
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES **COMMITTEE OF ADJUSTMENT**

FILE #: B/47/22/ML

ROLL #: 6-26-002

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: Stephen Balint and Catherine Samuel, 1018 West Whites Road, Port Carling, ON POB 1JO

LOCATION OF PROPERTY: Part of Lot 19, Concession 3, (Medora), Civic Address: 1018 West Whites Road, Zoning Schedule: 58

EXPLANATION OF THE PURPOSE AND EFFECT: A Severance Application, (B/47/22/ML), has been made by Stephen Balint and Catherine Samuel to sever a portion of their property and add it to an abutting lot (Benefitting Lot) in the ownership of Katherine and Roland Barbazza.

The Severed Lot contains a floating dock. The Retained Lot and Benefitting Lot each contain a dwelling and accessory structures. No other changes are proposed at this time.

This application will have the effect of changing common lot lines only. No new lots are being created.

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: January 16, 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.

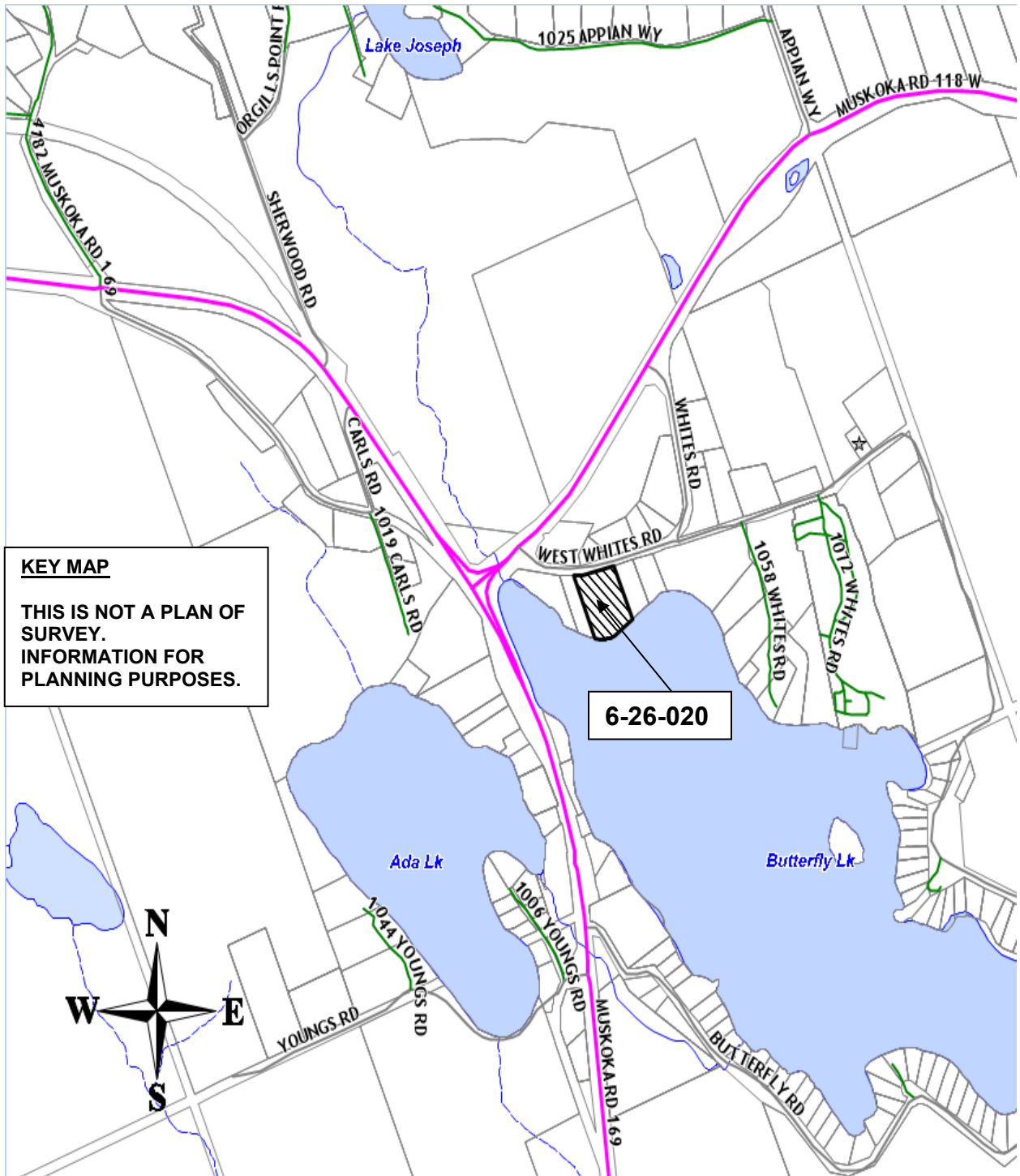
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment.

