



Box 129, Port Carling, ON, POB 1J0  
Telephone (705) 765-3156  
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## THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES COMMITTEE OF ADJUSTMENT

### 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.

**This notice has been sent to you for your information and does not require any response unless you wish to make one.**

**Hearing Date: Monday, December 11th, 2023 at 9:00 a.m.**

**File #.:** B/47/23/ML

**Roll #:** 4-6-046

**Owners:** David and Mary-Lou Clark, PO Box 655, MacTier, Ontario, P0C 1H0

**Civic Address:** 1020 Hunt Road, Unit #4

**Legal Description:** Part of Lot 5, Concession 10, Parts 1 – 12, and Parts 16 and 17, Plan 35R-17865, (Medora)

**Lake/River:** Lake Joseph (Category 1)

**Zoning:** Waterfront Residential (WR4)

**Zoning Schedule:** 26

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#### **EXPLANATION OF THE PURPOSE AND EFFECT:**

Please note that Consent Application B/35/23/ML (Clark) was granted by the Committee of Adjustment in October 2023 to sever and add land to an abutting lot now in the ownership of Judith and Andrew Benyei.

Through the current application, Consent Application B-47/23/ML, the applicants propose to grant a right-of-way over an existing driveway in favour of the abutting lot in the ownership of Judith and Andrew Benyei. This application will provide a right-of-way on title at the Muskoka Land Registry Office.

**A KEY MAP** of the subject property and the applicants' consent sketch are included in this notice.

**TAKE FURTHER NOTICE** that this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wish to attend in person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at 9:00 a.m.** 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](http://www.muskokalakes.ca).

**ADDITIONAL INFORMATION** relating to the proposed consent application is available from the Planning Department week days between 8:15 a.m. and 4 p.m. at the Municipal Office, or at [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) or by phone at (705)765-3156, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

**Please quote the file number noted above.**

**YOU OR YOUR REPRESENTATIVE** are entitled to participate in this public hearing and make verbal representation and/or make written representation prior to the meeting. Comments can be submitted by emailing [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

**IF YOU WISH TO SPEAK** to the Committee of Adjustment at the hearing by electronic participation, please contact [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled hearing.

**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 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 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.

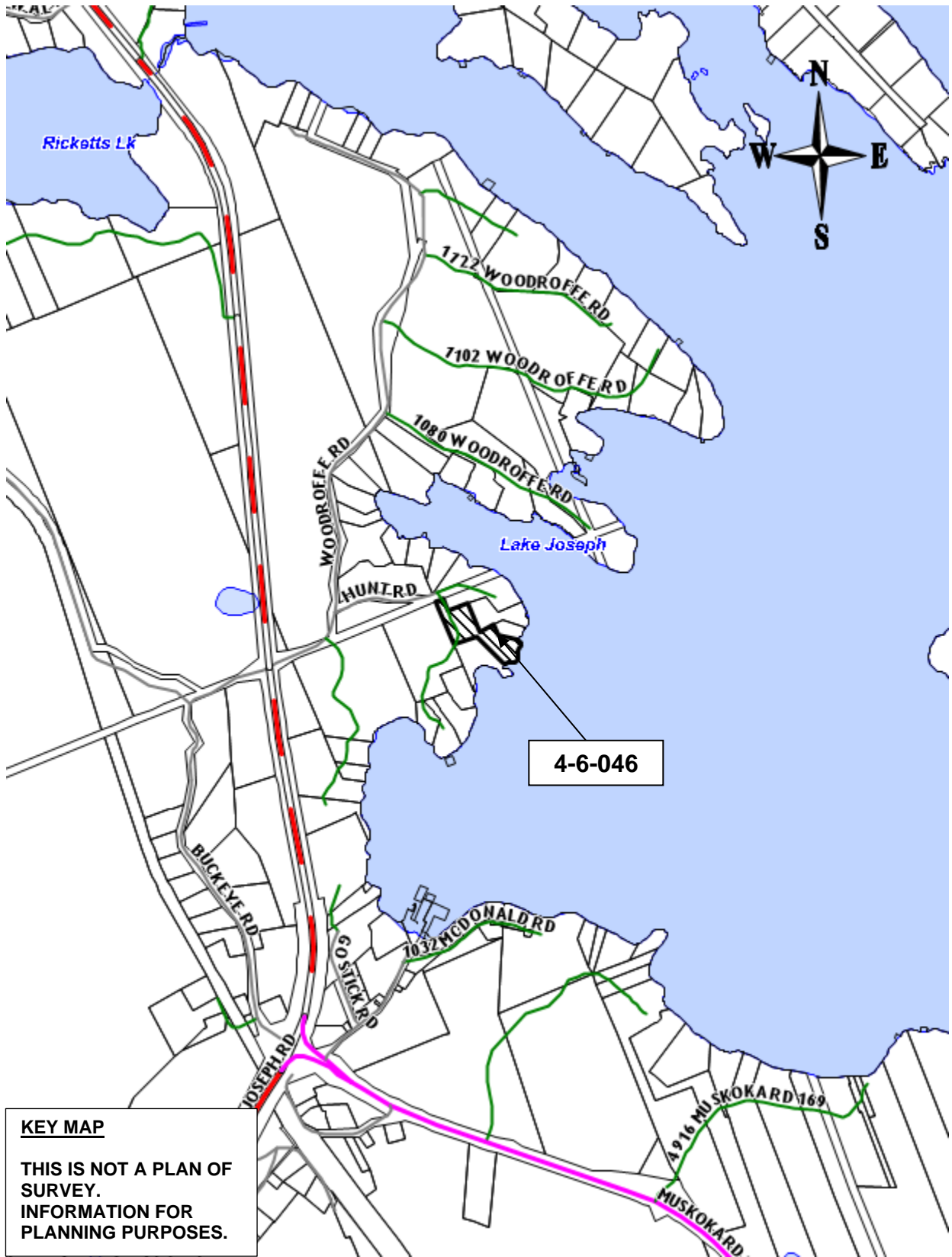
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 November, 2023.

