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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, January 15th, 2024 at 9:00 a.m.

File #.: B/49/50/23/ML

Roll #: 9-11-061

Owners: Oonagh and Robert Fitzpatrick, 505 Highway 118 West, Unit # 202, Bracebridge, ON, P1L 2G7

Civic Address: 1023 Milford Manor Road, Unit #4

Legal Description: Part of Lot 27, Concession 10, Parts 1 to 5, Plan 35R-15500, Parts 1, 3 and 4, Plan 35R-24607, Part 1, Plan 35R-24763, (Monck)

Lake/River: Lake Muskoka (Category 1 Lake)

Zoning: Community Residential – Private Services (R3)

Zoning Schedule: 62

EXPLANATION OF THE PURPOSE AND EFFECT: Two Consent/Severance Applications (B/49/50/23/ML) have been made to grant rights-of-way over land known municipally as 1023 Milford Manor Road, Unit #4.

In Application B/49/23/ML, a right-of-way over part of a property currently in the ownership of Oonagh and Robert Fitzpatrick is proposed to be granted in favour of a property to the northwest (Benefitting Lot 1) currently owned by 2336358 Ontario Limited.

In Application B/50/23/ML, a right-of-way over part of a property currently in the ownership of Oonagh and Robert Fitzpatrick is proposed to be granted in favour of an abutting property to the northwest (Benefitting Lot 2) currently owned by Peter Zwart.

Generally, these applications will provide rights-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.

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 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 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 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.

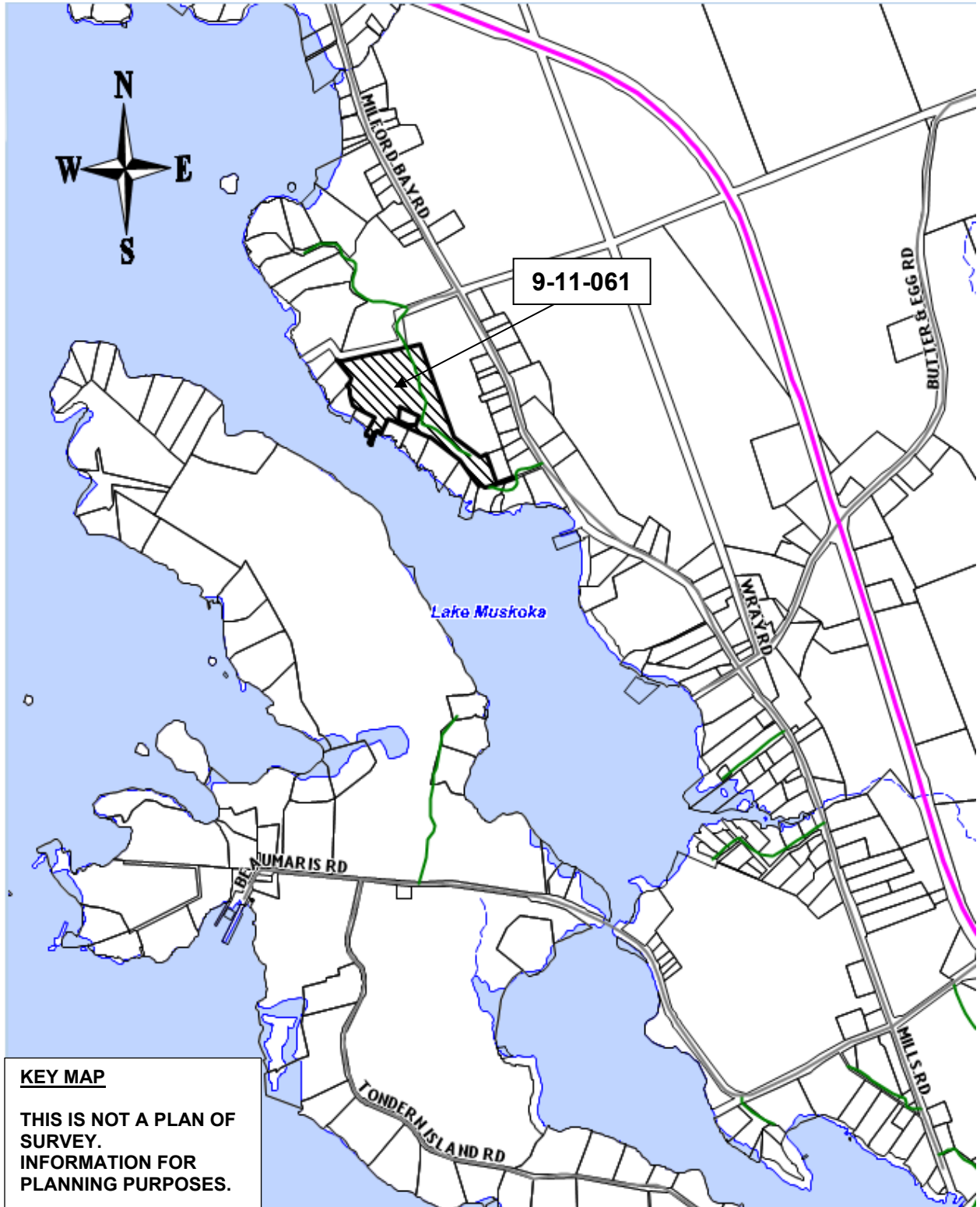
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 21st day of December, 2023.

