Box 129, Port Carling, ON, POB 1JO
Telephone (705) 765-3156
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE #: B/06/23/ML
ROLL #: 4-22-014

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: Antonio Dutra, 1033 Rossclair Road, Unit 26, Port Carling, ON P0B 1J0

LOCATION OF PROPERTY: Part Lot 31, Concession D, (Medora), Civic Address: 1033 Rossclair Road, Unit #26, Zoning Schedule: 36

EXPLANATION OF THE PURPOSE AND EFFECT: A Severence Application, (B/06/23/ML), has been submitted by Antonio Dutra to grant a right-of-way over part of an existing driveway in favour of a property owned by George Cope (Benefitting Lot).

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: March 13, 2023 **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 Ontario Land 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.

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.

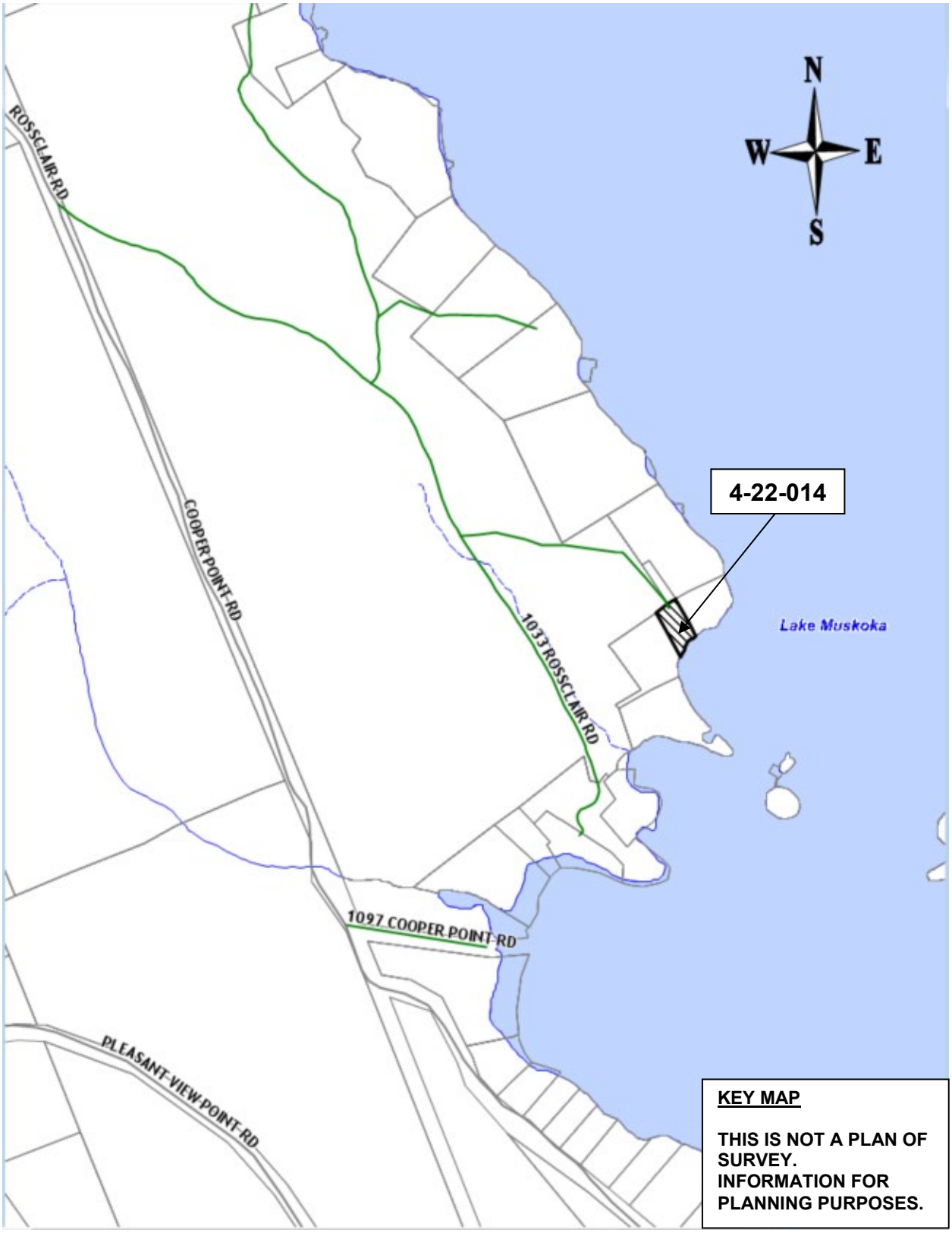
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment.

