



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES COMMITTEE OF ADJUSTMENT

FILE #: B/106/21/ML
ROLL #: 2-7-001

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: Brian Kirbyson, 2981 Muskoka Road 118 West, Port Carling, ON P0B 1J0

LOCATION OF PROPERTY: Part of Lots 34 and 35, Concession 1, (Watt), Civic Address: 2981 Muskoka Road 118 West, Zoning Schedules: 29, 30, 36, and 37

EXPLANATION OF THE PURPOSE AND EFFECT: Severance Application B/106/21/ML has been made by Brian Kirbyson to create one additional lot. The proposed Severed Lot is currently vacant. No development is proposed at this time, however, compliant development will be permitted in the future.

The Retained Lot will continue to contain a dwelling, a detached garage, and a shed and no re-development is 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: NOVEMBER 08, 2021

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/>

Notice of Hearing
B/106/21/ML, Kirbyson

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.

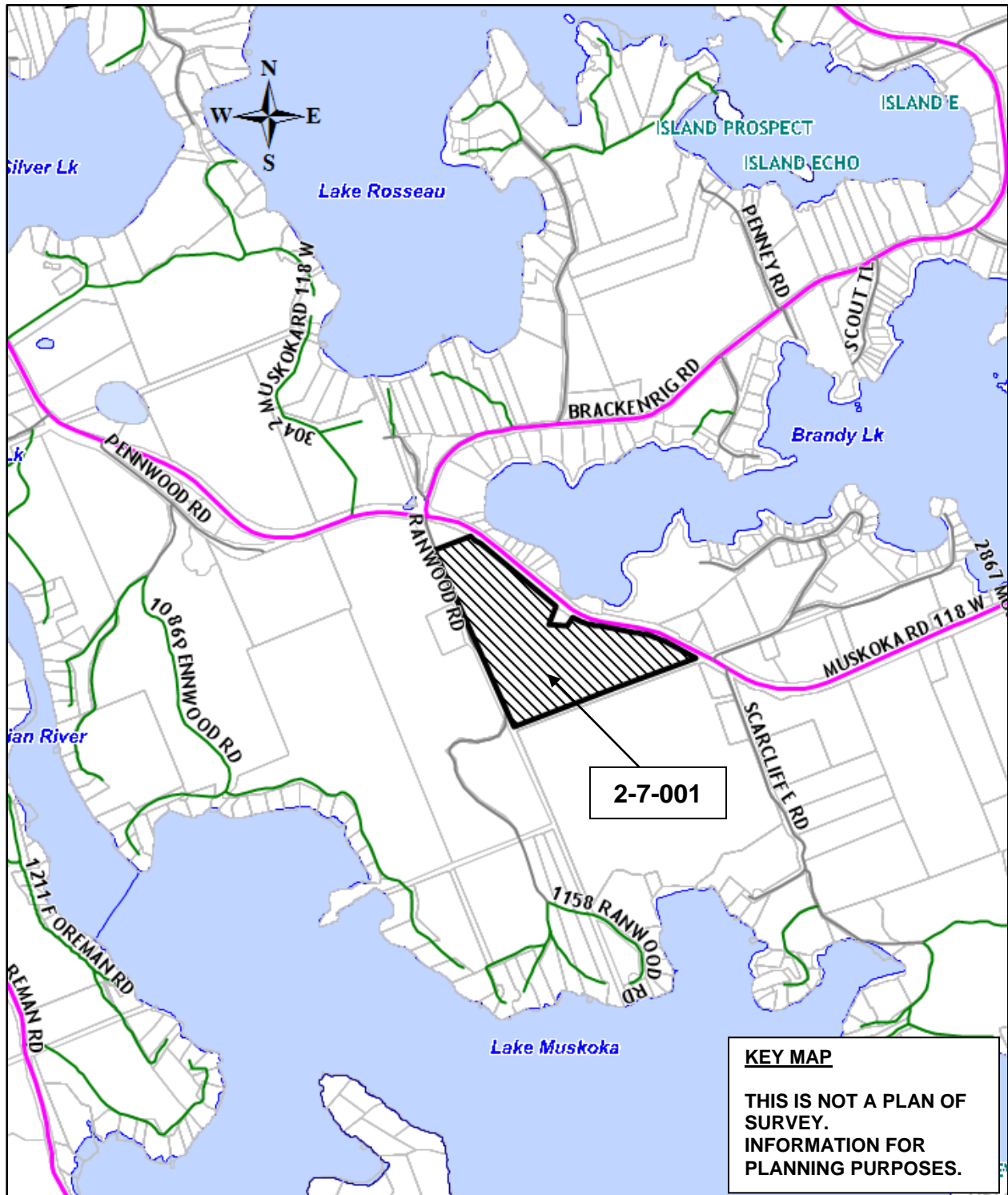
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment.

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 25th day
of October, 2021.

Rachel Mulholland, Secretary-Treasurer

KEY MAP



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

DATE: JULY 19, 2021

SCALE: 1 INCH = 100 FEET
0 50 100 200 FEET

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED
ORIGINAL COPY ISSUED BY THE SURVEYOR.

