



Box 129, Port Carling, ON, POB 1JO
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, February 12, 2024 at 9:00 a.m.

File #.: B/55/56/23/ML

Roll #'s: 1-2-156 and 1-2-157

Owners: Jill Davison, 1051 Josh's Bay Road, Unit #2, Utterson, ON, P0B 1M0
Stephen Strickland, 2157 Hwy 141, Utterson, ON, P0B 1M0

Civic Addresses: 490 Skeleton Lake Shore
491 Skeleton Lake Shore

Legal Description: Part of Lot 8, Concession 2, Parts 2 to 5, Plan 35R-25178, (Cardwell)
Part of Lot 8, Concession 2, (Cardwell)

Lake/River: Skeleton Lake (Category 2 Lake)

Zoning: Waterfront Residential (WR1)

Zoning Schedule: 11

EXPLANATION OF THE PURPOSE AND EFFECT: Consent/Severance Application B/55/23/ML has been submitted to grant an easement for hydro utility services over a portion of property owned by Jill Davison. The portion of land over which the easement is proposed contains a concrete pad for hydro utility services. The easement will be granted in favour of an abutting (benefitting) property to the east in the ownership of Stephen Strickland.

Consent/Severance Application B/56/23/ML has also been submitted to grant an easement over a portion of property owned by Stephen Strickland. The portion of property over which the easement is proposed contains private underground hydro utility lines. The easement will be granted in favour of an abutting (benefitting) property to the west in the ownership of Jill Davison.

The proposed consent applications will create reciprocal easements for private hydro utility services with the intent of protecting both property owners interests by formalizing the easements on title.

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 wishing 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.**

ZOOM Guide

More information about viewing and/or participating in the zoom hearing can be found on our website: <https://www.muskokalakes.ca/zoom/>

Members of the public may also observe the proceedings by accessing the live webcast at www.muskokalakes.ca. If the live webcast fails, the meeting recording will be posted at <https://muskokalakes.civicweb.net/Portal/>.

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.

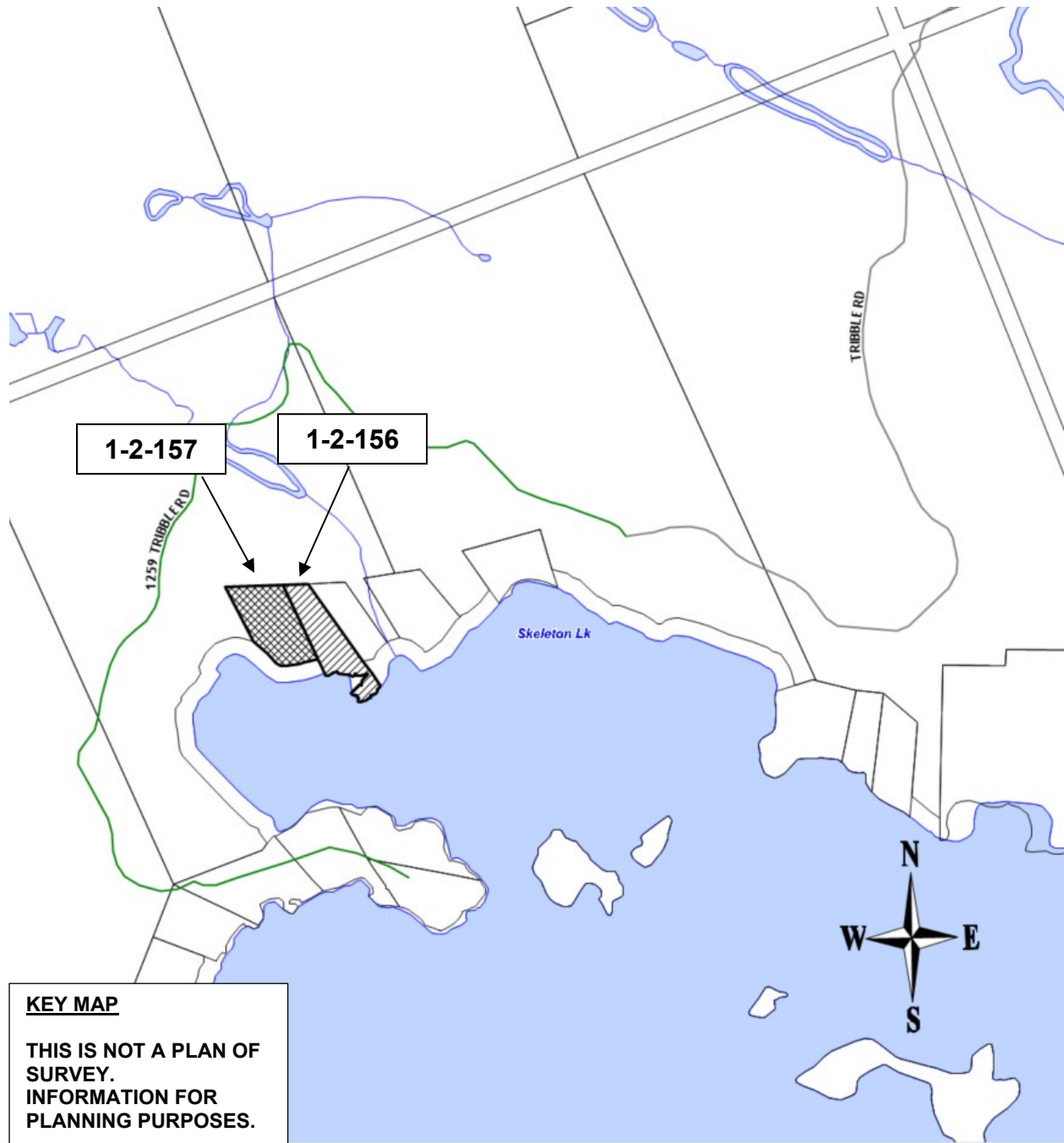
THE HEARING will be live-streamed on the Township's live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