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 21st day of December, 2022

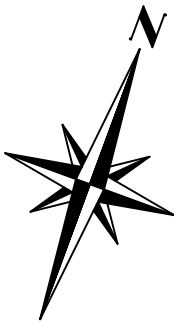
"Original Signed by K. Bavington"
Kitty Bavington
Acting Secretary-Treasurer
Committee of Adjustment

KEY MAP



AREA SCHEDULE	AREA OF PARCEL	AREA 200' FROM WATER'S EDGE	STRAIGHT LINE FRONTAGE	BUILDING AREAS
SEVERED LAND	34,200 SQ.FT. (0.78 ACRES)	20,100 SQ.FT.	100 FT.	VACANT LAND
RETAINED LAND	82,400 SQ.FT. (1.89 ACRES)	42,900 SQ.FT.	201 FT.	DWELLING= 1,548 SQ.FT. GARAGE= 395 SQ.FT. VINYL SHED= 222 SQ.FT. GARDEN SHED= 97 SQ.FT. WOOD SHED= 99 SQ.FT. BUNKIE= 145 SQ.FT. TOTAL= 2,506 SQ.FT.
BENEFITTING LAND	46,500 SQ.FT. (1.1 ACRES)	30,955 SQ.FT.	154 FT.	DWELLING= 2,400 SQ.FT. BUNKIE= 410 SQ.FT. A/C UNIT= 10 SQ.FT. TOTAL= 2,820 SQ.FT.

NOT TO SCALE



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

PROPOSED SEVERANCE

THIS SKETCH WAS PREPARED FOR THE PURPOSE OF PLANNING

PART OF LOT 19, CONCESSION 3
IN THE
GEOGRAPHIC TOWNSHIP OF MEDORA
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES

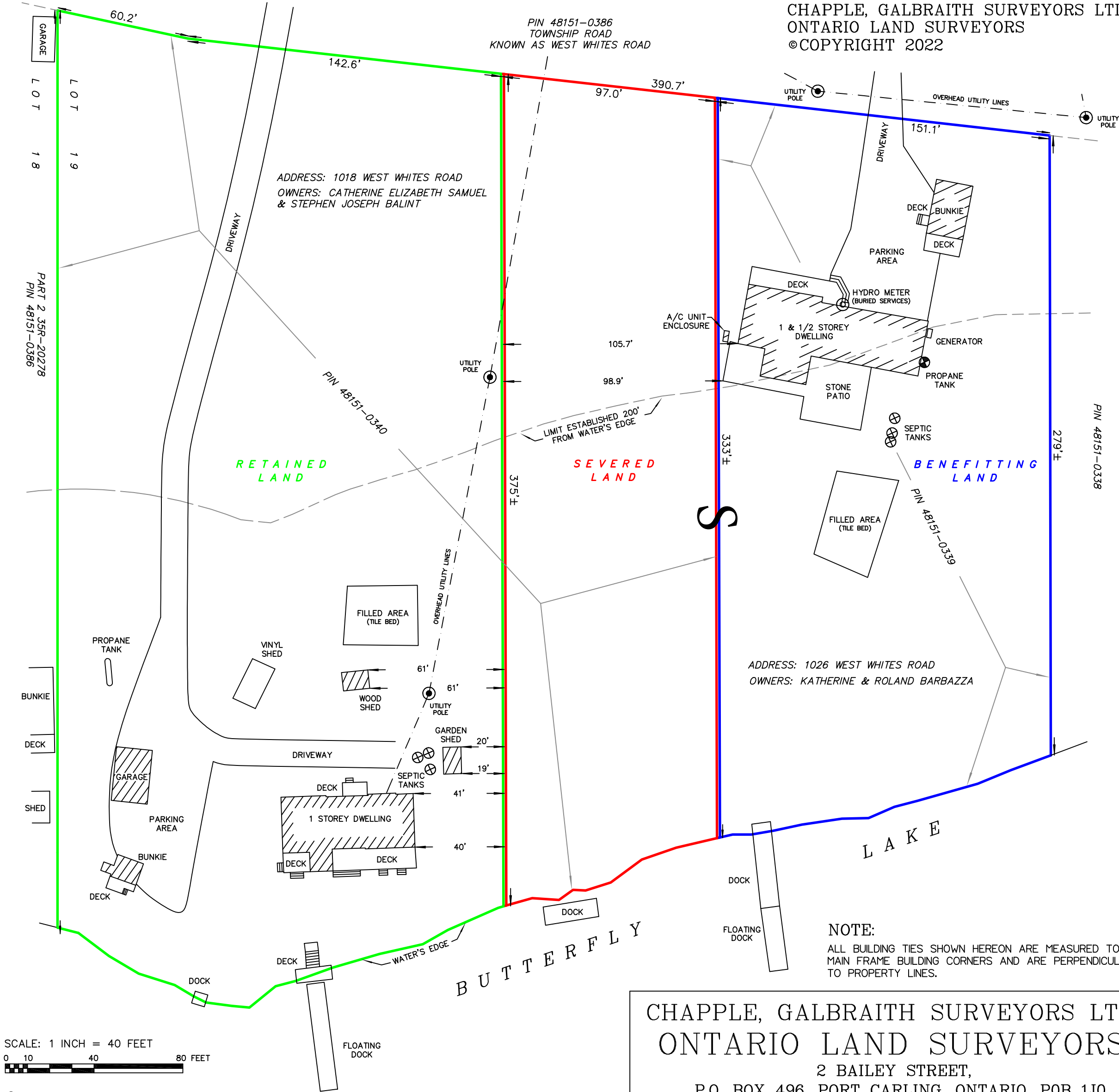
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B-47/22



SCALE: 1 INCH = 40 FEET
0 10 40 80 FEET

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DATE: SEPTEMBER 19, 2022

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SCALE
1 INCH = 40 FEET

FILE
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