



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: Monday, September 11th, 2023 at 9:00 a.m.

B-30/23/ML:

Roll #: 4-12-022

Owner: Charles Minett, c/o Daniel Wyjad, 29 Dominion Street, Bracebridge, Ontario, P1L 1T6

Location: Not Assigned

Legal Description: Part of Lots 16-18, Concession 9, (Medora)

Lake/River: Not Applicable

Zoning: Waterfront Residential (WR5 and WR5-7) Open Space - Private (OS2), Environmental Protection (EP1), Rural (RU1)

Zoning Schedules: 20 and 27

B-31/23/ML:

Roll #: 4-12-027

Owners: George and Leslie Anne Foegele, 2 Wrenwood Court, Unionville, Ontario, L3R 6H6

Location: 1805 Peninsula Road, Unit #150

Legal Description: Part of Lots 17 and 19, Concessions 9 and 10, Lot 1, Plan M-630, and Lot 1, Plan 35R-15072, (Medora)

Lake/River: Joseph River

Zoning: Waterfront Residential (WR5-7)

Zoning Schedules: 20 and 27

EXPLANATION OF THE PURPOSE AND EFFECT:

Severance Application (B/30/23/ML) has been made to grant a right-of-way over part of an existing private road known municipally as 1805 Peninsula Road (also known as Riverdale Road) owned by Charles Minett. This right-of-way will be granted in favour of a property in the ownership of Grigory Karmy and Sandra Pereira (Benefitting Lot).

Severance Application B/31/23/ML has been made to grant a right-of-way over part of 1805 Peninsula Road owned by George and Leslie Ann Foegele. This right-of-way will also be granted in favour of a property in the ownership of Grigory Karmy and Sandra Pereira (Benefitting Lot).

Generally, these applications will provide a right-of-way on title at the Muskoka Land Registry Office.

A KEY MAP of the subject property and a plan showing the severed and retained lots 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.

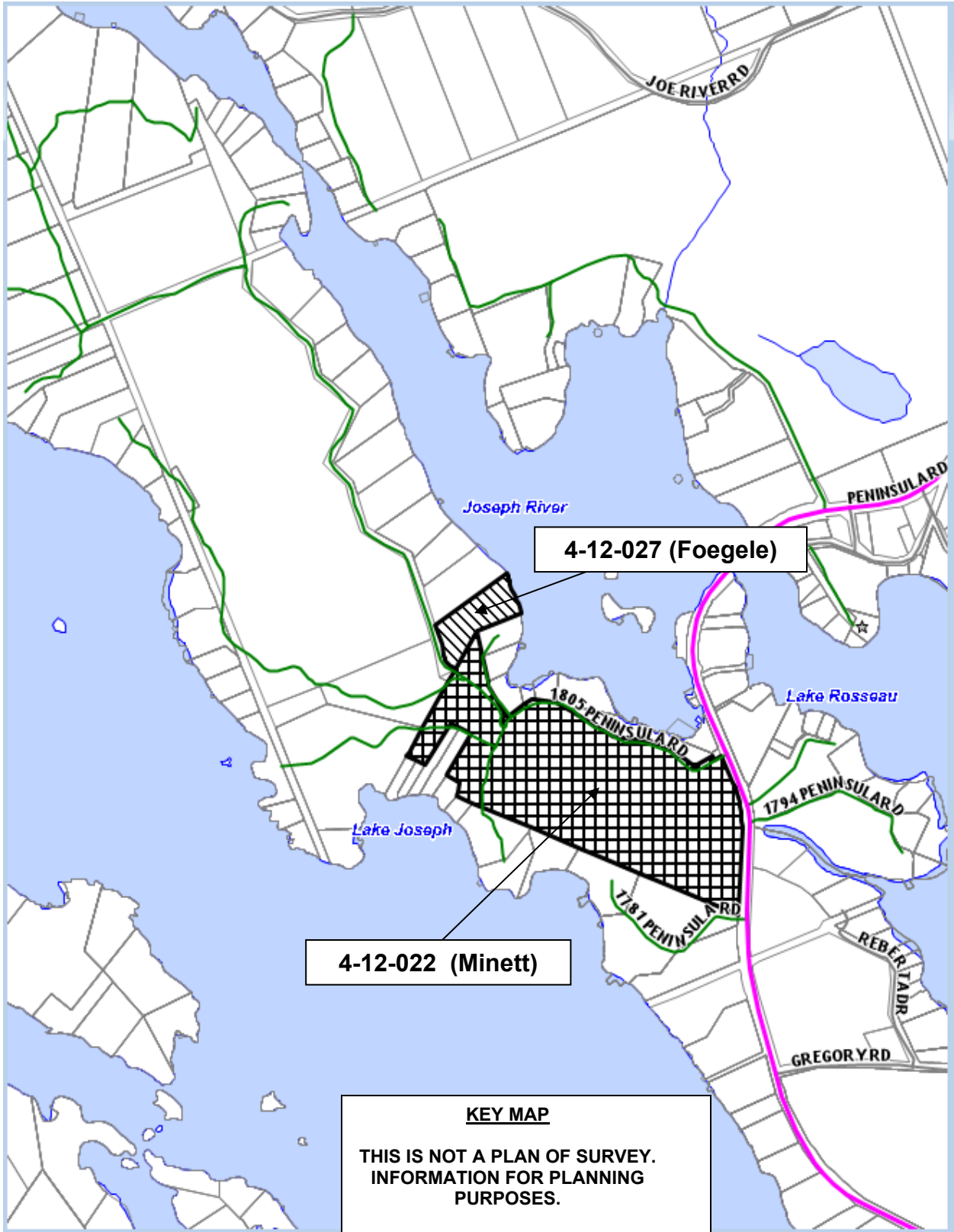
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 28th day of August, 2023.