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 22nd day of February, 2023

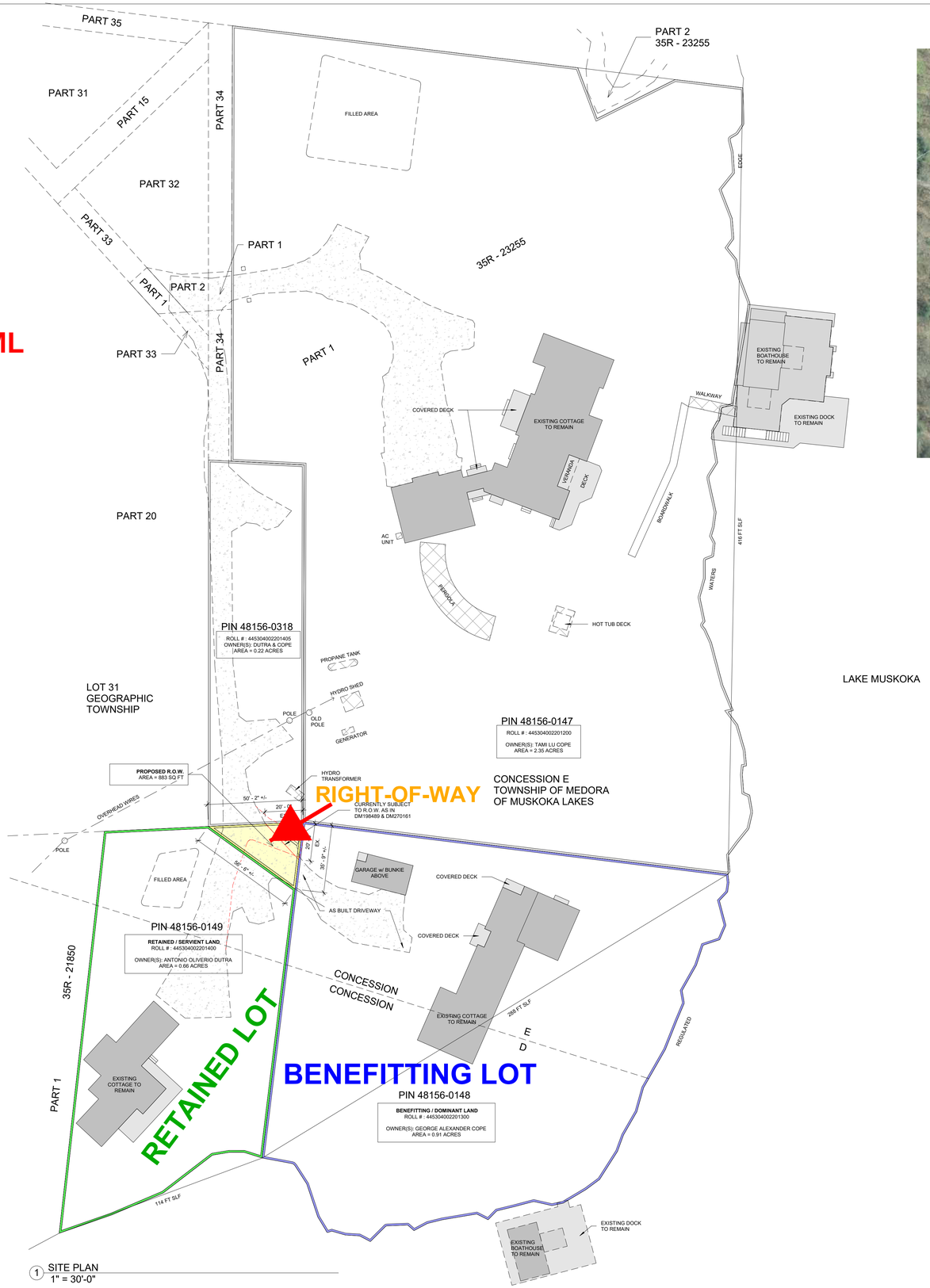
"Original Signed by K. Bavington"
Kitty Bavington
Acting Secretary-Treasurer
Committee of Adjustment