NOT TO SCALE

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
2 BAILEY STREET,
P.O. BOX 496, PORT CARLING, ONTARIO, POB 1J0.
(705) 765-3579 info@chapplesurveyors.com

DRAWN BY SAL	CHECKED BY DCC, GLS	SCALE 1 INCH = 100 FEET	FILE 21-41
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SEVERANCE PLAN
THIS SKETCH WAS PREPARED FOR
THE PURPOSE OF PLANNING

PART OF LOTS 34 & 35, CONCESSION 1
IN THE
GEOGRAPHIC TOWNSHIP OF WATT
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES

OWNER: BRIAN BEVERLEY KIRBYSON

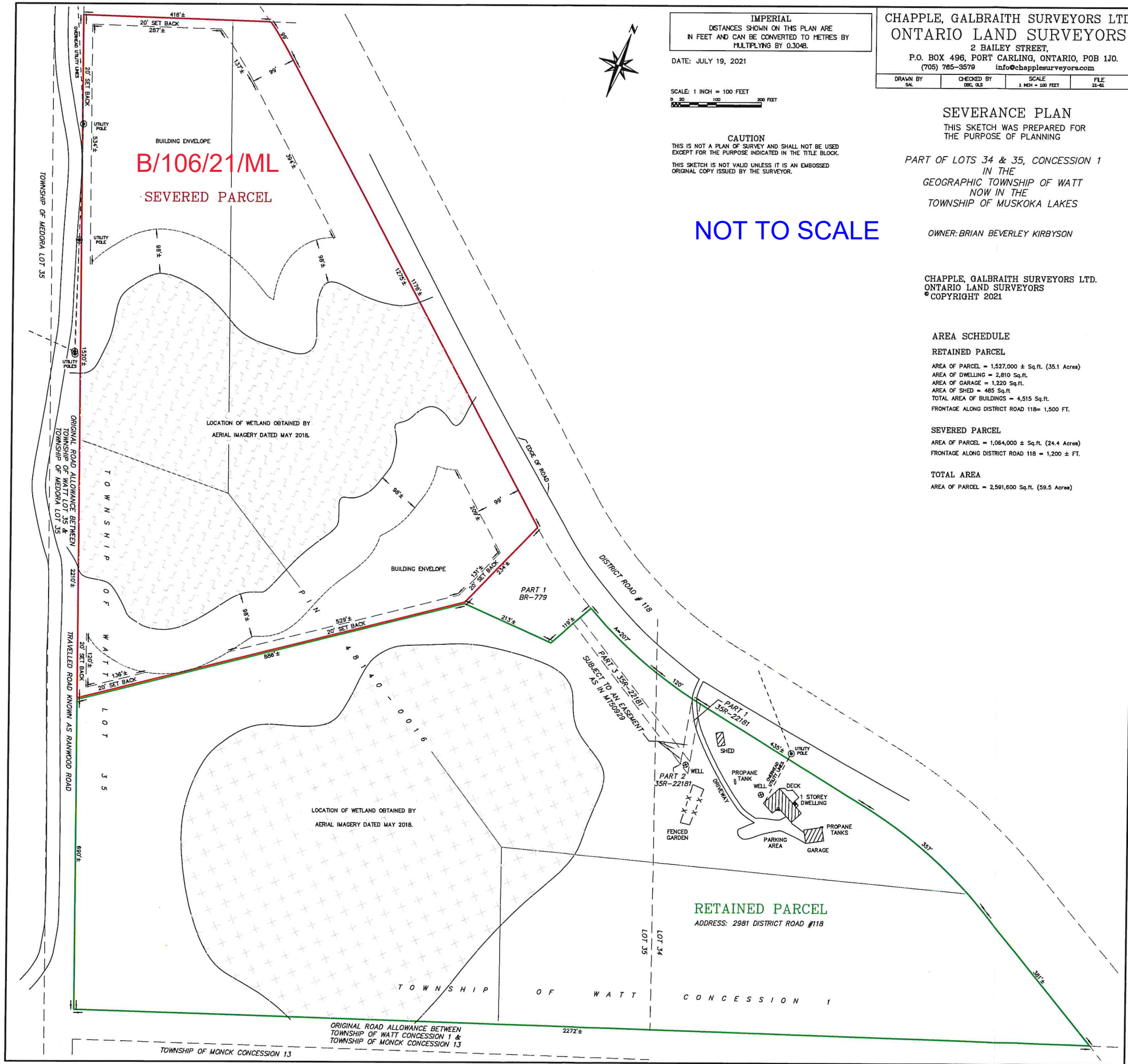
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AREA SCHEDULE

RETAINED PARCEL
AREA OF PARCEL = 1,527,000 ± Sq.ft. (35.1 Acres)
AREA OF DWELLING = 2,810 Sq.ft.
AREA OF GARAGE = 1,220 Sq.ft.
AREA OF SHED = 485 Sq.ft.
TOTAL AREA OF BUILDINGS = 4,515 Sq.ft.
FRONTAGE ALONG DISTRICT ROAD 118 = 1,500 FT.

SEVERED PARCEL
AREA OF PARCEL = 1,064,000 ± Sq.ft. (24.4 Acres)
FRONTAGE ALONG DISTRICT ROAD 118 = 1,200 ± FT.

TOTAL AREA
AREA OF PARCEL = 2,591,000 Sq.ft. (59.5 Acres)



B/106/21/ML
SEVERED PARCEL

RETAINED PARCEL
ADDRESS: 2981 DISTRICT ROAD #118

ORIGINAL ROAD ALLOWANCE BETWEEN
TOWNSHIP OF WATT CONCESSION 1 &
TOWNSHIP OF MONCK CONCESSION 13