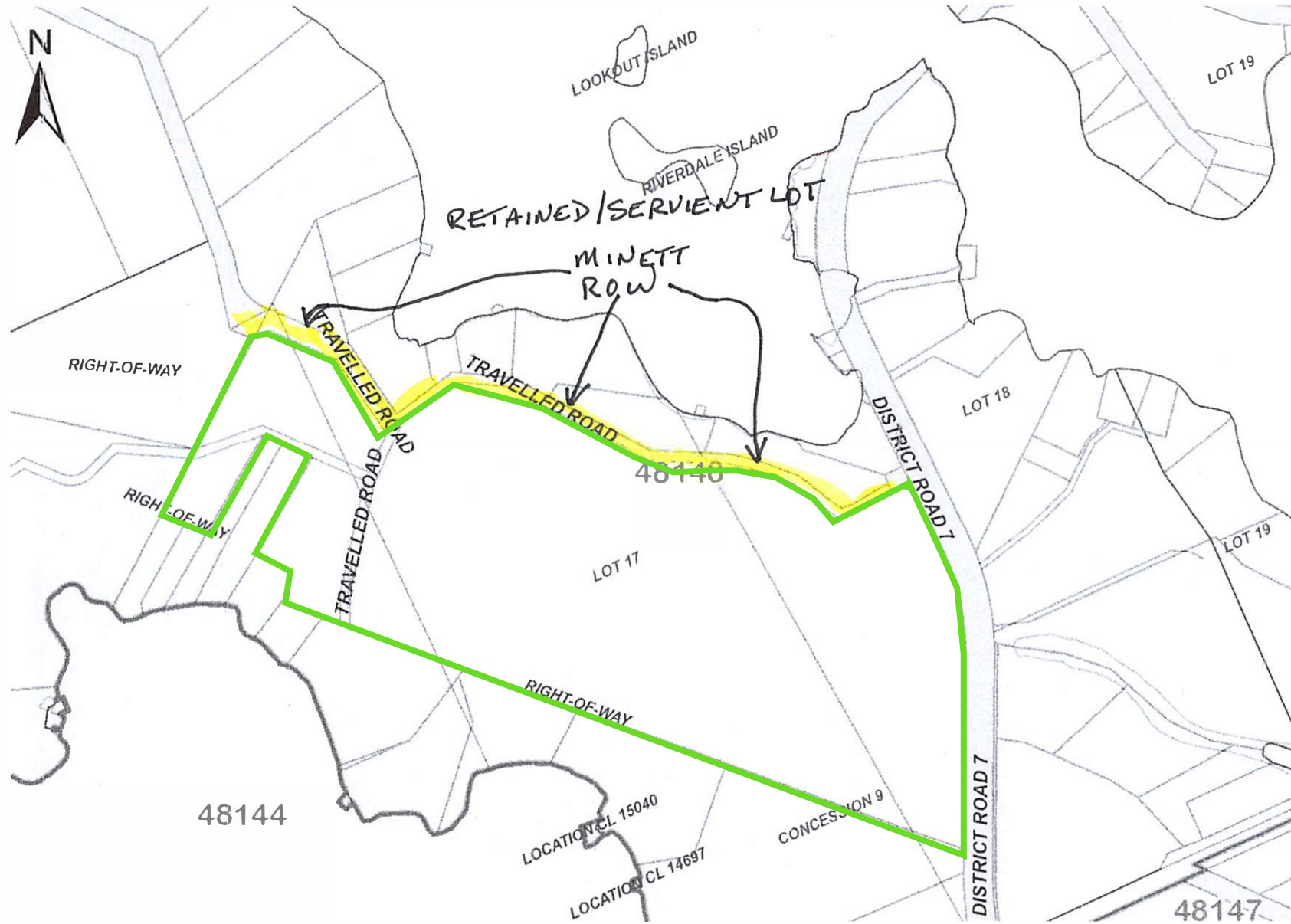
"Original Signed by K. Bavington"
Kitty Bavington,
Secretary-Treasurer
Committee of Adjustment

