



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.'s: B/37/38/39/40/41/25/ML

Roll No.'s: 4-22-042-05 & 4-22-042-04

Owners:	Sisley Arthur Donovan Estate, 187 Wynford Drive, Unit #222, North York, ON, M3C 0C7
	Ann Nixon, 1455 Heritage Road, Gainesville, Georgia, 30501, United States
Address & Description:	1126 Pleasant View Point Road, Unit #3 (4-22-042-05) Part of Lot 30, Concessions C & D, Parts 10 and 11, Plan 35R-13512, (Medora)
	1126 Pleasant View Point Road, Unit #5 (4-22-042-04) Part of Lot 30, Concessions C & D, Parts 7, 8, 9, Plan 35R-13512, (Medora)
Zoning:	Waterfront Residential (WR1-7) Lake Muskoka (Category 1) Schedule: 42
Hearing Date: Monday, August 14th, 2025 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:

Consent/Severance Applications B/37-41/25/ML have been submitted to grant rights-of-way over portions of an existing driveway and a new driveway.

In applications B/37/38/25/ML, the Arthur Donovan Sisley Estate and Ann Nixon propose to grant rights-of-way over an existing driveway traversing Units #3 and 5 in favour of land in the ownership of the Margaret Danville Sisley Estate (Benefitting Lot #1 in Consent Sketch #2).

In application B/39/25/ML, Ann Nixon proposes to grant a right-of-way over an existing driveway traversing Unit #5 in favour of land in the ownership of the Arthur Donovan Sisley Estate (Benefitting Lot #2 in Consent Sketch #2).

In application B/40/25/ML, the Arthur Donovan Sisley Estate proposes to grant a right-of-way over a new driveway traversing Unit #3 in favour of land in the ownership of Ann Nixon (Benefitting Lot #3 in Consent Sketch #3).

In applications B/39/40/41/25/ML, the Arthur Donovan Sisley Estate and Ann Nixon propose to grant rights-of-way over a new driveway traversing Unit #3 and Unit #5 in favour of land in the ownership of Ann Margaret Nixon (Benefitting Lot #4 in Consent Sketch #4).

These applications will provide rights-of-way on title at the Muskoka Land Registry Office. A key map of the subject property and the applicants' consent sketches 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@muskokalak.es.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@muskokalak.es.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: **August 6, 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 hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalak.es.ca/zoom

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalak.es.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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.muskokalak.es.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.

