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

FILE #: B/49/22/ML

ROLL #: 2-5-083

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: Peter and Christine Coles, 10 Norma Crescent, Toronto, ON, M6P 3H1

LOCATION OF PROPERTY: Part of Lot 31, Concession 3, Part 4, Plan 35R-17372, and Part 1, Plan 35R-24717, (Watt), Civic Address: 1413 Brackenrig Road, Unit # 6, Zoning Schedule: 30

EXPLANATION OF THE PURPOSE AND EFFECT: A Severance Application, (B/49/22/ML), has been made to grant a right-of-way over part of an existing private road owned by Peter and Christine Coles in favour of property owned by Allen and Perry Lupyrypa (Benefitting Lot). No other changes are proposed at this time.

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.muskokalakess.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.muskokalakess.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakess.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.

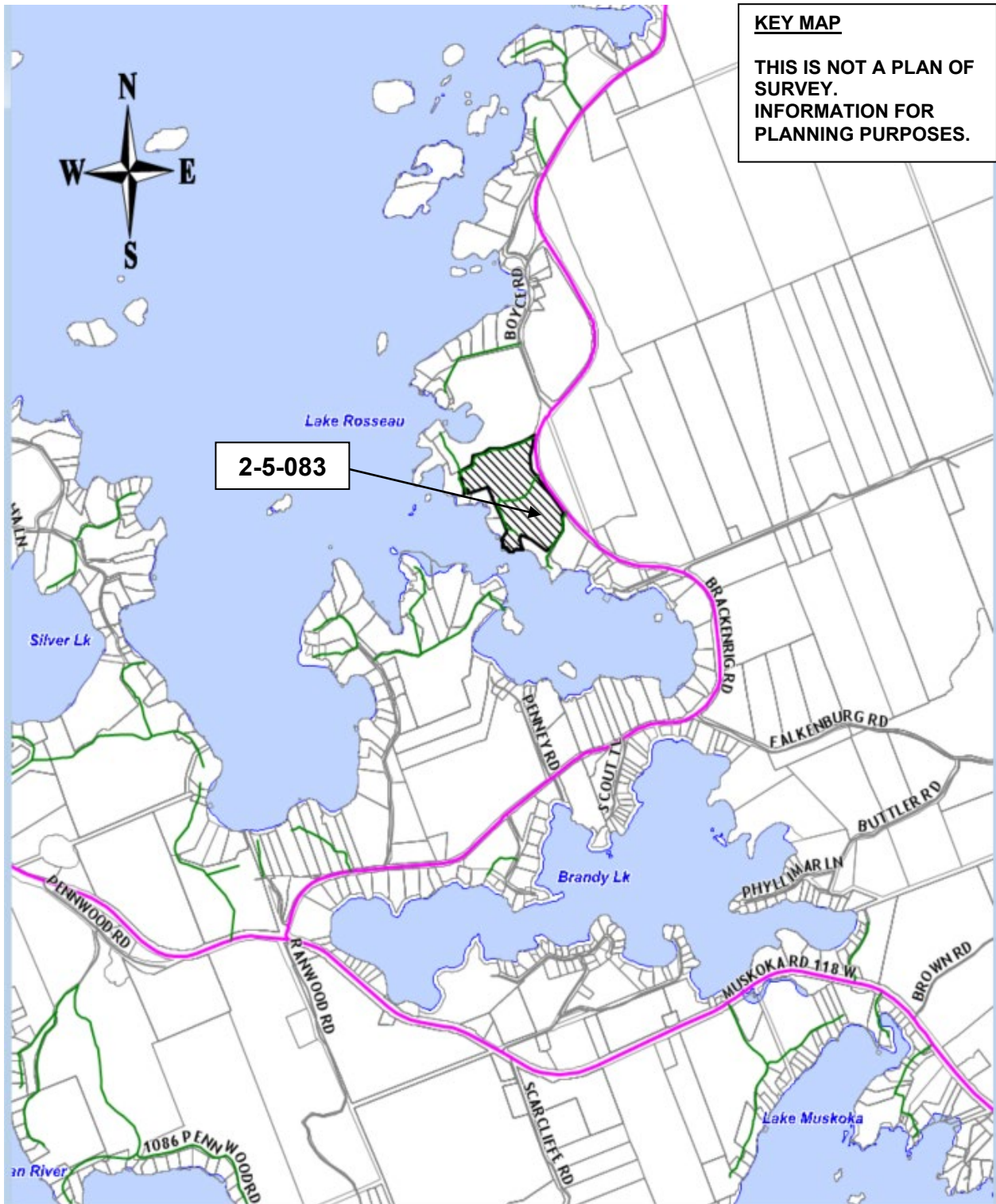
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment.