KEY MAP

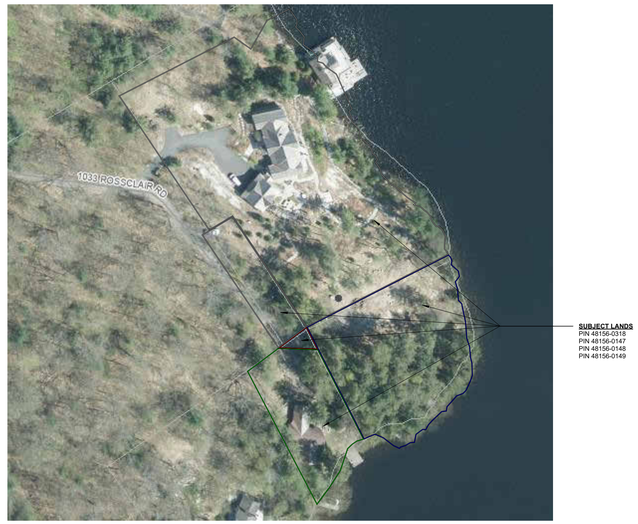

N
W
E
S
ROSSCLAIR RD
COOPER POINT RD
1033 ROSSCLAIR RD
4-22-014
Lake Muskoka
1097 COOPER POINT RD
PLEASANT VIEW POINT RD
KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

NOT TO SCALE

B-06/23/ML



1 SITE PLAN
1" = 30'-0"



SKETCH DERIVED FROM SURVEYOR DRAWING DATED 6OCT2022 (FILE:MUS20200179) AND SHOULD BE READ IN CONJUNCTION WITH ORIGINAL SURVEY DRAWINGS DATED 20JUNE2014 (FILE:S3609)

HLD MUSKOKA

50 HOWLAND DRIVE, UNIT #4
HUNTSVILLE, ONTARIO
P1H 2P9
705.788.2112

GENERAL NOTES:
THESE NOTES APPLY TO ALL DRAWINGS

1. DIMENSIONS:
   A. DRAWINGS ARE NOT TO BE SCALED. REFER TO WRITTEN DIMENSIONS ONLY
   B. ALL DIMENSIONS ARE FROM FRAMING
   C. CONTRACTOR SHALL CHECK ALL DIMENSIONS SHOW ON DRAWINGS PRIOR TO COMMENCING ANY WORK AND REPORT DISCREPANCIES TO DESIGNER

2. ONTARIO BUILDING CODE
   A. THESE DRAWINGS AND NOTES ARE TO COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AS AMENDED UNLESS SPECIFICALLY ALTERED BY THE MUNICIPALITY HAVING JURISDICTION

NO.	DESCRIPTION	DATE

COPE

1033-25 ROSSCLAIR RD

CONSENT SKETCH

DATE	29NOV2022
DRAWN BY	KM
REVIEWED BY	
BCIN	

A0.10

SCALE As indicated

2022-11-29 9:00:32 AM