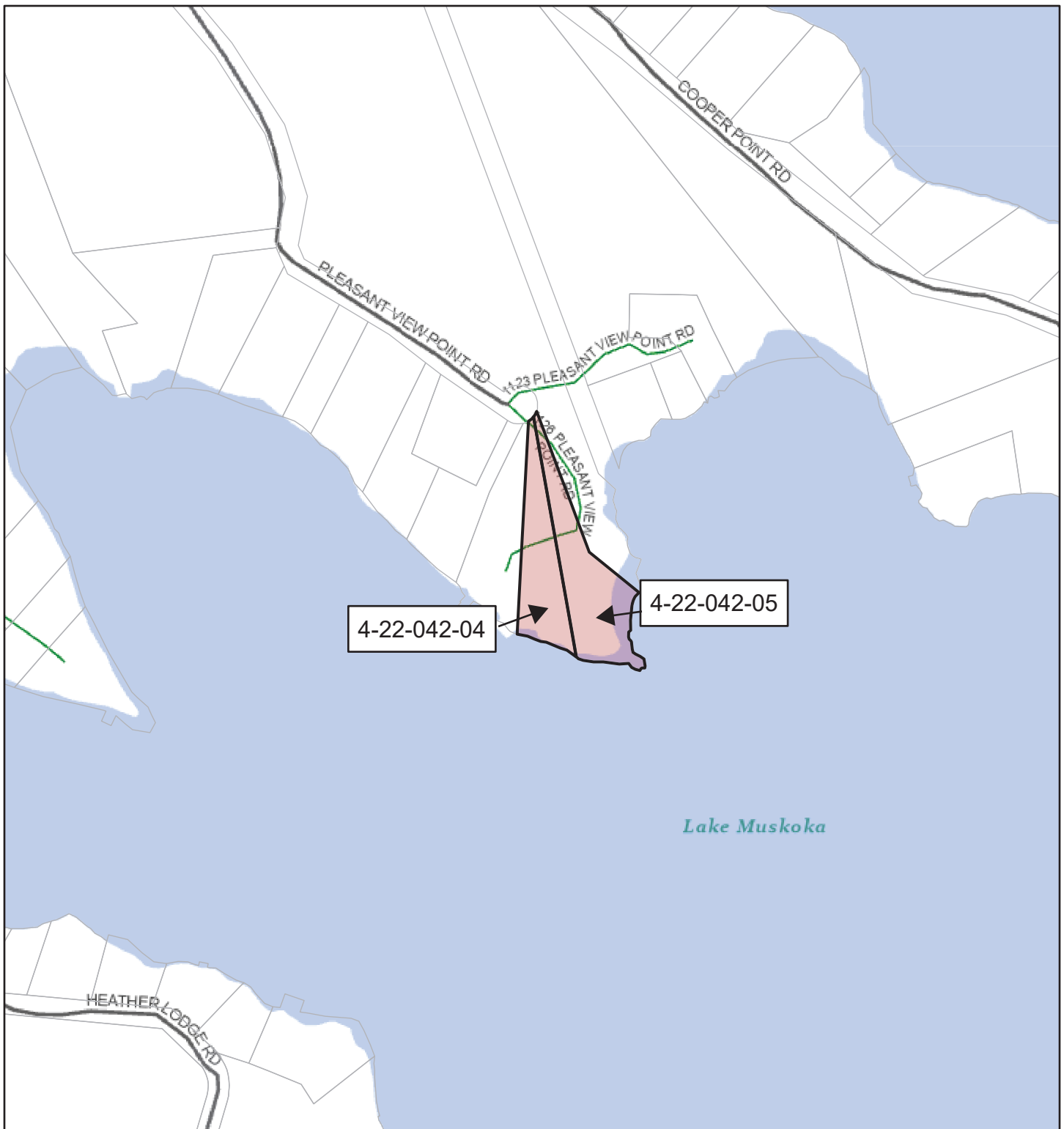
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 16th day of July, 2025.









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

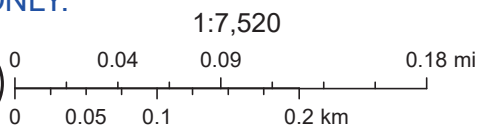


KEY MAP, B/37-41/25/ML (NIXON & SISLEY)



