



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION

File: B/42/21/ML, 7-7-025
Application for Consent to: Sever lands and add them to an abutting lot.
Owners: John Richard Murby
Locations: Part of Lot 8, Concession D, Parts 1-6 and Parts 8-16, Plan 35R-17646, (Bala), Civic Address: 1440 Moon River Road
Date: September 13, 2021

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/42/21/ML, (Murby), provided the following conditions are fulfilled:

- i. That a registerable description (deed) of the Severed Lot and any required Rights-of-Way be submitted to the Secretary-Treasurer along with a registered copy of the reference plan.
- ii. That a Deeming By-law be approved and finalized to remove the status of lots on a Plan of Subdivision on any existing lots on Registered Plan M-63 necessary to form the Resultant Lots.
- iii. That a legal undertaking be submitted in order to confirm that the Severed and Retained Lots will merge in title to the lots to which they are to be added upon registration of the transfers/deeds.

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

Subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance.

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).

EFFECT OF WRITTEN AND ORAL SUBMISSIONS: The applicant's presentation was helpful in making a decision.

CERTIFICATION

I, Rachel Mulholland, 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 14th day of September, 2021.



Rachel Mulholland
Secretary-Treasurer
Committee of Adjustment

NOTICE

You will be entitled to receive notice of any changes to the conditions of provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent. Any person or public body may appeal the decision and/or any conditions imposed by the Committee of Adjustment to the Ontario Land Tribunal. 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 Land Tribunal website.

This Notice must be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the reasons for the appeal and the required fee(s). Please note this Notice must be received by the Secretary-Treasurer within the 20 day period.

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

Note: Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. 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 on its behalf.

Forwarded by mail: September 14th, 2021
Last date for Appeal: October 4th, 2021, not later than 4:00 p.m.



Rachel Mulholland
Secretary-Treasurer
Committee of Adjustment