KEY MAP

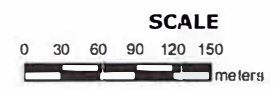


NOT TO SCALE

B/30/23/ML



PRINTED ON 23 AUG, 2023 AT FOR BERNARD01



PROPERTY INDEX M MUSKOKA(No. 35)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

- REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP DOES NOT REFLECT RECENT REGISTRATIONS
- THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PROVIDED FOR PROPERTY INDEXING PURPOSES ONLY
- FOR DIMENSIONS OF PROPERTIES BOUND BY RECORDED PLANS AND DOCUMENTS
- ONLY MAJOR EASEMENTS ARE SHOWN
- REFERENCE PLANS UNDERLYING MORE RECENT REGISTRATIONS ARE NOT ILLUSTRATED



DOMINANT LANDS

NOT TO SCALE

630

630

PLAN 35M-630

I CERTIFY THAT THIS PLAN 35M-630 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MUSKOKA AT 10:40 AM ON THE 27th DAY OF DECEMBER 1990 AND ENTERED IN THE REGISTER FOR PARCEL PLAN 1 SECTION 35M-630 AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT NO. 160916

Tracy O'Connell
Asst. DEP. LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PARCEL 30955

B/30/23/ML

RIVER

PLAN OF SUBDIVISION OF PART OF LOTS 16 AND 17 CONCESSIONS IX AND X TOWNSHIP OF MEDORA NOW IN THE TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA

SCALE: 1:2000
1 200 400 600 800 1000 METRES

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SUBDIVISION FINAL APPROVAL
APPROVED UNDER SECTION 50 OF THE PLANNING ACT, 1985 THIS 14th DAY OF January 1991

DISTRICT MUNICIPALITY OF MUSKOKA

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT LOTS 1 TO 6 FORTH WELLSIES AND BLOCK 12 ARE LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS

WILLIAM ALLAN HOLDINGS LIMITED

CHIEF CLERK & PRESIDENT DECEMBER 18, 1990

I HAVE THE AUTHORITY TO SIGN THE CORPORATION

DYROSHOR INVESTMENTS LIMITED

CHIEF CLERK & PRESIDENT DECEMBER 18, 1990

I HAVE THE AUTHORITY TO SIGN THE CORPORATION

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THAT PORTION OF THE WESTERLY LIMIT OF PART 1 PLAN 35R-10938 HAVING A BEARING OF R100°50'W

