



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

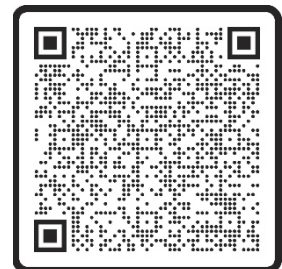
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

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 information and does not require any response unless you wish to make one.**

File No.: B/27/24/ML
Roll No.: 4-12-056-01

Owner:	Emily Burnett, 45 Strathearn Road, York, ON, M6C 1R5		
Address & Description:	1805 Peninsula Road, Unit #37 Part of Lot 16 and 17, Concession 9, Part of Part 6, Parts 7 to 13, Plan 35R-21030, Part 1, Plan 35R-23546, (Medora)		
Zoning:	Waterfront Residential (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 27
Hearing Date: Monday, September, 9th, 2024 at 9:00 a.m.			

Take further notice that this public hearing will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The hearing will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.



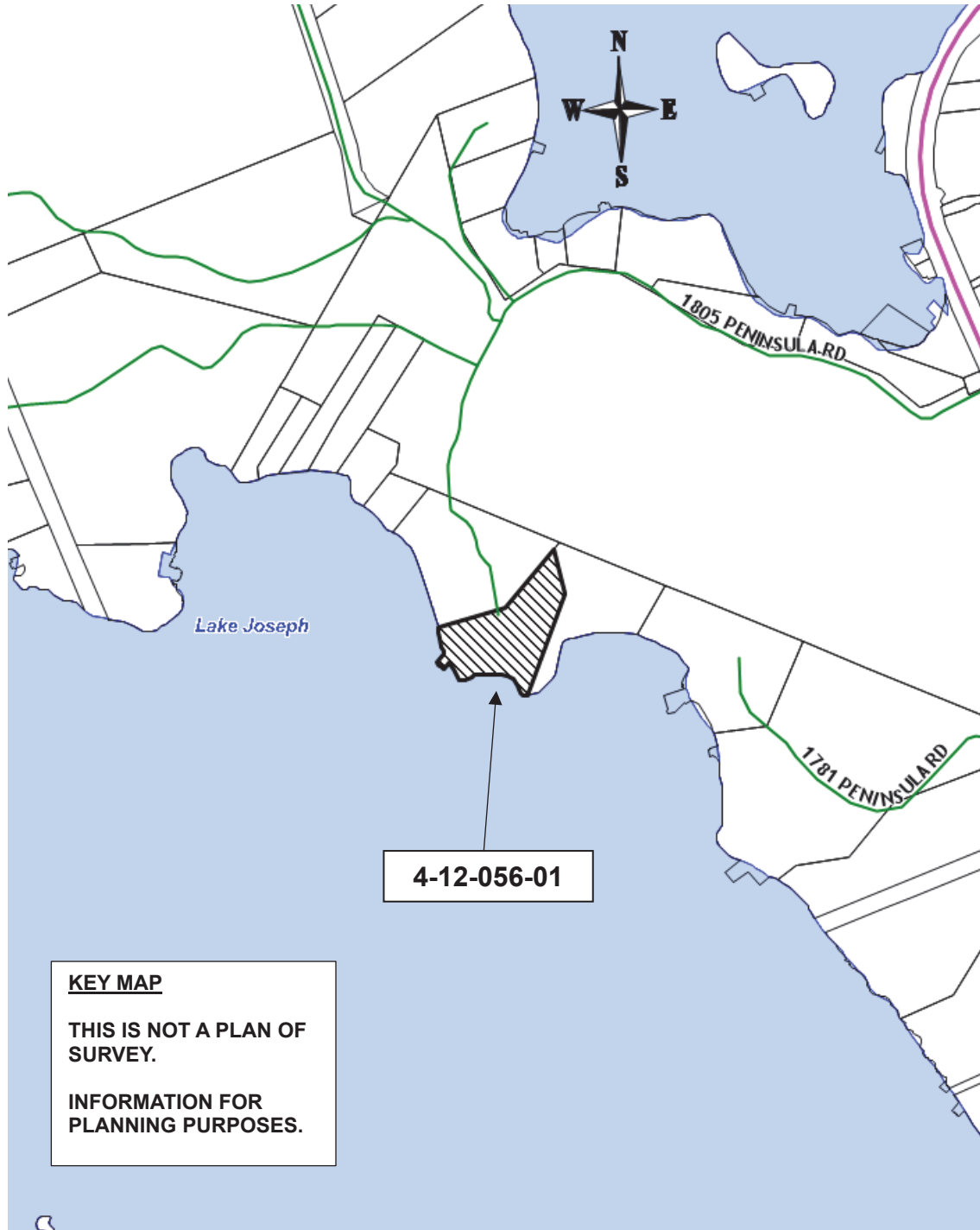
Explanation of the Purpose and Effect:

