



Box 129, Port Carling, ON, POB 1J0  
Telephone (705) 765-3156  
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## 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-28/23/ML:**

**Roll #:** 1-2-016

**Owners:** Iain and Scott MacLennan, 10 Billingham Heights, Aurora, Ontario, L4G 7R8

**Location:** 1523 Fish Hatchery Road, Unit 6

**Legal Description:** Lot 12, Concession 1, Parts 1 - 3, Plan 35R 15744, (Cardwell)

**B-29/23/ML:**

**Roll #:** 1-2-037

**Owner:** Bruce Thomas, 162 Amelia Street, Toronto, Ontario, M4X 1E7

**Location:** 1523 Fish Hatchery Road, Unit 9

**Legal Description:** Part Broken Lot 12, Concession 1, Lot 11, Plan M85, Part 3, Plan 35R-9373, and Parts 2 - 4, (Cardwell)

**Lake/River:** Skeleton Lake (Category 2)

**Zoning:** Waterfront Residential (WR1)

**Zoning Schedule:** 11

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### **EXPLANATION OF THE PURPOSE AND EFFECT:**

Severance Applications (B/28/29/23/ML) have been made to grant rights-of-way over parts of an existing private road known municipally as 1523 Fish Hatchery Road.

In Application B/28/23/ML (MacLennan), a right-of-way over part of a property in the ownership of Iain and Scott MacLennan is proposed to be granted in favour of a property (Benefitting Lot) owned by Terry and Dawn Munn.

In Application B/29/23/ML (Thomas), a right-of-way over part of a property in the ownership of Bruce Thomas is proposed to be granted, also in favour of the property (Benefitting Lot) owned by Terry and Dawn Munn.

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

**PLEASE NOTE:** These applications replace previously approved Applications B/21/22/19/ML (MacLennan and Thomas), which have lapsed.

**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](http://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](mailto: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](mailto: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](mailto: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.

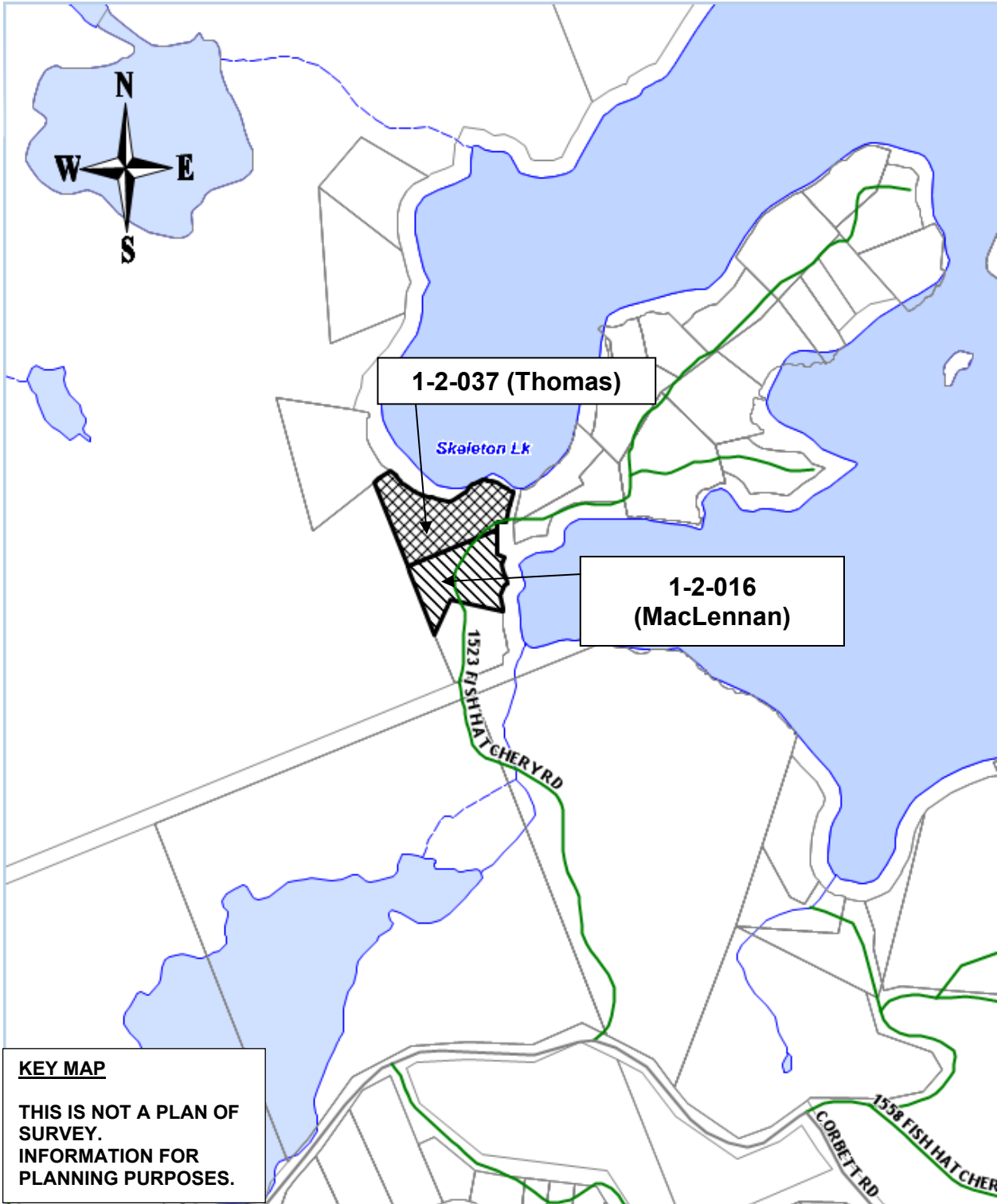
**THE HEARING** will be live-streamed on the Township's live webcast at: [www.muskokalakes.ca](http://www.muskokalakes.ca) If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

