



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
COMMITTEE OF ADJUSTMENT

Box 129, Port Carling, Ontario, P0B 1J0
Telephone (705) 765-3156, Fax (705) 765-6755

NOTICE OF DECISION

File: B/39/15/ML, 4-16-060.
Application for Consent to: To create one additional lot.
Owner: 3845095 Canada Inc.
Location: Part of Lot 32, Concession 14, (Medora), Civic Address: 1405
Juddhaven Road, Unit #96, Zoning Schedule: 14
Date: September 17, 2015

Upon application for consent for the lands described in the above noted file, the decision of the Committee of Adjustment is as follows:

That Consent be granted for Application B/39/15/ML, (3845095 Ontario Inc.), provided the following conditions are fulfilled:

1. A registerable description (deed) of the severed lot be submitted to the Secretary-Treasurer along with a registered copy of the reference plan.
2. That access via a right-of-way or easement be provided over the retained lot to maintain the sewage system serving the severed lot.
3. That a Minor Variance be approved for relief from certain requirements for shoreline structures.
4. That a Zoning By-law Amendment be approved which limits the permitted first storey boathouse width to 47 feet.

REASONS: This application will conform with the requirements of Comprehensive Zoning By-law 87-87, as amended, and By-law 2014-14, as amended, the Township Official Plan and the District Municipality of Muskoka Official Plan.

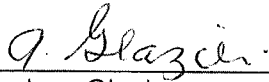
Pursuant to Section 41 of Section 53 of the Planning Act, all conditions imposed must be fulfilled within one year from the date of the sending of the Notice of Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent and the giving by the Secretary-Treasurer of the certificate provided for in Subsection 42 of Section 53 of the Planning Act, (R.S.O., 1990, Chapter P.13, as amended).

CERTIFICATION

I, Andrea Glazier, Secretary-Treasurer, of the Committee of Adjustment, hereby certify that the above decision is a true copy of the decision of the Committee with respect to the application therein.

Dated this 22nd day of September, 2015.



Andrea Glazier
Secretary-Treasurer
Committee of Adjustment

NOTICE


The applicant, and every other agency or person to whom a Notice of Decision was sent, may appeal the decision and/or any conditions imposed to the Ontario Municipal Board. In order to appeal, you must file a Notice of Appeal by using an "Appellant Form" in which you will set out written reasons for the appeal and, if applicable, specifying which conditions are being appealed, within twenty (20) days of the giving of this Notice. If you wish to obtain a copy of the appeal form (Appellant Form), it is available from the Ontario Municipal Board website at www.omb.gov.on.ca. The forms are also available by contacting the Township of Muskoka Lakes, Planning Department.

This Notice should be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by a payment of \$125.00 for **the first application** being appealed. If more than one application is being appealed, the fee for each additional application is \$25.00. The payment must be by certified cheque(s) or money order(s), payable to the Minister of Finance. Please note this Notice must actually be received by the Secretary-Treasurer within the 20 day period in order to be considered valid by the Ontario Municipal Board.

Send Notice of Appeal to : Ms. Andrea Glazier, Secretary-Treasurer
Committee of Adjustment
Box 129
Port Carling, Ontario, P0B 1J0

Note: Under the Planning Act, only individuals, corporations and public bodies may appeal decisions in respect of application for consent to the Ontario Municipal Board. A Notice of Appeal may **not** be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or group.

Forwarded by mail: September 22, 2015
Last date for Appeal: October 13, 2015, not later than 4:00 p.m.