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 26th day of January, 2024.

"Original Signed by C. Ward"
Chelsea Ward,
Secretary-Treasurer
Committee of Adjustment

KEY MAP



**SKETCH FOR CONSENT PURPOSES
(FOR JILL DAVISON)**

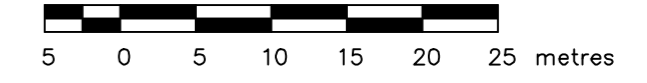
OF THE PART OF

**LOT 8
CONCESSION 2**

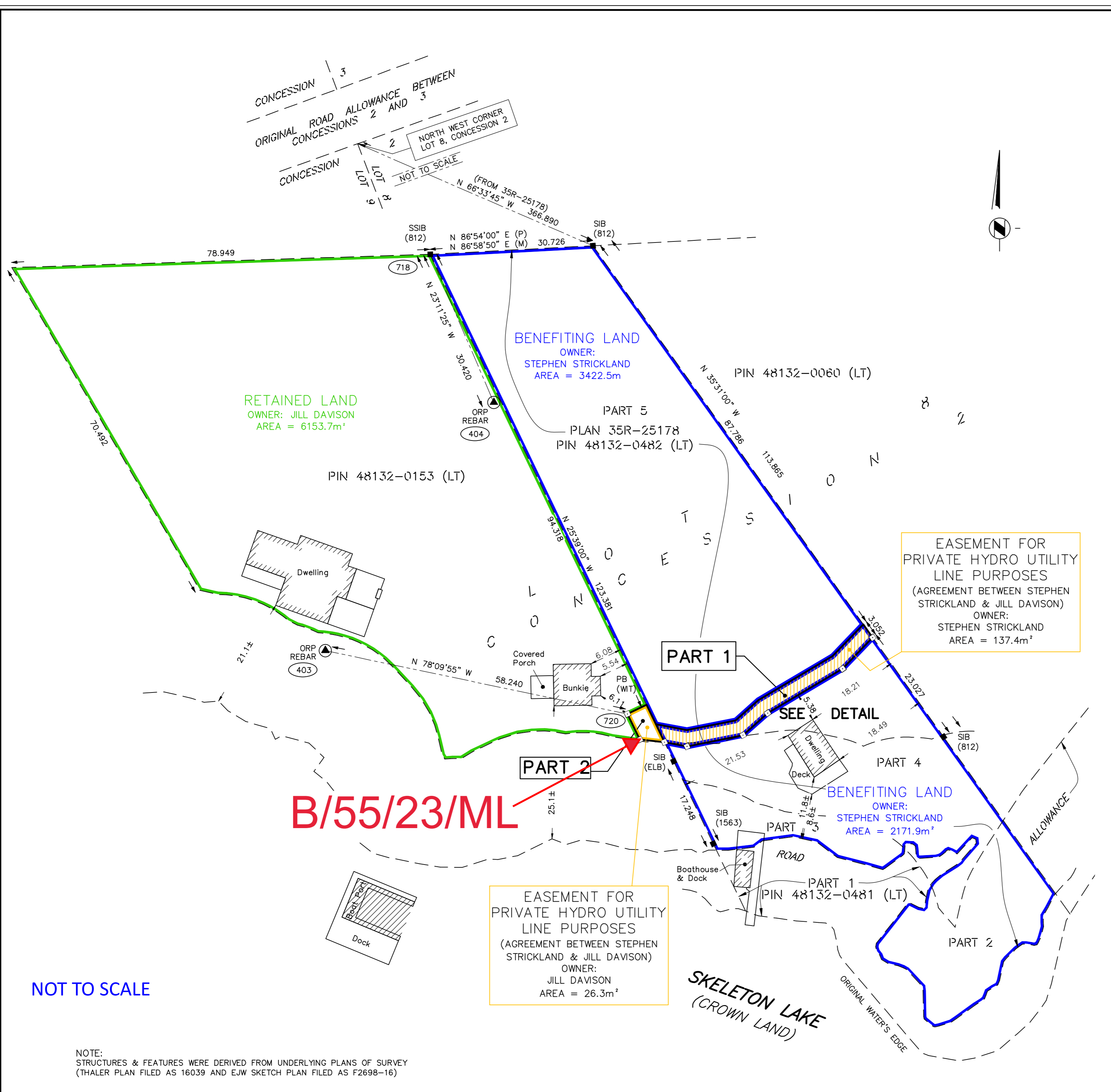
(A PORTION OF WHICH IS SHOWN AS A ROAD
ALLOWANCE IN CROWN PATENT PM748)

GEOGRAPHIC TOWNSHIP OF CARDWELL
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 500 (Metric)



E. J. WILLIAMS SURVEYING LIMITED



NOT TO SCALE

NOTE:
STRUCTURES & FEATURES WERE DERIVED FROM UNDERLYING PLANS OF SURVEY
(THALER PLAN FILED AS 16039 AND EJV SKETCH PLAN FILED AS F2698-16)