Consent/Severance Application B/27/24/ML has been submitted by the applicant to grant a right-of-way in favour of a property currently in the ownership of Judy Hofmann-Moore. An existing right-of-way is to be extinguished and re-vegetated.

A key map of the subject property and the applicant's consent sketch are included in this notice.



KEY MAP



For more information, please contact the Planning Division weekdays 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. **Please quote the file number noted above.**



How to Participate:

Submit Comments in Writing



Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

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.

Watch the Hearing Online



You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on www.muskokalakes.ca

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.

DECISION & APPEALS: 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 has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but 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.

Notwithstanding the above, subsection 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 26th day of August, 2024.

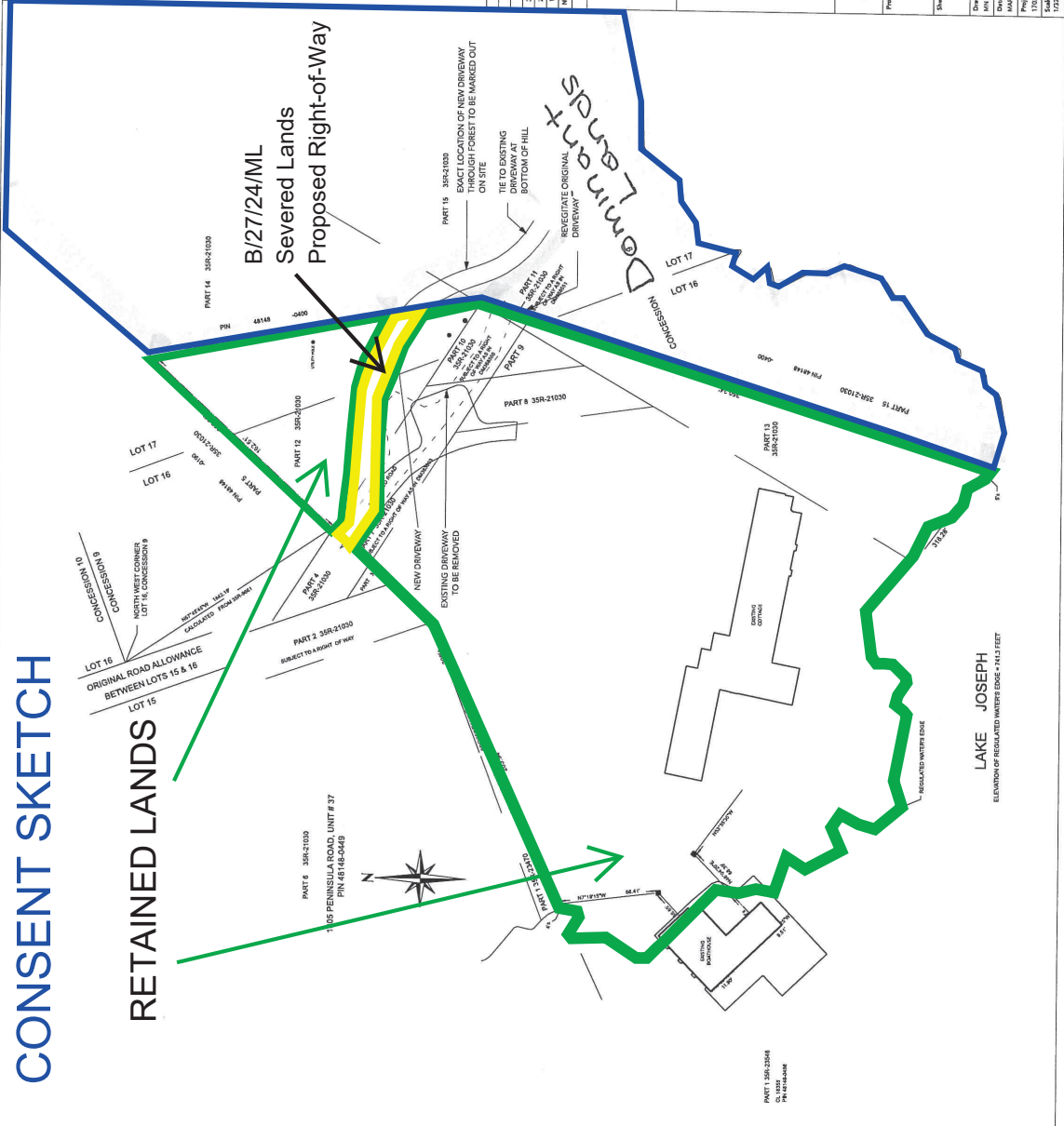
Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



