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.

File No.: B/53/26/ML, A-76/26
Roll No.: 4-6-045

Owners:	Daniel & Eleanor Smith
Addresses & Descriptions:	1020 Hunt Road, Unit 9A Part of Lot 5, Concession 10, Parts 1 to 3, Plan 35R-19729, (Medora)
Zoning:	Waterfront Residential (WR4) Lake Joseph (Category 1 Lake) Schedule: 26
Hearing Date: Monday, December 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:

Consent Application B/53/26/ML has been submitted concurrently with Consent Application B/54/26/ML and Minor Variance Application A-76/26. The purpose of these Consents is to facilitate a land swap to correct an encroachment. Minor Variance A-76/26 will facilitate the Retained Lot's decreasing frontage. Details of the proposed severance are provided in Table 1.

Table 1: Lot Creation Details

Lot	Property Characteristic	Existing	Resultant	By-law Requirements
Benefitting Lot	Lot Frontage	59.7 m (196 ft)	62.8 m (206 ft)	WR4: Existing Frontage and Area (4.1.3.1)
	Lot Area	11,281 sq.m (121,430 sq.ft)	11,281.8 sq.m (121,221 sq.ft)	
Retained Lot	Lot Frontage	103.9 m (341 ft)	100.9 m (331 ft)	
	Lot Area	7158.2 sq.m (77,050 sq.ft)	7177.6 sq.m (77,259 sq.ft)	

The following is a summary of Minor Variance Application A-76/26 that has been submitted concurrently with the Consent. Details of the proposed variance are provided in Table 2.

Table 2: Minor Variance Details

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3.1	Minimum Lot Frontage	103.9 m (341 ft)	100.9 m (331 ft)	3 m (10 ft)	Lot Addition to Correct an Encroachment

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: **Wednesday, December 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.

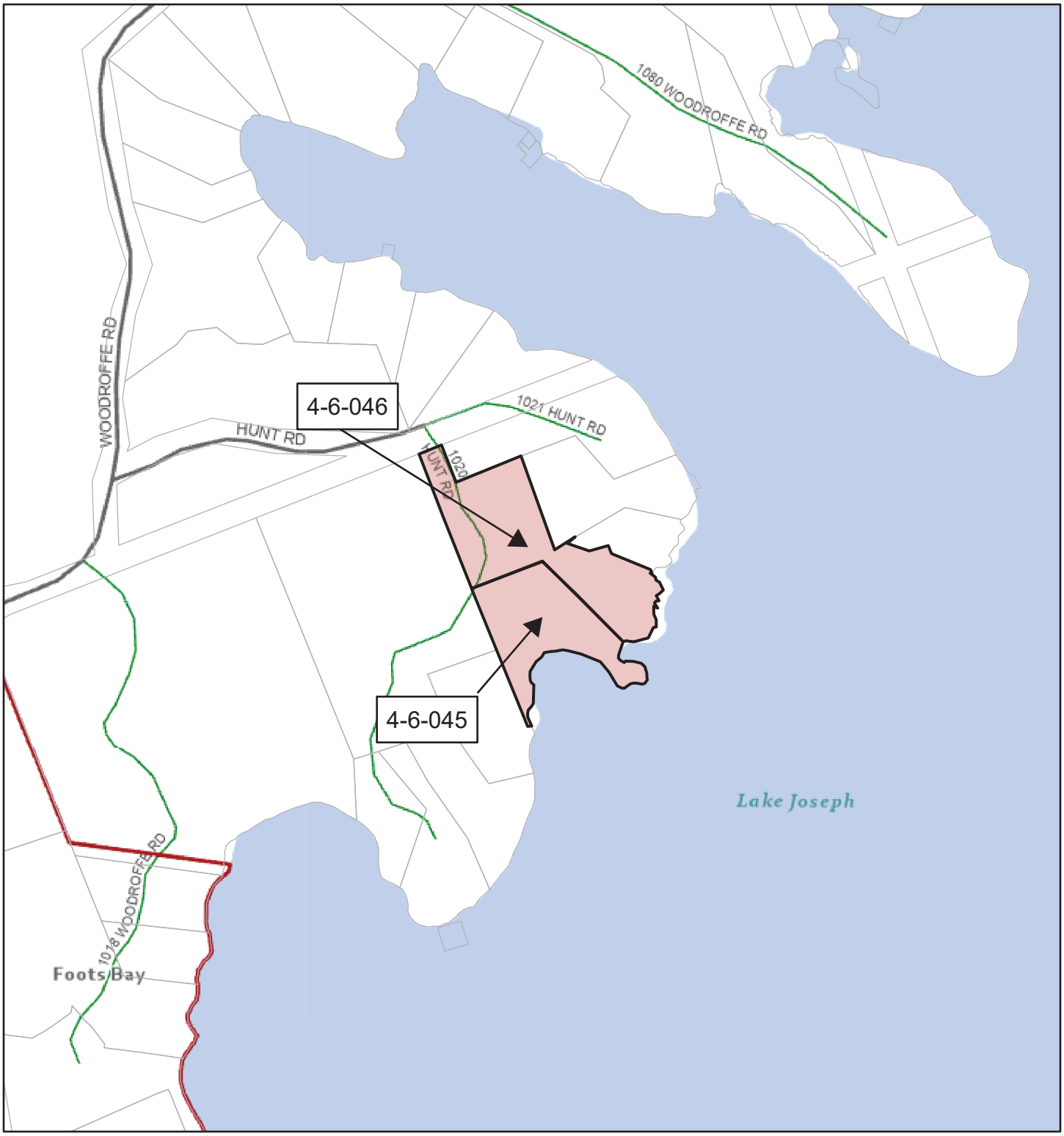
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. **No one other than** the applicant, the municipality, certain public bodies and the minister may file an appeal 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 20th day of November, 2026.