"Original Signed by C. Ward"  
Chelsea Ward,  
Secretary-Treasurer  
Committee of Adjustment

# KEY MAP



**NOT TO SCALE**

AREA SCHEDULE	AREA	AREA 200' FROM WATER'S EDGE	STRAIGHT LINE FRONTAGE	BUILDING AREAS
SEVERED LAND	3,910 SQ.FT. (0.1 ACRES)	2,700 SQ.FT.		VACANT
RETAINED LAND	121,640 SQ.FT. (2.8 ACRES)	39,270 SQ.FT.	196 FT.	DWELLING= 1,305 SQ.FT. BOATHOUSE= 550 SQ.FT. GARAGE= 450 SQ.FT. BUNKIE= 115 SQ.FT. CANOE RACK= 105 SQ.FT. SHED= 90 SQ.FT. WOOD SHED= 45 SQ.FT. TOTAL= 2,660 SQ.FT.
BENEFITING LAND	25,135 SQ.FT. (0.6 ACRES)	25,135 SQ.FT.	160 FT.	DWELLING= 1,150 SQ.FT. SHED= 15 SQ.FT. TOTAL= 1,165 SQ.FT.

**SEVERENCE SKETCH**

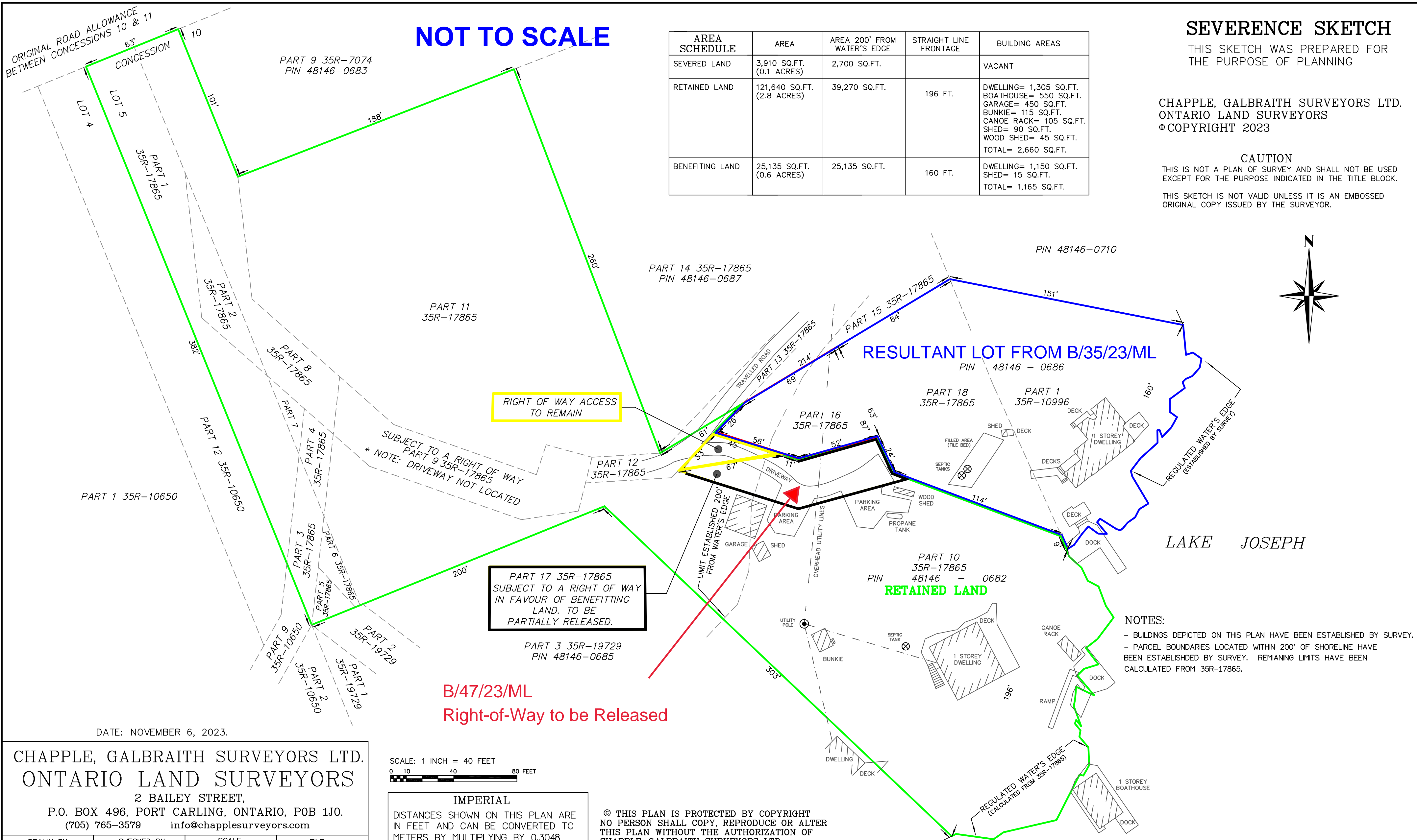
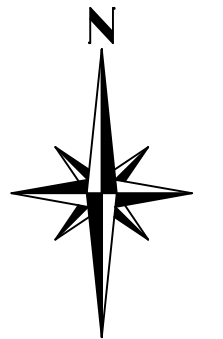
THIS SKETCH WAS PREPARED FOR THE PURPOSE OF PLANNING

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**RESULTANT LOT FROM B/35/23/ML**

RIGHT OF WAY ACCESS TO REMAIN

PART 17 35R-17865  
SUBJECT TO A RIGHT OF WAY IN FAVOUR OF BENEFITTING LAND. TO BE PARTIALLY RELEASED.

**B/47/23/ML**  
Right-of-Way to be Released

**NOTES:**  
- BUILDINGS DEPICTED ON THIS PLAN HAVE BEEN ESTABLISHED BY SURVEY.  
- PARCEL BOUNDARIES LOCATED WITHIN 200' OF SHORELINE HAVE BEEN ESTABLISHED BY SURVEY. REMAINING LIMITS HAVE BEEN CALCULATED FROM 35R-17865.

DATE: NOVEMBER 6, 2023.

CHAPPLE, GALBRAITH SURVEYORS LTD.  
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SCALE: 1 INCH = 40 FEET  
0 10 40 80 FEET

**IMPERIAL**  
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

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