- S.B. DENOTES STANDARD IRON BAR
- S.B.I.B. DENOTES SHORT STANDARD IRON BAR
- DENOTES IRON BAR
- R.P. DENOTES ROCK POST
- DENOTES SURVEY MONUMENT FLAG
- DENOTES SURVEY MONUMENT PLANTED
- Z DENOTES PLAN 35R-10933
- DENOTES BEARING
- S DENOTES SET
- DENOTES S.P. VISION O.L.S.
- DENOTES COOTE AND JACKSON, O.L.S.
- DENOTES PLAN 35M-975
- DENOTES FITZMAURICE AND BOWEN, O.L.S.

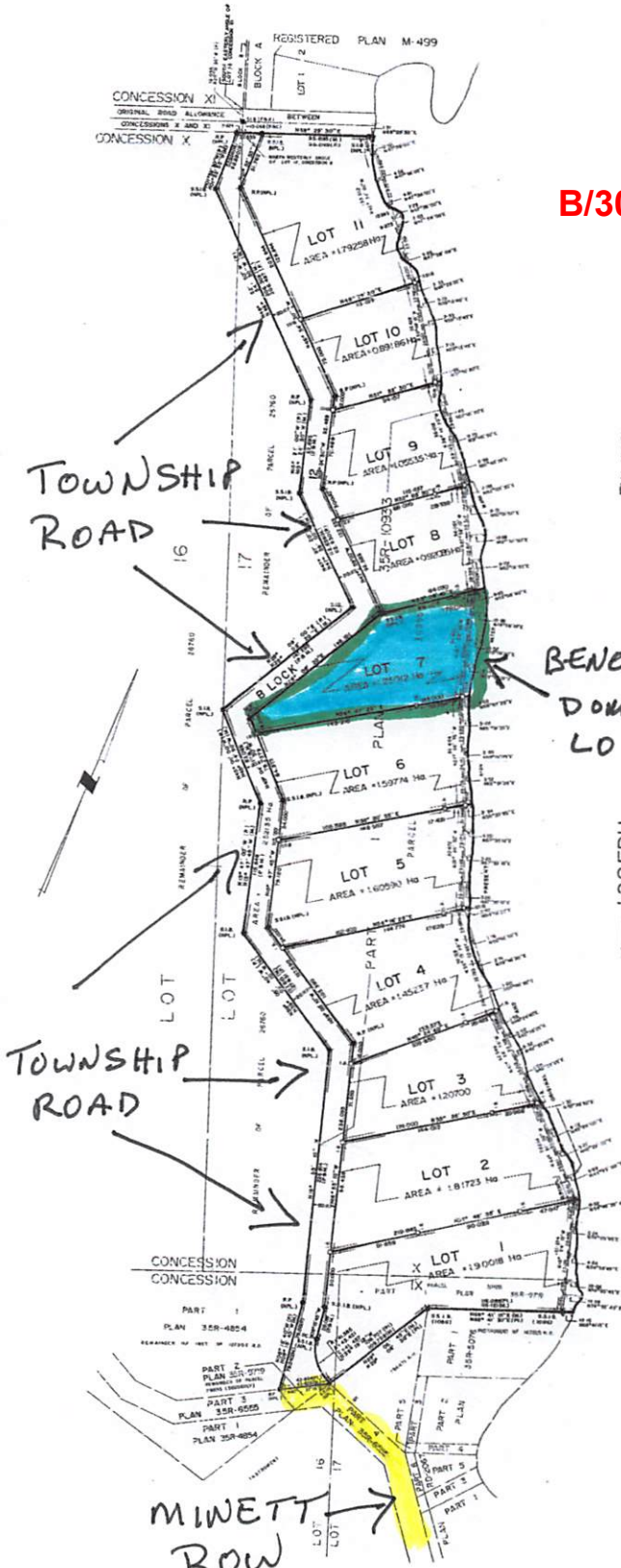
THE LIMIT OF JOSEPH RIVER AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATER EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MEDORA.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.

