



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES COMMITTEE OF ADJUSTMENT

FILE #: B/11-27/21/ML

ROLL #: 4-12-022/027/036/037-02/037-03

NOTICE OF HEARING OF AN APPLICATION FOR CONSENT

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.

APPLICATION MADE BY: Charles James L. Minett, 1001-900 Wilson Road North, Oshawa, ON, L1G 7T2
George Alois Foegele and Leslie Anne Foegele, 2 Wrenwood Court, Unionville, ON, L3R 6H6

Naman Budhdeo, Unit 60, Bernard Avenue, Toronto, ON, M5R 1R5

Scheinberg, 15035 Dufferin Street, King City, ON, L7B 1K5

LOCATION OF PROPERTY: Part of Lots 16, 17 and 18, Concession 9, Parts 1 and 2, Plan 35R-9247, Part 1, Plan 35R-15653, Part 4, Plan 35R-6555, (Medora), Civic Address: Not Assigned, Zoning Schedule: 20, 27

Part of Lots 16 and 17, Concessions 9 and 10, Lot 1, Plan 35M-630, Part 1, Plan 35R-15072, (Medora), Civic Address: 1805 Peninsula Road, Unit #150, Zoning Schedule: 20, 27

Part of Lot 15, Concession 12, Parts 4-17, Plan 35R-19699, Part 1, Plan 35R-23751, (Medora), Civic Address: 1805 Peninsula Road, Unit #395

Part of Lot 15, Concession 12, Part of Block D, Plan 23, Part 1, Plan 35R-11938, Parts 1-3, Plan 35R-19699, (Medora), Civic Address: 1805 Peninsula Road, Unit #399

Part of Lot 15, Concession 12, Part of Block D, Plan 23, Part 2, Plan 35R-11938, , (Medora), Civic Address: 1805 Peninsula Road, Unit #401

EXPLANATION OF THE PURPOSE AND EFFECT: Severance Applications (B/11-27/21/ML) have been made to grant rights-of-way over different portions of existing private roads.

In the first application, (B/11/12/13/14/15/21/ML), a portion of the travelled road known as Riverdale Road is located on the Minett property. Rights-of-way are to be granted in favour of property owned by Beverley Joyce Cape, John Christopher Cape, Naman Budhdeo and Dora Scheinberg (2 lots in separate ownership).

Notice of Hearing

B/11-27/21/ML, Minett, Foegele, Budhdeo, Scheinberg

In the second application, (B/16/17/18/19/21/ML), a portion of travelled road known as Weber Road is located on the Foegele property. Rights-of-way are to be granted in favour of property owned by Beverley Joyce Cape, John Christopher Cape and Dora Scheinberg (2 lots in separate ownership).

In the third application, (B/20/21/22/23/21/ML), a private road is located on the Budhdeo property. Rights-of-way are to be granted in favour of property owned by Beverley Joyce Cape, John Christopher Cape and Dora Scheinberg (2 lots in separate ownership).

In the fourth application, (B/24/25/21/ML), a private road is located on the northeasterly Scheinberg property. Rights-of-way are to be granted in favour of property owned by Beverley Joyce Cape and John Christopher Cape.

In the fifth application, (B/26/27/21/ML), a private road is located on the southwesterly Scheinberg property. Rights-of-way are to be granted in favour of property owned by Beverley Joyce Cape and John Christopher Cape.

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

NOTICE: This Notice has been sent to you for your information and does not require any response unless you wish to make one. The above noted application will be heard by the Committee of Adjustment on the date and at the time shown below.

DATE: JUNE 14, 2021

TIME: 9:00 A.M.

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19, and as part of the Township's response to stop the spread of COVID-19, this public hearing will be held in a virtual forum with electronic participation. **The hearing will be held electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via ZOOM and will commence at 9:00am.** More information about viewing and/or participating in the ZOOM hearing is included in this Notice and can be found on our website at www.muskokalakes.ca.

PUBLIC HEARING: You or your representative are entitled to participate in this public hearing and make verbal representation by participating in the ZOOM hearing or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed Consent. If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer at the email address shown below.

Members of the public may also observe the proceedings by accessing the live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION: There may be additional information relating to the proposed consent application available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4 p.m. or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone: (705)765-3156 or FAX (705)765-6755. Please email any submissions or requests to: planning@muskokalakes.ca Please quote the Committee's file number noted above.

