



Box 129, Port Carling, ON, POB 1J0
Telephone (705) 765-3156
Fax (705) 765-6755

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: Tuesday, October 10th, 2023 at 9:00 a.m.

File #.: B/35/23/ML

Roll #: 4-6-046

Owners: David and Mary-Lou Clark, PO Box 655, MacTier, Ontario, P0C 1H0

Civic Address: 1020 Hunt Road, Unit #4

Legal Description: Part of Lot 5, Concession 10, Parts 1 – 12, and Parts 16 and 17, Plan 35R-17865 (Medora)

Lake/River: Lake Joseph (Category 1)

Zoning: Waterfront Residential (WR4)

Zoning Schedule: 26

EXPLANATION OF THE PURPOSE AND EFFECT:

Through Consent Application B-35/23/ML, the applicants propose to sever a portion of their property (Severed Lot) and add it to an abutting lot to the north (Benefitting Lot) in the ownership of Kenneth Clark. The Severed Lot is vacant, the Retained and Benefitting Lots contain waterfront residential buildings and structures.

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.

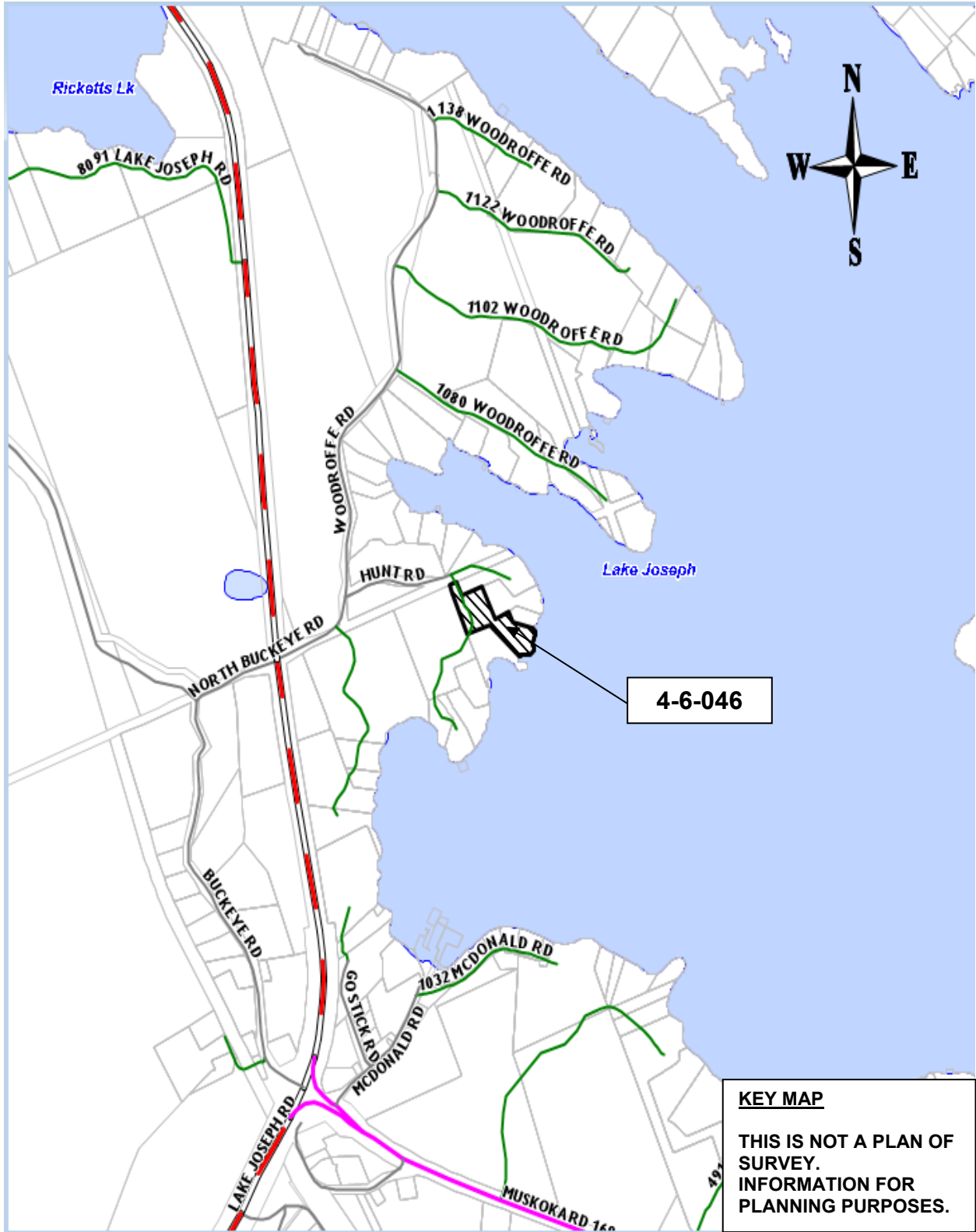
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 25th day of September, 2023.