Kitty Bavington
Secretary-Treasurer, Committee of Adjustment
planning@muskokalakes.ca

KEY MAP (B/53/54/26/ML, A-76/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:6,467

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

Settlement Areas

- Community

Road Network

- Township
- Private

Wetland With Significance

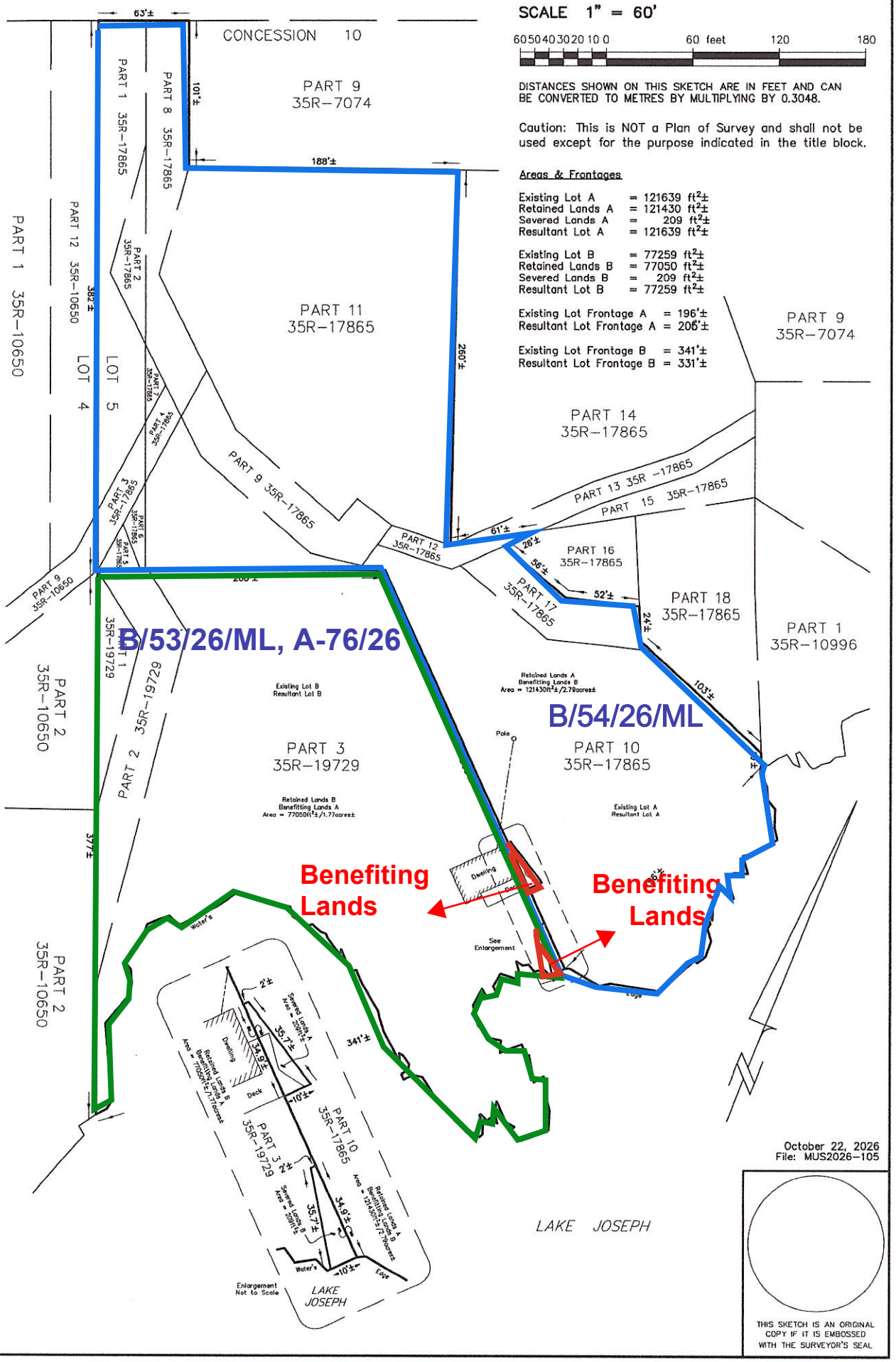
- Evaluated-Provincial
- Evaluated-Other

- Waterbody
- Major Lake
- Canada_Hillshade
- 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., Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the

CONSENT SKETCH

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 & 11



SKETCH FOR SEVERANCE PURPOSES

SCALE 1" = 60'

60 50 40 30 20 10 0 60 feet 120 180

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.

Areas & Frontages

Existing Lot A	= 121639 ft²±
Retained Lands A	= 121430 ft²±
Severed Lands A	= 209 ft²±
Resultant Lot A	= 121639 ft²±
Existing Lot B	= 77259 ft²±
Retained Lands B	= 77050 ft²±
Severed Lands B	= 209 ft²±
Resultant Lot B	= 77259 ft²±
Existing Lot Frontage A	= 196'±
Resultant Lot Frontage A	= 206'±
Existing Lot Frontage B	= 341'±
Resultant Lot Frontage B	= 331'±

October 22, 2026
File: MUS2026-105

THIS SKETCH IS AN ORIGINAL COPY IF IT IS EMBOSSED WITH THE SURVEYOR'S SEAL