Notice of Hearing

B/11-27/21/ML, Minett, Foegele, Budhdeo, Scheinberg

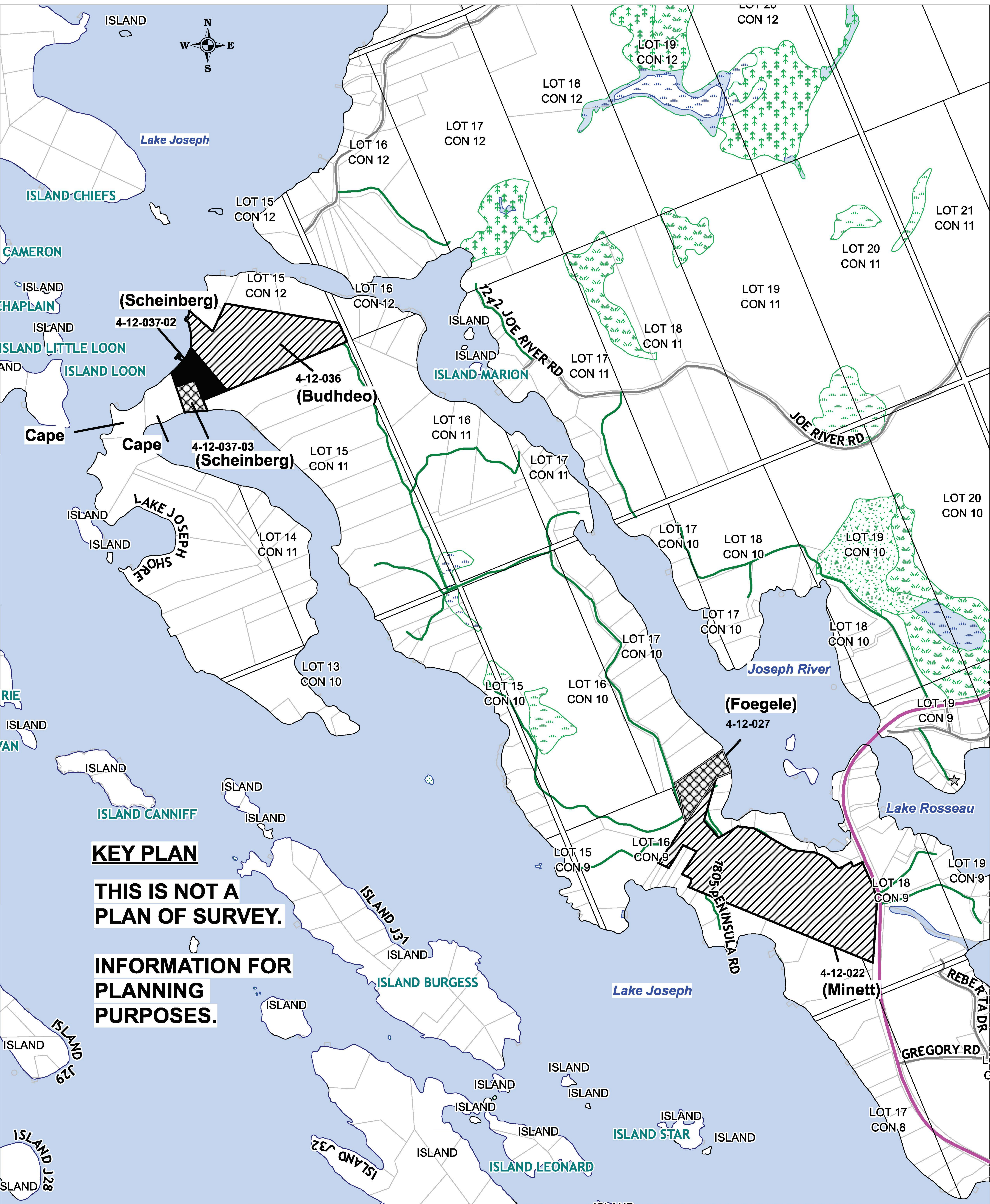
FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment.

PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 27th day
of May, 2021.

