
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES COMMITTEE OF ADJUSTMENT

FILES #: B/39/22/ML

ROLLS #: 5-8-099

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: Steve Boyd, 9 Bailey Street, Box 478, Port Carling, P0B 1J0

LOCATION OF PROPERTY: Part of Lot 31, Concession 3, Block B, Plan M-524, and Part of Lot 73, Plan 1 (Village of Port Carling), Civic Address: Not Assigned, Zoning Schedule: 55

EXPLANATION OF THE PURPOSE AND EFFECT: A Consent/Severance Application, (B/39/22/ML), has been made by Steve Boyd, to sever a portion of his property. The Severed Lot is to be added to an abutting lot (Benefitting Lot) in the ownership of Mary-Beth Boyd.

The Retained Lot is vacant and no changes are proposed at this time, however, compliant residential development will be permitted in the future. The Severed Lot contains a driveway. The Benefitting Lot contains a dwelling and a detached garage.

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.muskokalak.es.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.

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.

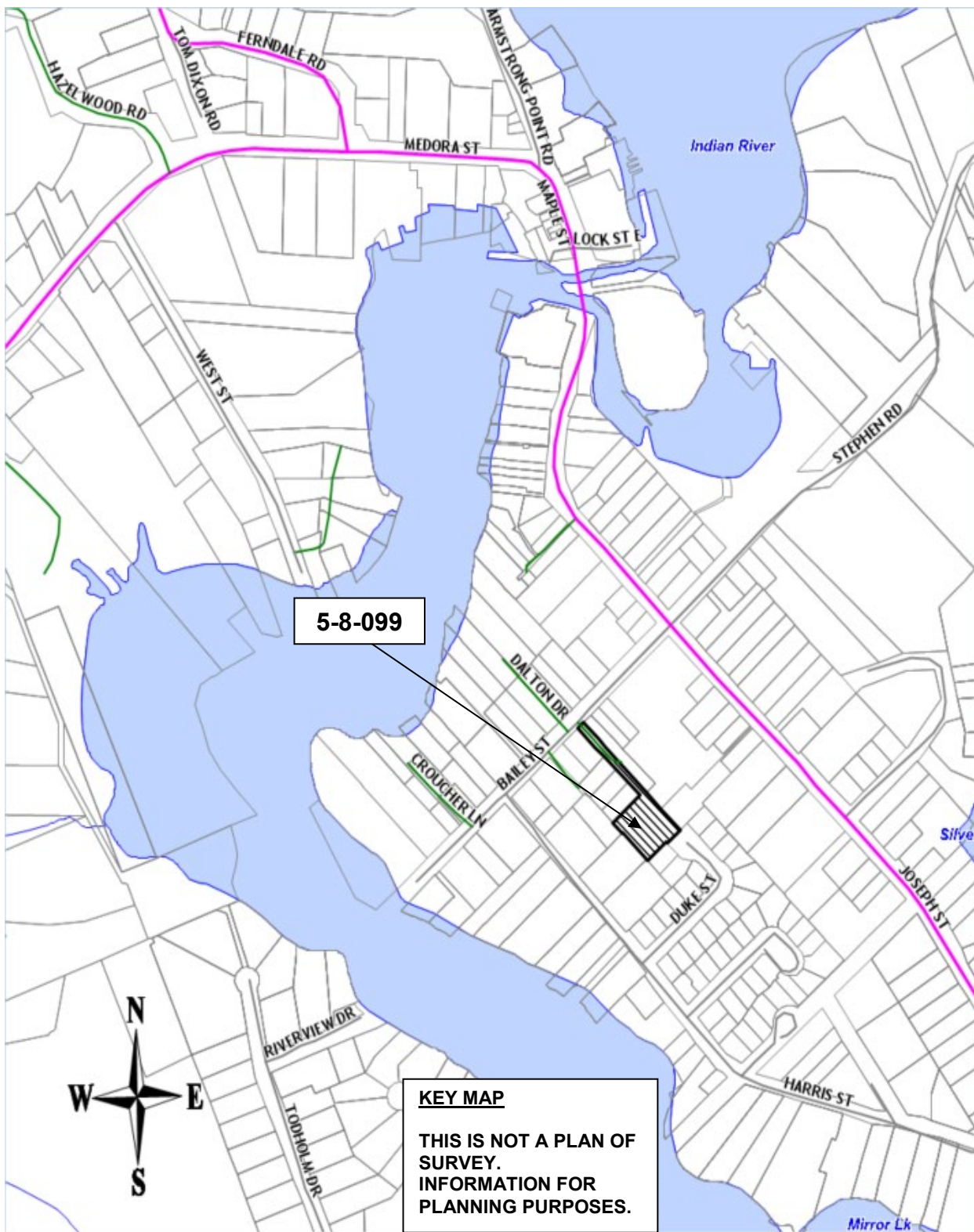
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment.

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,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



TO SCALE

3-39/22

SEVERED PARCEL

BENEFITING LOT

RETAINED LOT

APPROXIMATELY 0.80 ACRES

140.5'

73'

98'

202'

197'

33'

11'

40'

40'

33'

35'

9 BAILEY ST.

PORT CARLING ARENA

PORT CARLING CURLING CLUB

DUKE ST.

HARRIS ST.

BAILEY ST.

PINE TREE LN

9 BAILEY ST.

LOT 3/CON 4 MEDORA

14

16 U1

16

20

22

24

17

17 UA

17 UB

15

11

7

5

3

2

26

24

22

20

18

51 U1

51 U2

53

55

57

3 U2

12

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9 BAILEY ST

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B-39/22

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2 47° 05' E

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- NO CHANGE IN RIGHTS OR WAYS

DUKE ST