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

KEY MAP



KEY MAP

**THIS IS NOT A PLAN OF
SURVEY.
INFORMATION FOR
PLANNING PURPOSES.**

15500

15500

Sketch for Proposed Right of Way

PART OF LOT 27, CONCESSION 10
TOWNSHIP OF MONCK NOW IN THE
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE 1 INCH = 60 FEET

Prepared By:
T.A. Bunker Surveying
March 9, 2023

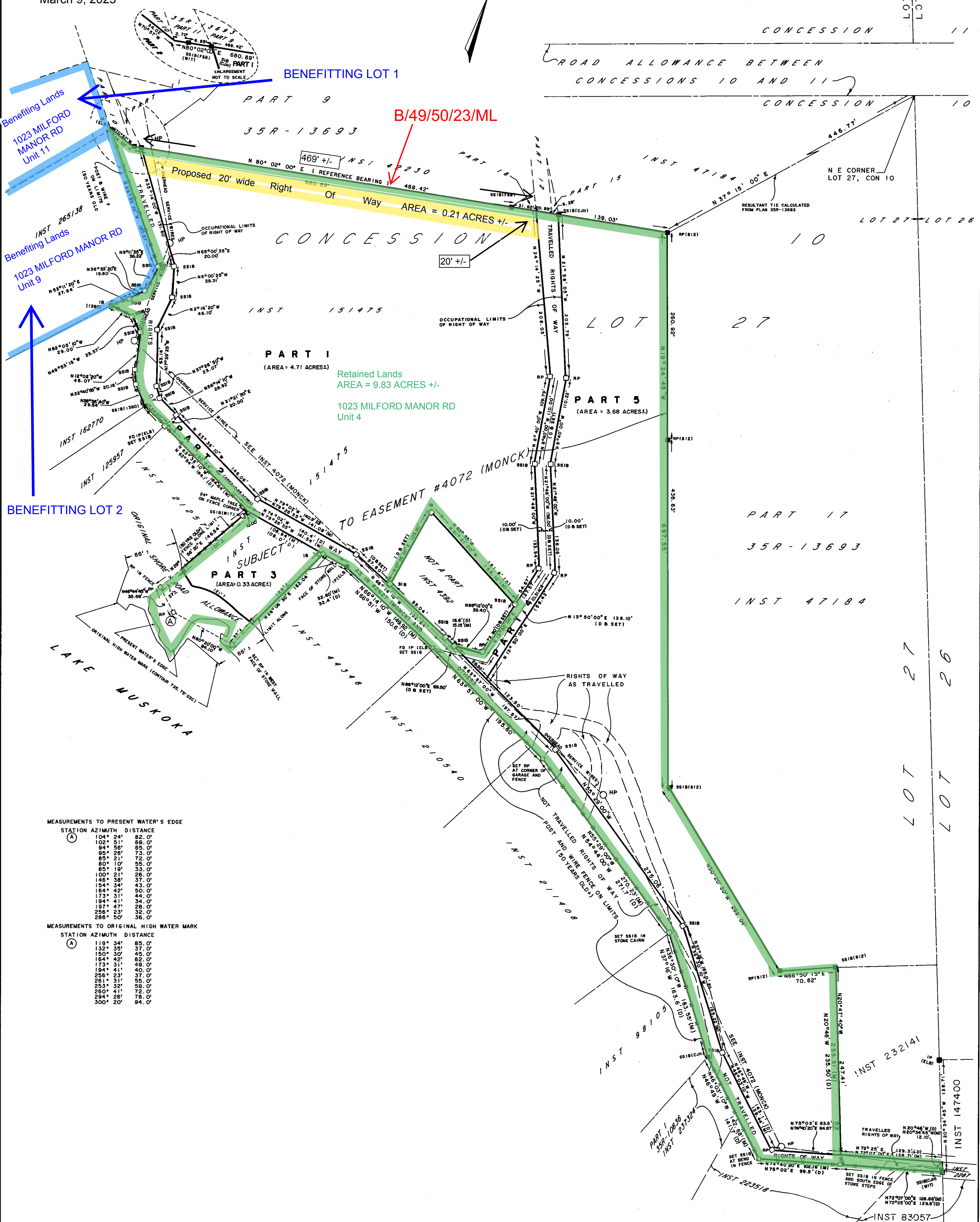
PLAN 35R-5500

RECEIVED AND DEPOSITED

DATE August 18, 1993

Mary Chassie
DEPUTY LAND REGISTRAR FOR THE REGISTRY
DIVISION OF MUSKOKA

CAUTION
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN
THE MEANING OF THE PLANNING ACT.



MEASUREMENTS TO PRESENT WATER'S EDGE

STATION	AZIMUTH	DISTANCE
104	24	82.0'
102	51	68.0'
94	58	65.0'
85	28	73.0'
85	21	72.0'
80	10	55.0'
85	19	33.0'
100	21	26.0'
146	38	37.0'
194	34	43.0'
184	42	50.0'
173	31	44.0'
194	41	34.0'
187	47	28.0'
258	23	32.0'
286	50	36.0'

MEASUREMENTS TO ORIGINAL HIGH WATER MARK