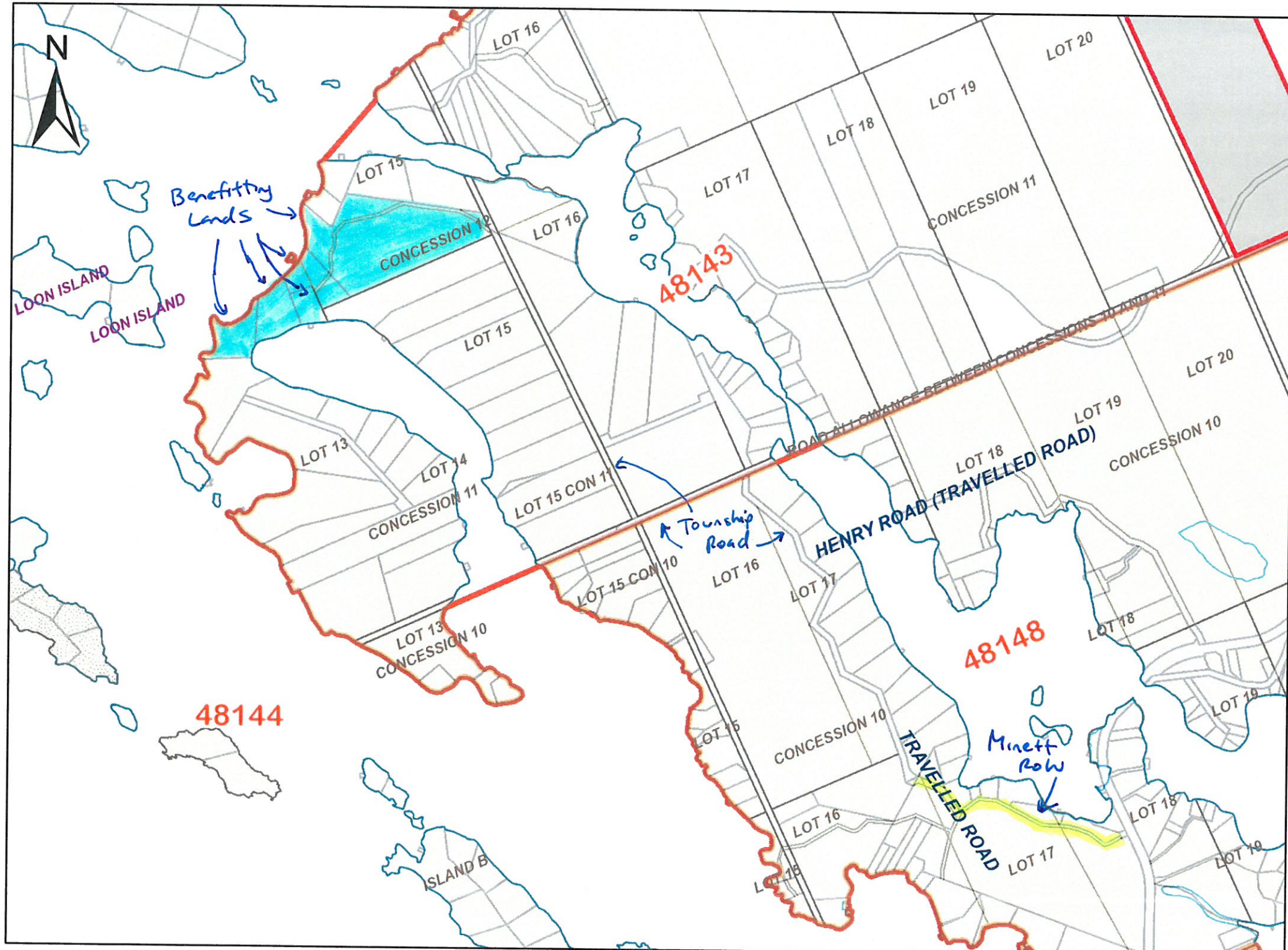
Original Signed by D. Marwaha
Diksha Marwaha, Acting Secretary-Treasurer



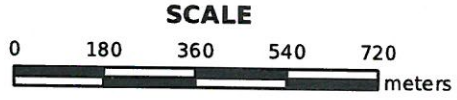
KEY PLAN

**THIS IS NOT A
PLAN OF SURVEY.**

**INFORMATION FOR
PLANNING
PURPOSES.**



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FOR WDOYLE01



PROPERTY INDEX MAP
MUSKOKA(No. 35)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

