



1 Bailey Street
Port Carling, ON P0B 1J0

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COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING - REVISED

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/22/25/ML

Roll No.: 9-11-061

Owners:	Oonagh & Robert Fitzpatrick, 505 Highway 118 West, Unit #202, Bracebridge, ON, P1L 2G7		
Address & Description:	1023 Milford Manor Road, Unit #4 Part of Lot 27, Concession 10, Parts 1 to 5, Plan 35R-15500, Parts 1, 3 and 4, Plan 35R-24607, Part 1, Plan 35R-24763, (Monck)		
Zoning:	Community Residential – Private Services (R3)	Lake Muskoka (Category 1 Lake)	Schedule: 37
Hearing Date: Monday, June, 9th 2024 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/22/25/ML) has been submitted to grant a right-of-way for access over an existing private road/driveway on lands currently in the ownership of Robert & Oonagh Fitzpatrick (Retained Lot), in favour of a property to the west (Benefitting Lot) currently owned by Donald & Linda Kibblewhite.

Notice of this application is being re-circulated. The application has been revised to extend the areal extent of the proposed right-of-way; the additional portion has been indicated on the revised consent sketch included as part of this notice.

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 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: **June 4, 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 26th day of May, 2025.

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



Key Map, B/22/25/ML (FITZPATRICK)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

- Settlement Areas
- Community
- Road Network
- District
- Township
- Private

- Stream
- Waterbody
- Major Lake

Canada_Hillshade
World_Hillshade



1:10,653
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

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

15500

REVISED CONSENT SKETCH

15500

Sketch for Proposed Right of Way

PART OF LOT 27, CONCESSION 10
TOWNSHIP OF MONCK NOW IN THE
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE 1 INCH = 60 FEET