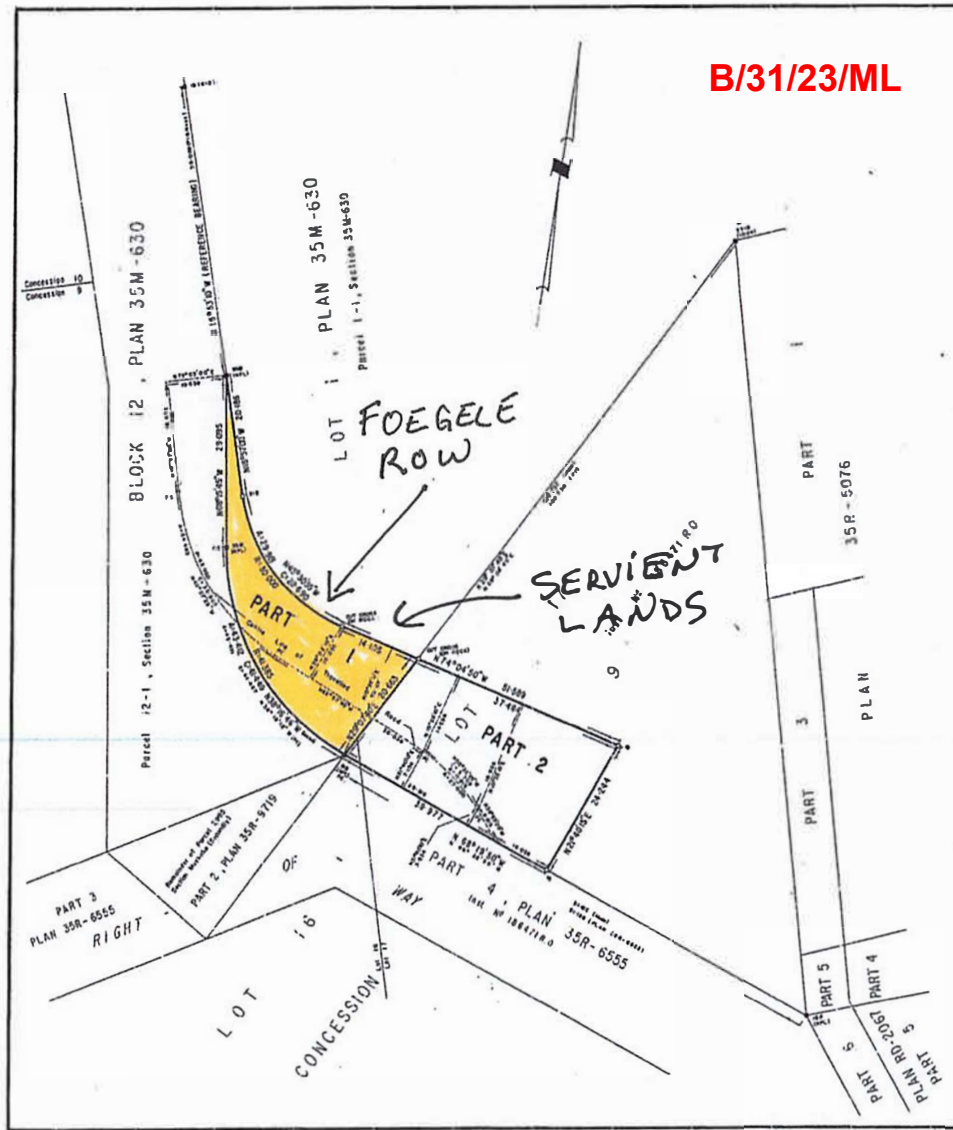
DATE: DECEMBER 28, 1990
John McSkimming
ONARIO LAND SURVEYOR

JOHN MCSKIMMING ONT. LAND SURVEYOR
1646 VICTORIA PARK AVE TORONTO, ONT
TEL. 288-1482
FILE NO. 87-073-81-2



NOT TO SCALE

B/31/23/ML



PLAN 35-15072

RECEIVED AND DEPOSITED

DATE: 16 SEPTEMBER, 1992

DATE: Sept. 18, 1992

John McSkimming
JOHN MCKSKIMMING - O.L.S.