**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 25<sup>th</sup> day of August, 2023.

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

**KEY MAP**








I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: JULY 26, 2018

  
E. J. WILLIAMS  
ONTARIO LAND SURVEYOR

PLAN 35R - 25760

RECEIVED AND DEPOSITED

DATE: AUGUST 29, 2018

"MONICA HORVAT"  
REPRESENTATIVE FOR THE  
LAND REGISTRAR OF THE LAND  
TITLES DIVISION OF MUSKOKA

SCHEDULE OF PARTS

PART	LOT	PLAN	PIN	AREA
1	PART OF LOT 11	REGISTERED PLAN	PART OF 48132-0013 (LT)	347± m <sup>2</sup>
2	PART OF LOT 1	M-85	PART OF 48132-0145 (LT)	58.7 m <sup>2</sup>

PLAN OF SURVEY

OF PART OF

LOT 1 AND LOT 11

REGISTERED PLAN M-85

GEOGRAPHIC TOWNSHIP OF CARDWELL

NOW IN THE

TOWNSHIP OF MUSKOKA LAKES

DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 500 (Metric)



E. J. WILLIAMS O.L.S.

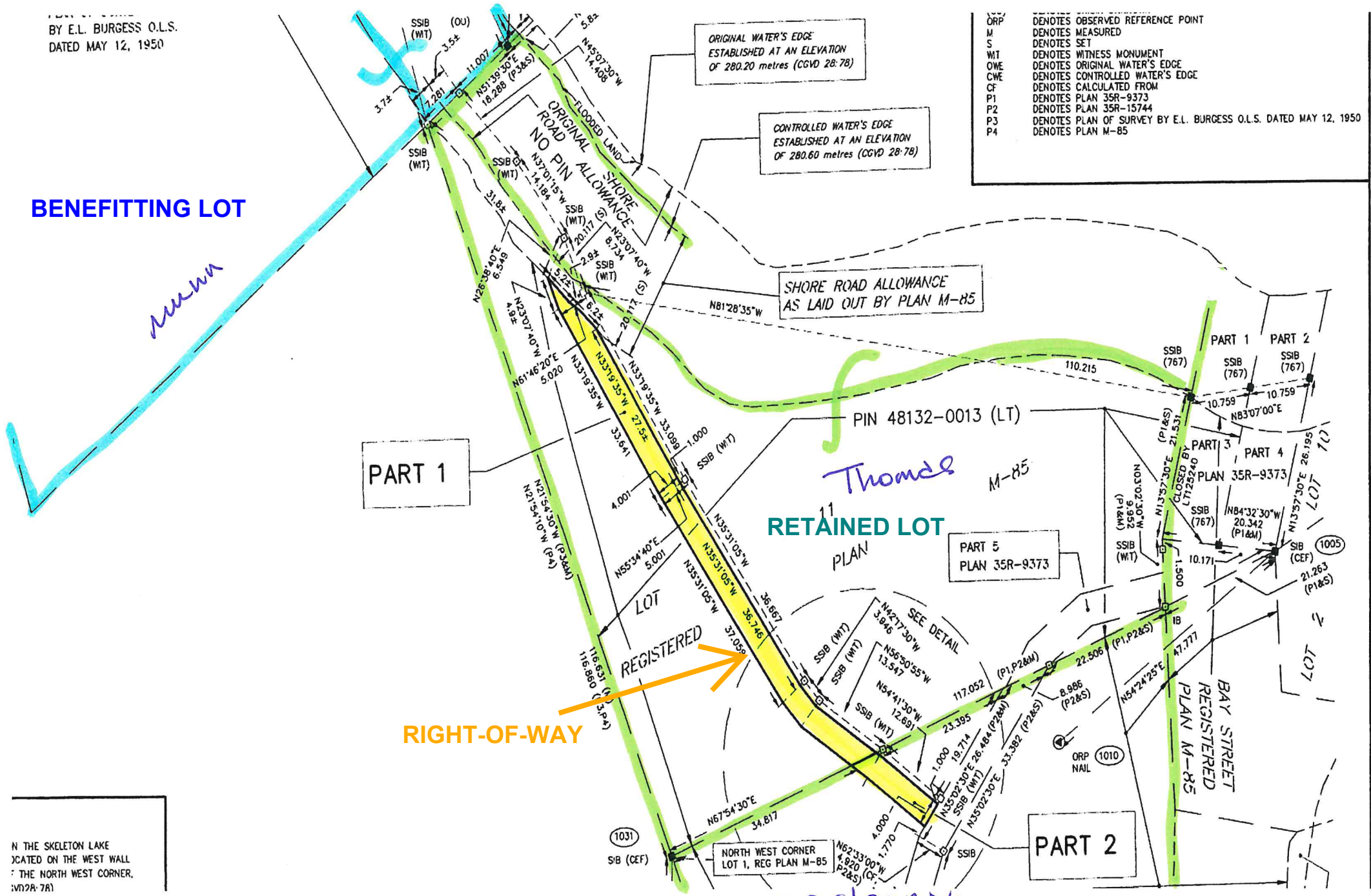
LEGEND

IB DENOTES IRON BAR  
SSIB DENOTES SHORT STANDARD IRON BAR  
SIB DENOTES STANDARD IRON BAR  
WIT DENOTES WITNESS  
■ DENOTES MONUMENT FOUND  
□ DENOTES MONUMENT PLANTED  
