



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.: B/48/49/24/ML
Roll No.'s: 5-6-074 & 5-7-047

Owners:	Charles Spencer, c/o the Estate Office, Althorp, Northampton, NN7 4HQ, United Kingdom		
	Gordon & Leslie Carr, 3164 Muskoka Road 118 West, Unit #5, P0B 1J0		
Address & Description:	Spencer: 3164 Muskoka Road 118 West, Unit #17 Part of Lots 34 and 35, Concession 3, Parts 1 and 3, Plan 35R-27159, Parts 1 to 3, Plan 35R-16767, Part 1, Plan 35R-23334 (Medora)		
	Carr: 3164 Muskoka Road 118 West, Unit #21A Part of Lots 34 and 35, Concession 3, Part 1, Plan 35R-26269, Part 1, Plan 35R-26857, Parts 1 and 3, Plan 35R-27159, (Medora)		
Zoning:	Waterfront Residential (WR1-7 and WR5-7) and Open Space – Private (OS2)	Spencer: Lake Rosseau (Category 1 Lake) Carr: Lake Rosseau, (Category 1 Lake) & Silver Lake (Category 4 Lake)	Schedule: 29
Hearing Date: Monday, January 13, 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:

Two Consent/Severance Applications B/48/49/24/ML have been submitted to grant easements for the maintenance of hydro infrastructure.

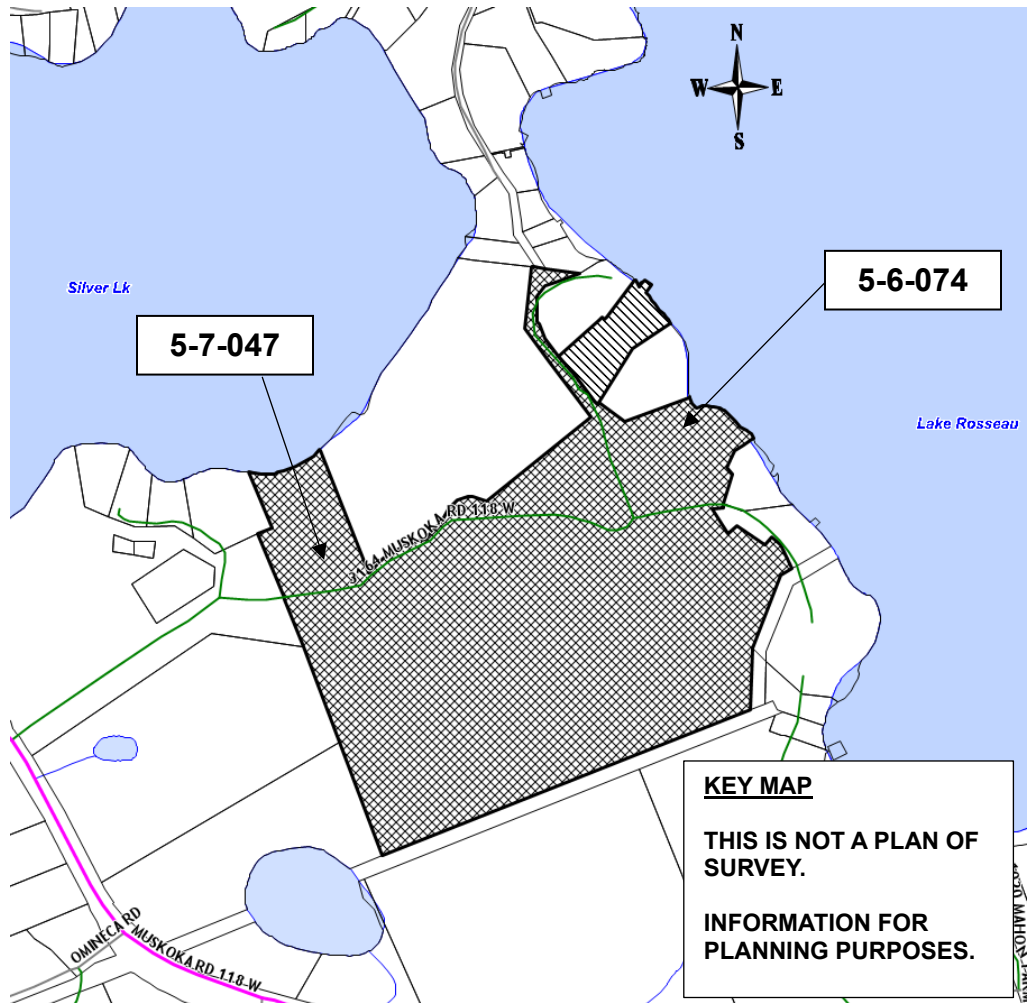
In Application B/48/24/ML, Charles Spencer proposes to grant an easement over part of his property in favour of a property to the west (Benefitting Lot) currently in the ownership of James and Joanne Watkinson.



