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.

File No.: B/54/25/ML
Roll No.: 5-9-068

Owners:	Quiglan Investments Inc. & 2058949 Ontario Inc.
Adress:	1032 Mahon Farm Road
Description:	Part of Lot 35, Concession 2, Part of Parts 2, 3 and 5, Plan 35R-7323, Parts 4 to 11, Plan 35R-8866, Parts 6 and 14, Plan 35R-25650, (Medora)
Zoning:	Rural – Area 3 (RU1, RU1-S) & Waterfront Residential – No Constraints (WR1) Lake Rosseau (Category 1 Lake) Schedule: 29
Hearing Date: Monday, April 13th, 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. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

A Consent/Severance Application B/54/25/ML has been submitted by Quiglan Investments Inc. & 2058949 Ontario Inc. to sever a portion of property (Severed Lot) and to add it to an abutting property to the north (Benefitting Lot) in the ownership of Gary Sohal and Roma Sohal. The purpose of the application is to transfer the Severed Lot to the Benefitting Lot to accommodate the future development of a storage building abutting an existing sports court located on the Benefitting Lot.

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

If you wish to provide a response to this application, please 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: **April 8, 2026.**

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.

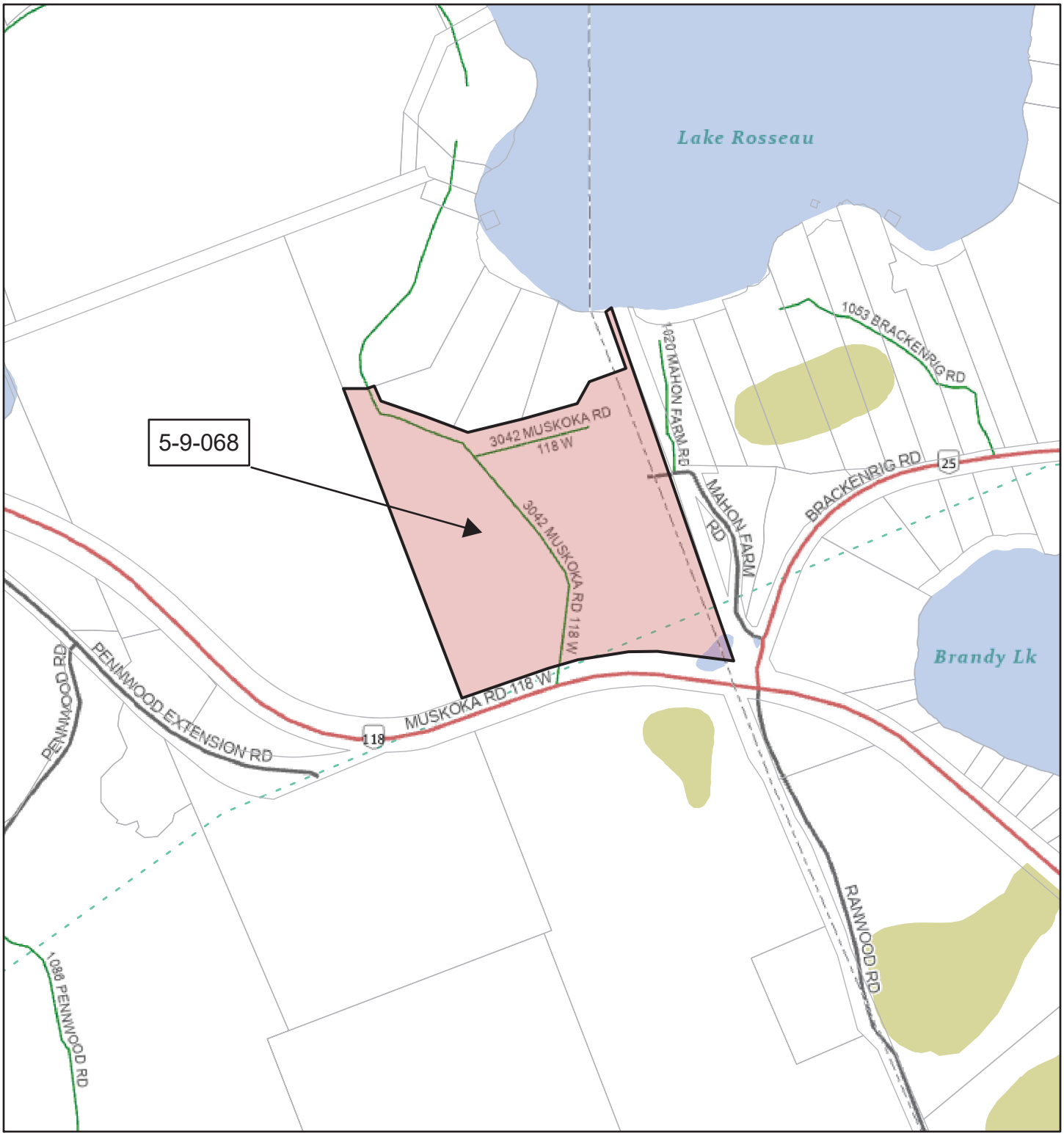
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. **No one other than** the applicant, the municipality, certain public bodies and the minister may file an appeal 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 13th day of March, 2026.