Prepared By:
T.A. Bunker Surveying
May 23, 2025

PLAN 35R-15500

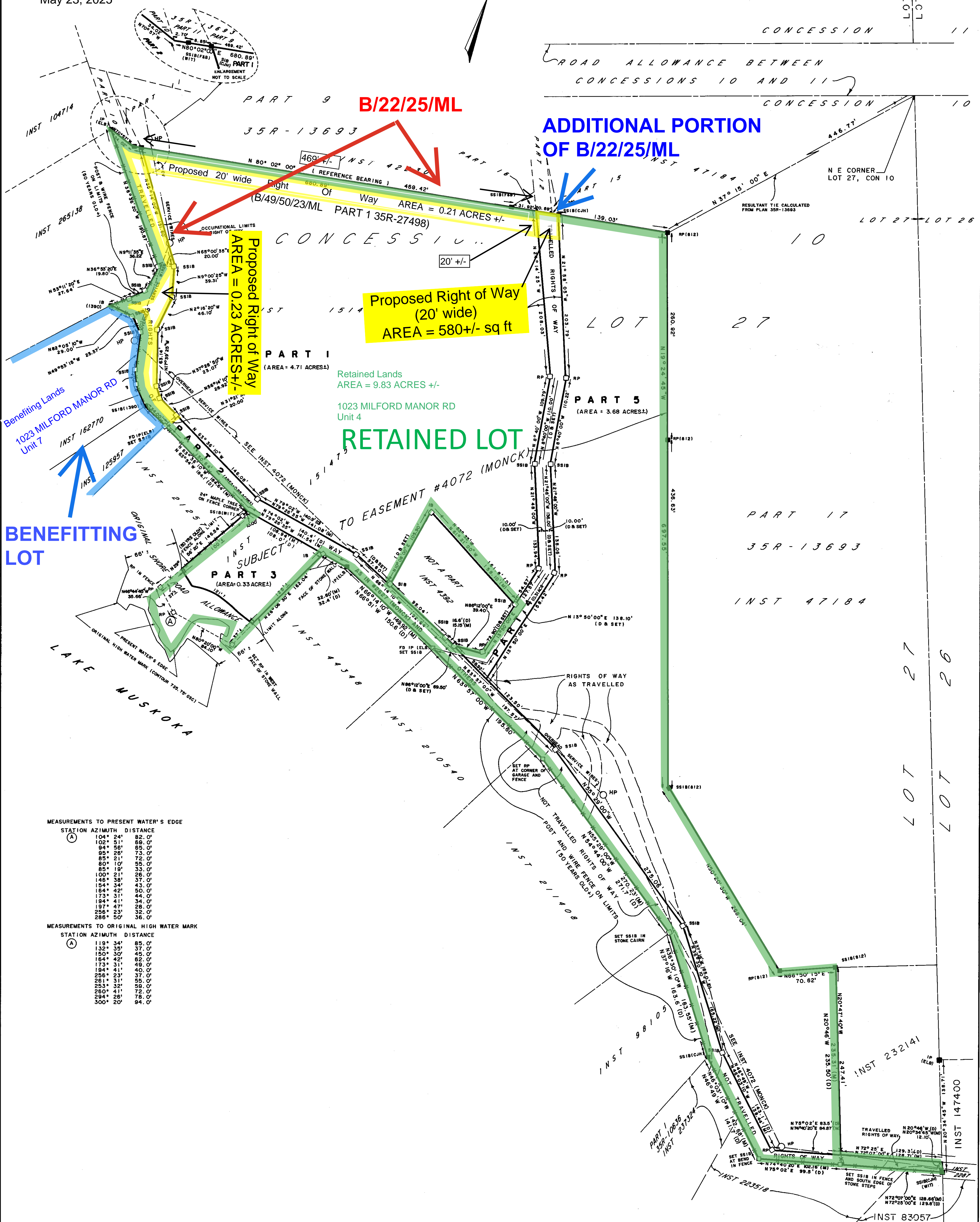
RECEIVED AND DEPOSITED

DATE August 18, 1993

Mary Chasie
DEPUTY LAND REGISTRAR FOR THE REGISTRY
DIVISION OF MUSKOKA

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN
THE MEANING OF THE PLANNING ACT.



MEASUREMENTS TO PRESENT WATER'S EDGE

STATION	AZIMUTH	DISTANCE
104	24°	82.0'
102	51°	68.0'
94	58°	65.0'
85	28°	73.0'
85	21°	72.0'
80	10°	55.0'
85	19°	33.0'
100	21°	26.0'
146	38°	37.0'
154	34°	43.0'
164	42°	50.0'
173	31°	44.0'
194	41°	34.0'
187	47°	28.0'
256	23°	32.0'
286	50°	36.0'

MEASUREMENTS TO ORIGINAL HIGH WATER MARK

STATION	AZIMUTH	DISTANCE
119	34°	85.0'
132	35°	37.0'
150	30°	45.0'
164	42°	62.0'
173	31°	49.0'
194	41°	40.0'
256	23°	37.0'
261	51°	55.0'
253	32°	59.0'
260	41°	72.0'
294	28°	78.0'
300	20°	94.0'

NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
THE SOUTH LIMIT OF PART 9, PLAN 35R-13693
HAVING A BEARING OF N 80°02'00" E

THE LIMIT OF LAKE MUSKOKA, ESTABLISHED AT CONTOUR OF
ELEVATION 735.75' G.S.C. DATUM, AS SHOWN HEREON IS
THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK
OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL
SURVEY OF THE TOWNSHIP OF MONCK

LEGEND	DENOTES
■	FOUND SURVEY MONUMENT
□	PLANTED SURVEY MONUMENT
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
IP	IRON PIPE
RP	ROCK POST
RPL	ROCK PLUG
767	M.W. FITZMAURICE OLS
812	N.P. LYNDON OLS
CJH	COOTE, JACKSON & HILEY LIMITED
MTD	MINISTRY OF TRANSPORTATION ONTARIO
ELB	E.L. BURGESS OLS
HP	SERVICE POLE
1390	P.R. KITCHEN, OLS
D	INSTRUMENT
M	MEASURED

NOT TO SCALE