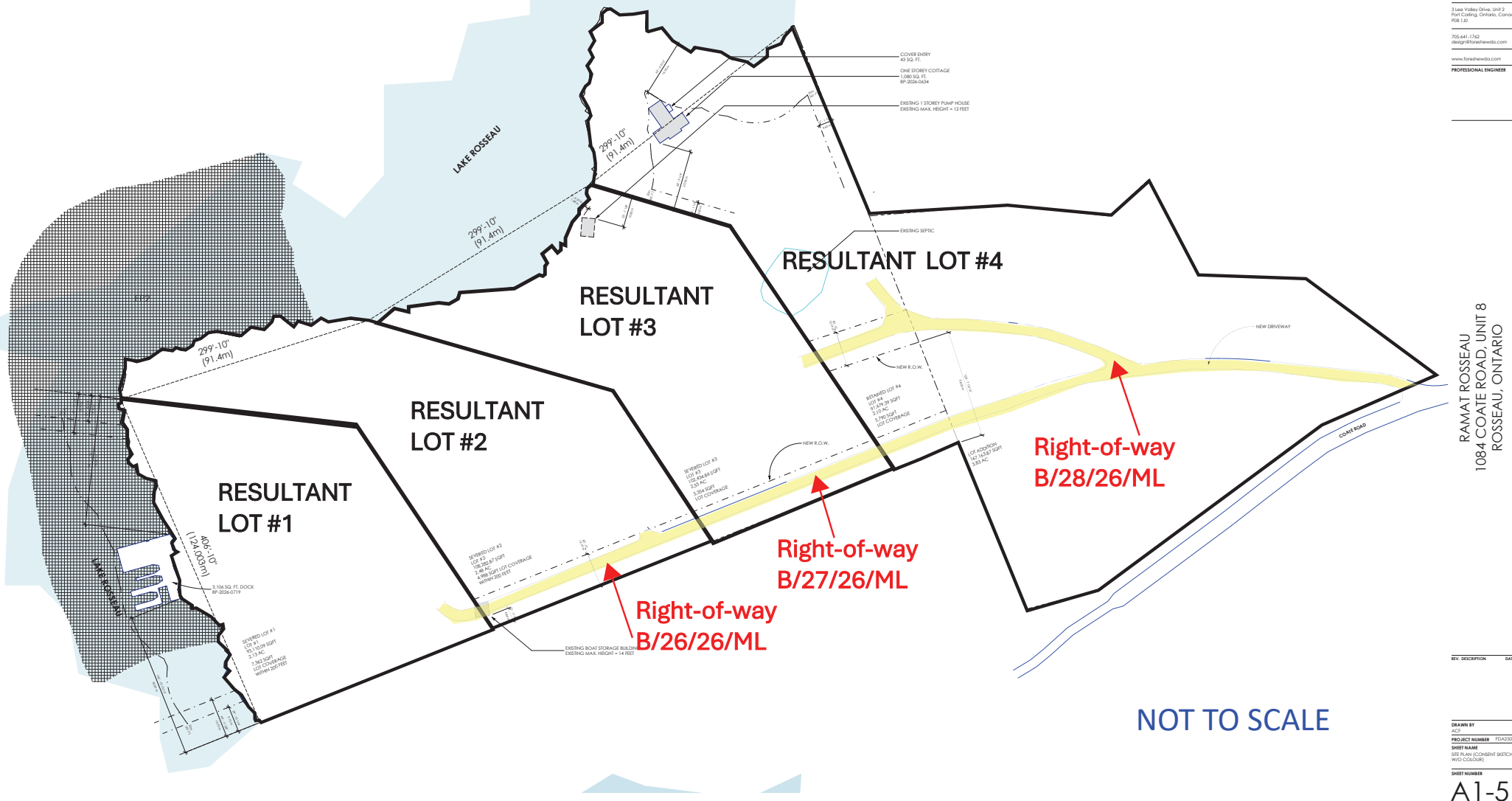
**FORESHEW
DESIGN
ASSOCIATES**

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
P0B 1J0

705-641-1762
design@foreshewda.com

www.foreshewda.com

PROFESSIONAL ENGINEER



RAMAT ROSSEAU
1084 COATE ROAD, UNIT 8
ROSSEAU, ONTARIO

WIN BY

SUBJECT NUMBER FDA250

IT NAME

PLAN (CONSENT SKETCH

COLOUR)

IT NUMBER

A1-5