In Application B/49/24/ML, Gordon and Leslie Carr propose to grant an easement over part of their property also in favour of an abutting property to the west (Benefitting Lot) currently owned by James and Joanne Watkinson.

A key map of the subject lands and the submitted consent sketches are included in this notice.

KEY MAP



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

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 19th day of December, 2024.

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



CONSENT SKETCH

**PROPOSED
EASEMENT #1 (SPENCER)**

**PROPOSED
EASEMENT #2 (CARR)**

Silver Lake

Lake Rosseau

**SPENCER
PROPERTY**

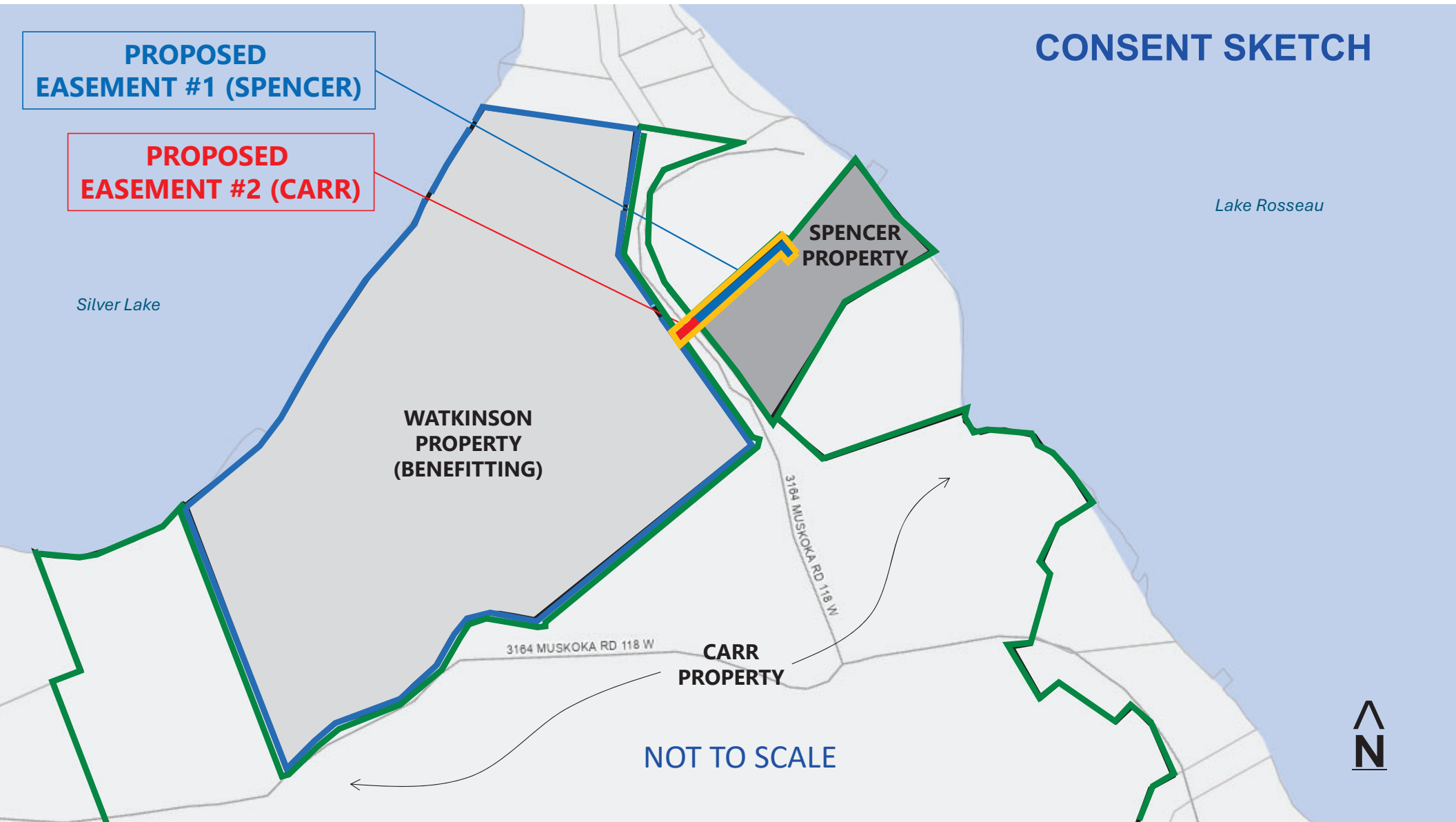
**WATKINSON
PROPERTY
(BENEFITTING)**

3184 MUSKOKA RD 118 W

3164 MUSKOKA RD 118 W

**CARR
PROPERTY**

NOT TO SCALE



PLAN OF SURVEY
OF PART OF
LOT 35, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS



PREPARED BY: *R.T. Chyle*
DATE: JUNE 6, 2023
BY: *R.T. Chyle*

PLAN 35R-2159
RECEIVED AND DEPOSITED
DATE: *June 7, 2023*
BY: *R.T. Chyle*

INFORMATIVE FOR THE LAR POSITION
FOR THE LAND TITLE SYSTEM OF ONTARIO, 20

SCHEDULE			
PART	PART LOT	CONVEYANCE	FILE
1	35	3	PART OF 48150-1107
2			
3			
4			

PARTS 3 & 4 SUBJECT TO A RIGHT OF WAY AS IN DIST13548

**B/48/24/ML - PROPOSED
EASEMENT #1**

**B/49/24/ML - PROPOSED
EASEMENT #2**

Retained Lot 1

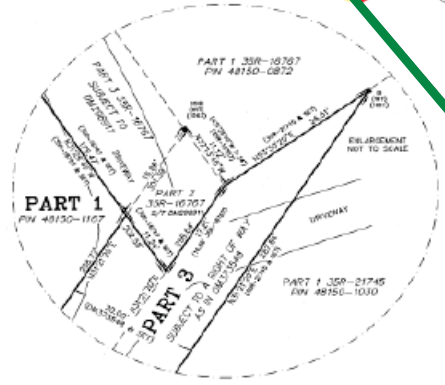
PART 1
LOT 35, CONCESSION 3
**SPENCER
PROPERTY**

**CARR
PROPERTY**

PART 3
SUBJECT TO A RIGHT OF WAY
AS IN DIST13548

Retained Lot 2

LEGEND
DISTANCES SHOWN BETWEEN ARE IN FEET AND DECIMAL FRACTIONS THEREOF.
PENTAGONS FOUND ARE AS NOTED.
■ INDICATES SURVEY POINTS FOUND.
□ INDICATES SURVEY POINTS PLANNED.
□ INDICATES SURVEY STATIONED POINT MARK.
□ INDICATES POINT DATA.
□ INDICATES OBSERVED REFERENCE POINT.
□ INDICATES N.C. TRIANGULAR U.S. CONTROL.
□ INDICATES D.S. CHAPPLE, O.L.S.



SURVEYORS CERTIFICATE
I, CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER;
(2) THIS SURVEY WAS COMPLETED ON THE 6TH DAY OF JUNE, 2023.

JUNE 6, 2023
PORT CARLING, ONTARIO.
R.T. Chyle
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A/S PLAN SUBMISSION FORM NUMBER: W-0254188.

SCALE: 1 INCH = 30 FEET

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

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM CANADIAN REFERENCE USING THE PROCESSION POINTS (PPP) SERVICE, UTM ZONE 17 NAD83 (EPSG: 31471) COORDINATES TO METRIC ACCURACY PER SECTION 14 (2) OF OREGA 210/712.

POINT ID	NORTHING	EASTING
ORP 1	5024105.1	201310.1
ORP 2	5024105.1	201310.1
ORP 3	5024105.1	201310.1

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN.

BEARING NOTE:
BEARINGS ARE LISTED DERIVED FROM ORP 1 & ORP 3, SHOWN HEREON, HAVING A DECIMAL OF HUNDRETHS REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81% LONGITUDE) NAD83 (EPSG: 31471).

ROTATION NOTE:
FOR READING CONVEYANCES A ROTATION OF 0.0000° CENTERED STATION WAS APPLIED TO PLAN 35R-21748 & 35R-18707 TO CONVERT TO UTM BEARINGS.

SCALE FACTOR NOTE:
DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE CORNER SCALE FACTOR OF 0.9997386.

CONSENT SKETCH

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
2 BAILEY STREET,
P.O. BOX 458, PORT CARLING, ONTARIO, POB 120,
(705) 765-3670
info@chapplesurveyors.com

DRAWN BY: [] CHECKED BY: [] SCALE: 1 INCH = 30 FEET FILE: []

NOT TO SCALE

NOT TO SCALE

PROPOSED EASEMENTS (Carr and Spencer)

Lake Rosseau

Silver Lake

WATKINSON
PROPERTY

SPENCER
PROPERTY

CARR
PROPERTY

3164 MUSKOKA RD 118 W

3164 MUSKOKA RD 118 W

3164 MUSKOKA RD
118 W

3012 MUSKOKA RD 118 W

DARLING DR

JOSEPH ST

PORT CARLING

118

MUSKOKA RD