LAND TITLES OFFICE
TOWNSHIP OF MUSKOKA, ONTARIO

LAND TITLES OFFICE SCHEDULE

PART	LOT	PLAN	PARCEL	SECTION	AREA
1	PE OF 1	35M-630	PE OF 1-1	35M-630	800.97 m ²

REGISTRY OFFICE SCHEDULE

PART	LOT	CONCESSION	INST. NO.	AREA
1	PE OF 1	9	100471	800.97 m ²

PLAN OF SURVEY OF
PART OF LOT 1, PLAN 35M-630
AND PART OF LOTS 16 AND 17
CONCESSION 9
TOWNSHIP OF MEDORA
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE - 1:400
JOHN MCKSKIMMING - O.L.S.
1992

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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

NOTES

BEARINGS AND DISTANCES ARE RELATED TO THAT PORTION OF THE METRIC LIMIT OF LOT 1 AS SHOWN ON PLAN 35M-630 DURING A SCALING OF 0.1875 TO 1.

- M DENOTES SURVEY MONUMENT FOUND
- MD DENOTES SURVEY MONUMENT PLANTED
- TS DENOTES STANDARD IRON BAR
- IS DENOTES IRON BAR
- TSB DENOTES SHORT STANDARD IRON BAR
- TSB DENOTES SCOTT & JACKSON - O.L.S.
- SD DENOTES JOHN MCKSKIMMING - O.L.S.
- MPL DENOTES M.P. LAWSON - O.L.S.
- MAR DENOTES MEASURED
- PL DENOTES PLAN 35M-630
- PC DENOTES POINT OF CURVE
- I DENOTES ISLAND

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER;
- THE SURVEY WAS COMPLETED ON THE 22ND DAY OF OCT, 1992.