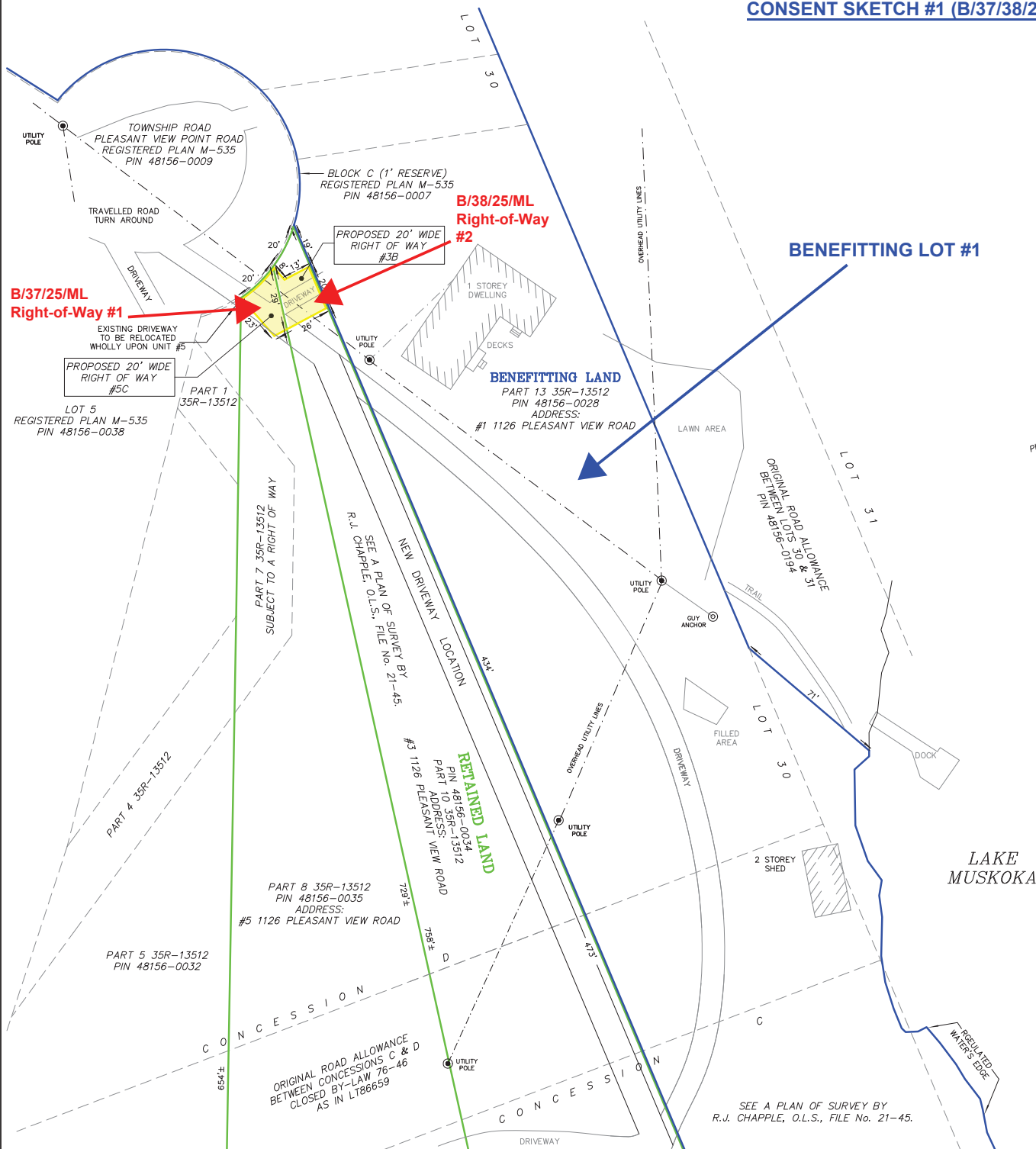
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|  Parcel: Assessment |  Private |
|  District Municipality |  Waterbody |
|  Area Municipality |  Major Lake |
|  Geographic Township | Canada_Hillshade |
| Road Network | World_Hillshade |
|  Township | |



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

DRAWN BY SAI	CHECKED BY R.C. OLS	SCALE 1 INCH = 30 FEET	FILE 25-24 UNIT 1
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CONSENT SKETCH #2 (B/39/25/ML)

