



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/45/25/ML

Roll No.: 9-13-028-10

Owners:	Philip Luhovy & Hilary Piano, 2828 Muskoka Road 118 West, Unit #1, RR 1, Port Carling, ON, P0B 1J0		
Address & Description:	2828 Muskoka Road 118 West, Unit #1, South Part of Lot 30, Concession 1, (Watt), North Part of Lot 30, Concession 13, Parts 1 to 4, Plan 35R-21282, (Monck)		
Zoning:	Waterfront Residential (WR5)	Brandy Lake (Category 2 Lake)	Schedule: 30
Hearing Date: Monday, January 12th, 2026 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:

A Consent/Severance Application B/45/25/ML has been submitted to sever a portion of the property (Severed Lot) and add it to an abutting property to the east (Benefitting Lot) currently in the ownership of Kevin, Maureen, Nigel Trimble, and Moreen Miller. The purpose of the application is to transfer a portion of the Severed Lot, which currently contains an existing right-of-way serving the Benefitting Lot.

This application constitutes a reconfiguration of common lot lines. No new lots are being created.

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



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. For correspondence to be included on the agenda, please submit your comments by: January 7th, 2025.

Please note that comments can still be submitted after the agenda has been published. 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 meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalakes.ca/speaking-at-a-meeting

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 5th day of December, 2025.

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

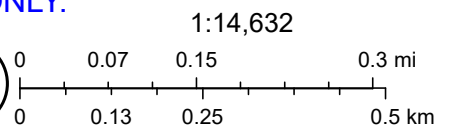


KEY MAP, B/45/25/ML



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | |
|-----------------------|------------------|
| Parcel: Assessment | Township |
| District Municipality | Private |
| Area Municipality | Waterbody |
| Geographic Township | Major Lake |
| Road Network | Canada_Hillshade |
| District | World_Hillshade |



Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

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

CONSENT SKETCH



AREA SCHEDULE	AREA OF PARCEL	AREA 200' FROM WATER'S EDGE	STRAIGHT LINE FRONTAGE	BUILDING AREAS
SEVERED LAND	7,300 SQ.FT. (0.2 ACRES)	840 SQ. FT.	N/A	VACANT
RETAINED LAND	159,000 SQ.FT. +/- (3.7 ACRES)	122,850 SQ.FT.	409 FT. +/-	NOT DETERMINED
BENEFITING LAND	77,200 SQ.FT. (1.8 ACRES)	55,200 SQ.FT.	203 FT.	DWELLING= 3,100 SQ.FT. WOOD SHED = 25 SQ.FT. PROPOSED ADDITION = 730 SQ.FT. TOTAL= 3,855 SQ.FT.

SEVERANCE SKETCH

THIS SKETCH WAS PREPARED FOR
THE PURPOSE OF PLANNING

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
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CAUTION

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

THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED
ORIGINAL COPY ISSUED BY THE SURVEYOR.

NOTE:

THE PARCEL LIMITS OF PIN 48150-0481 HAVE BEEN
CALCULATED FROM PLAN 35R-21282 AND ARE NOT BASED ON
A CURRENT SURVEY.

BUILDING LOCATIONS ON THIS PARCEL HAVE NOT BEEN DETERMINED.

RETAINED LAND

ADDRESS:
UNIT #1 2828 DISTRICT ROAD No. 118 WEST

NOTE:
FOR THE PURPOSES OF THIS SKECTH, BUILDING
LOCATIONS HAVE NOT BEEN ESTABLISHED

PIN 48159-0481
PART 1 35R-21282

B/45/25/ML

PART 2 35R-21282
SUBJECT TO A RIGHT OF WAY
AS IN DM369446

PART 4 35R-21282
SUBJECT TO AN EASEMENT AS IN DM189244

PART 1 P-2537-93
DISTRICT ROAD No. 118 WEST
PIN 48159-0100

BRANDY
LAKE

BENEFITING LAND

PIN 48159-0555
PART 1 35R-23417
(SEE A SURVEYOR'S REAL PROPERTY REPORT
BY R.J. CHAPPLE, O.L.S.
DATED AUGUST 22, 2024.)

ADDRESS:
UNIT #2 2828 DISTRICT ROAD No. 118 WEST

SCALE: 1 INCH = 50 FEET
0 10 50 100 FEET

NOT TO SCALE

DATE: JUNE 23, 2025

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS

2 BAILEY STREET,
P.O. BOX 496, PORT CARLING, ONTARIO, POB 1J0.
(705) 765-3579 info@chapplesurveyors.com

DRAWN BY
VB

CHECKED BY
RJC, OLS

SCALE
1 INCH = 50 FEET

FILE
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