CONSENT SKETCH

SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF SURVEY
 OF PART OF
 LOTS 16 AND 17, CONCESSION 9
 AND PART OF THE
 BED OF LAKE JOSEPH
 LYING IN FRONT OF
 LOT 16, CONCESSION 9
 TOWNSHIP OF WEDOKA
 DISTRICT MUNICIPALITY OF MUSKOKA
 CHAPPEL GALBRAITH SURVEYORS LTD.
 500 KING STREET EAST

LEGEND
 DISTANCES SHOWN HEREON ARE IN FEET AND
 DECIMALS THEREOF AS NOTED.
 BOUNDARIES ARE TO BE SET AS NOTED.
 DOTTED SURVEY MONUMENT FOUND.
 DOTTED SURVEY MONUMENT NOT FOUND.
 DOTTED BOUNDARY MONUMENT FOUND.
 DOTTED BOUNDARY MONUMENT NOT FOUND.
 DOTTED IRON NAIL.
 DOTTED IRON BAR.
 DOTTED IRON PIPE.
 DOTTED IRON ROD.
 DOTTED IRON WIRE.
 DOTTED IRON WIRE NAIL.
 DOTTED IRON WIRE NAIL.
 DOTTED IRON WIRE NAIL.



NOT TO SCALE

The subject to these reports, including the accuracy of the engineering information contained in these drawings, including the location of all structures, electrical, plumbing, mechanical, and other equipment, shall be the responsibility of the client. The contractor shall check all dimensions on the work and report any discrepancy to the architect prior to proceeding. Construction must conform to all applicable codes, regulations, and requirements of jurisdictions having jurisdiction. The drawings are not to be used for construction unless specifically so ISSUED FOR CONSTRUCTION.

No.	Date	Description	Drawn	Checked
1	09/11/2020	ISSUED FOR REVIEW		
2	09/11/2020	ISSUED FOR REVIEW		
3	09/11/2020	ISSUED FOR REVIEW		



WAYNE SWADRON
 PROFESSIONAL ENGINEER & LAND SURVEYOR

3000 Yonge Avenue, Suite 203, North York, Ontario M2P 2P4
 (416) 491-2222 / (416) 491-2226 www.wayneswadron.com

Project	17 BRIDGEVIEW RD, MUSKOKA, ONTARIO
Sheet Title	DRIVEWAY SITE PLAN
Drawn By	MS
Checked By	MS
Date	09/11/2020
Project Number	A-1.0
Scale	1/32" = 1'-0" @ 24x36"