STATION	AZIMUTH	DISTANCE
119	34	85.0'
132	35	37.0'
150	30	45.0'
164	42	62.0'
173	31	49.0'
194	41	40.0'
258	23	37.0'
261	31	55.0'
253	32	59.0'
280	41	72.0'
294	28	78.0'
300	20	94.0'

NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
THE SOUTH LIMIT OF PART 9, PLAN 35R-13693
HAVING A BEARING OF N 80°02'00" E

THE LIMIT OF LAKE MUSKOKA, ESTABLISHED AS CONTOUR OF
ELEVATION 735.75' G.S.C. DATUM, AS SHOWN HEREON IS
THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER
OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL
SURVEY OF THE TOWNSHIP OF MONCK

LEGEND

SYMBOL	DENOTES
■	FOUND SURVEY MONUMENT
□	PLANTED SURVEY MONUMENT
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
IP	IRON PIPE
RP	ROCK POST
RPL	ROCK PLUG
767	M. W. FITZMAURICE OLS
812	N. P. LYNDON OLS
CJH	COOTE, JACKSON & HILEY LIMITED
MTO	MINISTRY OF TRANSPORTATION ONTARIO
ELB	E. L. BURGESS OLS
HP	SERVICE POLE
1390	PR. KITCHEN, OLS
D	INSTRUMENT
M	MEASURED