DATE: 16 SEPTEMBER, 1992

John McSkimming
JOHN MCKSKIMMING
ONTARIO LAND SURVEYOR

JOHN MCKSKIMMING - ONTARIO LAND SURVEYOR
1646 VICTORIA PARK AVENUE, TORONTO, ONTARIO
TEL. 288-1492

15072

DOMINANT LANDS

NOT TO SCALE

630

630

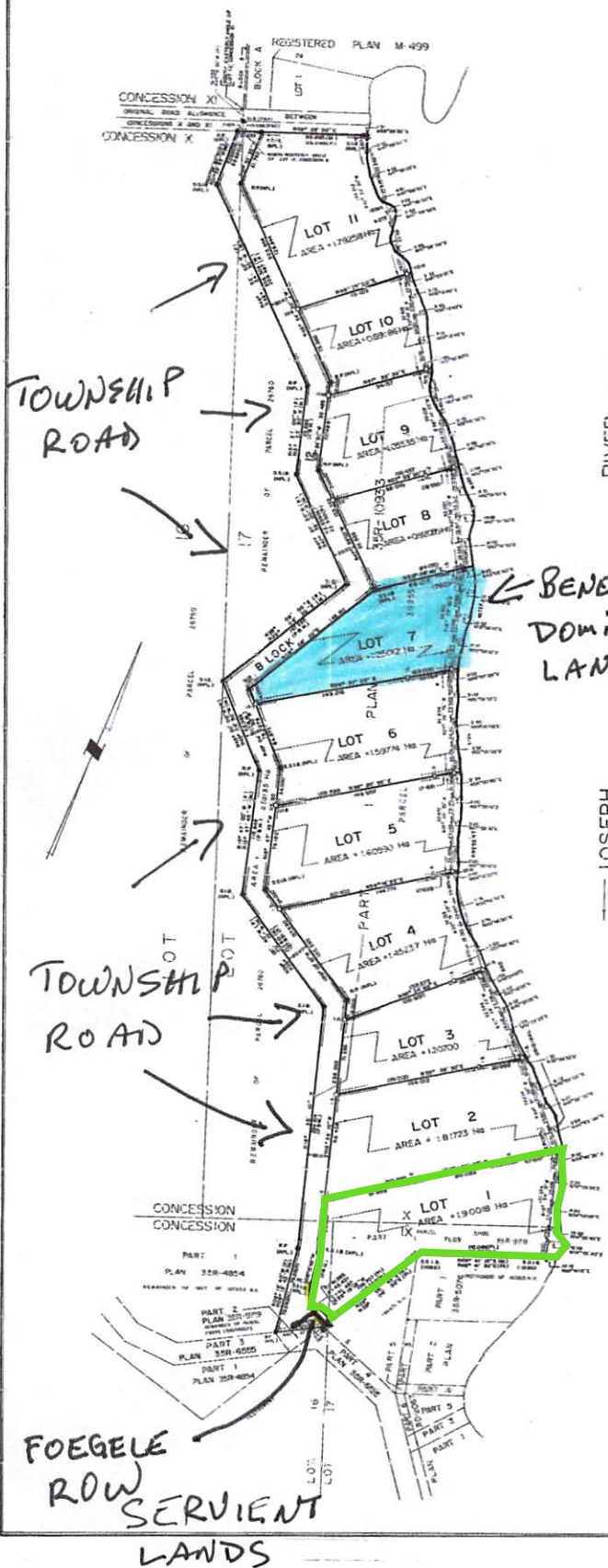
PLAN 35M-630

B/31/23/ML

I CERTIFY THAT THIS PLAN 35M-630 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MUSKOKA AT 11:00 O'CLOCK ON THE 21st DAY OF JANUARY 1991 AND ENTERED BY THE REGISTRAR FROM PARCEL PLAN 1 SECTION 35M-630 AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT NO. 160916

Tracy O'Rourke
DEP. LAND REGISTRAR

THIS PLAN COMPREHENDS ALL OF PARCEL 30955



PLAN OF SUBDIVISION OF PART OF LOTS 16 AND 17 CONCESSIONS IX AND X TOWNSHIP OF MEDORA NOW IN THE TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA



SUBDIVISION FINAL APPROVAL
APPROVED UNDER SECTION 80 OF THE PLANNING ACT, 1968
THIS 21st DAY OF JANUARY 1991
Tracy O'Rourke
DEP. LAND REGISTRAR

DISTRICT MUNICIPALITY OF MUSKOKA

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT LOTS 1 TO 11 (BOTH INCLUSIVE) AND BLOCK 12 ARE LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS

WILLIAM ALLAN HOLDINGS LIMITED

William Allan DECEMBER 18, 1990
CHIEF CLERK - PRESIDENT DATE
I HAVE THE AUTHORITY TO SIGN THE CORPORATION

DYROSNOR INVESTMENTS LIMITED

John McLaughlin DECEMBER 18, 1990
SENIOR PROJECT - PRESIDENT DATE
I HAVE THE AUTHORITY TO SIGN THE CORPORATION

NOTES
BEARINGS ARE ASTROGNOMIC AND ARE REFERRED TO THAT PORTION OF THE WESTERLY LIMIT OF PART 1 PLAN 35R-10333 BEARING 8 BEARINGS OF 81°07'25" W
S.B. DENOTES STAKELESS BENCH MARK
S.S.B. DENOTES SHORT STAKELESS BENCH MARK
L.B. DENOTES LONG BENCH MARK
R.P. DENOTES ROCK POINT
S.D. DENOTES SURVEY DIRECTION
M DENOTES SURVEY MONUMENT PLANTED
DENOTES PLAN 35R-10333
W DENOTES WELLS
M DENOTES METERS
S.M. DENOTES S.M. THROUGH O.L.S.
S.D. DENOTES S.D. THROUGH O.L.S.
P.C. DENOTES POINT OF CORNER
P.V. DENOTES PLAN 35R-9728
P.B. DENOTES PITCHBENCH AND BENCH O.L.S.

THE LIMIT OF JOSEPH RIVER AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATER EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MEDORA

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF DECEMBER 1990

DATE: DECEMBER 28, 1990
John McLaughlin
JOHN MCLAUGHLIN
CHIEF CLERK - SURVEYOR

JOHN MCLAUGHLIN CHIEF CLERK - SURVEYOR
1646 VICTORIA PARK AVE TORONTO, ONT
TEL. 288-1492
FILE NO. 87-075-61-2