

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/48/25/ML

Roll No.: 4-15-035

Owner:	Bluff Road Point Corporation Suite 200, 1701 Avenue Road, North York, ON, M5M 3Y3		
Address & Description:	1227 Lake Rosseau Shore Part of Lot 31, Concessions 11 and 12, Parts 1 to 7, Plan 35R-15875, Parts 5 to 8, and Part 11, Plan 35R-24358, Part 1, Plan 35R-23752, Parts 4, 6, and 8, Plan 35R-26185, (Medora)		
Zoning:	Waterfront Residential – No Constraints (WR1)	Lake Rosseau (Category 1 Lake)	Schedule: 21
Hearing Date: Monday, December 8th, 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:

Consent/Severance Application B/48/25/ML has been submitted grant a right-of-way over Part 9 of Plan 35R-27630 in favour of Part 2 of Plan 35R-27630. Bluff Point Road Corporation is proposing to grant this right-of-way over 1038 Bluff Point Road, Unit #24 in favour of land to the south associated with roll number 445304001503550.

These lands were the subject of several recent consent applications, the most recent being two lot additions approved in 2024 (B/59/60/22/ML). A right-of-way providing access to the Benefitting Lot (Part 2) already exists, however, topographic constraints limit the feasibility of utilizing the current right-of-way. This application seeks to create a new, more functional right-of-way.

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



Submit comments to planning@muskokalak.es.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: **December 3, 2025.**

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.muskokalak.es.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.muskokalak.es.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.

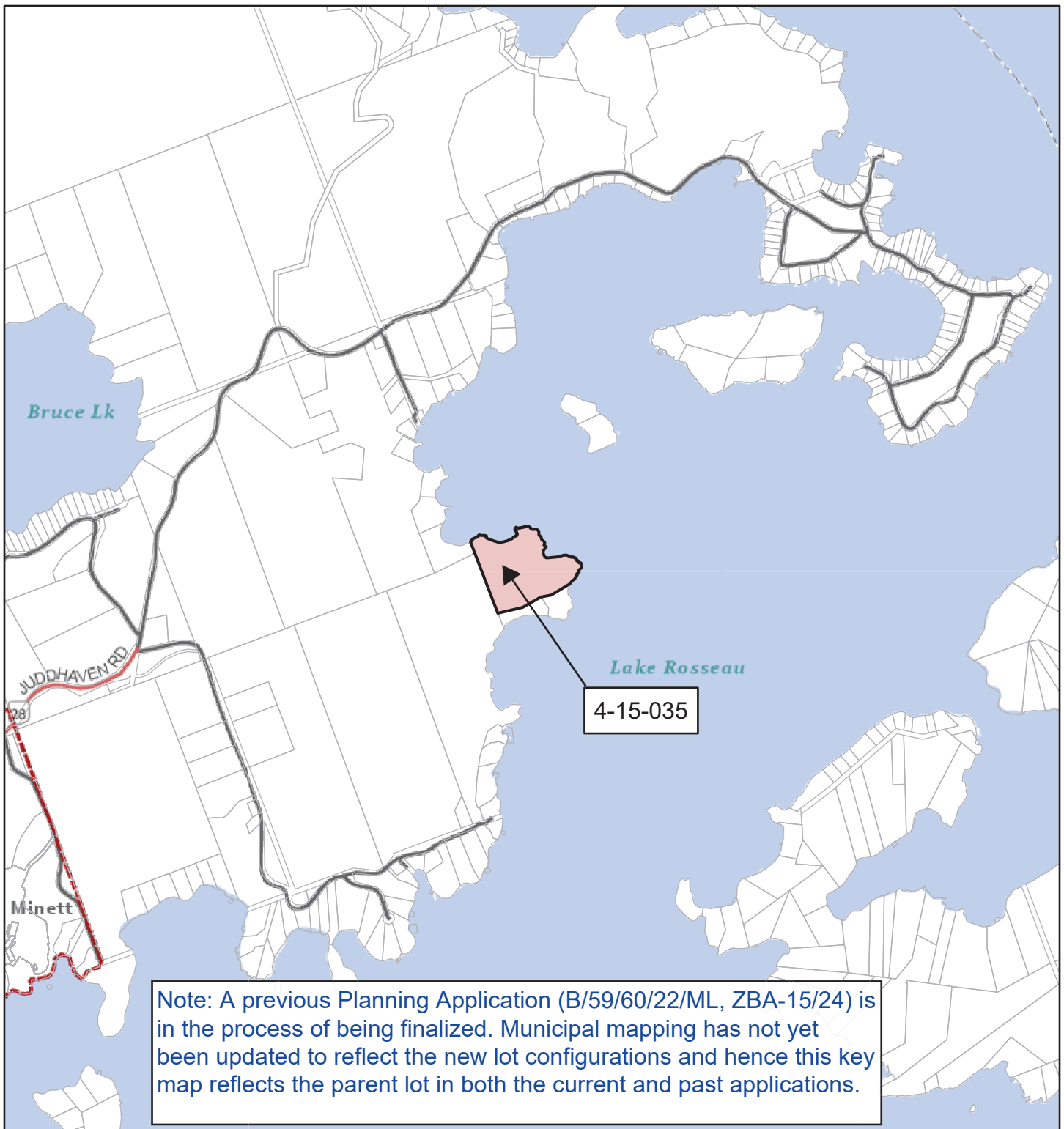
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 14th day of November, 2025.

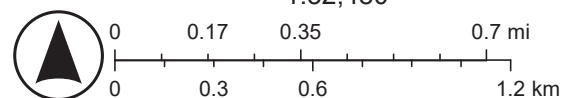
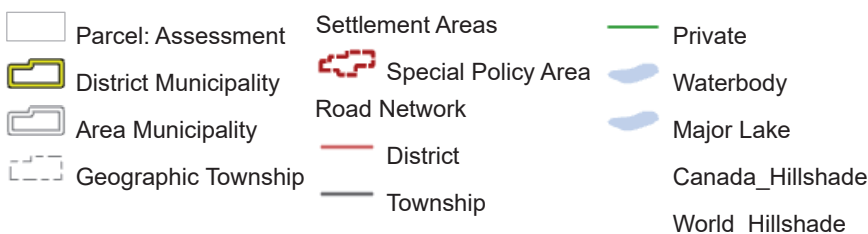
Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalak.es.ca



KEY MAP, B/48/25/ML (BLUFF RD PT CORP.)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

CONSENT SKETCH

PLAN OF SURVEY OF PART OF
LOT 31
CONCESSION 11
AND OF PART OF
ORIGINAL ROAD ALLOWANCE BETWEEN
LOTS 30 AND 31, CONCESSION 11
(GEOGRAPHIC TOWNSHIP OF MEDORA)
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE 1:500

THE INCHES PLAT SIZE OF THIS PLAN IS 1 INCH IN WIDTH BY 10 INCHES IN HEIGHT WHEN PLATTED AT A SCALE OF 1:500
RAIKES GEOMATICS INC.
2024