SEVERANCE SKETCH

THIS SKETCH WAS PREPARED FOR THE PURPOSE OF PLANNING

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B/39/25/ML
Right-of-Way #3

B/39/25/ML

BENEFITTING LOT #2

LAKE MUSKOKA

LAKE MUSKOKA

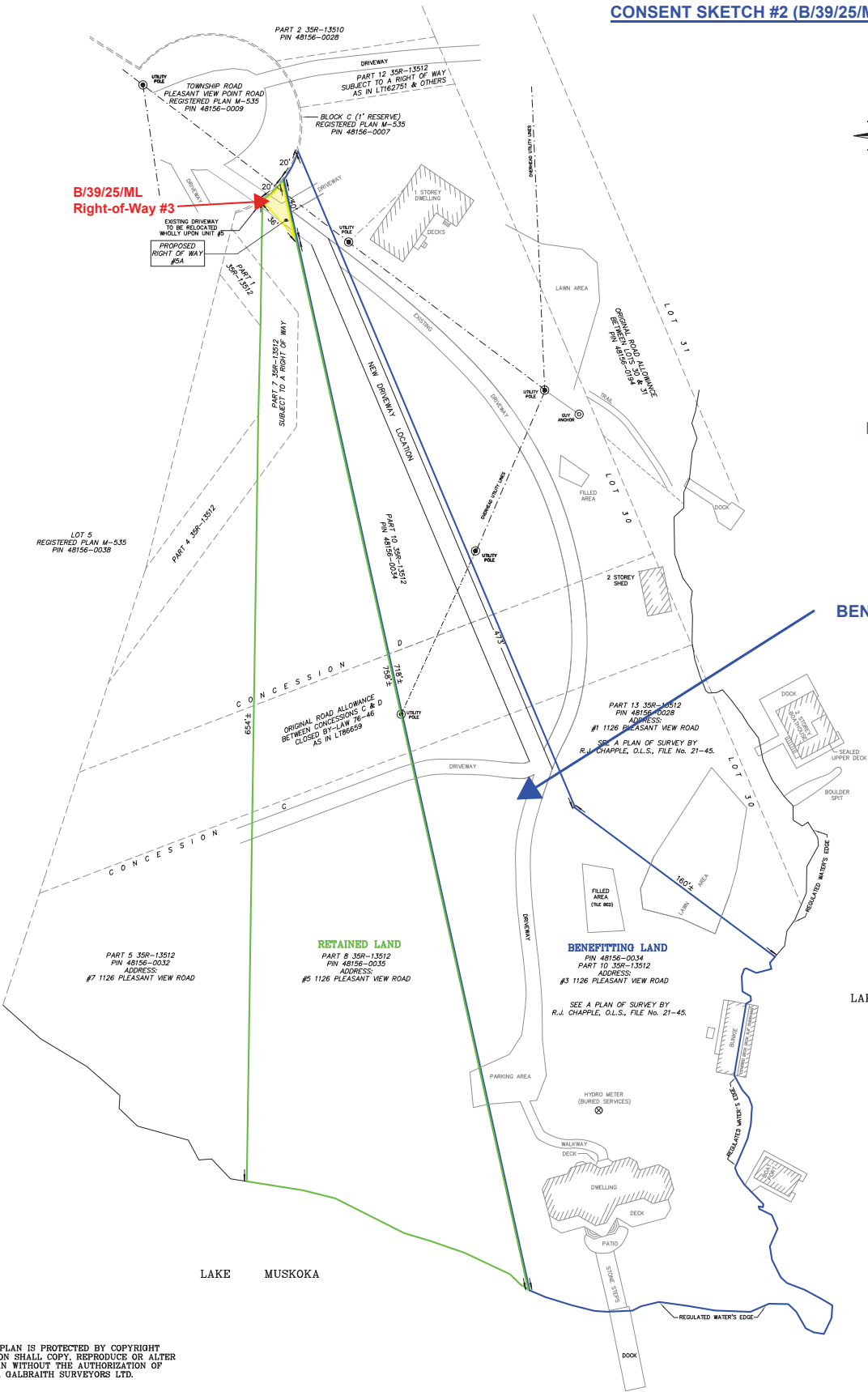
SCALE: 1 INCH = 40 FEET
0 10 20 40 80 FEET

DATE: APRIL 16, 2025.