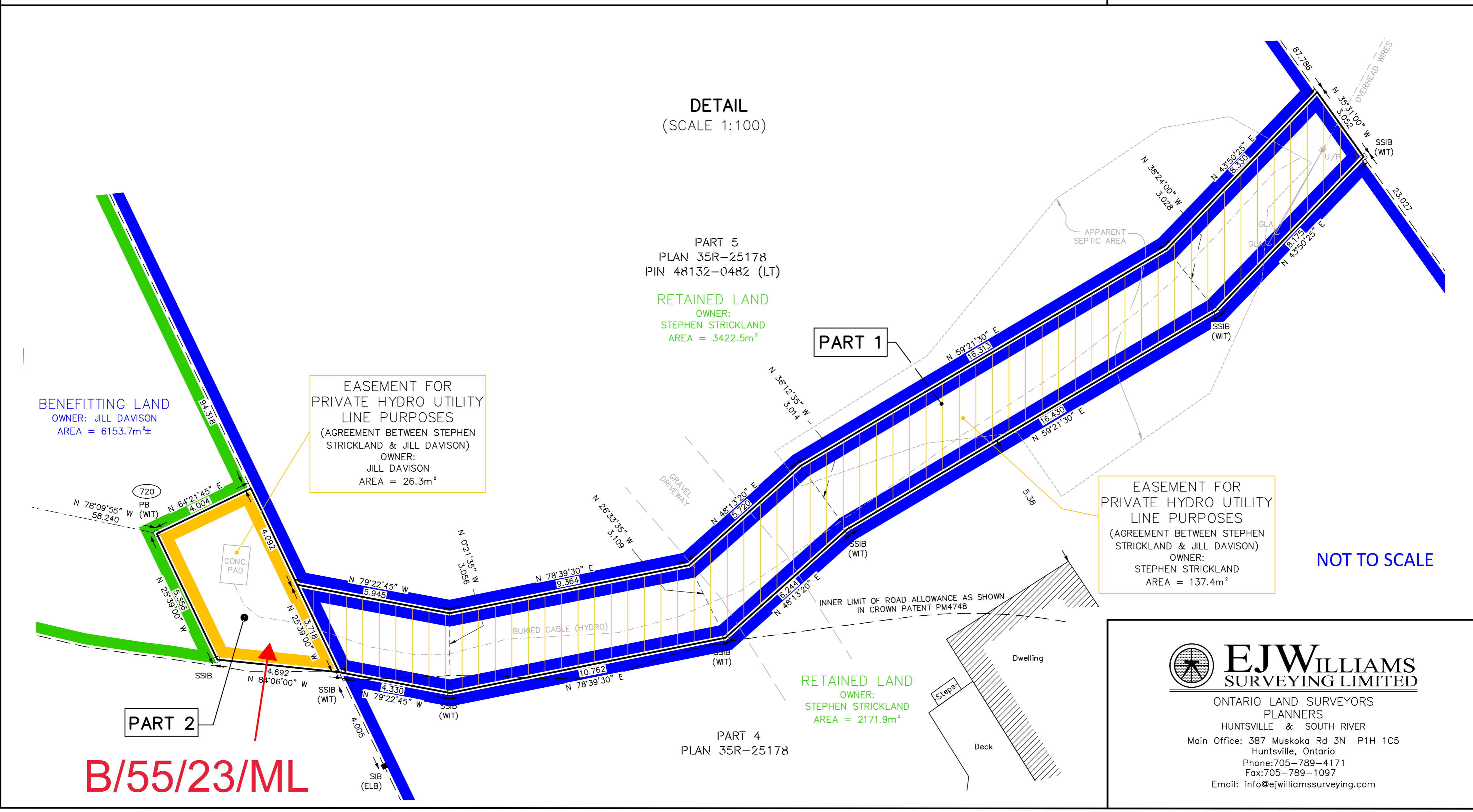
LEGEND

- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- PB DENOTES PLASTIC BAR
- DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- (812) DENOTES N. P. LYNDON, OLS
- (ELB) DENOTES E. L. BURGESS, OLS
- ORP DENOTES OBSERVED REFERENCE POINT
- (M) DENOTES MEASURED
- (P) DENOTES DEPOSITED PLAN 35R-25178
- U/P DENOTES UTILITY POLE
- 1563 DENOTES THALER LAND SURVEYING LTD., OLS

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

3			
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1	RELEASED FOR COMMENT	DECEMBER 13, 2023	PNA
No.	REVISION	DATE	APPROVED

