

## 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/50/25/ML

Roll No.: 4-5-035

<b>Owner:</b>	Diana Hogarth, 5500 North Service Road, Unit # 1004, Burlington, ON, L7L 6W6		
<b>Address &amp; Description:</b>	1201 Hamills Point Road Lot 8, Concession 9, Parts 1 to 3, Plan BR900, (Medora)		
<b>Zoning:</b>	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4)	Lake Joseph (Category 1 Lake)	Schedule: 27
<b>Hearing Date: Monday, January 12<sup>th</sup>, 2026, at 9:00 a.m.</b>			



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.muskokalak.es.ca/planning-notices/> or scan the QR code.

### Explanation of the Purpose and Effect:

A Consent/Severance Application (B/50/25/ML) has been submitted to grant a right-of-way over an existing driveway. Diana Hogarth is proposing to grant this right-of-way over 1201 Hamills Point Road (Retained Lot) in favour of 1221 Hamills Point Road (Benefitting Lot) owned by Timothy Hogarth.

Generally, this application will provide a right-of-way on title at the Muskoka Land Registry Office.

A key map of the subject property and the applicant's 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](mailto: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](mailto: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 7, 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.

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### **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](http://www.muskokalakes.ca/speaking-at-a-meeting)

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### **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](http://www.muskokalakes.ca)

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**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.

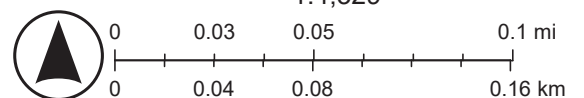
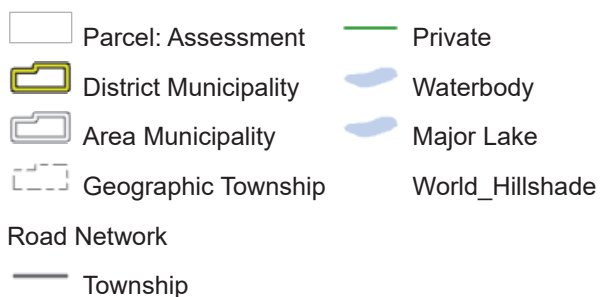
Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