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CONSENT SKETCH #3 (B/40/25/ML)

SEVERANCE SKETCH

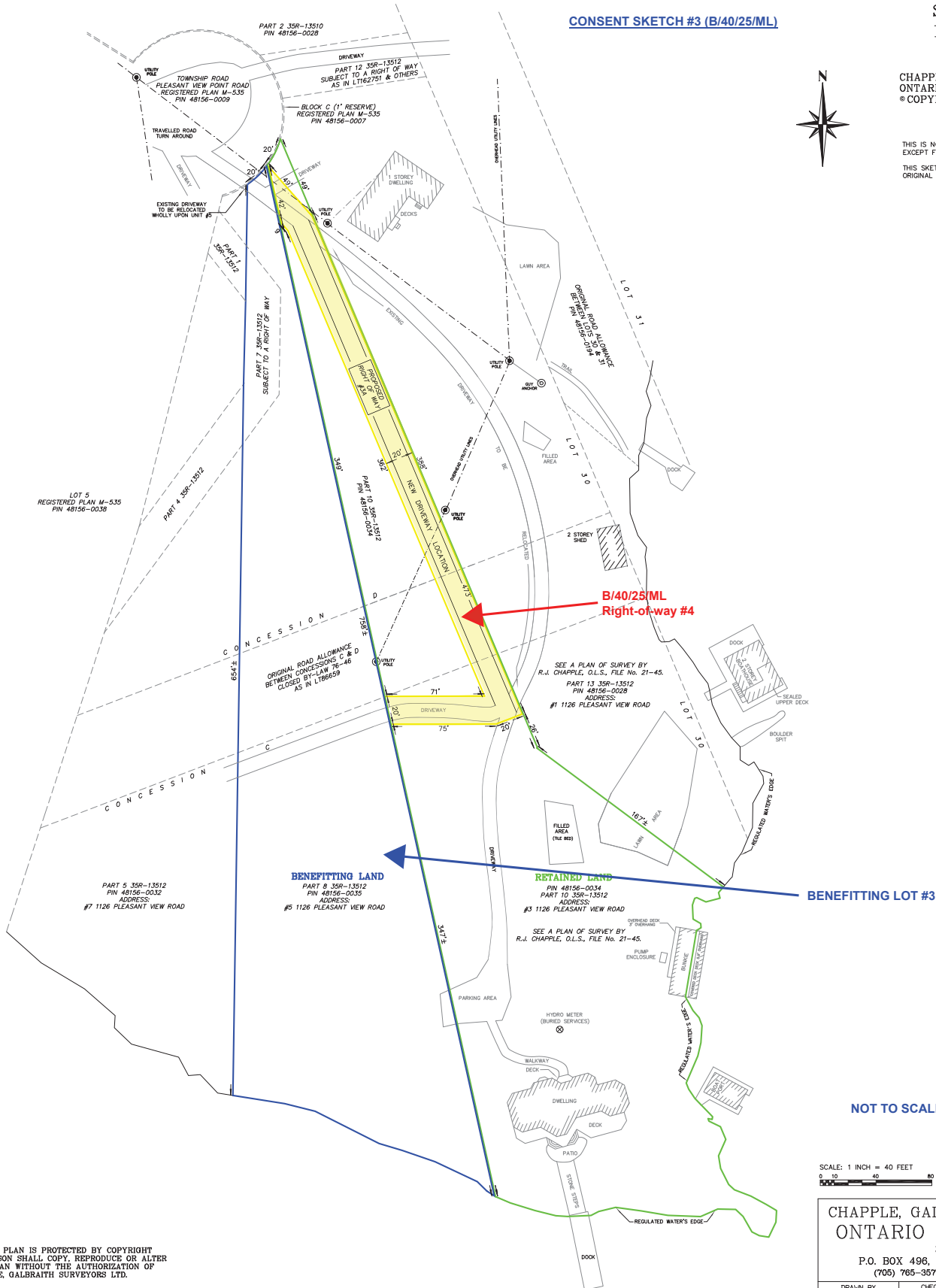
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CONSENT SKETCH #4 (B/41/25/ML)

SEVERANCE SKETCH

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B/39/25/ML
Right-of-Way #3

BENEFITTING LOT #4

B/41/25/ML

B/40/25/ML
Right-of-way #4

B/41/25/ML
Right-of-way #5

BENEFITTING LAND

RETAINED LAND

RETAINED LAND

LAKE MUSKOKA

SCALE: 1 INCH = 40 FEET

DATE: APRIL 29, 2025.

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