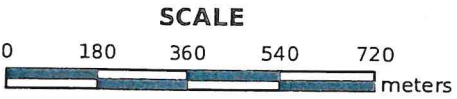
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



PRINTED ON 15 MAY, 2019 AT 10:25:29
FOR WDOYLE01



PROPERTY INDEX MAP
MUSKOKA(No. 35)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

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NOTES

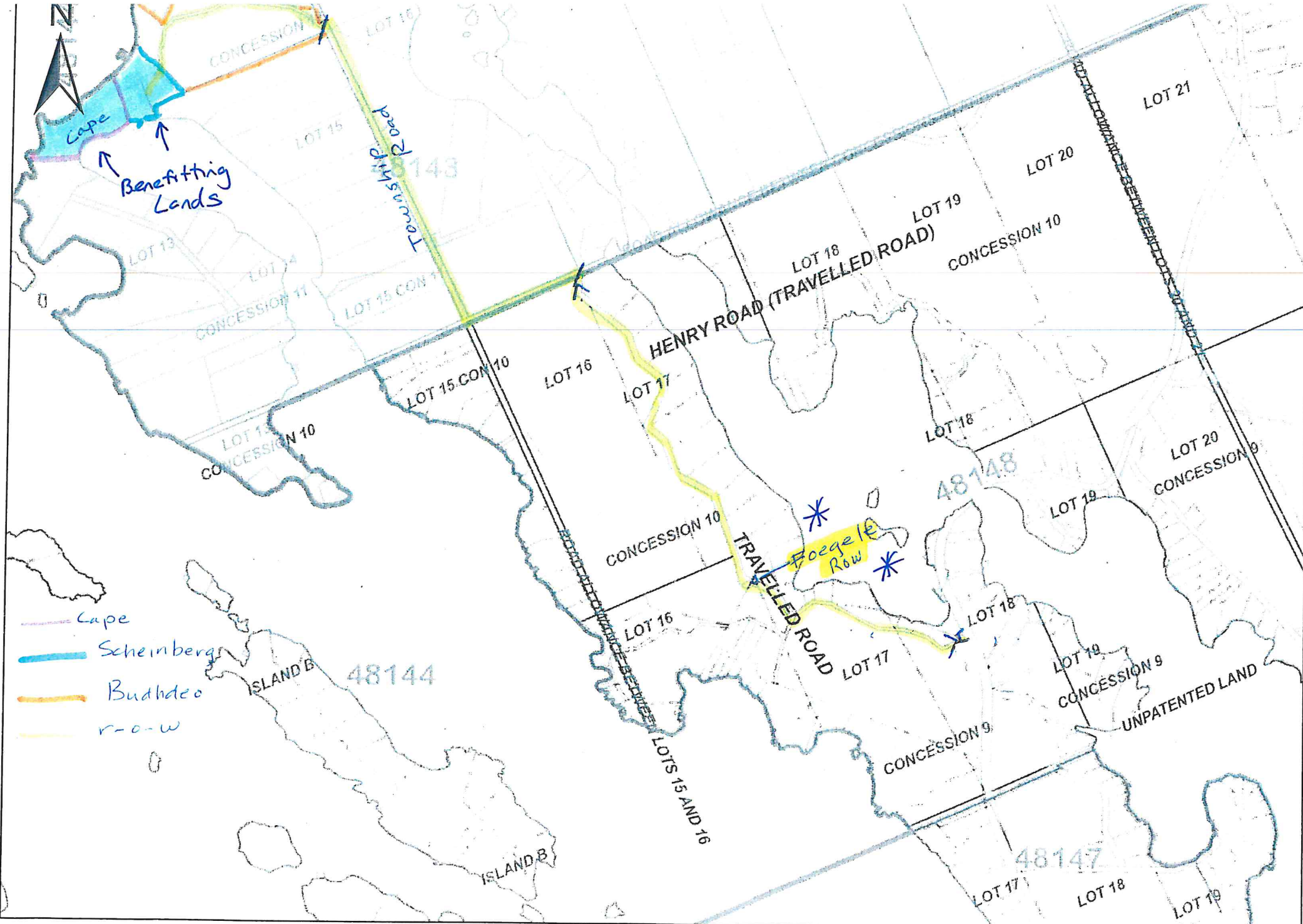
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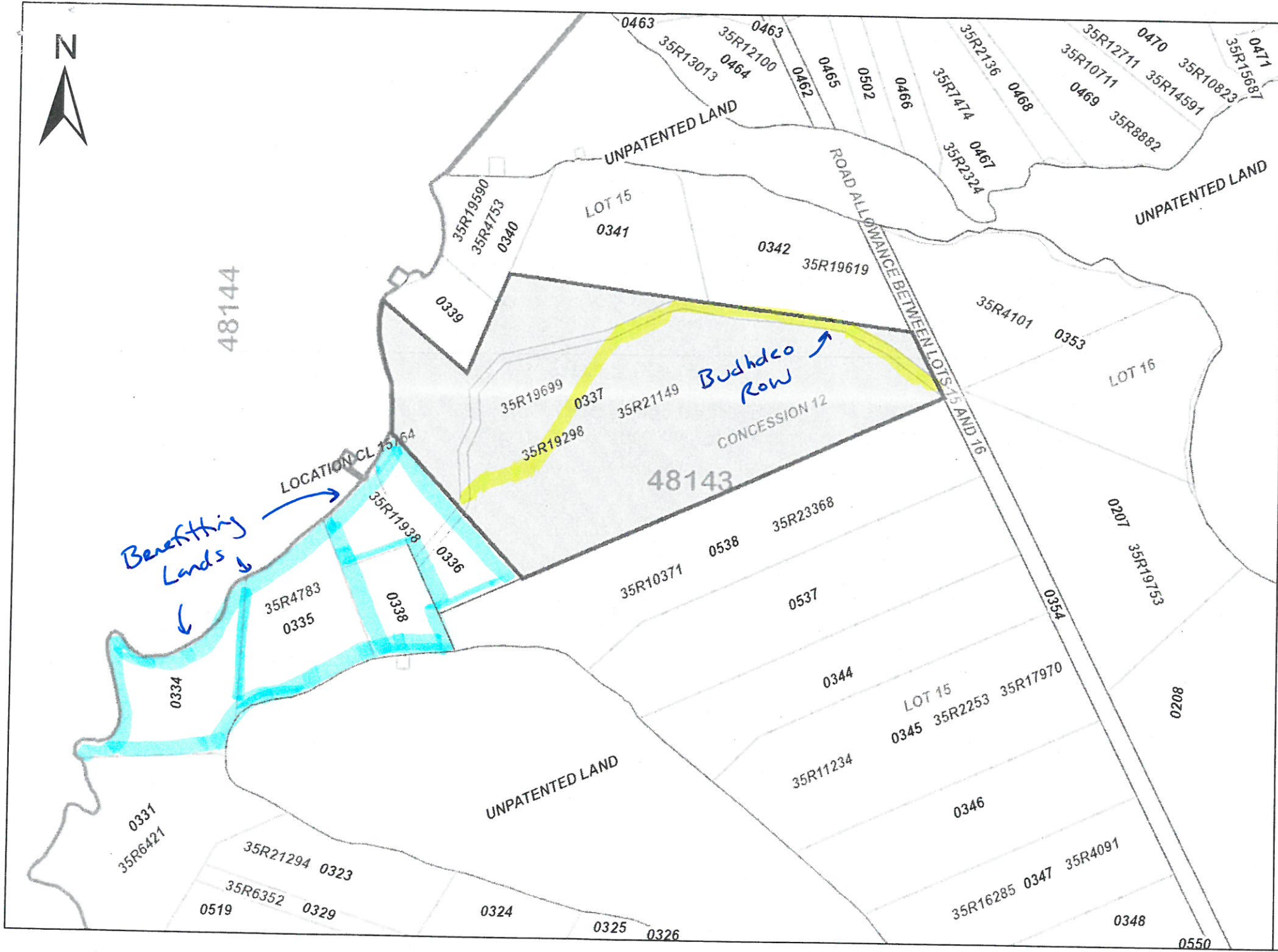
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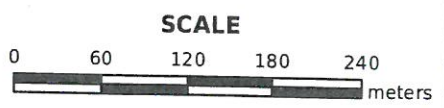