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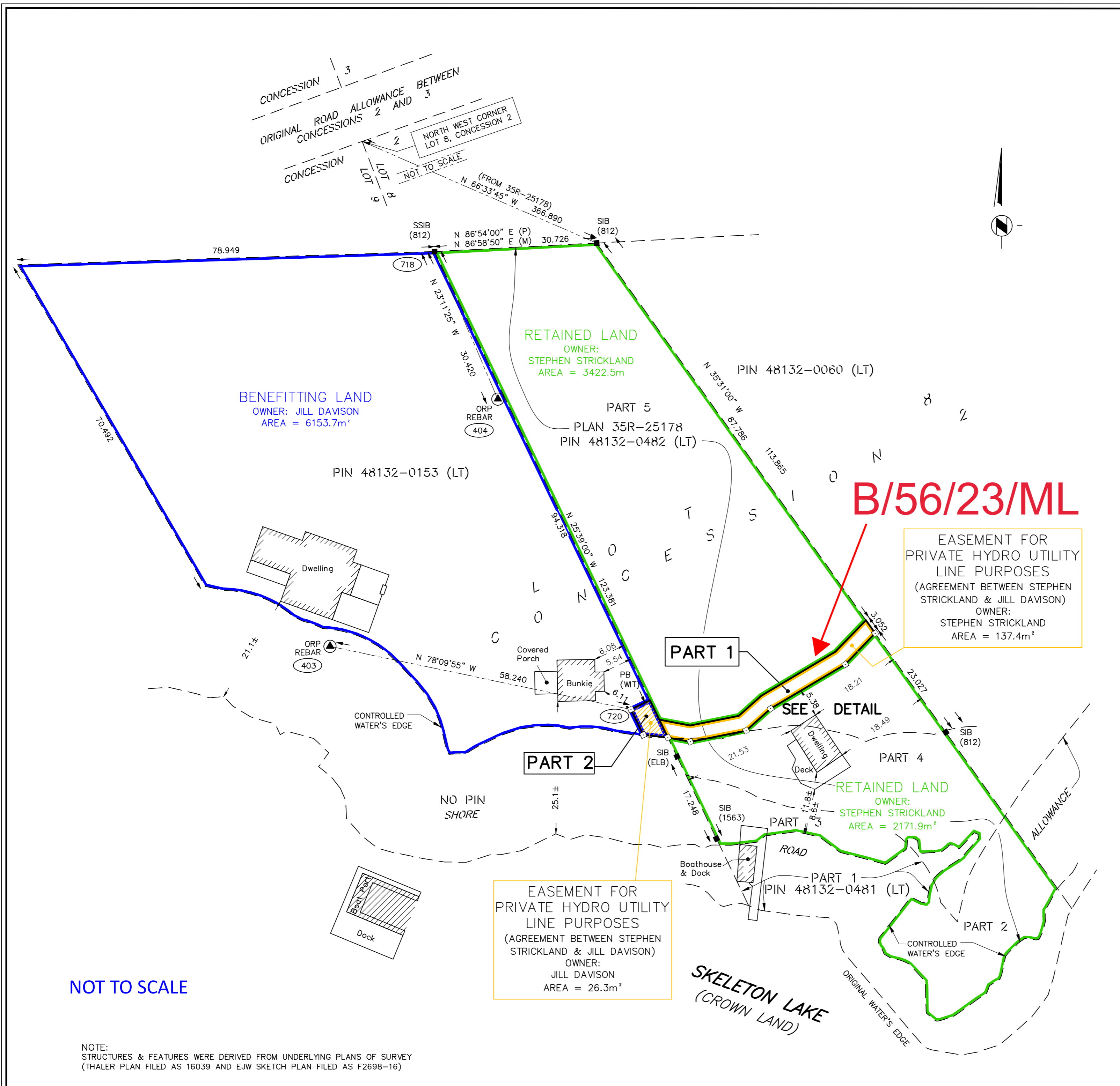


**DETAIL
(SCALE 1:100)**

NOT TO SCALE



**ONTARIO LAND SURVEYORS
PLANNERS**
HUNTSVILLE & SOUTH RIVER
Main Office: 387 Muskoka Rd 3N P1H 1C5
Huntsville, Ontario
Phone: 705-789-4171
Fax: 705-789-1097
Email: info@ejwilliamssurveying.com



**SKETCH FOR CONSENT PURPOSES
(FOR STEPHEN STRICKLAND)**

OF THE PART OF
**LOT 8
CONCESSION 2**
(A PORTION OF WHICH IS SHOWN AS A ROAD
ALLOWANCE IN CROWN PATENT PM748)
GEOGRAPHIC TOWNSHIP OF CARDWELL
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 500 (Metric)
5 0 5 10 15 20 25 metres
E. J. WILLIAMS SURVEYING LIMITED