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

KEY MAP, B/54/25/ML



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:10,402

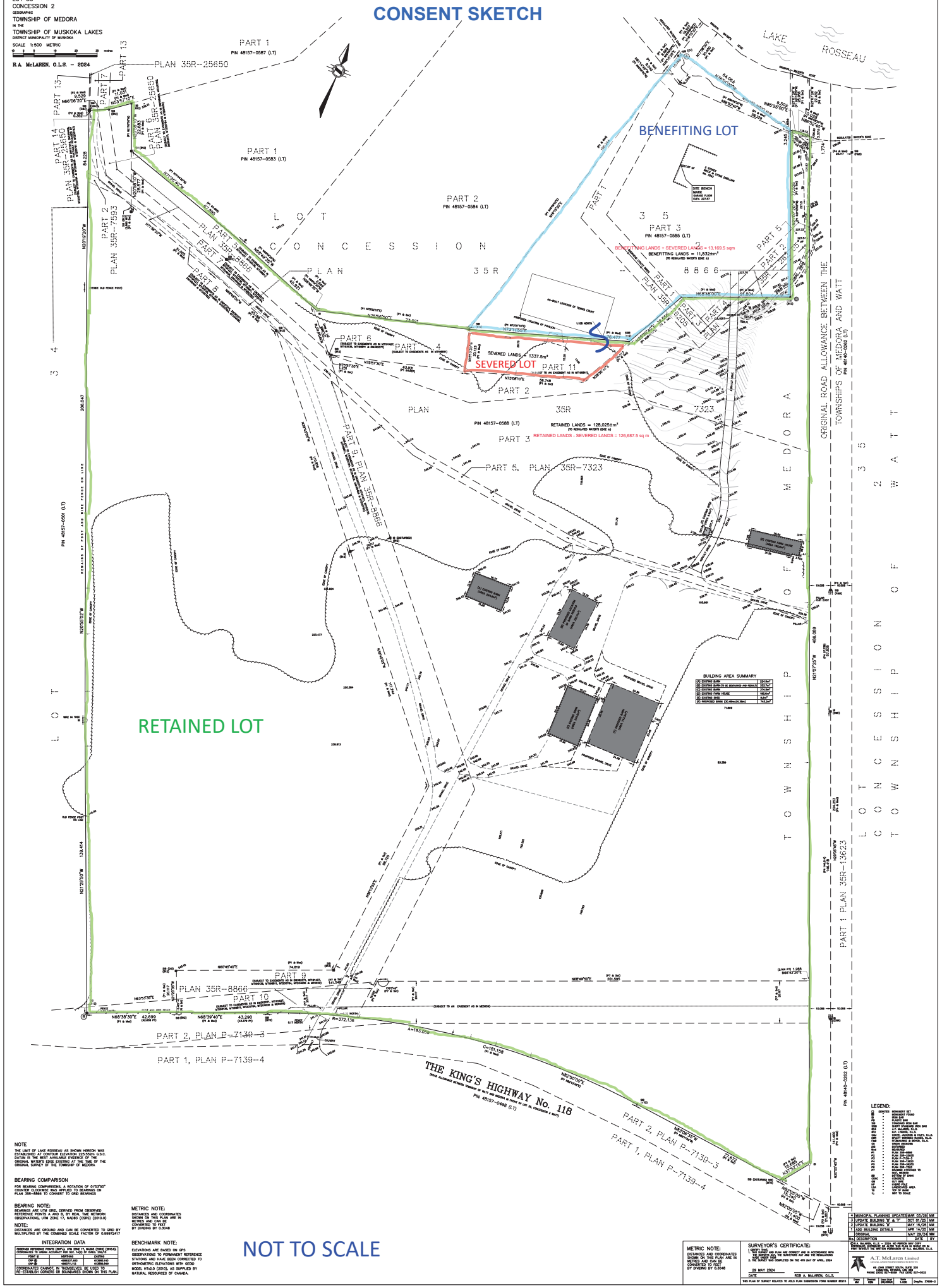
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