Andrea Glazier
Secretary-Treasurer
Committee of Adjustment

IMPERIAL

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

PROPOSED SEVERANCE

PART OF LOT 32, CONCESSION 14
IN THE
GEOGRAPHIC TOWNSHIP OF MEDORA
NOW IN THE
TOWNSHIP OF MUSKOKA LAKES

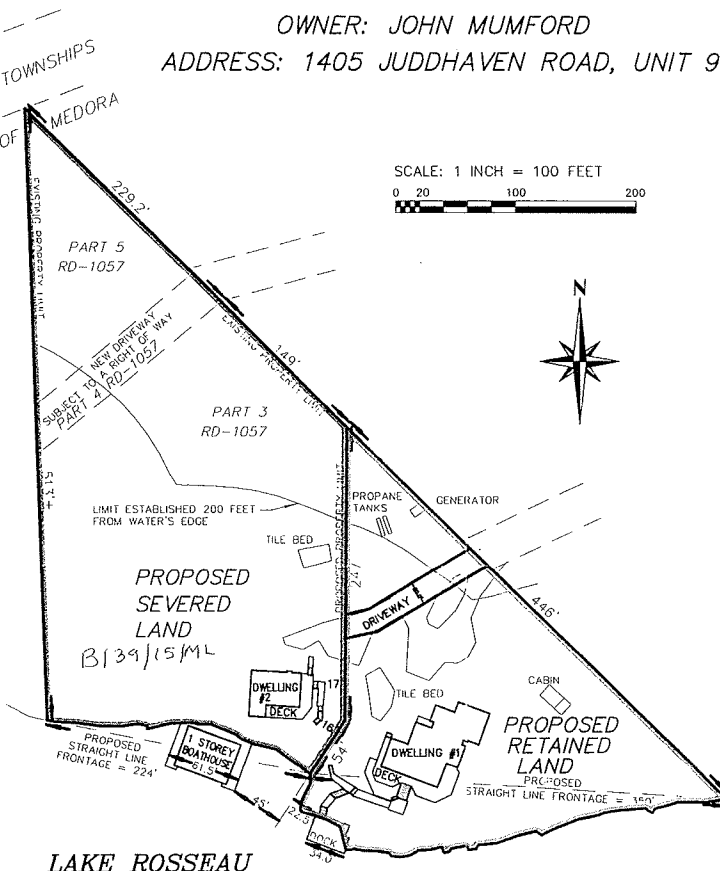
OWNER: JOHN MUMFORD
ADDRESS: 1405 JUDDHAVEN ROAD, UNIT 98

TOWNSHIP OF HUMPHREY
ORIGINAL ROAD ALLOWANCE
BETWEEN HUMPHREY AND MEDORA TOWNSHIPS
LOT 32 CONCESSION 14 TOWNSHIP OF MEDORA

SCALE: 1 INCH = 100 FEET
0 20 100 200



*NOTE: SEVERANCE COLOUR AND R.O.W. INFO ADDED BY W.S.A.



AREA SCHEDULE

PROPOSED RETAINED LAND

AREA OF RETAINED LAND = 1.38 ACRES
AREA OF RETAINED LAND 200 FEET FROM THE WATER'S EDGE = 53,400± SQ. FT.
AREA OF DWELLING #1 = 3,399 SQ. FT.
AREA OF CABIN = 295 SQ. FT.
TOTAL AREA OF BUILDINGS ON RETAINED LAND = 3,694 SQ. FT.

LAKE ROSSEAU

EXISTING STRAIGHT LINE FRONTAGE = 572 FEET

PROPOSED SEVERED LAND

AREA OF PROPOSED SEVERED LAND = 2.30 ACRES
AREA OF PROPOSED SEVERED LAND 200 FEET FROM THE WATER'S EDGE = 60,330± SQ. FT.
AREA OF DWELLING #2 = 1,345 SQ. FT.
AREA OF BOATHOUSE = 1,627 SQ. FT.
TOTAL AREA OF BUILDINGS ON SEVERED LAND = 2,972 SQ. FT.

DATE: MAY 27, 2015

NOTE: ALL BUILDING AREAS ARE TO THE FOOTPRINT OF THE BUILDINGS.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS

2 BAILEY STREET, P.O. BOX 496
PORT CARLING, ONTARIO, P0B 1J0

TEL (705) 765-3579 FAX (705) 765-3599

DRAWN BY RJM	CHECKED BY DBC, OLS	SCALE 1 IN = 100 FT	FILE 15-38
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