LEGEND

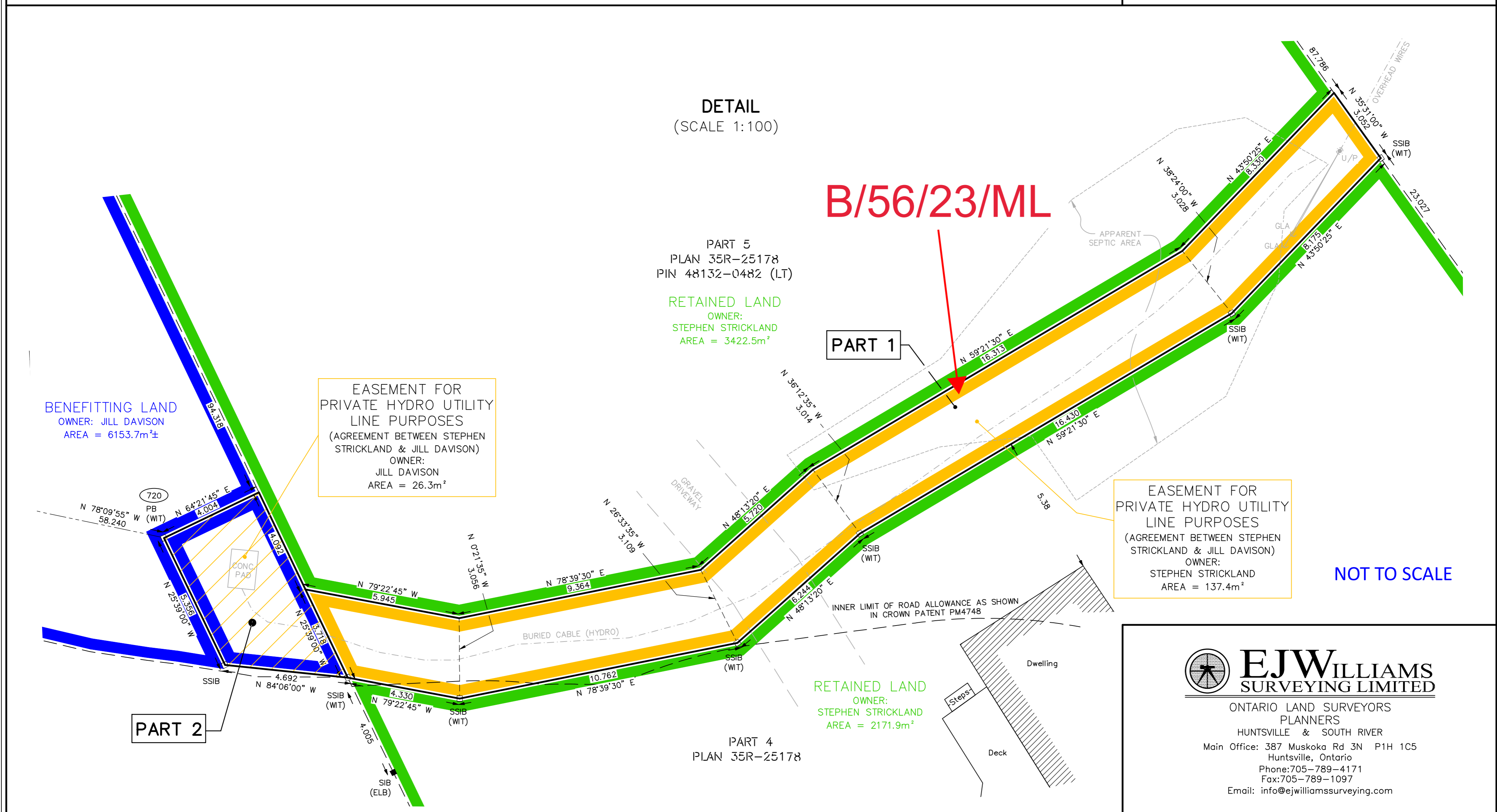
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