

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/46/25/ML

Roll No.: 8-3-103

Owner:	Murray Tkatch 15 Vernham Avenue, North York, ON, M2L 2B1		
Address & Description:	1687 Walkers Point Road, Unit #3 Lot 4, Concession 3, Part 1, Plan RD-592, Parts 7 to 10, Plan 35R-7229, Parts 4 to 6, Plan 35R-10766, (Wood)		
Zoning:	Waterfront Residential (WR1)	Lake Muskoka (Category 1)	Schedule: 44
Hearing Date: Monday, December, 8th, 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 Application B/46/25/ML has been submitted to grant a right-of-way for access across lands currently in the ownership of Murray Tkatch in favour of a property to the east (Benefiting Lot) currently in the ownership of Renee Goldstein-Wolfe. The proposed right-of-way will be located over a proposed private driveway.

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: **December 3, 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.muskokalakes.ca/zoom

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.

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 17th day of November, 2025.

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

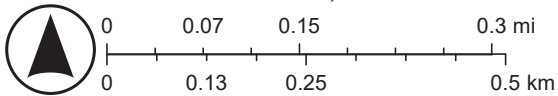


KEY MAP, B/46/25/ML (TKATCH)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



1:13,399

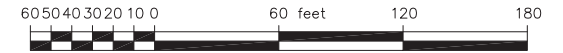
Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

CONSENT SKETCH

LAKE MUSKOKA

SKETCH FOR CONSENT APPLICATION PURPOSES

SCALE 1" = 60'



DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

Caution: This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

Information shown hereon was derived from an Surveyor's Real Property Report by Coote, Hiley, Jemmett Limited dated March 24, 2022 and various Reference Plans.

Note: The location & size of the structures on the Retained Lands are only approximate.

RETAINED LOT



Retained Lands
Area = 2.2 ac.±

PART 4 35R-10766

PART 1 RD-592

PART 2 RD-592

PART 3 RD-592

PART 1
35R-10766

PART 10
35R-7229

PART 11
35R-7229

PART 9
35R-7229

PART 8
35R-7229

PART 7
35R-7229

PART 5
35R-10766

Subject to Right
of Way
PART 2
35R-10766

PART 3
35R-10766

Subject to
Right of Way

35R-7229

PART 3
35R-17000

Benefitting Lands A
Area = 1.1 ac.±

Shoreline
Setback
294'±

1 Storey
Frame Dwelling
1687 sq ft

Deck

Deck

Deck

Deck

Deck

Deck

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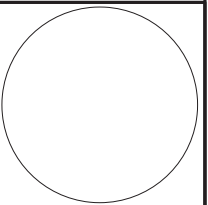
Deck

BENEFITTING LOT

LAKE MUSKOKA

NOT TO SCALE

July 29, 2025
File: MUS2021-409



THIS SKETCH IS AN ORIGINAL
COPY IF IT IS EMBOSSED
WITH THE SURVEYOR'S SEAL

© This sketch is protected by copyright.

LOT
GEOGRAPHIC
TOWNSHIP

4

OF

TOWNSHIP

CONCESSION
OF
MUSKOKA

3
WOOD
LAKES

WALKERS
POINT

197'±
ROAD

B/46/25/ML

265'
Right
Area = 8000ft²

Proposed
of Way

30'