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

CONSENT SKETCH



NOTE
THE LIMIT OF LAKE ROSSEAU AS SHOWN HEREON WAS DETERMINED BY A SURVEY BY A.T. McLAREN LIMITED. DATUM IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MEDORA

BEARING COMPARISON
FOR BEARING COMPARISONS, A ROTATION OF 01°03'00" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 35R-8866 TO CONVERT TO GRID BEARINGS

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997247

INTEGRATION DATA

OBSERVED REFERENCE POINTS (MPS), UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF REGS. 216/10		
POINT ID	NORTHING	EASTING
POINT A	4985577.463	411886.740
POINT B	4985551.842	412000.848
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

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

BENCHMARK NOTE:
ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS WITH GEOID MODEL HTv2.0 (2010), AS SUPPLIED BY NATURAL RESOURCES OF CANADA.

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

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4TH DAY OF APRIL, 2024

29 MAY 2024
DATE
ROB A. McLAREN, O.L.S.

THIS PLAN OF SURVEY RELATES TO KOLS PLAN SUBMISSION FORM NUMBER 55213

No.	DESCRIPTION	DATE	BY
4	MUNICIPAL PLANNING UPDATES	MAR 03/26	MM
3	UPDATE BUILDING 'D' & 'E'	OCT. 01/25	MM
2	UPDATE BUILDING 'B'	MAY 19/25	MM
1	ADD BUILDING DETAILS	APR 14/25	MM
	ORIGINAL	MAY 29/24	MM

R.A. McLAREN, O.L.S. & DREW McKEEN SET OUT BOUNDARIES AND PLANTED SUFFICIENT MONUMENTS TO ENSURE THE PERPETUATION OF R.A. McLAREN, O.L.S.

A.T. McLaren Limited
CONSULTING ENGINEERS & LAND SURVEYORS
69 JOHN STREET SOUTH, SUITE 310
BRACEBRIDGE, ONTARIO P1L 2E5
PHONE (705) 645-5561 FAX (647) 837-0332

Drawn	Checked	Scale	Drawing
MM	RAM	1:500	27630-2

LEGEND:
IB - IRON BAR
SIB - SHORT IRON BAR
PB - PLASTIC BAR
SSIB - STANDARD IRON BAR
SSPB - STANDARD PLASTIC BAR
SCI - S.T. McLAREN, O.L.S.
SJI - S.J. CARON, O.L.S.
SMI - STEPHEN MICHAEL PATETT, O.L.S.
JGI - JULIUS GEORGE MARSH, O.L.S.
FGI - FITZGIBBONS & SNYDER, O.L.S.
CIB - CAPPED IRON BAR
DIB - DEFORMED IRON BAR
SIB - SEASONED IRON BAR
PI - PLAN 35R-13623
P2 - PLAN 35R-13623
P3 - PLAN 35R-13623
P4 - PLAN 35R-13623
P5 - PLAN 35R-13623
P6 - PLAN 35R-13623
P7 - PLAN 35R-13623
P8 - PLAN 35R-13623
P9 - PLAN 35R-13623
P10 - PLAN 35R-13623
P11 - PLAN 35R-13623