(767) DENOTES M.W. FITZMAURICE O.L.S.  
(CJH) DENOTES COOTE, JACKSON, HILEY O.L.S.  
(C&J) DENOTES COOTE & JACKSON O.L.S.  
(ELB) DENOTES E.L. BURGESS O.L.S.  
(CFE) DENOTES C.F. FITTON O.L.S.

BY E.L. BURGESS O.L.S.  
DATED MAY 12, 1950

ORP	DENOTES OBSERVED REFERENCE POINT
M	DENOTES MEASURED
S	DENOTES SET
WT	DENOTES WITNESS MONUMENT
OWE	DENOTES ORIGINAL WATER'S EDGE
CWE	DENOTES CONTROLLED WATER'S EDGE
CF	DENOTES CALCULATED FROM
P1	DENOTES PLAN 35R-9373
P2	DENOTES PLAN 35R-15744
P3	DENOTES PLAN OF SURVEY BY E.L. BURGESS O.L.S. DATED MAY 12, 1950
P4	DENOTES PLAN M-85

BENEFITTING LOT



PART 1

Thomde  
RETAINED LOT

PART 5  
PLAN 35R-9373

PART 2

BAY STREET  
REGISTERED  
PLAN M-85

RIGHT-OF-WAY

REGISTERED

ORIGINAL WATER'S EDGE  
ESTABLISHED AT AN ELEVATION  
OF 280.20 metres (CGVD 28-78)

CONTROLLED WATER'S EDGE  
ESTABLISHED AT AN ELEVATION  
OF 280.60 metres (CGVD 28-78)

SHORE ROAD ALLOWANCE  
AS LAID OUT BY PLAN M-85

NO PIN ROAD ALLOWANCE

NORTH WEST CORNER  
LOT 1, REG PLAN M-85

N THE SKELETON LAKE  
LOCATED ON THE WEST WALL  
OF THE NORTH WEST CORNER,  
(M-85)

maclelland