# KEY MAP, B/50/25/ML (HOGARTH)

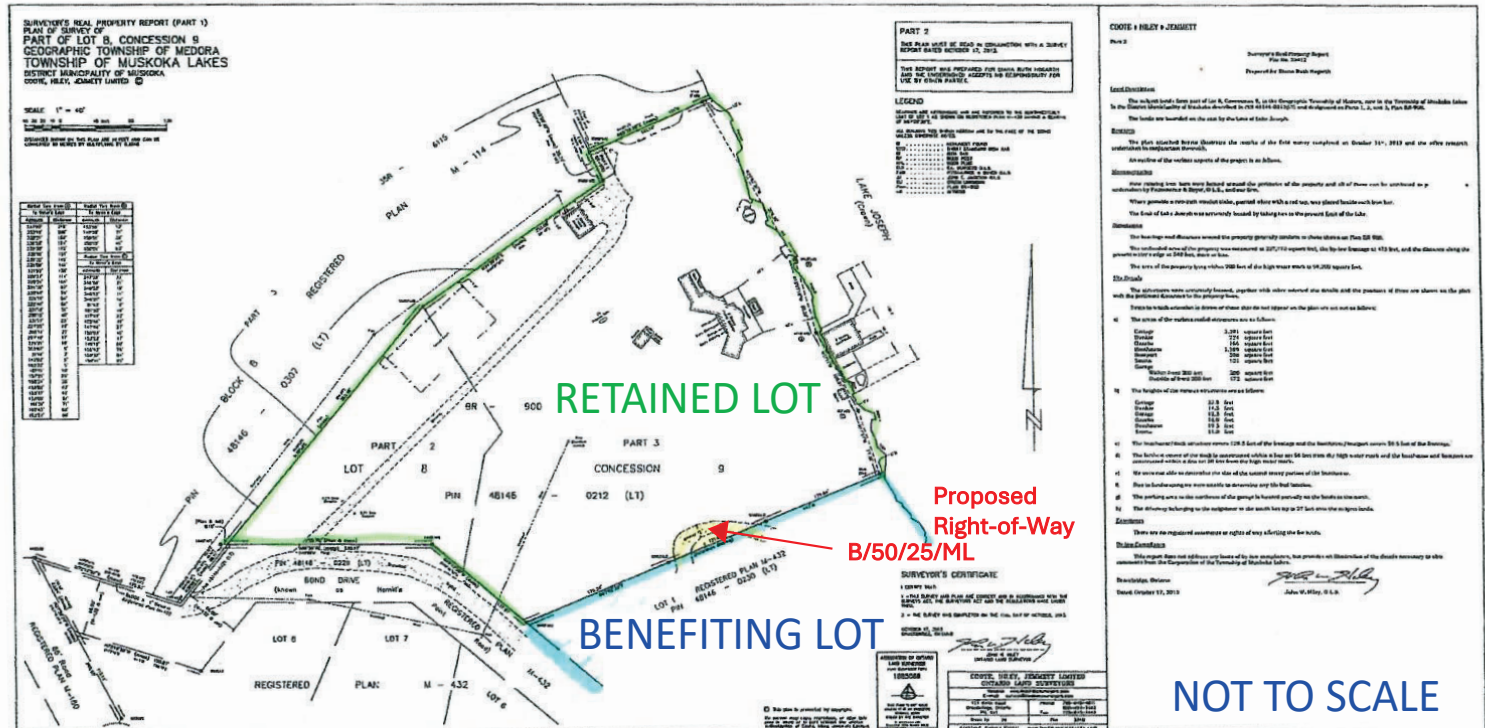


NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

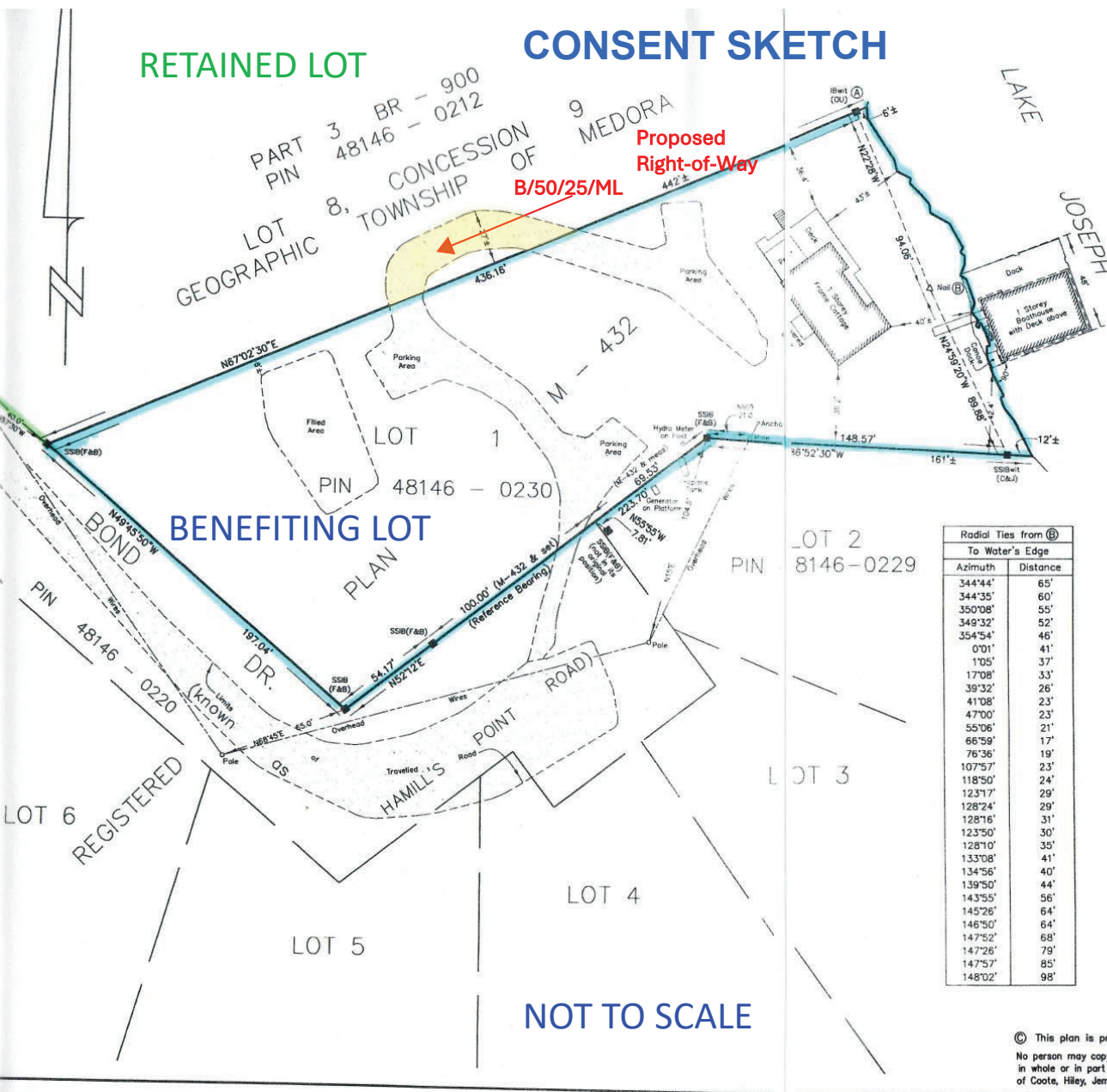
Site plan / survey of both properties





RETAINED LOT

# CONSENT SKETCH



DISTRICT MUNICIPALITY OF MUSKOKA  
COOTE, HILEY, JEMMETT LIMITED

SCALE 1" = 40'



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

## LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THAT PART OF THE SOUTHERLY LIMIT OF LOT 1 AS SHOWN ON REGISTERED PLAN M-432 HAVING A BEARING OF N52°12'E.

ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.

- MONUMENT PLANTED
- MONUMENT FOUND
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- C&J COOTE, HILEY, JEMMETT LIMITED
- F&B FITZMAURICE & BOYER O.L.S.
- OU ORIGIN UNKNOWN

## PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED OCTOBER 6, 2008.

THIS REPORT WAS PREPARED FOR TIMOTHY WATSON HOGARTH CONSTANCE FRANCES HOGARTH AND THE UNDERSIGNED ACCEPT NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

Radial Ties from (B)	