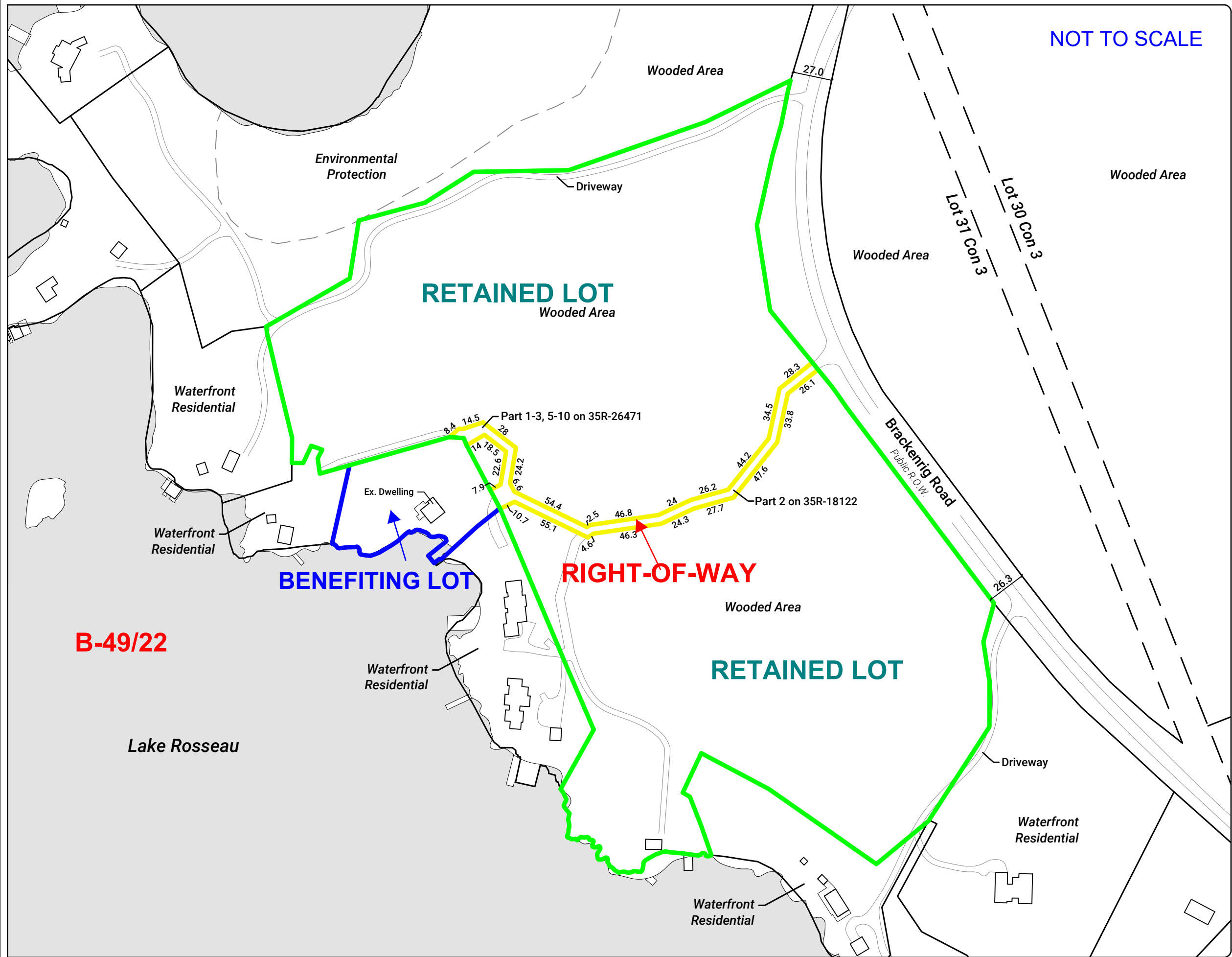
PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 20th day of December, 2022

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

KEY MAP

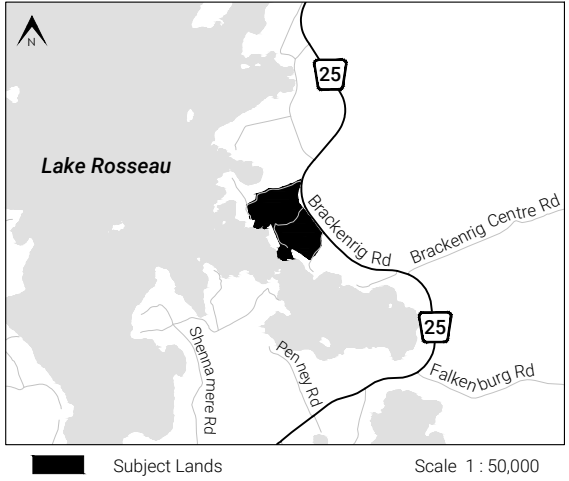




NOT TO SCALE

CONSENT SKETCH

1413-6 & 1413-2 Brackenrig Road
Part of Lot 31, Concession 3
Township of Muskoka Lakes,
District of Muskoka



LEGEND

Subject Lands

Lot Area: ±14.147ha (34.96ac)
Lot Frontage: ±379.1m (Brackenrig Rd)



Lands to be Retained

Lot Area: ±13.310ha (32.89ac)



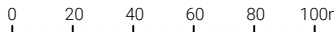
Benefiting Lands (1413-2 Brackenrig Road)

Lot Area: ±0.611ha (1.51ac)



Right of Way

Lot Area: ±0.225ha (0.56ac)



Scale: 1 : 2,500



Note: This drawing is for discussion purposes only. Boundary of the lands to be retained to be verified by an O.L.S.

Source: 35R-18122, Coote, Hiley, Jemmett Limited Ontario Land Surveyors, January 19, 2000. 35R-26471, Coote, Hiley, Jemmett Limited Ontario Land Surveyors, March 29, 2021. District of Muskoka Interactive Map.

Drawn By: A.M.

Date: December 16, 2022

File No: 1188

MORGAN
PLANNING & DEVELOPMENT

98 Tecumseth Street,
Orillia, ON, L3V 1Y2

Phone: (705) 327-1873
jmorgan@morganplanning.ca