- Cape
- Scheinberg
- Budhdeo
- r-o-w



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FOR LARRY



PROPERTY INDEX MAP MUSKOKA(No. 35)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

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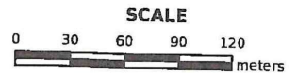
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PROPERTY INDEX MAP MUSKOKA(No. 35)

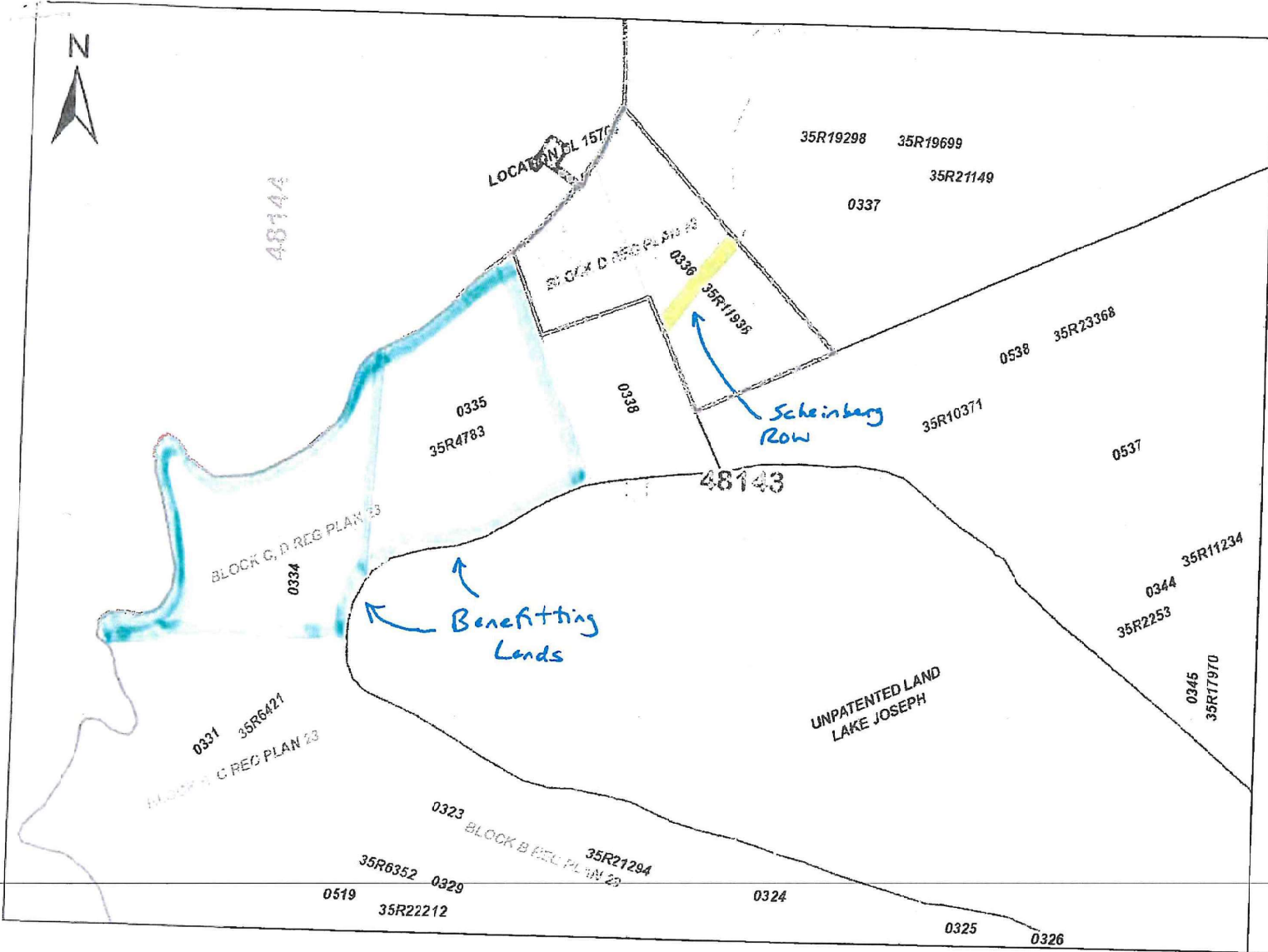
LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 60050
- GEOGRAPHIC FABRIC
- EASEMENT