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

KEY MAP



SEVERENCE SKETCH

THIS SKETCH WAS PREPARED FOR THE PURPOSE OF PLANNING

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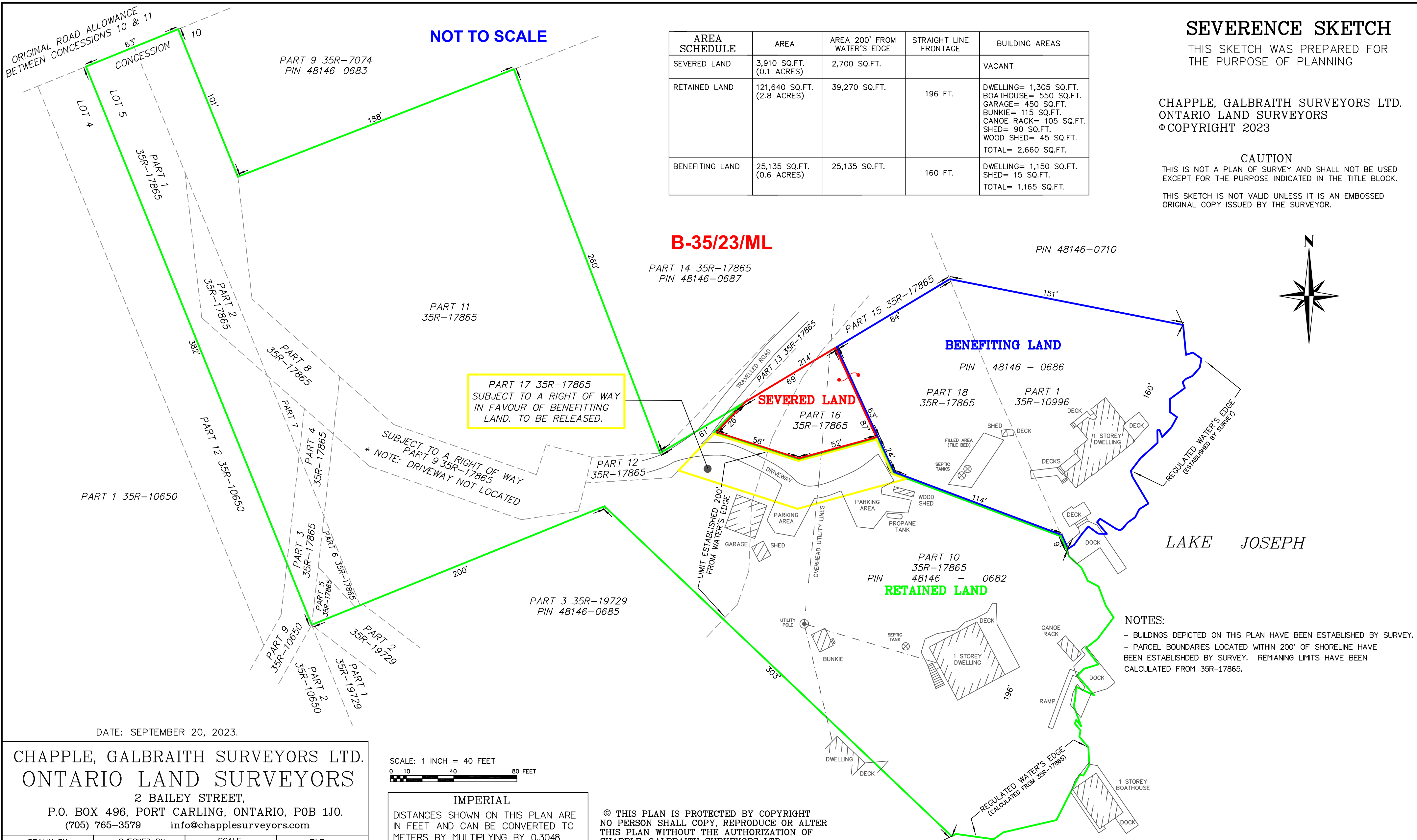
CAUTION

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.

AREA SCHEDULE	AREA	AREA 200' FROM WATER'S EDGE	STRAIGHT LINE FRONTAGE	BUILDING AREAS
SEVERED LAND	3,910 SQ.FT. (0.1 ACRES)	2,700 SQ.FT.		VACANT
RETAINED LAND	121,640 SQ.FT. (2.8 ACRES)	39,270 SQ.FT.	196 FT.	DWELLING= 1,305 SQ.FT. BOATHOUSE= 550 SQ.FT. GARAGE= 450 SQ.FT. BUNKIE= 115 SQ.FT. CANOE RACK= 105 SQ.FT. SHED= 90 SQ.FT. WOOD SHED= 45 SQ.FT. TOTAL= 2,660 SQ.FT.
BENEFITING LAND	25,135 SQ.FT. (0.6 ACRES)	25,135 SQ.FT.	160 FT.	DWELLING= 1,150 SQ.FT. SHED= 15 SQ.FT. TOTAL= 1,165 SQ.FT.

NOT TO SCALE



PART 17 35R-17865
SUBJECT TO A RIGHT OF WAY
IN FAVOUR OF BENEFITTING
LAND. TO BE RELEASED.

SUBJECT TO A RIGHT OF WAY
PART 9 35R-17865
* NOTE: DRIVEWAY NOT LOCATED

NOTES:
- BUILDINGS DEPICTED ON THIS PLAN HAVE BEEN ESTABLISHED BY SURVEY.
- PARCEL BOUNDARIES LOCATED WITHIN 200' OF SHORELINE HAVE BEEN ESTABLISHED BY SURVEY. REMAINING LIMITS HAVE BEEN CALCULATED FROM 35R-17865.

DATE: SEPTEMBER 20, 2023.

CHAPPLE, GALBRAITH SURVEYORS LTD.
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(705) 765-3579 info@chapplesurveyors.com

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

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

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