To Water's Edge	
Azimuth	Distance
344°44'	65'
344°35'	60'
350°08'	55'
349°32'	52'
354°54'	46'
0°01'	41'
1°05'	37'
17°08'	33'
39°32'	26'
41°08'	23'
47°00'	23'
55°06'	21'
66°59'	17'
76°36'	19'
107°57'	23'
118°50'	24'
123°17'	29'
128°24'	29'
128°16'	31'
123°50'	30'
128°10'	35'
133°08'	41'
134°56'	40'
139°50'	44'
143°55'	56'
145°26'	64'
146°50'	64'
147°52'	68'
147°26'	79'
147°57'	85'
148°02'	98'

## 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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2 - THE SURVEY WAS COMPLETED ON THE 22nd. DAY OF SEPTEMBER, 2008.

OCTOBER 6, 2008  
BRACEBRIDGE, ONTARIO

*John W. Hiley*  
JOHN W. HILEY  
ONTARIO LAND SURVEYOR

ASSC  
L  
PL  
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F  
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COOTE, HILEY, JEMMETT  
ONTARIO LAND SURVEYORS

www.muskokasurveyors.com	e-mail: survey@msk.ca
6 Dominion Street, Unit 3 Bracebridge, ON P1L 2A6	Phone : Fax :
Drawn by: M.G.	File: 21986

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NOT TO SCALE