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48144

LOCATION PL 1570

35R19298 35R19699
0337 35R21149

BLOCK D REG PLAN 23

35R11995

Scheinberg Row

0335
35R4783

0338

35R10371

0538 35R23368

0537

48143

BLOCK G, D REG PLAN 23

Benefitting Lands

0344 35R11234

35R2253

0345 35R17970

UNPATENTED LAND LAKE JOSEPH

BLOCK A, C REG PLAN 23

0331 35R6421

BLOCK B REG PLAN 23

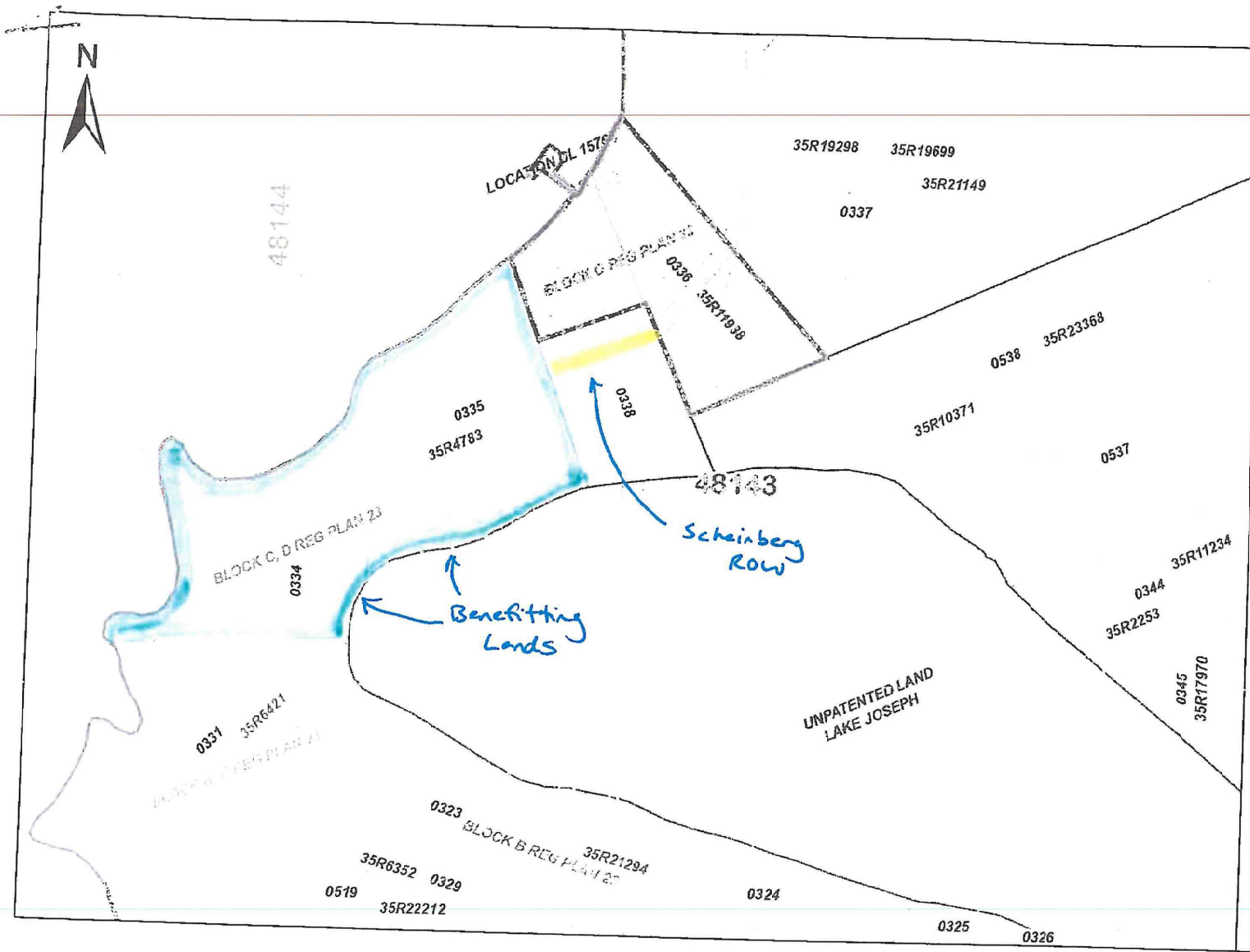
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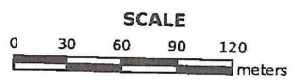
0325

0326



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PROPERTY INDEX MAP
MUSKOKA (No. 35)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	0330
GEOGRAPHIC FABRIC	
EASEMENT	

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